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PROPERTY INFORMATION

Property Address	33080-33196 Groesbeck Highway
City/Township	Fraser
Building Size	18,808 SF
Space Available	7,980 SF
Lease Rate	Contact Broker
Estimated NNN's	\$4.50 PSF
Parking	92 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 298,730 PEOPLE	 MEDIAN AGE 42.2 YEARS OLD
 HOUSEHOLDS 126,664	 CONSUMER SPENDING \$3.6 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$79,453/ANNUALLY	 DAYTIME POPULATION 95,285 PEOPLE

JOIN



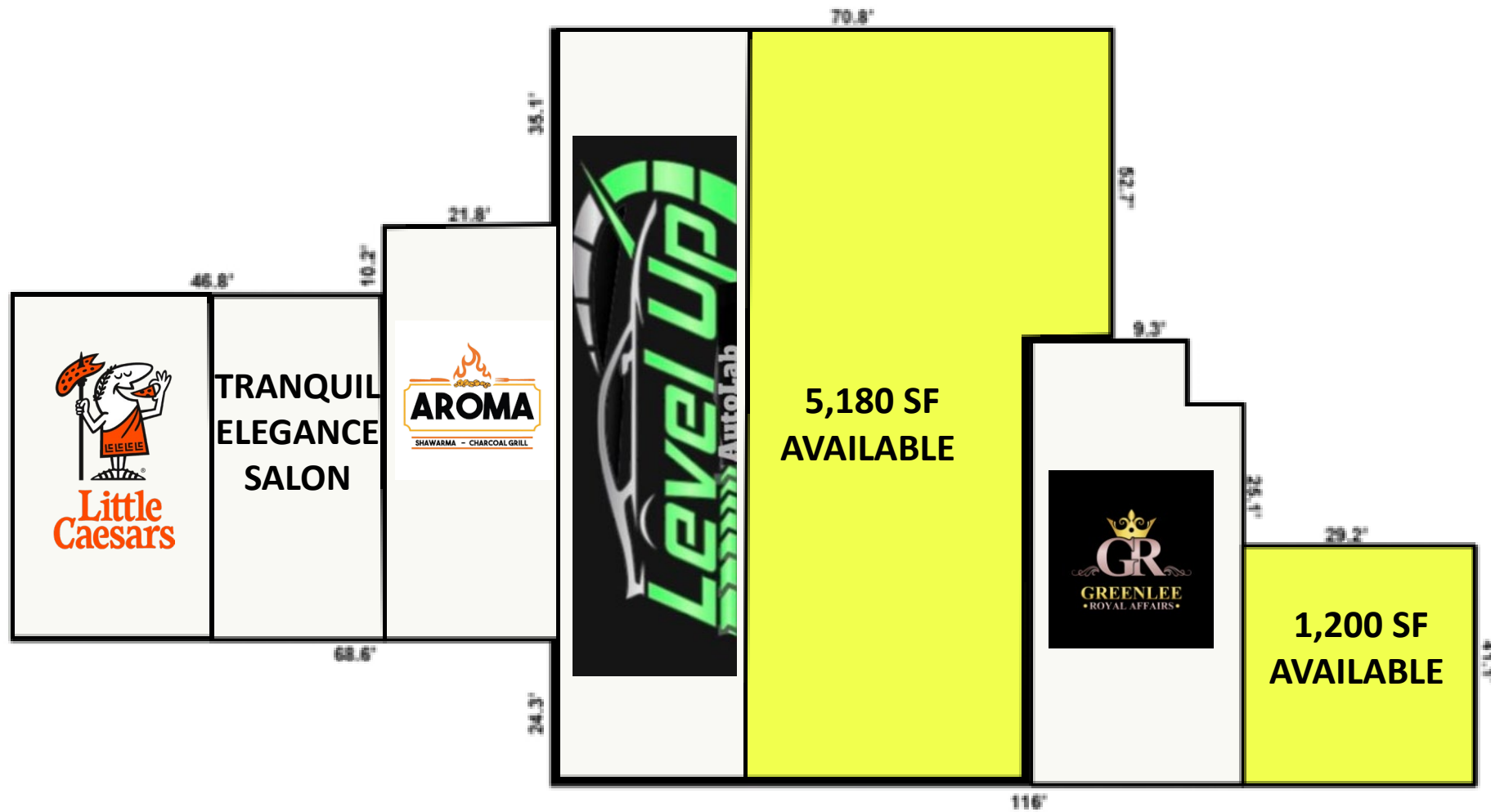
AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Excellent Opportunity for Office, Retail, and Medical User to join the Macomb East Shopping Center.
- New Ownership has recently undertaken significant capital improvements including new facade, parking lot, monument signage, and HVAC Systems.
- Located in the heavily trafficked intersection of Groesbeck Hwy and 14 Mile Rd with over 30,000 VPD.
- Drive Thru Opportunity Available.

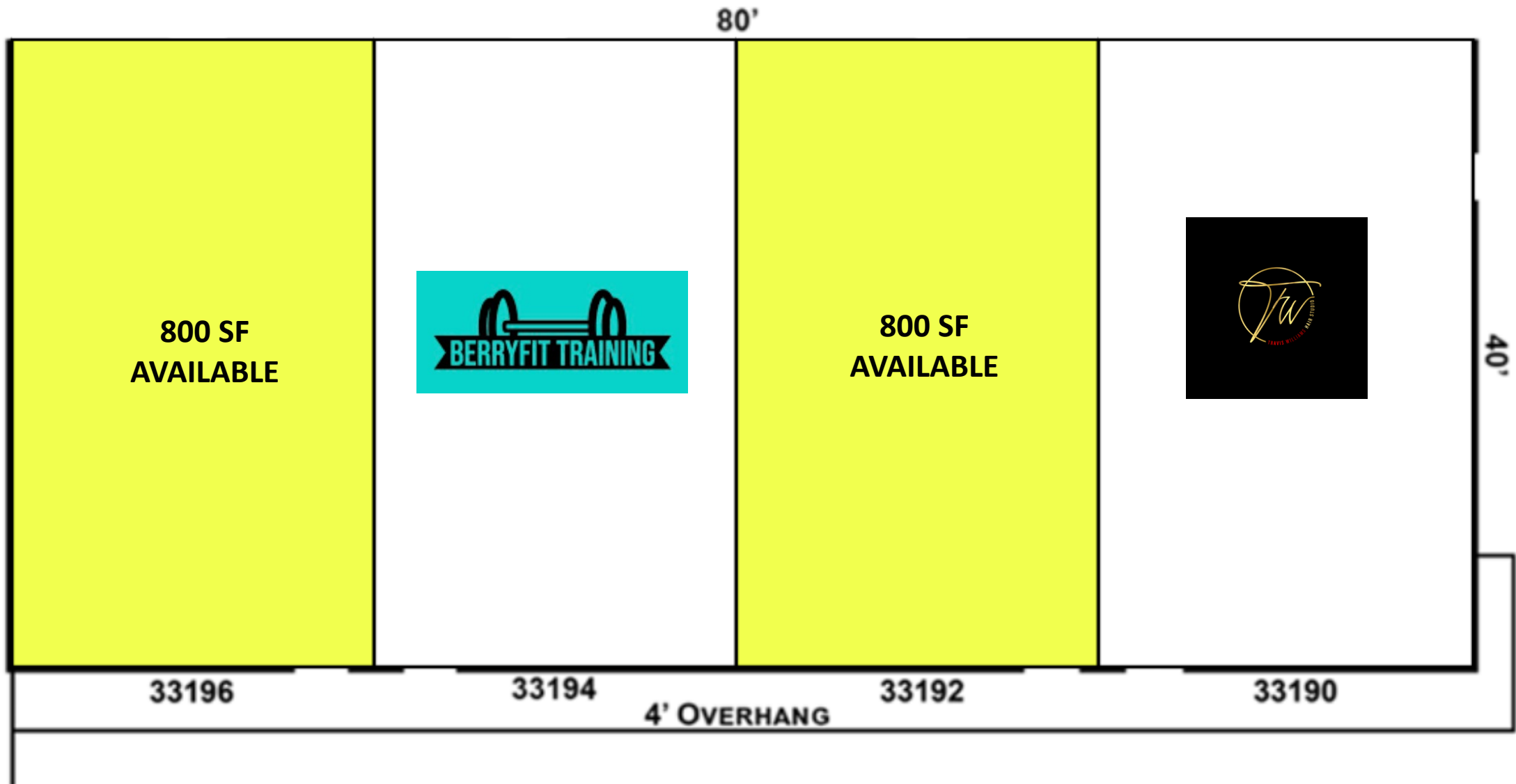




14-MILE ROAD

GROESBECK HIGHWAY





MACOMB EAST SHOPPING CENTER

AERIAL



POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	11,168	115,334	302,531
2024 Population	11,155	113,672	298,730
2029 Population Projection	11,059	112,402	295,497
Annual Growth 2020-2024	0%	-0.4%	-0.3%
Annual Growth 2024-2029	-0.2%	-0.2%	-0.2%
Median Age	40	42.3	42.2
Bachelor's Degree or Higher	15%	19%	21%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	8,127	84,791	220,845
Black	1,904	16,890	45,636
American Indian/Alaskan Native	10	92	233
Asian	214	3,174	10,280
Hawaiian & Pacific Islander	3	30	92
Two or More Races	896	8,695	21,644
Hispanic Origin	332	3,117	8,023

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	4,692	49,386	128,220
2024 Households	4,672	48,639	126,720
2029 Household Projection	4,629	48,077	125,346
Owner Occupied Households	3,194	34,266	89,854
Renter Occupied Households	1,435	13,812	35,492
Avg Household Income	\$73,094	\$77,525	\$79,389
Median Household Income	\$60,832	\$61,329	\$64,038

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,123	12,296	29,680
\$50,000 - 75,000	1,151	9,634	24,455
\$75,000 - 100,000	708	7,114	19,049
\$100,000 - 125,000	468	4,639	12,707
\$125,000 - 150,000	220	2,902	8,107
\$150,000 - 200,000	239	2,427	7,250
\$200,000+	105	2,066	5,379

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	3,447	490	7	31,149	3,898	8	81,407	11,262	7
Trade Transportation & Utilities	1,159	140	8	8,256	815	10	15,363	1,642	9
Information	30	6	5	444	57	8	1,805	157	11
Financial Activities	161	46	4	1,862	389	5	5,408	1,009	5
Professional & Business Services	667	72	9	4,200	455	9	8,588	1,291	7
Education & Health Services	537	102	5	7,774	1,306	6	29,210	4,953	6
Leisure & Hospitality	419	35	12	5,235	330	16	11,417	799	14
Other Services	354	79	4	2,428	496	5	6,023	193	19
Public Administration	120	10	12	950	50	19	3,593	193	19
Goods-Producing Industries	3,325	193	17	8,829	659	13	13,485	1,203	11
Natural Resources & Mining	2	1	2	4	2	2	33	15	2
Construction	454	66	7	1,837	315	6	3,823	652	6
Manufacturing	2,869	126	23	6,988	342	20	9,629	536	18
Total	6,772	683	10	39,978	4,557	9	94,892	12,465	8

EXCLUSIVELY LISTED BY:

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RETAIL LEASING

*Landlord Representation
& New Project Leasing*



TENANT REPRESENTATION

*Site Selection &
Negotiations*



INVESTMENT SALES

STNL & Multi-Tenant, Multi-Family, Carwashes, etc.



ACQUISITIONS/DISPOSITIONS

*Single & Full Portfolio
Transactions*



MARKET ANALYSIS

*Market Research
& Site Evaluations*



NATIONAL RELATIONSHIPS

*Retailers & Investors
across the U.S.*



TEAMWORK

*Innovative
Solutions*



SHARED DATABASE

*Retailers & Investors
across the U.S.*