



NOAH THOMAS
ASSOCIATE

ANDREW ROYE
ASSOCIATE

Listed in Conjunction with In-State Broker
BRIAN BROCKMAN
License #: BRK.2009000214
Bang Realty, Inc
bor@bangrealty.com
513-898-1551

6476 Orchard Lake Road | Suite A | West Bloomfield | Michigan | 48322

nthomas@cmprealestategroup.com

aroye@cmprealestategroup.com

Phone: 248.538.2000 | www.cmprealestategroup.com

PROPERTY INFORMATION

Property Address	5614-5624 Secor Road
City/Township	Toledo
Building Size	8,440 SF
Land Size	0.82 AC
Sales Price	\$656,871.53
Cap Rate	8.5%
Price (PSF)	\$77.83
Zoning	C-R
Parking	20 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 178,833 PEOPLE	 MEDIAN AGE 38.4 YEARS OLD
 HOUSEHOLDS 75,646	 CONSUMER SPENDING \$2.1 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$76,134/ANNUALLY	 DAYTIME POPULATION 91,038 PEOPLE

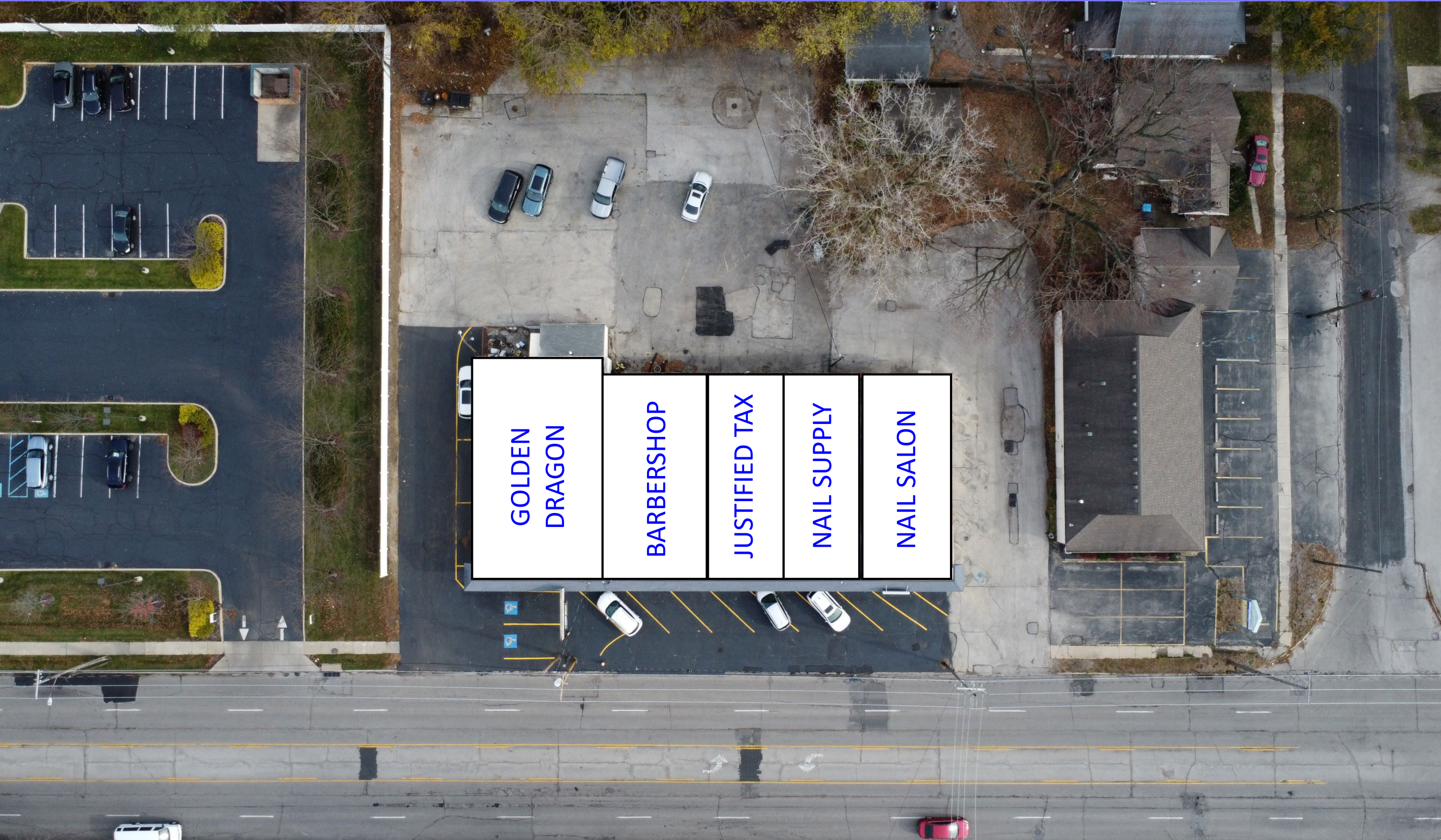
AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- A fully occupied neighborhood shopping center situated on Secor Road, with traffic volumes surpassing 20,000 vehicles per day (VPD).
- Located on Secor Road just south of W. Alexis Road and the Ohio/Michigan state line.
- The center features a diverse mix of established tenants, creating excellent retail synergy throughout the property.
- Excellent value add opportunity.
- Parking in front of building with additional parking lot behind the center.







POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	13,607	85,775	184,880
2024 Population	12,389	80,731	178,833
2029 Population Projection	12,039	79,253	176,605
Annual Growth 2020-2024	-2.2%	-1.5%	-0.8%
Annual Growth 2024-2029	-0.6%	-0.4%	-0.3%
Median Age	39.9	39.8	38.4
Bachelor's Degree or Higher	17%	24%	26%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	10,224	63,318	125,194
Black	712	8,146	32,509
American Indian/Alaskan Native	8	59	128
Asian	101	837	3,166
Hawaiian & Pacific Islander	0	9	32
Two or More Races	1,344	8,362	17,804
Hispanic Origin	787	5,339	11,050

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	5,911	37,459	78,224
2024 Households	5,382	35,292	75,646
2029 Household Projection	5,228	34,631	74,662
Owner Occupied Households	3,389	22,144	45,829
Renter Occupied Households	1,839	12,487	28,833
Avg Household Income	\$69,107	\$76,892	\$76,134
Median Household Income	\$58,422	\$63,071	\$58,854

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,283	7,755	17,478
\$50,000 - 75,000	1,185	6,579	13,697
\$75,000 - 100,000	689	5,126	9,876
\$100,000 - 125,000	551	4,041	7,553
\$125,000 - 150,000	375	2,256	4,283
\$150,000 - 200,000	139	1,599	3,495
\$200,000+	129	1,360	3,607

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	2,614	334	8	33,972	4,703	7	81,548	9,720	8
Trade Transportation & Utilities	674	71	9	7,483	681	11	13,355	1,247	11
Information	50	4	13	454	52	9	1,319	119	11
Financial Activities	231	60	4	2,848	508	6	5,855	1,060	6
Professional & Business Services	217	47	5	2,936	455	6	6,222	925	7
Education & Health Services	886	66	13	10,764	2,091	5	36,796	4,496	8
Leisure & Hospitality	312	33	9	6,152	394	16	10,991	720	15
Other Services	244	53	5	2,459	504	5	5,498	1,088	5
Public Administration	0	0	-	876	18	49	1,512	65	23
Goods-Producing Industries	82	21	4	3,578	236	15	9,490	579	16
Natural Resources & Mining	0	0	-	33	4	8	39	6	7
Construction	68	16	4	784	152	5	2,774	329	8
Manufacturing	14	5	3	2,761	80	35	6,677	244	27
Total	2,696	355	8	37,550	4,939	8	91,038	10,299	9

EXCLUSIVELY LISTED BY:

NOAH THOMAS

ASSOCIATE

nthomas@cmprealestategroup.com

ANDREW ROYE

ASSOCIATE

aroye@cmprealestategroup.com

CONTACT US:



6476 Orchard Lake Road, Suite A
West Bloomfield, Michigan 48322



(P): 248.538.2000
(F): 248.538.9905



Email: info@cmprealestategroup.com
Website: www.cmprealestategroup.com

The information contained in this Marketing Package does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to all inclusive or to contain all the information, which a potential tenant may need or desire. All information contained herein has been secured by sources we believe to be reliable; however, CMP Real Estate Group, LLC (“Broker”) has not independently verified any of the information. This Marketing Package prepared by Broker, does not constitute an indication that there has been no change in the Property or the market conditions since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to the interested and qualified prospective tenant/purchaser, if available.

Neither Owner nor Broker nor any of there respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective tenant/purchaser.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to lease/purchase the Property and/or terminate discussions with any entity at anytime with or without notice. Owner has no legal commitment or obligation to any entity reviewing this Marketing Package or making an offer to lease/purchase the Property unless and until such lease/sale of the Property is approved by Owner in its sole discretion, a written agreement for lease/purchase of the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for leased/purchase of the Property has been fully delivered, and approve by Owner, its legal counsel and any conditions to the Owner’s obligations thereunder have been satisfied or waived.



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.*