

# **AVAILABLE**

## FORMER RITE-AID | METAMORA MICHIGAN



JORDAN JABBORI SENIOR DIRECTOR

jjabbori@cmprealestategroup.com

BARRY LANDAU SENIOR ASSOCIATE jjabbori@cmprealestategroup.com

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

Phone: 248.538.2000 | www.cmprealestategroup.com

### FORMER RITE-AID | METAMORA

### **PROPERTY SUMMARY**



### PROPERTY INFORMATION

Property Address	3939 S Lapeer
City/Township	Metamora
Building Size	11,157 SF
Land Size	2.05 AC
Space Available	11,157 SF
Zoning	B-2 Business
Sales Price	Contact Broker
Asking Rental Rate	Contact Broker
Estimated NNN's	Contact Broker
Parking	50 Spaces



**POPULATION** 10,140 PEOPLE



**MEDIAN AGE** 48.9 YEARS OLD



**HOUSEHOLDS** 3,941



**CONSUMER SPENDING** \$154.5 MILLON ANNUALLY



**AVG HOUSEHOLD INCOME** \$117,082/ANNUALLY



**DAYTIME POPULATION** 1,689 PEOPLE

### **AREA TENANTS & EMPLOYERS**















### **PROPERTY HIGHLIGHTS**

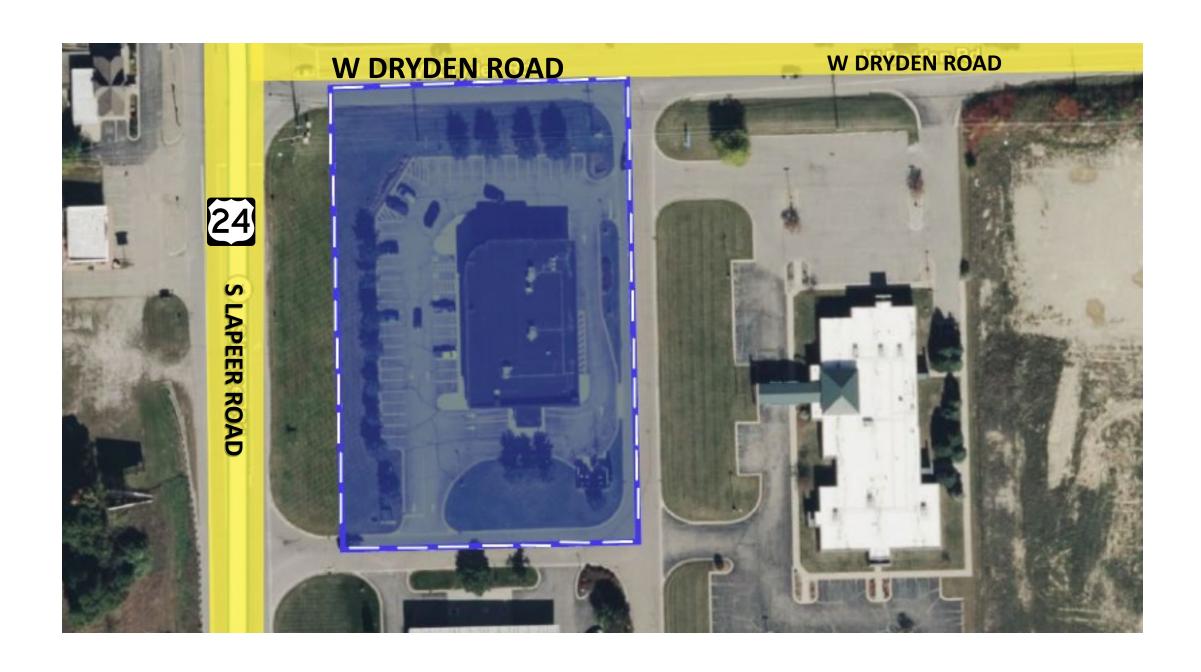
- Freestanding former Rite-Aid building featuring a drive through built in 2005 available for sale or lease.
- Situated at the southeast corner of a S Lapeer & W Dryden Roads which features over 35,000 vehicles per day at the signalized intersection.
  - Zoned B-2, including General Business, this classification allows for a wide
- variety of uses; auto service station, car wash, daycare center, medical and office to name a few.
- 2.05 Acres, 50 parking spaces with outstanding street exposure.
- 11,157 sf WITH 825 +/- SF Mezzanine w/Freight Elevator.
- 13'6" Interior Clear Height:, 18' to Truss, 8' by 6' Roll Up Loading Door.











## FORMER RITE-AID | METAMORA

**AERIAL** 





# FORMER RITE-AID | METAMORA

## DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	HOUSEHOLDS	1 MILE	<b>3 MILE</b> 1,706	5 MILE	
2020 Population	836	4,369	10,140	2020 Households	344		3,852	
2024 Population	910	4,622	10,386	2024 Households	374	1,804	3,94	
2029 Population Projection	926	4,677	10,441	2029 Household Projection	380	1,826	3,96	
Annual Growth 2020-2024	2.2%	1.4%	0.6%	Owner Occupied Households	331	1,642	3,65	
Annual Growth 2024-2029	0.4%	0.2%	0.1%	Renter Occupied Households	49	184	306	
Median Age	49.5	48.6	48.9	Avg Household Income	\$95,480	\$108,573 \$84,749	\$117,0	
Bachelor's Degree or Higher	24%	29%	31%	Median Household Income	\$73,610		\$95,71	
POPULATION BY RACE	1 MILE	3 MILE	5 MILE	INCOME	1 MILE	3 MILE	5 MII	
White	859	4,316	9,610	\$25,000 - 50,000	73	281	529	
Black	1	5	23	\$50,000 - 75,000	89	366	<ul><li>699</li><li>569</li><li>543</li><li>507</li><li>317</li></ul>	
American Indian/Alaskan Native	1	4	7	\$75,000 - 100,000	70 42 26	309 249 147		
Asian	4	26	68	\$100,000 - 125,000				
Hawaiian & Pacific Islander	0	0	2	\$125,000 - 150,000				
Two or More Races	45	271	676	\$150,000 - 200,000	9	100		
Hispanic Origin	32	156	315	\$200,000+	36	217	506	

## FORMER RITE-AID - METAMORA

### DAYTIME POPULATION



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	502	86	6	811	143	6	1,288	245	5
Trade Transportation & Utilities	139	20	7	166	33	5	238	49	5
Information	0	0	-	2	1	2	5	2	3
Financial Activities	59	16	4	90	22	4	117	32	4
Professional & Business Services	35	8	4	99	22	5	182	41	4
Education & Health Services	55	20	3	98	25	4	156	38	4
Leisure & Hospitality	130	7	19	232	12	19	274	19	14
Other Services	40	10	4	78	22	4	217	52	4
Public Administration	44	5	9	46	6	8	99	12	8
Goods-Producing Industries	63	11	6	164	27	6	401	62	6
Natural Resources & Mining	0	0	-	5	2	3	9	4	2
Construction	61	10	6	109	18	6	188	39	5
Manufacturing	2	1	2	50	7	7	204	19	11
Total	565	97	6	975	170	6	1,689	307	6



### **EXCLUSIVELY LISTED BY:**

**JORDAN JABBORI** 

**SENIOR DIRECTOR** 

jjabbori@cmprealestategroup.com

**BARRY LANDAU** 

SENIOR ASSOCIATE

blandau@cmprealestategroup.com

#### **CONTACT US:**



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



(P): 248.538.2000 (F): 248.538.9905



Email: <a href="mailto:info@cmprealestategroup.com">info@cmprealestategroup.com</a>
Website: <a href="mailto:www.cmprealestategroup.com">www.cmprealestategroup.com</a>

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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.