



**JORDAN JABBORI**  
SENIOR DIRECTOR

**BARRY LANDAU**  
SENIOR ASSOCIATE

[jjabori@cmprealestategroup.com](mailto:jjabori@cmprealestategroup.com)

[jjabori@cmprealestategroup.com](mailto:jjabori@cmprealestategroup.com)

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


Phone: 248.538.2000 | [www.cmprealestategroup.com](http://www.cmprealestategroup.com)

**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	\$2,000,000
Asking Rental Rate	\$12.00 PSF
Estimated NNN's	\$5.00 PSF
Parking	50 Spaces


 **POPULATION**  
10,140 PEOPLE

 **MEDIAN AGE**  
48.9 YEARS OLD

 **HOUSEHOLDS**  
3,941

 **CONSUMER SPENDING**  
\$154.5 MILLION ANNUALLY

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

 **DAYTIME POPULATION**  
1,689 PEOPLE

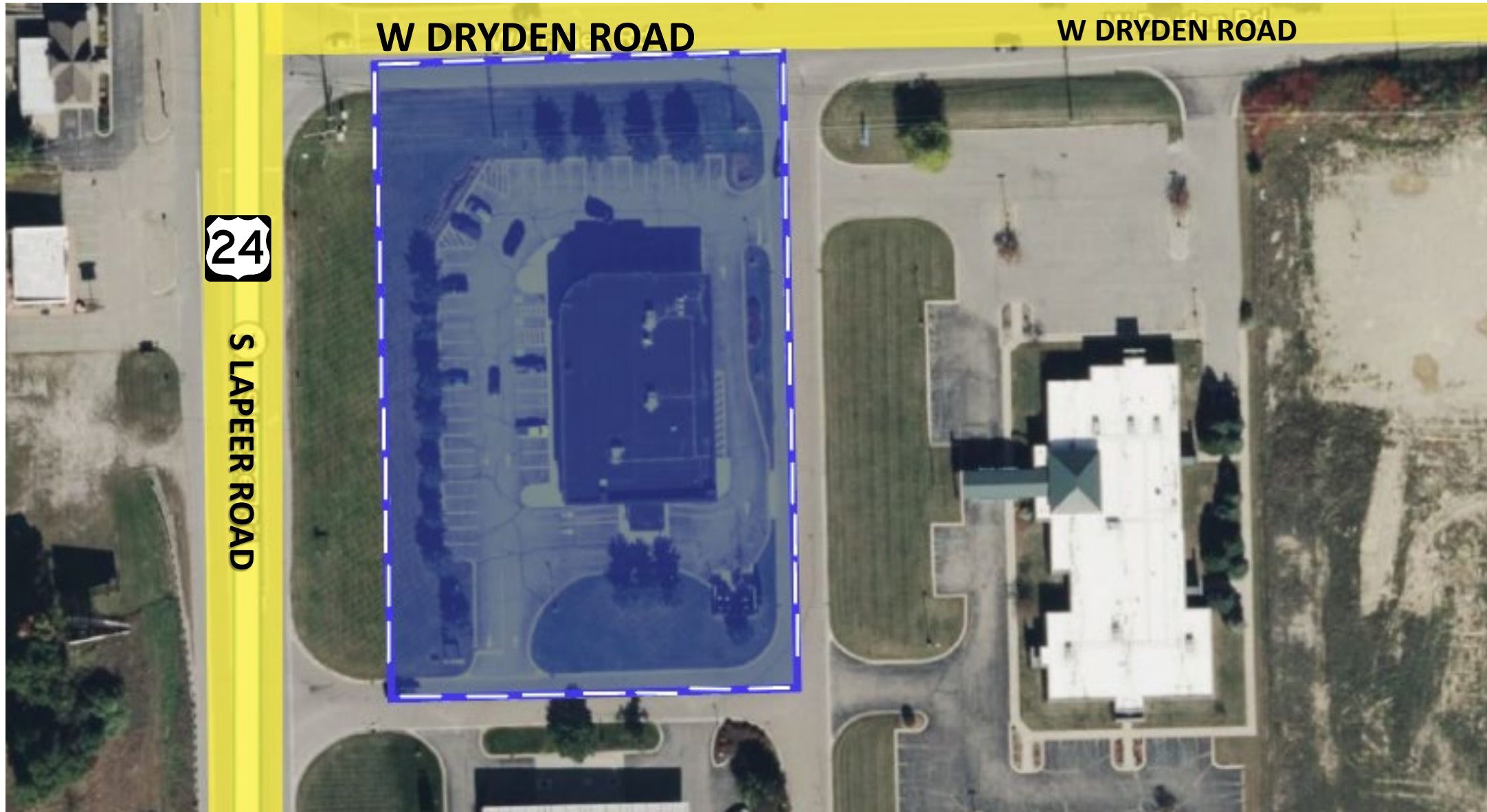
**AREA TENANTS & EMPLOYERS**



**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.







POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	836	4,369	10,140
2024 Population	910	4,622	10,386
2029 Population Projection	926	4,677	10,441
Annual Growth 2020-2024	2.2%	1.4%	0.6%
Annual Growth 2024-2029	0.4%	0.2%	0.1%
Median Age	49.5	48.6	48.9
Bachelor's Degree or Higher	24%	29%	31%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	859	4,316	9,610
Black	1	5	23
American Indian/Alaskan Native	1	4	7
Asian	4	26	68
Hawaiian & Pacific Islander	0	0	2
Two or More Races	45	271	676
Hispanic Origin	32	156	315

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	344	1,706	3,852
2024 Households	374	1,804	3,941
2029 Household Projection	380	1,826	3,962
Owner Occupied Households	331	1,642	3,656
Renter Occupied Households	49	184	306
<b>Avg Household Income</b>	<b>\$95,480</b>	<b>\$108,573</b>	<b>\$117,082</b>
<b>Median Household Income</b>	<b>\$73,610</b>	<b>\$84,749</b>	<b>\$95,715</b>

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	73	281	529
\$50,000 - 75,000	89	366	699
\$75,000 - 100,000	70	309	569
\$100,000 - 125,000	42	249	543
\$125,000 - 150,000	26	147	507
\$150,000 - 200,000	9	100	317
\$200,000+	36	217	506

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
<b>Service-Producing Industries</b>	<b>502</b>	<b>86</b>	<b>6</b>	<b>811</b>	<b>143</b>	<b>6</b>	<b>1,288</b>	<b>245</b>	<b>5</b>
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
<b>Goods-Producing Industries</b>	<b>63</b>	<b>11</b>	<b>6</b>	<b>164</b>	<b>27</b>	<b>6</b>	<b>401</b>	<b>62</b>	<b>6</b>
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
<b>Total</b>	<b>565</b>	<b>97</b>	<b>6</b>	<b>975</b>	<b>170</b>	<b>6</b>	<b>1,689</b>	<b>307</b>	<b>6</b>

## EXCLUSIVELY LISTED BY:

**JORDAN JABBORI**  
SENIOR DIRECTOR

[jjabbori@cmprealestategroup.com](mailto:jjabbori@cmprealestategroup.com)

**BARRY LANDAU**  
SENIOR ASSOCIATE

[blandau@cmprealestategroup.com](mailto:blandau@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](mailto:info@cmprealestategroup.com)  
Website: [www.cmprealestategroup.com](http://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.*