



NOAH THOMAS
ASSOCIATE

ANDREW ROYE
ASSOCIATE

nthomas@cmprealestategroup.com

aroye@cmprealestategroup.com

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

Phone: 248.538.2000 | www.cmprealestategroup.com

PROPERTY INFORMATION

Property Address	35681-35809 Van Born Road
City/Township	Romulus
Building Size	25,309 SF
Land Size	2.55 AC
Space Available	5,722 SF
Minimum Available	1,019 SF
Maximum Available	2,429 SF
Zoning	C-2

DEMOGRAPHICS (FIVE-MILE RADIUS)

	POPULATION 168,651 PEOPLE		MEDIAN AGE 39.1 YEARS OLD
	HOUSEHOLDS 63,036		CONSUMER SPENDING \$1.7 BILLION ANNUALLY
	AVG HOUSEHOLD INCOME \$77,477/ANNUALLY		DAYTIME POPULATION 55,786 PEOPLE

JOIN



AREA TENANTS & EMPLOYERS



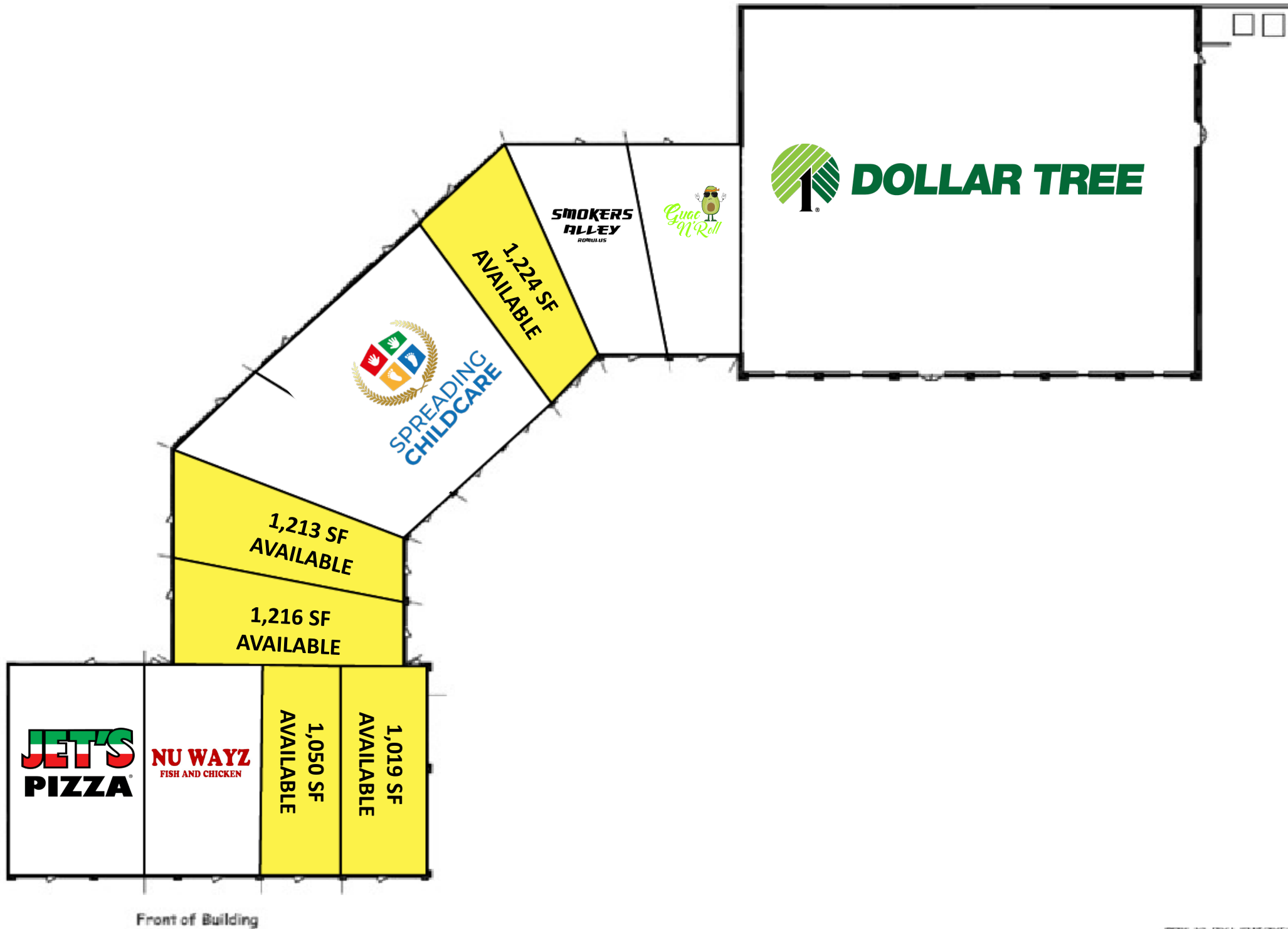
PROPERTY HIGHLIGHTS

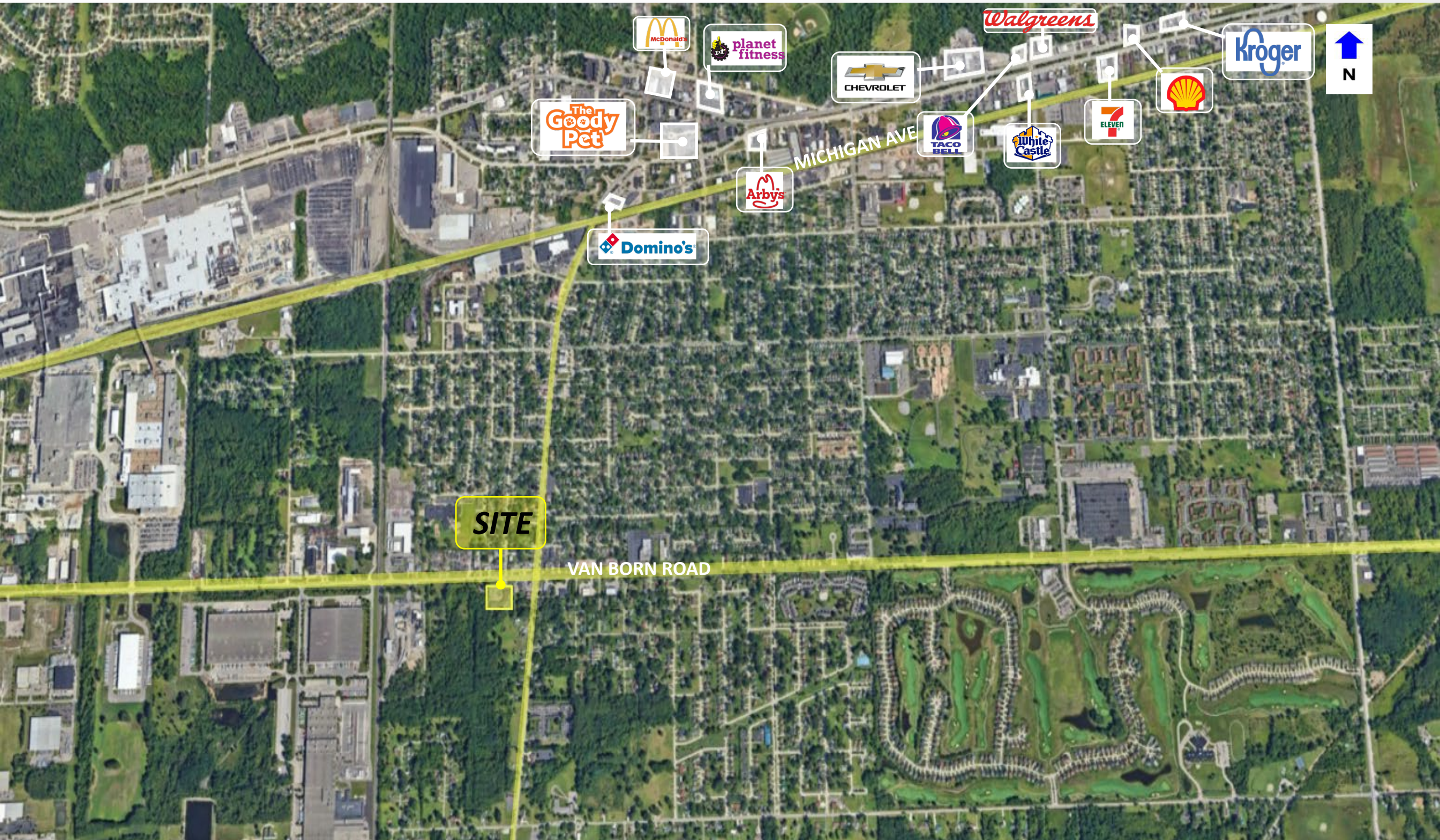
- 25,309 SF neighborhood center in Metro Detroit, anchored by Dollar Tree and Jet's Pizza.
- Prime location less than 2.5 miles from Detroit Metropolitan Airport.
- Convenient access to Interstates I-94 and I-275, as well as major state roads Michigan Avenue (M-12) and Telegraph Road (M-24).
- Close proximity to major automobile plants such as Ford and General Motors.

SHOPPE'S AT BRAVADA PLACE

PICTURE







POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	7,839	60,375	168,651
2024 Population	7,043	54,943	154,306
2029 Population Projection	6,752	52,832	148,547
Annual Growth 2020-2024	-2.5%	-2.3%	-2.1%
Annual Growth 2024-2029	-0.8%	-0.8%	-0.7%
Median Age	38.5	38.9	39.1
Bachelor's Degree or Higher	14%	17%	22%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	3,990	34,600	94,435
Black	2,083	12,936	36,393
American Indian/Alaskan Native	21	189	434
Asian	167	1,349	8,271
Hawaiian & Pacific Islander	1	3	10
Two or More Races	781	5,865	14,763
Hispanic Origin	370	2,797	6,964

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	3,159	24,173	69,089
2024 Households	2,818	21,931	63,036
2029 Household Projection	2,697	21,072	60,638
Owner Occupied Households	1,637	12,869	36,933
Renter Occupied Households	1,060	8,203	23,705
Avg Household Income	\$68,854	\$73,908	\$77,477
Median Household Income	\$55,240	\$58,004	\$60,598

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	710	5,696	14,666
\$50,000 - 75,000	574	4,503	12,417
\$75,000 - 100,000	314	2,835	8,385
\$100,000 - 125,000	312	2,068	5,901
\$125,000 - 150,000	114	1,077	3,524
\$150,000 - 200,000	114	1,042	3,821
\$200,000+	79	829	2,736

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	1,545	179	9	16,474	1,734	10	44,858	4,620	10
Trade Transportation & Utilities	565	44	13	3,025	292	10	9,964	822	12
Information	52	16	3	743	180	4	2,841	503	6
Financial Activities	291	29	10	3,318	155	21	7,636	566	13
Professional & Business Services	291	29	10	3,318	155	21	7,636	566	13
Education & Health Services	234	21	11	4,926	672	7	11,601	1,443	8
Leisure & Hospitality	170	17	10	2,645	156	17	7,178	433	17
Other Services	83	31	3	948	222	4	3,289	680	5
Public Administration	141	18	8	779	40	19	1,979	113	18
Goods-Producing Industries	1,599	31	52	6,329	184	34	11,928	532	22
Natural Resources & Mining	0	0	-	1	1	1	23	8	3
Construction	111	19	6	662	104	6	2,273	293	8
Manufacturing	1,488	12	124	5,666	79	72	9,632	231	42
Total	3,144	210	15	22,803	1,918	12	56,786	5,152	11

EXCLUSIVELY LISTED BY:

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CONTACT US:



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(P): 248.538.2000
(F): 248.538.9905



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Website: www.cmprealestategroup.com

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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.*