

FOR LEASE

13620 NORTHBAY DRIVE | STERLING HEIGHTS, MICHIGAN



LANCE NUMAN
ASSOCIATE

CHRIS JONNA
PRESIDENT

lnuman@cmprealestategroup.com

cjonna@cmprealestategroup.com

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

Phone: 248.538.2000 | www.cmprealestategroup.com

PROPERTY INFORMATION

Property Address	13620 Northbay Drive
City/Township	Sterling Heights
Building Size	3,782 SF
Minimum Available	1,500 SF
Maximum Available	3,782 SF
Asking Rental Rate	\$25.00 PSF
Estimated NNN's	\$5.00
Parking	39 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 248,872 PEOPLE	 MEDIAN AGE 42.7 YEARS OLD
 HOUSEHOLDS 99,364	 CONSUMER SPENDING \$3.2 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$96,989 /ANNUALLY	 DAYTIME POPULATION 92,856 PEOPLE

AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Freestanding 3.782 SF former bank with drive-through available.
- Rare opportunity to be part of the billion-dollar former Lakeside Mall redevelopment.
- Site is located on Schoenherr Road just south of Hall Road.
- Ownership has the ability to split the space into 1,500 SF and 2,282 SF units.





POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	10,911	107,221	254,043
2024 Population	10,251	103,968	248,872
2029 Population Projection	10,038	102,473	245,802
Annual Growth 2020-2024	-1.5%	-0.8%	-0.5%
Annual Growth 2024-2029	-0.4%	-0.3%	-0.2%
Median Age	43.9	43.9	42.7
Bachelor's Degree or Higher	29%	26%	28%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	4,942	44,910	101,476
2024 Households	4,597	43,528	99,364
2029 Household Projection	4,492	42,889	98,107
Owner Occupied Households	2,029	31,068	72,809
Renter Occupied Households	2,463	11,821	25,298
Avg Household Income	\$70,499	\$91,472	\$96,989
Median Household Income	\$50,580	\$74,756	\$77,963

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	8,058	85,766	201,558
Black	971	6,518	17,280
American Indian/Alaskan Native	8	76	178
Asian	571	4,414	12,958
Hawaiian & Pacific Islander	0	33	49
Two or More Races	642	7,162	16,849
Hispanic Origin	286	3,350	7,588

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,164	8,680	19,097
\$50,000 - 75,000	629	7,002	16,308
\$75,000 - 100,000	557	6,374	14,868
\$100,000 - 125,000	415	4,920	10,529
\$125,000 - 150,000	262	3,867	9,010
\$150,000 - 200,000	331	3,976	9,561
\$200,000+	119	2,555	7,476

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	5,508	997	6	26,335	3,781	7	85,120	9,993	9
Trade Transportation & Utilities	943	95	10	2,559	326	8	10,180	895	11
Information	37	7	5	1,129	59	19	5,244	207	25
Financial Activities	585	114	5	3,144	441	7	14,367	1,333	11
Professional & Business Services	639	134	5	4,334	675	6	15,921	1,834	9
Education & Health Services	1,863	496	4	9,862	1,770	6	23,094	4,309	5
Leisure & Hospitality	818	69	12	3,000	215	14	9,022	596	15
Other Services	601	80	8	1,989	282	7	5,328	733	7
Public Administration	22	2	11	318	13	24	1,964	86	23
Goods-Producing Industries	216	43	5	867	183	5	9,946	538	18
Natural Resources & Mining	10	4	3	27	10	3	42	16	3
Construction	123	27	5	555	130	4	2,222	332	7
Manufacturing	83	12	7	285	43	7	7,682	190	40
Total	5,724	1,040	6	27,202	3,964	7	95,066	10,531	9

EXCLUSIVELY LISTED BY:

LANCE NUMAN
ASSOCIATE

lnuman@cmprealestategroup.com

CHRIS JONNA
PRESIDENT

cjonna@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.*