

FOR SALE

BLOOMFIELD AUTO WASH | BLOOMFIELD HILLS, MICHIGAN



JORDAN JABBORI SENIOR DIRECTOR

jjabbori@cmprealestategroup.com cjonna@cm

CHRIS JONNA PRESIDENT

cjonna@cmprealestategroup.com

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

Phone: 248.538.2000 | www.cmprealestategroup.com

PROPERTY SUMMARY



PROPERTY INFORMATION

Property Address	4025 Telegraph Road
City/Township	Bloomfield Hills
Building Size	1,941 SF
Land Size	0.42 AC
Sales Price	\$4,150,000
Land Contract	Available

DEMOGRAPHICS (FIVE-MILE RADIUS)



POPULATION 17,694 PEOPLE



HOUSEHOLDS 64,757



AVG HOUSEHOLD INCOME \$141,574/ANNUALLY



MEDIAN AGE 44.2 YEARS OLD



CONSUMER SPENDING \$2.5 BILLON ANNUALLY



DAYTIME POPULATION 95,107 PEOPLE

AREA TENANTS & EMPLOYERS





























PROPERTY HIGHLIGHTS

For the First Time Ever - Bloomfield Auto Wash is now available for sale

- presenting an extremely rare opportunity in a high-barrier-to-entry and coveted market that is Bloomfield Hills, Michigan. Michigan.
- Established business in a prime location with the opportunity for significant revenue growth through Cap-Ex.
- Located in the out lot to the #3 Kroger in the State.
- *Based on sales per square foot over the last Twelve months per Placer.AI. *
- Telegraph Road features over 60,000 Vehicles per day in the coveted
- market of Bloomfield Hills which has a median income exceeding \$200,000 annually.
- This is an operating site, please do not approach employees. Sale price includes real estate and business.

PICTURES 2/7/2025



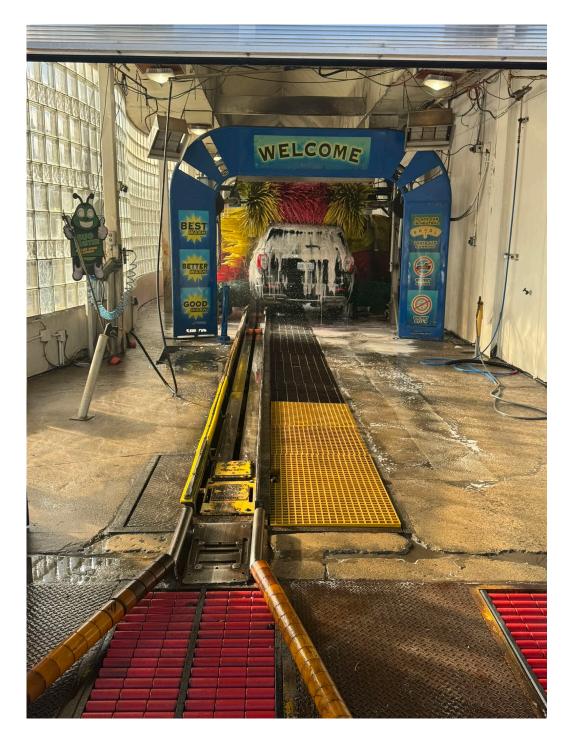


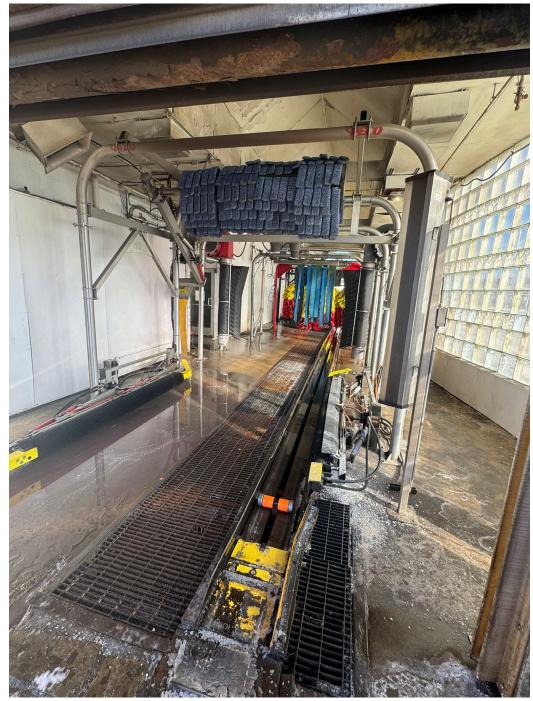












AERIAL





DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE	HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Population	7,572	10,731	17,693	2020 Households	1,336	17,288	64,059
2024 Population	7,545	10,744	17,394	2024 Households	1,336	17,760	64,757
2029 Population Projection	7,669	10,929	17,619	2029 Household Projection	1,327	17,730	64,453
Annual Growth 2020-2024	0.00%	0.00%	-0.10%	Owner Occupied Households	1,179	14,545	48,069
Annual Growth 2024-2029	0.30%	0.30%	0.30%	Renter Occupied Households	148	3,185	16,38
Median Age	41.2	42.4	42.2	Avg Household Income	\$201,117	\$168,248	\$141,5
Bachelor's Degree or Higher	15%	17%	15%	Median Household Income	\$200,746	\$138,688	\$106,7
POPULATION BY RACE	1 MILE	3 MILE	5 MILE	INCOME	1 MILE	3 MILE	5 MIL
White	2,794	33,411	107,805	\$25,000 - 50,000	69	2,290	9,316
Black	138	5,991	26,811	\$50,000 - 75,000	165	1,513	7,081
American Indian/Alaskan Native	2	48	245	\$75,000 - 100,000	75	1,438	5,916
Asian	475	4,217	13,230	\$100,000 - 125,000	102	1,440	5,595
Hawaiian & Pacific Islander	1	15	64	\$125,000 - 150,000	103	1,094	4,088
Two or More Races	230	3,456	16,396	\$150,000 - 200,000	83	1,824	6,948
Hispanic Origin	66	1,615	10,186	\$200,000+	670	6,561	17,25

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	2,502	288	9	33,868	3,615	9	86,610	10,688	8
Trade Transportation & Utilities	220	21	10	3,405	251	14	10,057	1,025	10
Information	99	9	11	551	52	11	2,025	199	10
Financial Activities	438	51	9	7,674	585	13	14,710	1,619	9
Professional & Business Services	623	84	7	7,132	722	10	17,226	2,178	8
Education & Health Services	436	61	7	9,577	1,507	6	24,001	3,834	6
Leisure & Hospitality	171	22	8	2,838	188	15	8,050	603	13
Other Services	110	23	5	2,170	283	8	7,443	1,115	7
Public Administration	405	17	24	521	27	19	3,098	115	27
Goods-Producing Industries	49	11	4	3,407	168	20	8,497	633	13
Natural Resources & Mining	0	0	-	5	2	3	52	18	3
Construction	17	6	3	1,611	105	15	3,804	389	10
Manufacturing	32	5	6	1,791	61	29	4,641	226	21
Total	2,551	299	9	37,275	3,783	10	95,107	11,321	8



EXCLUSIVELY LISTED BY:

JORDAN JABBORI

SENIOR DIRECTOR

jjabbori@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: <u>info@cmprealestategroup.com</u>
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

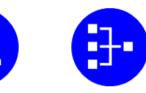
Market Research
& Site Evaluations



NATIONAL RELATIONSHIPS Retailers & Investors across the U.S.



TEAMWORK Innovative Solutions



SHARED DATABASE Retailers & Investors across the U.S.