



BARRY LANDAU
SENIOR ASSOCIATE

blandau@cmprealestategroup.com

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

Phone: 248.538.2000 | www.cmprealestategroup.com

PROPERTY INFORMATION

Property Address 28541 Gratiot Avenue

City/Township Roseville

Land Size 0.44 AC

Zoned B-3

Sales Price Contact Broker

AREA TENANTS & EMPLOYERS



DEMOGRAPHICS (FIVE-MILE RADIUS)



POPULATION
303,482 PEOPLE



MEDIAN AGE
40.9 YEARS OLD



HOUSEHOLDS
126,386



CONSUMER SPENDING
\$3.5 BILLON ANNUALLY



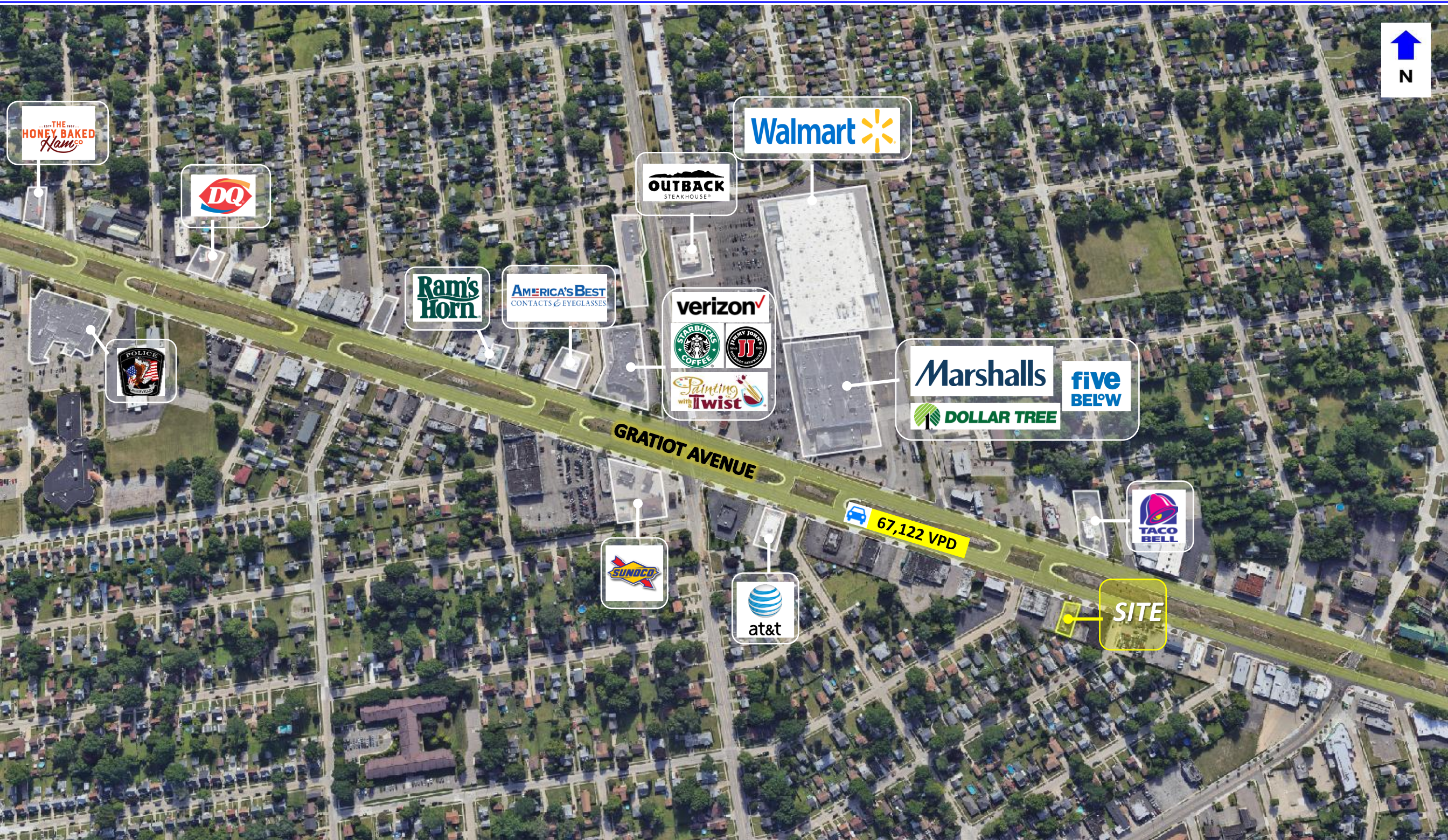
AVG HOUSEHOLD INCOME
\$76,354/ANNUALLY



DAYTIME POPULATION
98,533 PEOPLE

PROPERTY HIGHLIGHTS

- 125' of Frontage available on the heavily trafficked Gratiot Avenue.
- Close proximity to I-94 and I-696 expressways.
- Ideally for restaurant use, retail, service establishment, and repair shops.
- Utilities such as water, sewer, gas and electric available.
- Morning side traffic.



POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	17,273	132,691	311,823
2024 Population	16,784	129,280	303,482
2029 Population Projection	16,549	127,540	299,027
Annual Growth 2020-2024	-0.7%	-0.6%	-0.7%
Annual Growth 2024-2029	-0.3%	-0.3%	-0.3%
Median Age	39.4	41.1	40.9
Bachelor's Degree or Higher	14%	18%	20%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	12,353	93,520	199,869
Black	2,504	22,653	71,374
American Indian/Alaskan Native	13	99	254
Asian	306	2,776	9,774
Hawaiian & Pacific Islander	3	38	84
Two or More Races	1,605	10,194	22,127
Hispanic Origin	500	3,584	7,963

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	7,280	56,347	130,043
2024 Households	7,056	54,818	126,386
2029 Household Projection	6,950	54,053	124,483
Owner Occupied Households	4,772	38,947	87,511
Renter Occupied Households	2,179	15,106	36,971
Avg Household Income	\$67,058	\$73,970	\$76,354
Median Household Income	\$55,730	\$60,547	\$60,564

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,913	13,290	30,536
\$50,000 - 75,000	1,431	10,944	24,751
\$75,000 - 100,000	933	8,156	17,693
\$100,000 - 125,000	785	5,534	11,917
\$125,000 - 150,000	362	3,365	7,750
\$150,000 - 200,000	213	2,619	6,668
\$200,000+	122	1,608	4,974

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	3,522	447	8	37,241	5,123	7	82,853	11,455	7
Trade Transportation & Utilities	919	124	7	9,361	949	10	17,752	1,934	9
Information	131	37	4	1,933	391	5	5,425	980	6
Financial Activities	230	49	5	4,467	583	8	9,375	1,312	7
Professional & Business Services	488	96	5	9,644	2,038	5	26,803	4,723	6
Education & Health Services	704	31	23	6,232	384	16	12,693	851	15
Leisure & Hospitality	303	69	4	3,019	617	5	6,106	1,314	5
Other Services	676	30	23	1,494	81	18	2,809	161	17
Public Administration	182	47	4	8,787	705	12	15,680	1,322	12
Goods-Producing Industries	1	1	1	19	8	2	81	17	5
Natural Resources & Mining	108	34	3	2,090	364	6	3,970	669	6
Construction	73	12	6	6,678	333	20	11,629	636	18
Manufacturing	3,704	494	7	46,028	5,828	8	98,533	12,777	8
Total	3,704	494	7	46,028	5,828	8	98,533	12,777	8

EXCLUSIVELY LISTED BY:

BARRY LANDAU

SENIOR ASSOCIATE

blandau@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.

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



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.*