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PROPERTY INFORMATION

Property Address	27080 John R. Road
City/Township	Madison Heights
Shopping Center Size	16,330 SF
Space Available	3,530 SF
Asking Rental Rate (Existing)	\$22.00
Asking Rental Rate (Addition)	Contact Broker
Estimated NNN's	\$5.00 PSF

DEMOGRAPHICS (FIVE-MILE RADIUS)

 <div>POPULATION 343,997 PEOPLE</div>	 <div>MEDIAN AGE 39.3 YEARS OLD</div>
 <div>HOUSEHOLDS 150,724</div>	 <div>CONSUMER SPENDING \$4.2 BILLION ANNUALLY</div>
 <div>AVG HOUSEHOLD INCOME \$83,535/ANNUALLY</div>	 <div>DAYTIME EMPLOYEES 181,838 EMPLOYEES</div>

JOIN



AREA TENANTS & EMPLOYERS

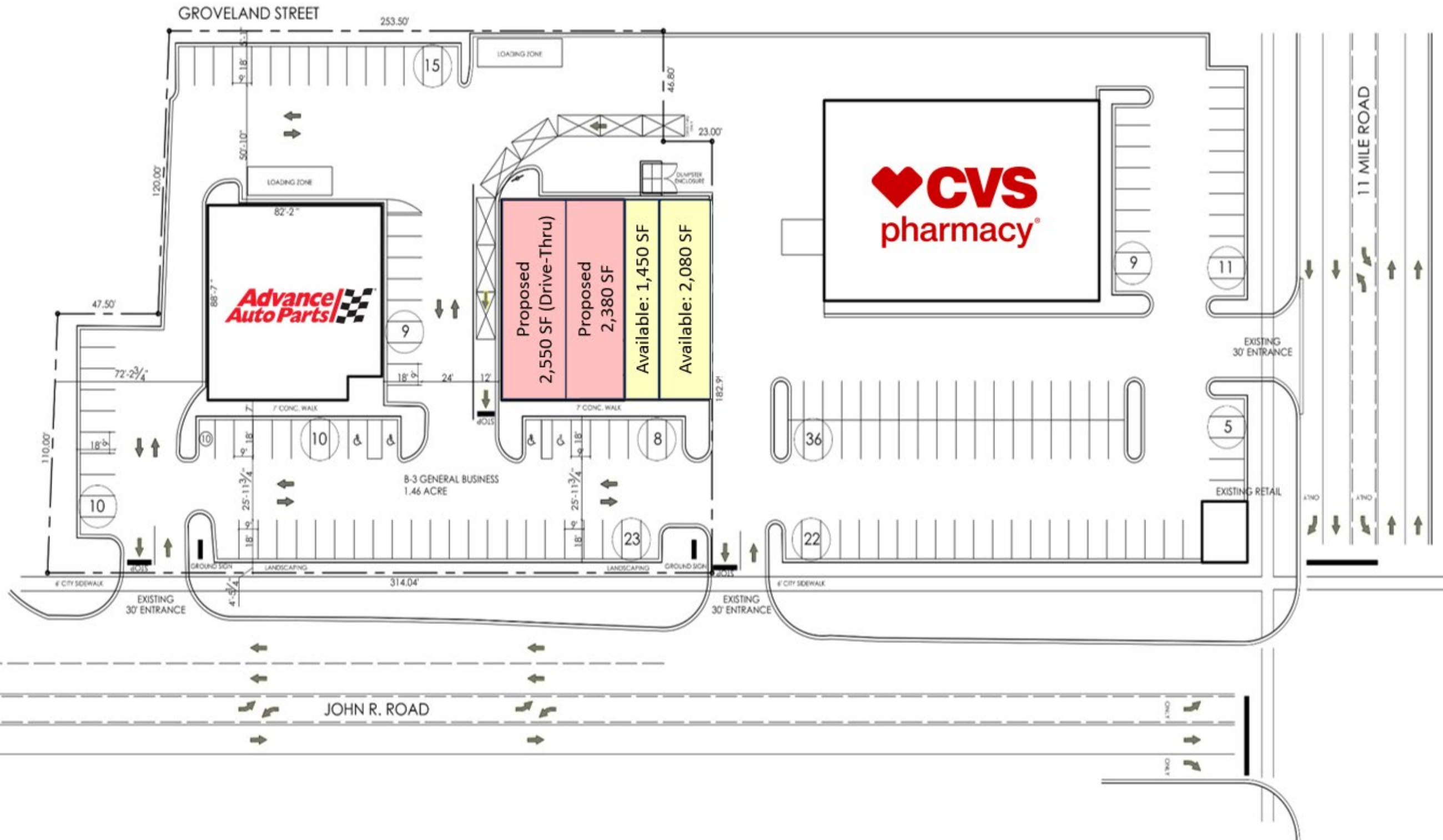


PROPERTY HIGHLIGHTS

- Former restaurant with equipment is available for lease at Madison Square which is anchored by CVS, and Advance Auto Parts.
- Excellent opportunity for a restaurant operator to utilize the existing buildout and equipment. The space is immediately available.
- Site offers excellent visibility and accessibility to just over 18,000 vehicles that travel by the site each day.
- There is just over 129,000 residents with an annual average household income of \$83,900 annually living within a three-mile radius of this site.
- The site offers the potential for an additional 4,930 SF of new construction adjacent to the existing building, including a 2,550 SF drive-thru space and a 2,380 SF inline suite.
- Existing FF&E is available for purchase.

MADISON SQUARE

SITE PLAN









POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	17,315	130,725	343,555
2024 Population	16,750	129,853	343,997
2029 Population Projection	16,529	128,753	340,976
Annual Growth 2020-2024	-0.8%	-0.2%	0%
Annual Growth 2024-2029	-0.3%	-0.2%	-0.2%
Median Age	39.1	39.1	39.3
Bachelor's Degree or Higher	30%	37%	33%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	13,610	97,293	211,274
Black	943	10,521	82,404
American Indian/Alaskan Native	33	183	442
Asian	631	11,216	23,313
Hawaiian & Pacific Islander	2	21	96
Two or More Races	1,532	10,619	26,468
Hispanic Origin	655	4,453	10,240

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	8,110	59,854	150,630
2024 Households	7,848	59,629	150,724
2029 Household Projection	7,745	59,152	149,391
Owner Occupied Households	5,154	39,150	94,833
Renter Occupied Households	2,590	20,002	54,558
Avg Household Income	\$81,252	\$90,871	\$83,535
Median Household Income	\$64,649	\$71,256	\$64,365

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,659	11,138	31,8530
\$50,000 - 75,000	1,390	10,240	25,676
\$75,000 - 100,000	965	8,392	20,801
\$100,000 - 125,000	980	6,170	15,171
\$125,000 - 150,000	489	4,395	9,459
\$150,000 - 200,000	574	5,125	10,704
\$200,000+	335	4,149	8,780

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	4,857	632	8	48,305	6,280	8	156,127	16,837	9
Trade Transportation & Utilities	1,872	90	21	11,814	1,011	12	32,302	2,774	12
Information	60	6	10	1,567	143	11	5,187	369	14
Financial Activities	309	59	5	3,789	647	6	11,044	1,486	7
Professional & Business Services	564	74	8	7,040	973	7	40,743	2,228	18
Education & Health Services	1,118	282	4	10,043	1,972	5	34,788	6,263	6
Leisure & Hospitality	601	41	15	8,708	584	15	18,035	1,352	13
Other Services	286	77	4	3,792	841	5	9,637	2,111	5
Public Administration	47	3	16	1,552	109	14	4,392	254	17
Goods-Producing Industries	306	55	6	10,148	735	14	25,711	1,830	14
Natural Resources & Mining	7	3	2	16	7	2	64	19	3
Construction	161	34	5	2,163	336	6	6,329	864	7
Manufacturing	138	18	8	7,969	392	20	19,318	947	20
Total	5,163	687	8	58,5453	7,015	8	181,838	18,667	10



EXCLUSIVELY LISTED BY:

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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.*