









PROPERTY INFORMATION

Property Address	822 West Street
City/Township	Lapeer
Land Size	1 AC
Land SF	43,124 SF
Sales Price	\$435,000
Zoned	OS1 / Can be rezoned to B2

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 23,241 PEOPLE	 MEDIAN AGE 44.4 YEARS OLD
 HOUSEHOLDS 9,693	 CONSUMER SPENDING \$283.2 MILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$62,924/ANNUALLY	 DAYTIME POPULATION 13,463 PEOPLE

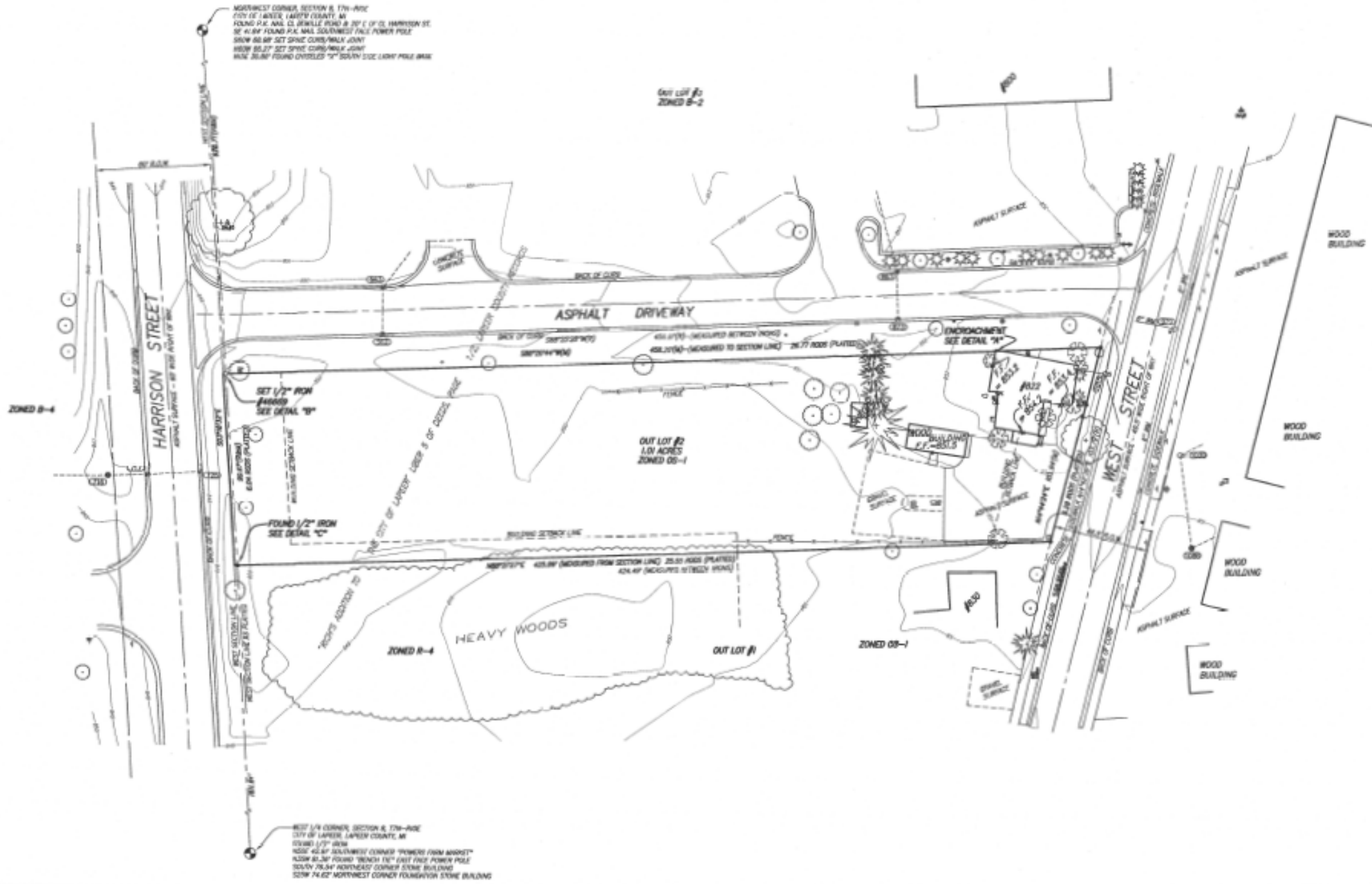
AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- One acre of land for sale on West Street, which sits in front of US 24 which sees an average of 22,957 Vehicles Per Day.
- Existing house previously used as office space is included which provides the opportunity for redevelopment or termination.
- Great site for a car wash or fast-food opportunity.
- One mile from I-69, providing easy access.
- Located directly in the heart of Lapeer’s retail shopping district.





POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	3,906	15,024	22,752
2024 Population	4,060	15,583	23,241
2029 Population Projection	4,096	15,714	23,369
Annual Growth 2020-2024	1.0%	0.9%	0.5%
Annual Growth 2024-2029	0.2%	0.2%	0.1%
Median Age	39.8	43	44.4
Bachelor's Degree or Higher	11%	16%	18%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	3,625	14,149	21,254
Black	17	41	52
American Indian/Alaskan Native	2	13	19
Asian	31	86	118
Hawaiian & Pacific Islander	0	0	0
Two or More Races	386	1,294	1,798
Hispanic Origin	216	692	922

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	1,718	6,466	9,472
2024 Households	1,794	6,716	9,693
2029 Household Projection	1,812	6,773	9,748
Owner Occupied Households	915	4,335	7,046
Renter Occupied Households	897	2,438	2,702
Avg Household Income	\$63,079	\$70,632	\$78,020
Median Household Income	\$51,944	\$55,741	\$62,924

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	406	1,437	2,009
\$50,000 - 75,000	313	1,240	1,783
\$75,000 - 100,000	302	952	1,390
\$100,000 - 125,000	125	523	925
\$125,000 - 150,000	27	243	517
\$150,000 - 200,000	120	370	627
\$200,000+	24	254	429

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	4,138	522	8	11,324	1,363	8	11,747	1,456	8
Trade Transportation & Utilities	703	76	9	1,739	170	10	1,883	201	9
Information	113	13	9	305	27	11	319	30	11
Financial Activities	269	73	4	622	155	4	657	167	4
Professional & Business Services	281	55	5	919	131	7	999	149	7
Education & Health Services	954	169	6	4,012	568	7	4,072	574	7
Leisure & Hospitality	1,080	50	22	1,573	91	17	1,612	97	17
Other Services	449	60	7	907	150	6	952	166	6
Public Administration	289	26	11	1,247	71	18	1,253	72	17
Goods-Producing Industries	701	35	20	1,539	95	16	1,716	135	13
Natural Resources & Mining	12	2	6	13	3	4	16	4	4
Construction	64	10	6	292	47	6	416	77	5
Manufacturing	625	23	27	1,234	45	27	1,284	54	24
Total	4,839	557	9	12,863	1,458	9	13,463	1,591	8



EXCLUSIVELY LISTED BY:

BARRY LANDAU

SENIOR ASSOCIATE

blandau@cmprealestategroup.com

PEGGY FELTNER

ASSOCIATE

pfeltner@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*



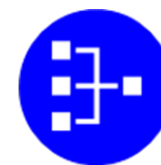
MARKET ANALYSIS
*Market Research
& Site Evaluations*



NATIONAL RELATIONSHIPS
*Retailers & Investors
across the U.S.*



TEAMWORK
*Innovative
Solutions*



SHARED DATABASE
*Retailers & Investors
across the U.S.*