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PROPERTY INFORMATION

Property Address	59010 Gratiot Ave
City/Township	New Haven
Building Size	14,564 SF
Land Size	6.23 AC
Space Available	14,564 SF
Asking Rental Rate	Contact Broker
Estimated NNN's	\$5.00
Zoning	B-1
Parking	84 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)



POPULATION
6,412 PEOPLE



HOUSEHOLDS
58,013



AVG HOUSEHOLD INCOME
\$95,302/ANNUALLY



MEDIAN AGE
40.3 YEARS OLD



CONSUMER SPENDING
\$713.2 MILLON ANNUALLY



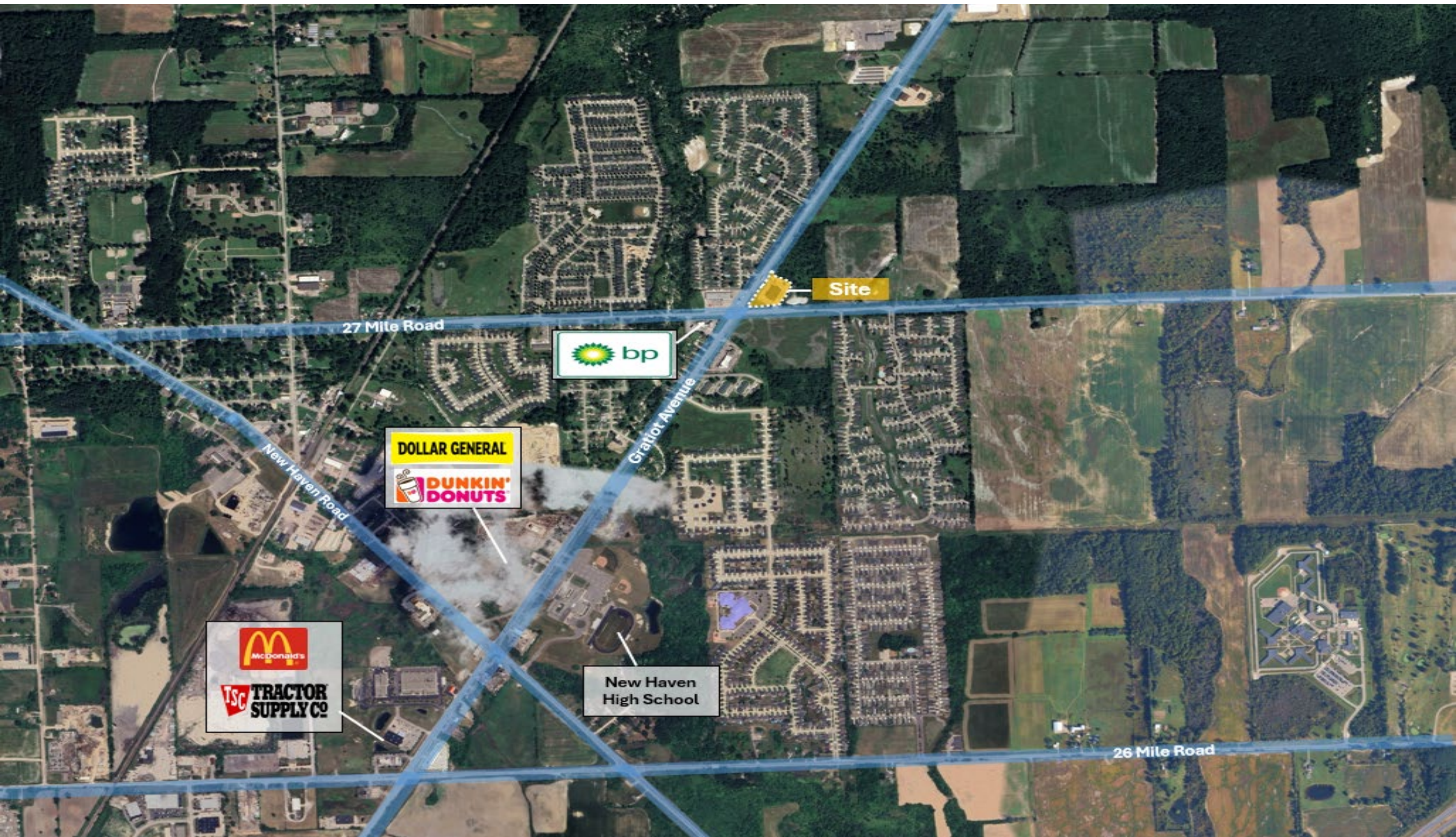
DAYTIME POPULATION
16,803 PEOPLE

AREA TENANTS & EMPLOYERS



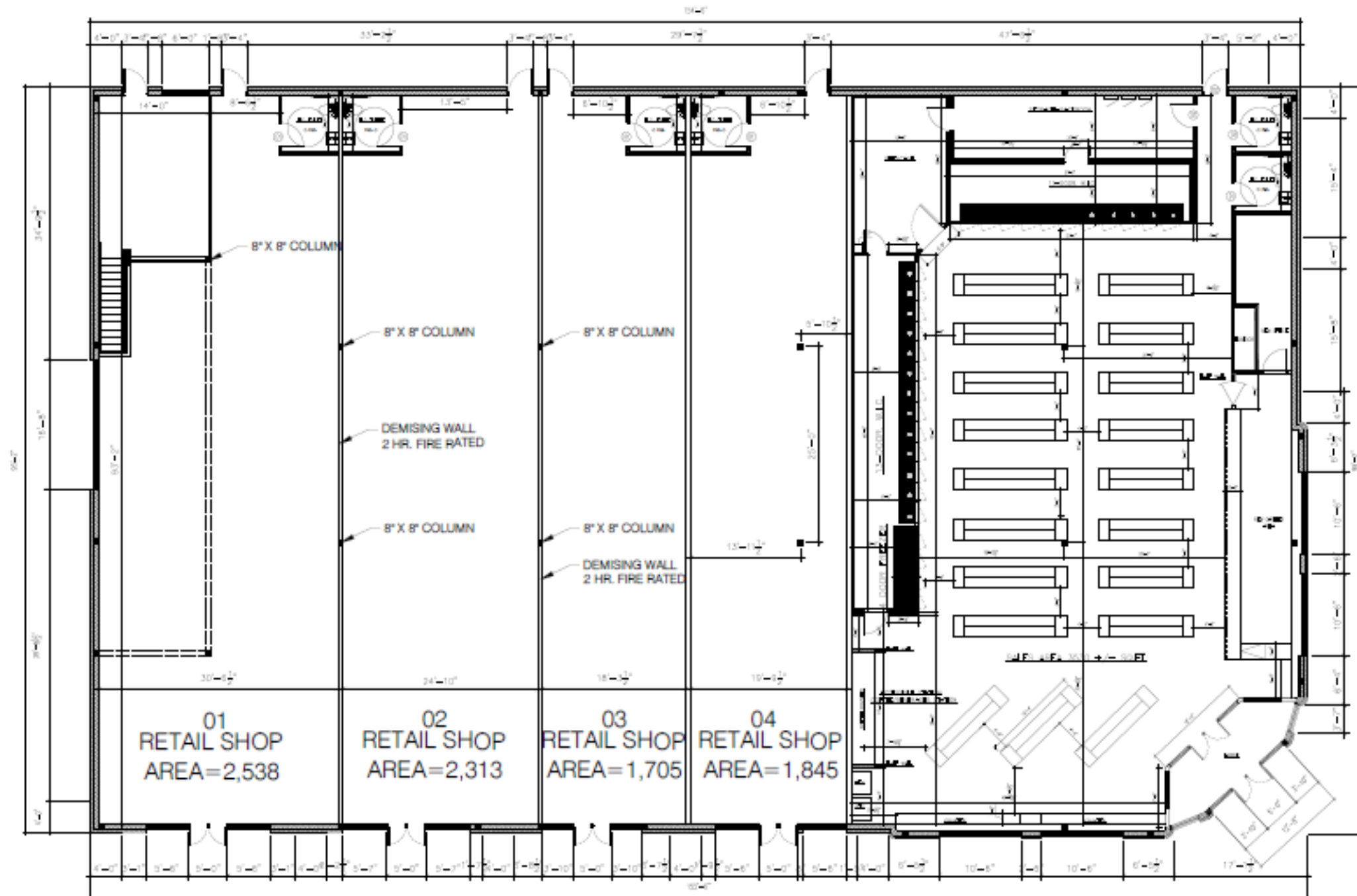
PROPERTY HIGHLIGHTS

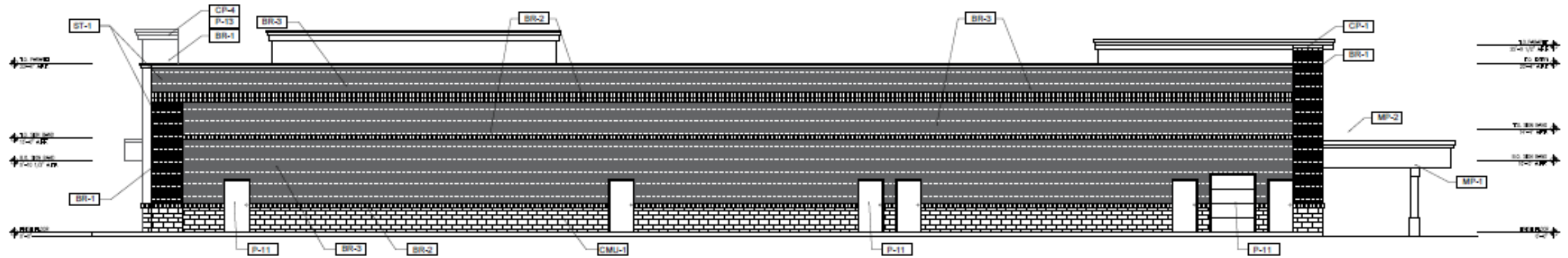
- Former Rite Aid available for lease, offering up to 14,564 SF. Existing drive thru site, sitting on the NEC of 27 Mile & Gratiot in New Haven.
- The site offers access points from 27 Mile Road and Gratiot Avenue.
- The building has potential to be demised into smaller units.
- The property is strategically positioned near Corewell Health in Lennox and Henry Ford in Chesterfield.



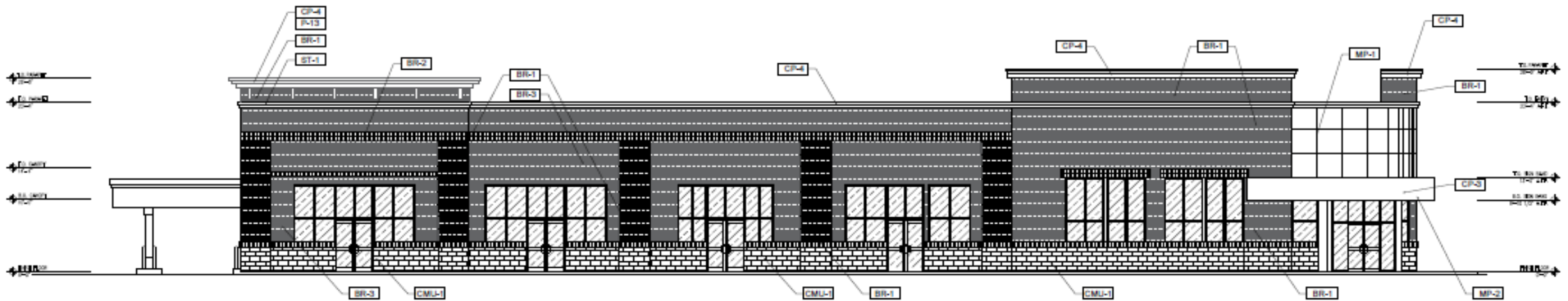








PROPOSED EAST ELEVATION
SCALE: 1/8" = 1' - 0"



PROPOSED WEST ELEVATION
SCALE: 1/8" = 1' - 0"

POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	6,412	14,976	56,159
2024 Population	6,961	15,773	58,013
2029 Population Projection	7,009	15,802	57,912
Annual Growth 2020-2024	2.1%	1.3%	0.8%
Annual Growth 2024-2029	0.1%	0%	0%
Median Age	34.1	37.8	40.3
Bachelor's Degree or Higher	23%	20%	24%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	4,965	11,932	48,001
Black	1,126	2,054	4,408
American Indian/Alaskan Native	8	24	68
Asian	39	133	585
Hawaiian & Pacific Islander	0	1	13
Two or More Races	823	1,629	4,937
Hispanic Origin	387	821	2,316

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	1,938	4,796	20,901
2024 Households	2,110	5,045	21,654
2029 Household Projection	2,126	5,055	21,625
Owner Occupied Households	628	1,016	4,925
Renter Occupied Households	628	1,016	4,925
Avg Household Income	\$69,446	\$85,158	\$95,302
Median Household Income	\$59,876	\$68,398	\$76,362

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	279	786	3,832
\$50,000 - 75,000	398	1,064	3,528
\$75,000 - 100,000	321	701	3,386
\$100,000 - 125,000	228	547	2,030
\$125,000 - 150,000	140	424	1,927
\$150,000 - 200,000	68	295	2,016
\$200,000+	62	287	1,653

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	742	107	7	2,924	316	9	14,481	1,776	8
Trade Transportation & Utilities	79	18	4	598	56	11	3,389	325	10
Information	26	2	13	61	7	9	242	30	8
Financial Activities	50	14	4	137	40	3	1,393	206	7
Professional & Business Services	79	7	11	277	42	7	1,061	193	5
Education & Health Services	323	37	9	939	96	10	4,228	619	7
Leisure & Hospitality	63	8	8	299	31	10	2,319	176	13
Other Services	60	14	4	190	34	6	1,273	203	6
Public Administration	62	7	9	424	10	42	576	24	24
Goods-Producing Industries	58	13	4	1,102	61	18	2,322	235	10
Natural Resources & Mining	3	1	3	18	6	3	44	15	3
Construction	30	8	4	132	31	4	593	133	4
Manufacturing	25	4	6	952	24	40	1,685	87	19
Total	800	120	7	4,026	377	11	16,803	2,011	8



EXCLUSIVELY LISTED BY:

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*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*



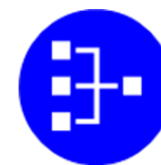
MARKET ANALYSIS
*Market Research
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