





PROPERTY INFORMATION

Property Address	5111 Highland Road
City/Township	Waterford
Building Size	96,101 SF
Minimum Size	900 SF
Maximum Size	2,100 SF
Space Available	3,000 SF
Asking Rental Rate	Contact Broker
Estimated NNN's	\$6.00 PSF

DEMOGRAPHICS (FIVE-MILE RADIUS)



**POPULATION**  
148,372 PEOPLE



**HOUSEHOLDS**  
62,728



**AVG HOUSEHOLD INCOME**  
\$90,993/ANNUALLY



**MEDIAN AGE**  
42.4 YEARS OLD



**CONSUMER SPENDING**  
\$1.9 BILLION ANNUALLY



**DAYTIME EMPLOYEES**  
52,549 EMPLOYEES

JOIN



AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Join Kroger, Panera, Buffalo Wild Wings and UPS in the Waterford Towne Center.
- Kroger draws over 1.2 million visitors annually and ranks in the top quartile of all Kroger location in the State of Michigan.
- Property is situated along the heavily traveled Highland Road which sees in excess of 41,000 VPD.
- Site provides easy access via multiple curb cuts from both Crecent Lake Road, and Highland Road, additionally providing excellent parking availability.



# WATERFORD TOWNE CENTER

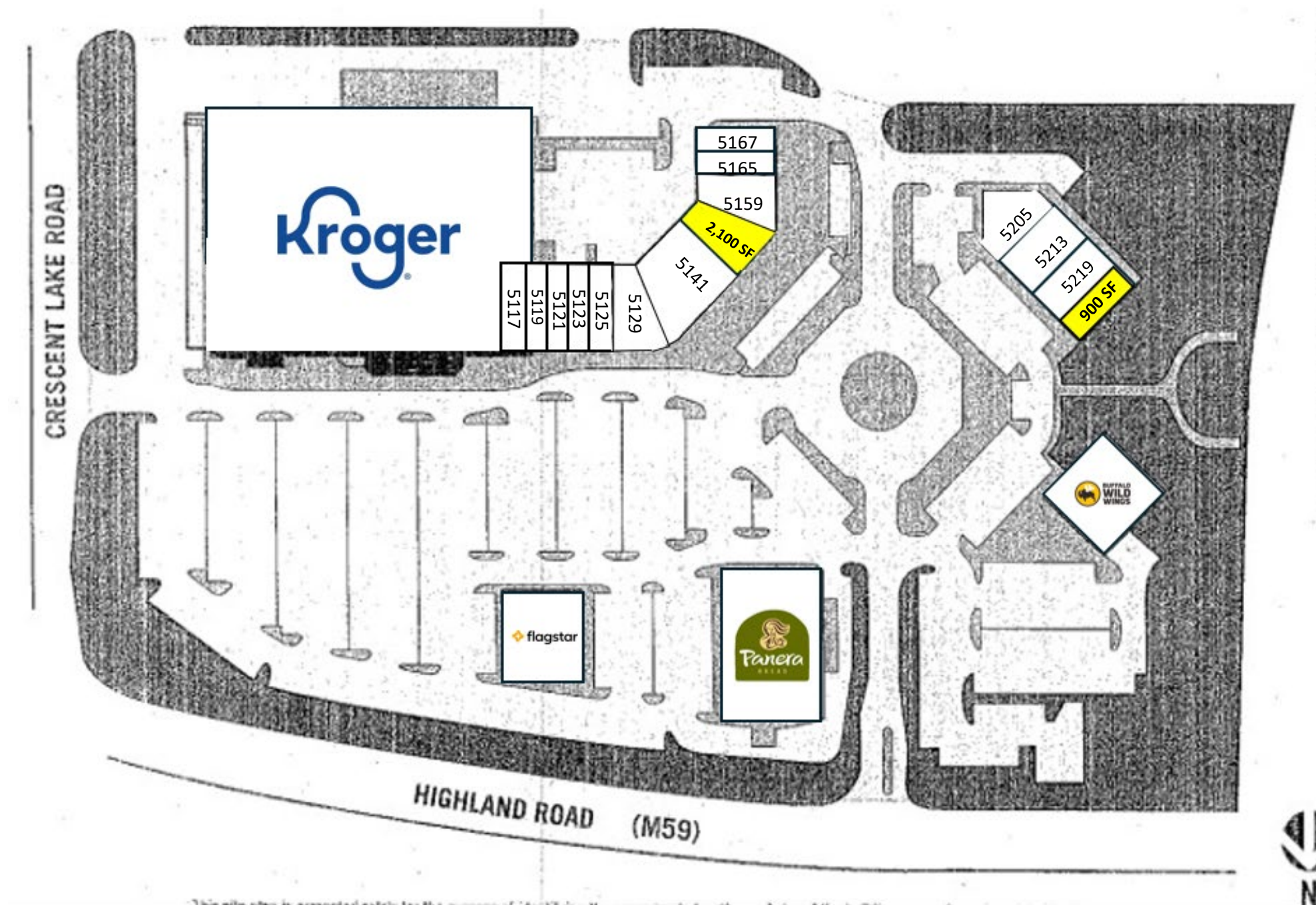
PICTURE



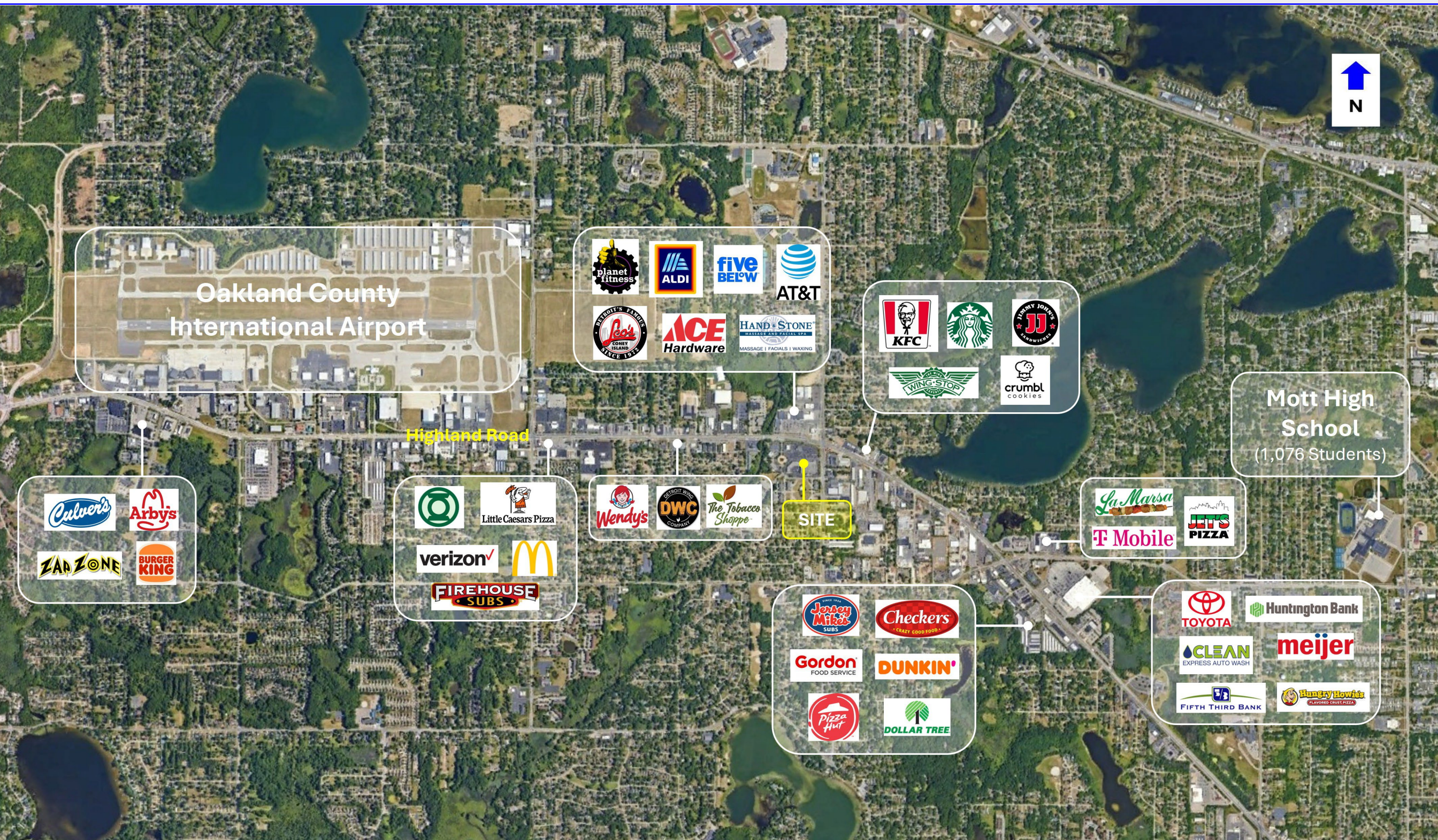


### OCCUPIED SUITES

- 5101 – FLAGSTAR
- 5111 – KROGER
- 5117 – SUPERCUTS
- 5119 – UPS STORE
- 5121 – T-MOBILE
- 5123 – GNC
- 5125 – LUCKY DUCK PIZZA
- 5129 – CREDIT UNION ONE
- 5141 – HERSH BEATTIE ORTHODONTICS
- 5151 – 2,100 SF AVAILABLE**
- 5159 – BASE COAT
- 5165 – BASE COAT
- 5167 – GLAM
- 5175 – PANERA BREAD
- 5205 – TOWNE CENTRE DENTISTRY
- 5213 – BINNO PROPERTIES
- 5219A – COSMOPROF
- 5219B – 900 SF AVAILABLE**
- 5223 – BUFFALO WILD WINGS









POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	6,038	57,136	148,911
2024 Population	5,789	56,164	148,372
2029 Population Projection	5,703	55,597	147,266
Annual Growth 2020-2024	-1.00%	-0.40%	-0.10%
Annual Growth 2024-2029	-0.30%	-0.20%	-0.20%
Median Age	46.2	43.6	42.4
Bachelor's Degree or Higher	22%	25%	29%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	4,798	45,460	108,192
Black	246	3,054	15,366
American Indian/Alaskan Native	9	122	369
Asian	116	1,004	3,781
Hawaiian & Pacific Islander	7	28	69
Two or More Races	613	6,496	20,594
Hispanic Origin	401	4,416	15,507

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	2,837	25,272	63,075
2024 Households	2,720	24,864	62,728
2029 Household Projection	2,678	24,611	62,226
Owner Occupied Households	1,848	17,575	42,893
Renter Occupied Households	830	7,037	19,333
Avg Household Income	\$71,459	\$85,531	\$90,993
Median Household Income	\$59,407	\$67,280	\$69,084

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	748	5,318	12,819
\$50,000 - 75,000	481	4,672	10,714
\$75,000 - 100,000	460	3,471	8,395
\$100,000 - 125,000	252	2,705	6,622
\$125,000 - 150,000	130	1,661	4,077
\$150,000 - 200,000	127	1,644	4,764
\$200,000+	70	1,471	4,995

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	3,203	485	7	19,552	2,394	8	47,847	5,710	8
Trade Transportation & Utilities	508	70	7	3,590	382	9	7,621	887	9
Information	31	6	5	221	33	7	794	98	8
Financial Activities	200	47	4	1,161	270	4	2,942	676	4
Professional & Business Services	233	45	5	1,748	311	6	4,241	784	5
Education & Health Services	709	193	4	4,268	775	6	11,065	1,840	6
Leisure & Hospitality	826	57	14	2,758	217	13	5,886	489	12
Other Services	224	52	4	1,522	331	5	4,230	802	5
Public Administration	472	15	31	4,284	75	57	11,068	134	83
Goods-Producing Industries	215	27	8	1,924	263	7	4,702	579	8
Natural Resources & Mining	0	0	-	5	2	3	28	10	3
Construction	173	18	10	1,134	186	6	2,577	408	6
Manufacturing	42	9	5	785	75	10	2,097	161	13
Total	3,418	512	7	21,476	2,657	8	52,549	6,289	8



## EXCLUSIVELY LISTED BY:

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Transactions*



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& Site Evaluations*



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