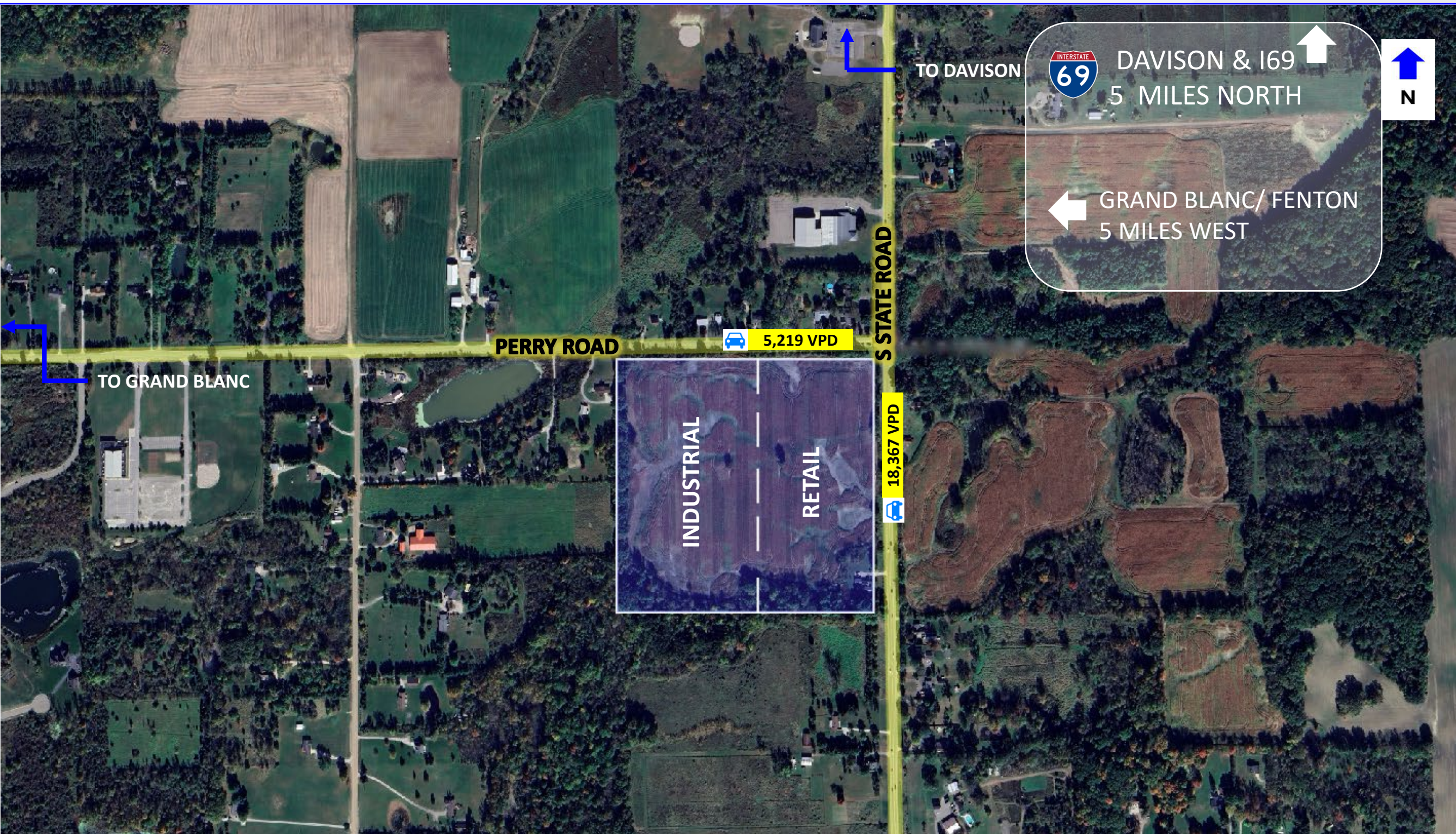


FOR SALE

M15 & PERRY ROAD | GOODRICH MICHIGAN



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

Phone: 248.538.2000 | www.cmprealestategroup.com

PROPERTY INFORMATION

Property Address	6376 State Street
City/Township	Goodrich
Land Size	40 AC
Land SF – Gross	653,400 SF
Parcel #	0423100024
Zoning	C-2, Allows for Drive-Thru
Split Use	Commercial & Industrial

DEMOGRAPHICS (FIVE-MILE RADIUS)

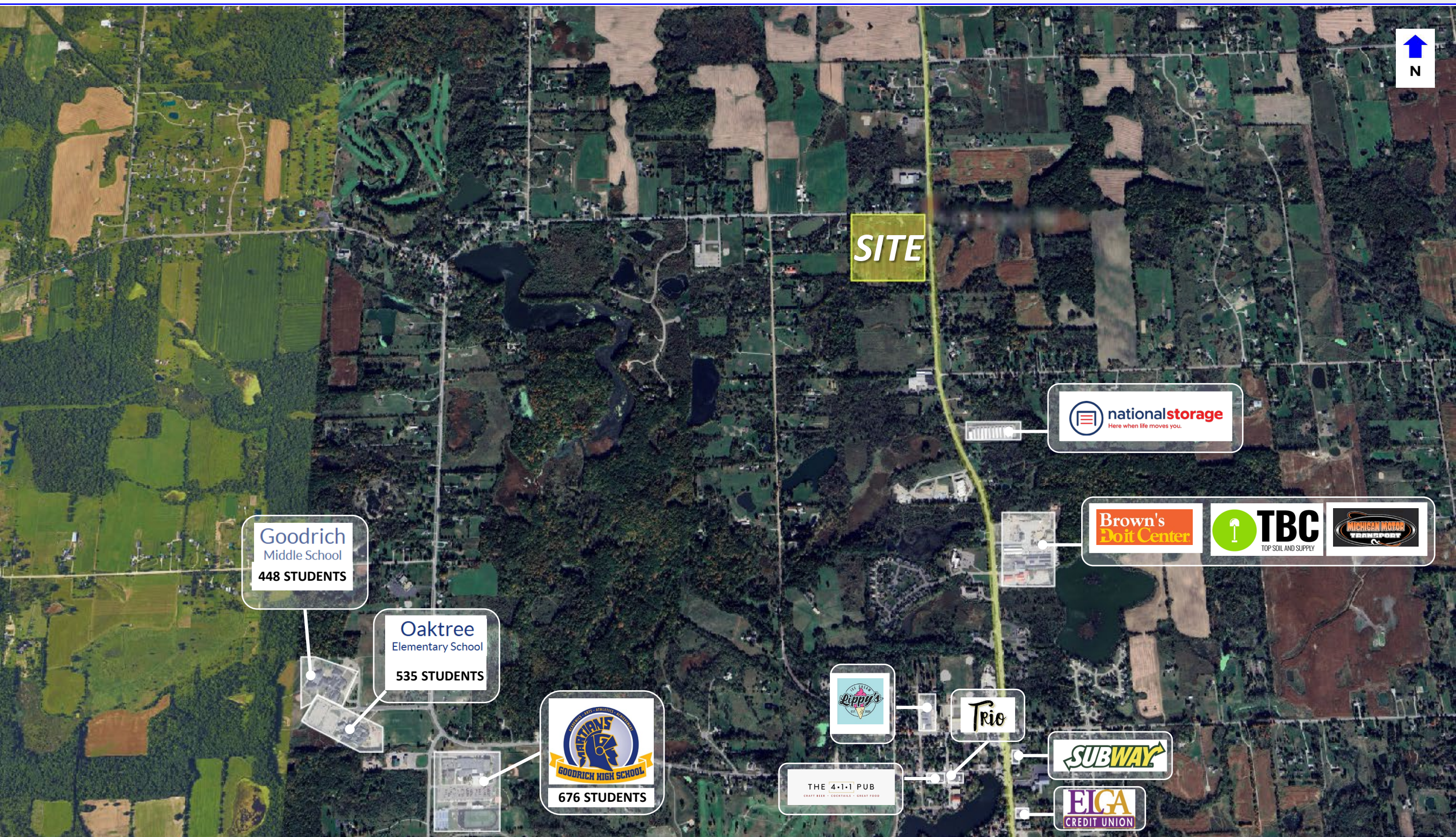
 <div>POPULATION 25,304 PEOPLE</div>	 <div>MEDIAN AGE 43.1 YEARS OLD</div>
 <div>HOUSEHOLDS 9,547</div>	 <div>CONSUMER SPENDING \$366.7 MILLION ANNUALLY</div>
 <div>AVG HOUSEHOLD INCOME \$119,678/ANNUALLY</div>	 <div>DAYTIME POPULATION 4,123 PEOPLE</div>

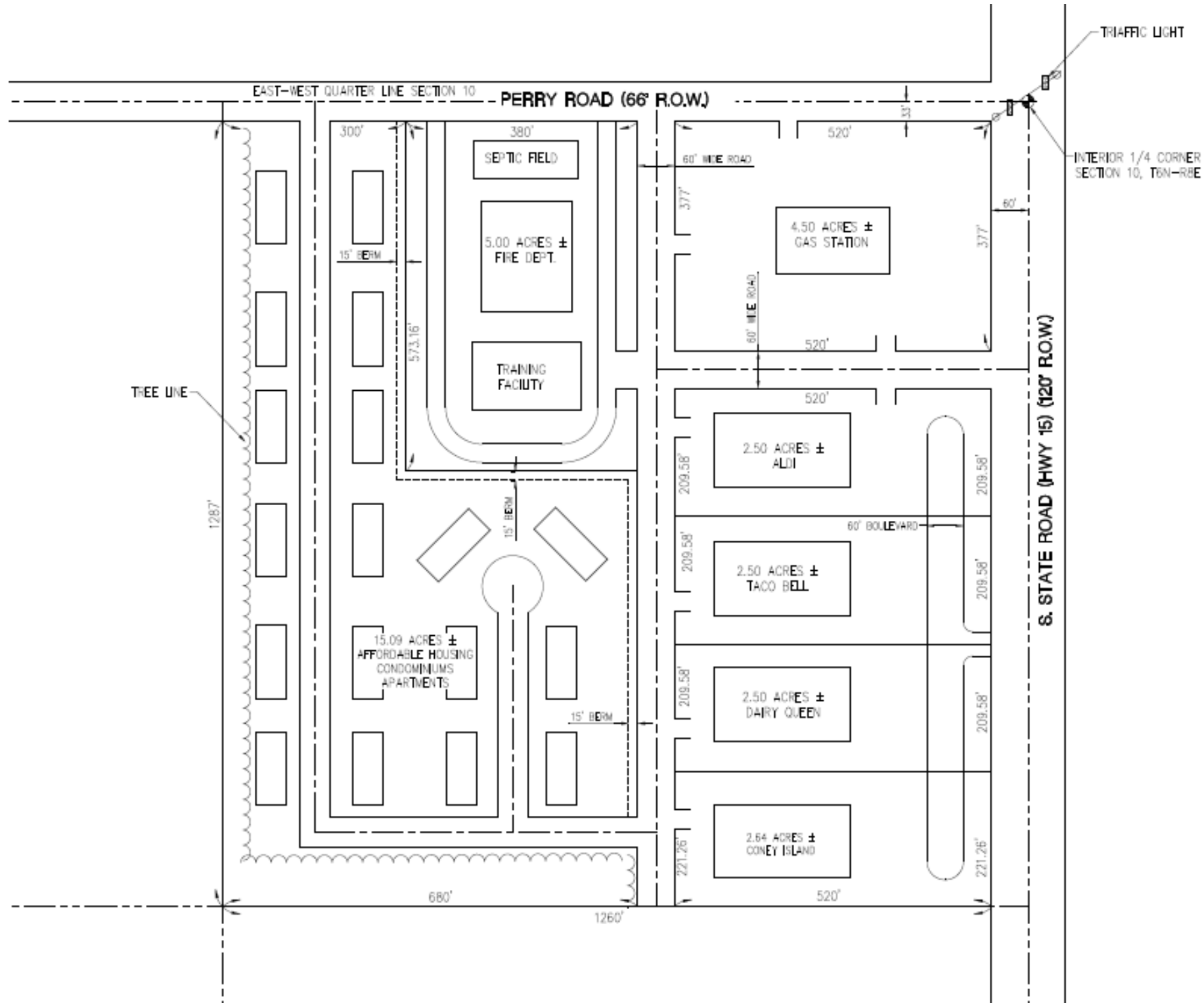
AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- 20 AC Zoned C-2.
- 20 AC Zoned Industrial.
- 1,313’ Frontage on Perry Road.
- 1,335’ on South State Road.





POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	556	6,689	28,020
2024 Population	472	5,874	25,304
2029 Population Projection	444	5,585	24,306
Annual Growth 2020-2024	-3.8%	-3.0%	-2.4%
Annual Growth 2024-2029	-1.2%	-1.0%	-0.8%
Median Age	42.9	43.8	43.1
Bachelor's Degree or Higher	28%	33%	37%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	438	5,481	22,130
Black	4	38	888
American Indian/Alaskan Native	1	10	46
Asian	3	39	769
Hawaiian & Pacific Islander	0	1	7
Two or More Races	26	305	1,463
Hispanic Origin	16	178	870

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	191	2,356	10,544
2024 Households	162	2,067	9,547
2029 Household Projection	152	1,964	9,179
Owner Occupied Households	143	1,827	7,781
Renter Occupied Households	9	136	1,399
Avg Household Income	\$121,827	\$124,354	\$119,678
Median Household Income	\$98,213	\$103,214	\$94,108

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	32	362	1,491
\$50,000 - 75,000	31	332	1,881
\$75,000 - 100,000	14	222	1,150
\$100,000 - 125,000	17	245	1,090
\$125,000 - 150,000	28	285	981
\$150,000 - 200,000	11	235	1,118
\$200,000+	24	300	1,314

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	31	10	3	1,422	174	8	3,633	441	8
Trade Transportation & Utilities	12	3	4	122	26	5	230	53	4
Information	0	0	-	3	2	2	32	7	5
Financial Activities	5	2	3	88	22	4	196	46	4
Professional & Business Services	0	0	-	117	22	5	386	77	5
Education & Health Services	4	1	4	690	37	19	1,823	134	14
Leisure & Hospitality	4	1	4	143	18	8	343	37	9
Other Services	6	3	2	201	38	5	565	78	7
Public Administration	0	0	-	58	9	6	58	9	6
Goods-Producing Industries	113	3	38	219	35	6	490	94	5
Natural Resources & Mining	0	0	-	4	2	2	40	10	4
Construction	3	1	3	74	26	3	244	69	4
Manufacturing	110	2	55	141	7	20	206	15	14
Total	144	13	11	1,641	209	8	4,123	535	8



EXCLUSIVELY LISTED BY:

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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.*