



ERIK ELWELL
ASSOCIATE

eelwell@cmprealestategroup.com

JORDAN JABBORI
SENIOR DIRECTOR

jjabbori@cmprealestategroup.com

CHRIS JONNA
PRESIDENT

cjonna@cmprealestategroup.com

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

Phone: 248.538.2000 | www.cmprealestategroup.com

PROPERTY INFORMATION

Property Address	36565 S Gratiot Avenue
City/Township	Clinton Township
Building Size	3,638 SF
Land Size	0.93 AC
Tunnel Length	120 SF
Vacuums	4 On-Site Vacuums
Sale Price	Contact Broker

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 227,715 PEOPLE	 MEDIAN AGE 42.6 YEARS OLD
 HOUSEHOLDS 97,383	 CONSUMER SPENDING \$2.7 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$76,290/ANNUALLY	 DAYTIME POPULATION 82,850 PEOPLE

AREA TENANTS & EMPLOYERS



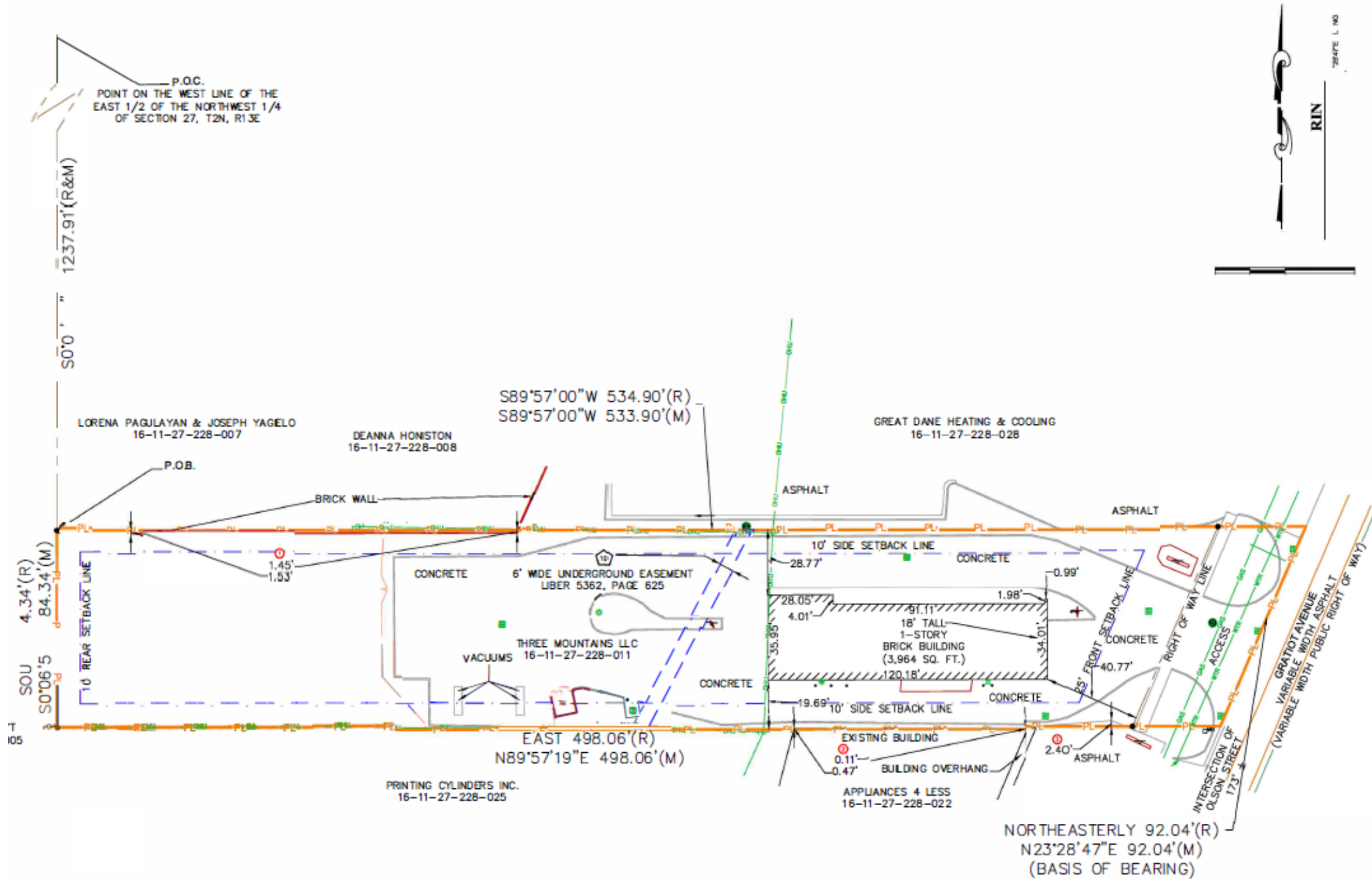
PROPERTY HIGHLIGHTS

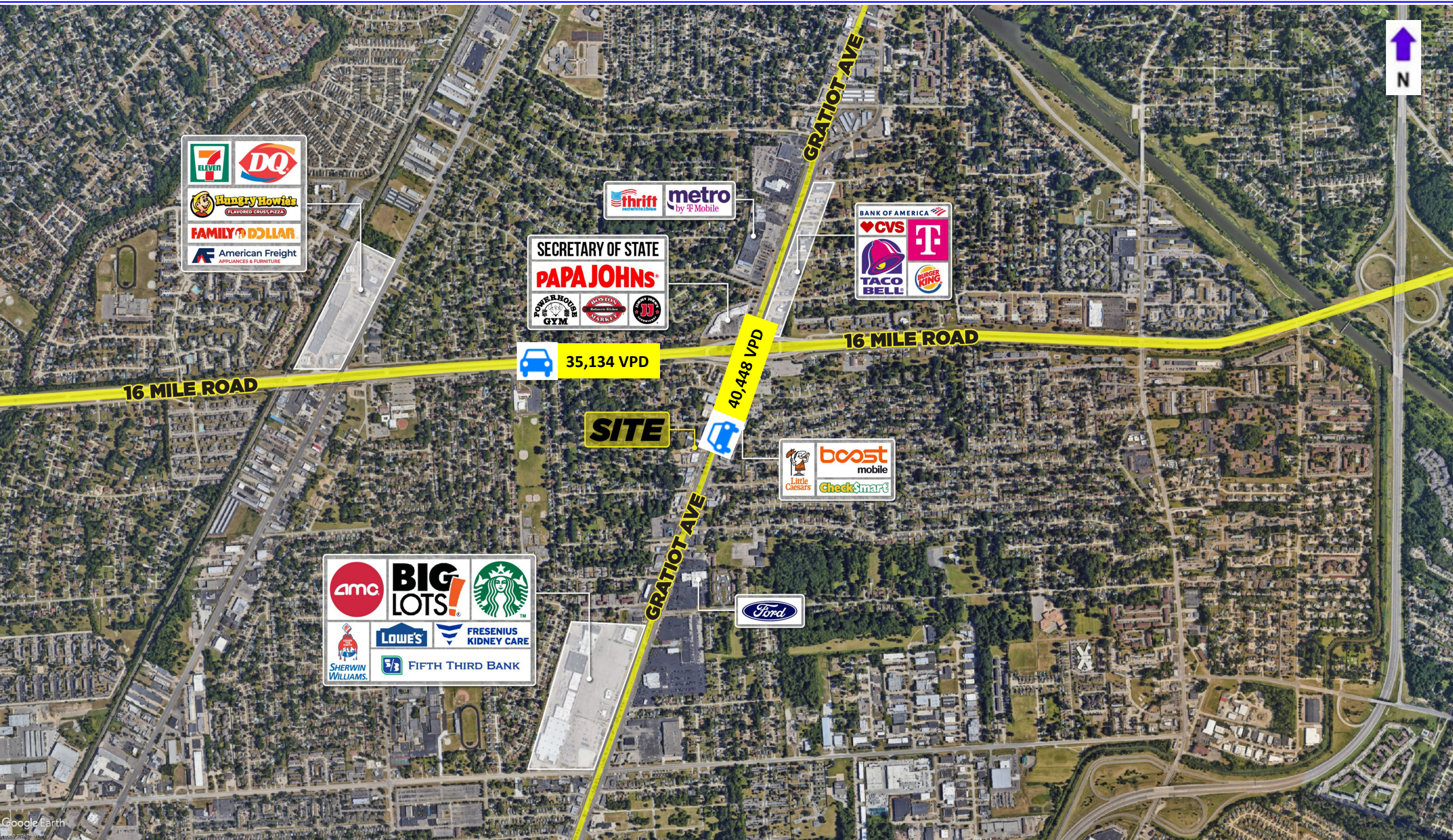
- Purchase includes both the business and the property, providing greater investment security and long-term value.
- Purchase not only the business but also the property, offering greater investment security. There is an opportunity to expand services and/or upgrade equipment to increase revenue.
- There are just over 227,000 residents living within a five-mile radius of this site with an average household income of \$76,000 annually.
- Prime location on Gratiot Avenue. A high-traffic area, ideal for maximizing business visibility and growth potential. Just over 76,000 vehicles travel by this site each day.

ZAX AUTO WASH – CLINTON TOWNSHIP

PICTURES







POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	10,506	93,453	222,410
2023 Population	10,317	93,663	227,715
2028 Population Projection	10,254	93,456	228,105
Annual Growth 2010-2023	-0.1%	0%	0.2%
Annual Growth 2023-2028	-0.1%	0%	0%
Median Age	41.9	42.2	42.6
Bachelor's Degree or Higher	15%	18%	20%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	7,683	69,015	176,860
Black	2,094	19,607	37,835
American Indian/Alaskan Native	37	325	820
Asian	219	1,796	5,756
Hawaiian & Pacific Islander	1	48	84
Two or More Races	283	2,871	6,390
Hispanic Origin	278	2,647	6,783

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	4,279	40,108	94,385
2023 Households	4,245	40,498	97,383
2028 Household Projection	4,228	40,462	97,671
Owner Occupied Households	3,112	27,258	67,593
Renter Occupied Households	1,116	13,204	30,078
Avg Household Income	\$77,720	\$72,312	\$76,290
Median Household Income	\$66,725	\$59,266	\$62,152

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	706	9,666	23,517
\$50,000 - 75,000	1,111	9,003	19,822
\$75,000 - 100,000	700	5,638	14,159
\$100,000 - 125,000	365	3,869	10,420
\$125,000 - 150,000	248	2,144	5,956
\$150,000 - 200,000	304	1,771	4,525
\$200,000+	110	1,210	3,524

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	2,966	374	8	30,751	3,648	8	69,275	8,793	8
Trade Transportation & Utilities	12,028	82	13	6,025	686	9	14,057	1,414	10
Information	121	11	11	466	54	9	1,180	130	9
Financial Activities	246	51	5	1,813	413	4	4,218	903	5
Professional & Business Services	226	35	6	3,124	469	7	6,413	1,075	6
Education & Health Services	647	114	6	11,255	1,196	9	23,674	3,472	7
Leisure & Hospitality	516	39	13	4,404	322	14	10,300	687	15
Other Services	153	38	4	1,982	406	5	4,588	895	5
Public Administration	29	4	7	1,682	102	16	4,845	217	22
Goods-Producing Industries	937	53	18	6,081	519	12	13,575	1,146	12
Natural Resources & Mining	0	0	-	8	4	2	23	9	3
Construction	286	28	10	1,578	251	6	3,610	599	6
Manufacturing	651	25	26	4,495	264	17	9,942	538	18
Total	3,903	427	9	36,832	4,167	9	82,850	9,939	8

EXCLUSIVELY LISTED BY:

ERIK ELWELL

ASSOCIATE

eelwell@cmprealestategroup.com

JORDAN JABBORI

SENIOR DIRECTOR

jjabbori@cmprealestategroup.com

CHRIS JONNA

PRESIDENT

cjonna@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.*