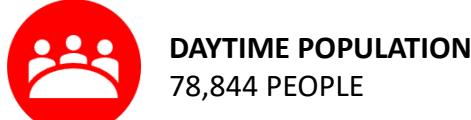
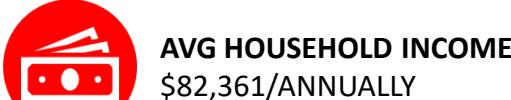




PROPERTY INFORMATION

Property Address	21250 Eureka Rd
City/Township	Taylor
Building Size	4,629 SF
Land Size	1.16 AC
Space Available	4,629 SF
Asking Rental Rate	\$25.00 PSF
Estimated NNN's	\$6.50 – \$7.00

DEMOGRAPHICS (FIVE-MILE RADIUS)



AREA TENANTS & EMPLOYERS

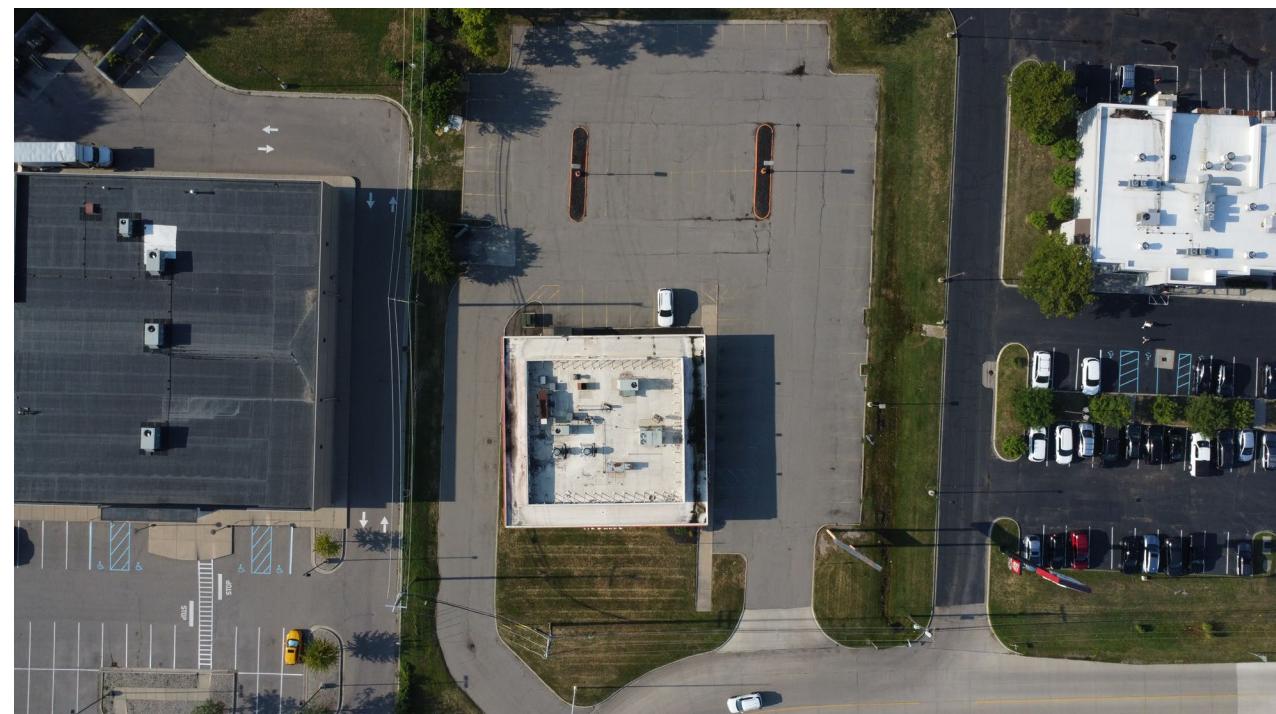


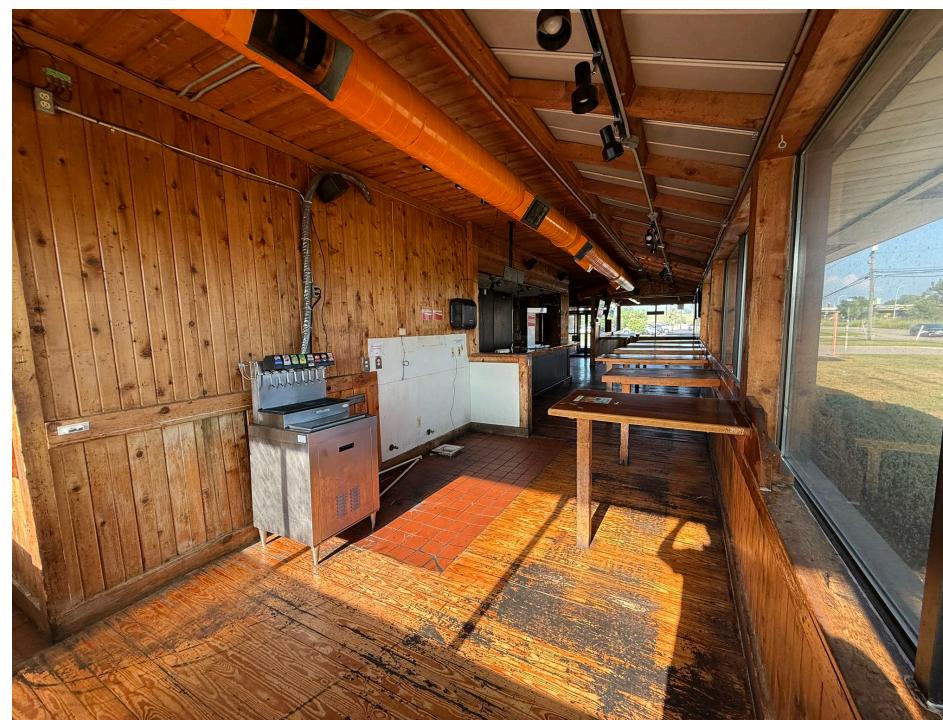
PROPERTY HIGHLIGHTS

- Former Hooters freestanding restaurant available For Lease
- Positioned in the heart of the Taylor Retail Trade Area. Home to dozens of national retailers, including Target, Menards, BJ's Wholesale Club, Meijer, Hobby Lobby, Burlington, Chic Fil A, and more.
- Situated immediately off of I-75 ingress/egress along Eureka Road which features over 49,000 vehicles per day.
- Existing Restaurant infrastructure in place, including hood, walk-in cooler, and walk-in freezer
- Ample parking (70+)



FORMER HOOTERS
EXTERIOR





POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	4,064	74,746	223,986
2024 Population	3,614	67,621	200,909
2029 Population Projection	3,456	64,936	192,562
Annual Growth 2020-2024	-2.8%	-2.4%	-2.6%
Annual Growth 2024-2029	-0.9%	-0.8%	-0.8%
Median Age	45.9	40.9	41.2
Bachelor's Degree or Higher	21%	18%	19%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	2,499	48,904	155,627
Black	478	8,560	15,762
American Indian/Alaskan Native	23	272	815
Asian	203	2,503	4,519
Hawaiian & Pacific Islander	0	4	18
Two or More Races	411	7,378	24,168
Hispanic Origin	311	5,611	19,933

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	1,852	31,242	92,929
2024 Households	1,642	28,248	83,319
2029 Household Projection	1,569	27,117	79,840
Owner Occupied Households	900	16,564	55,849
Renter Occupied Households	669	10,553	23,991
Avg Household Income	\$75,204	\$79,157	\$82,361
Median Household Income	\$55,450	\$60,041	\$65,667
INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	362	6,669	18,271
\$50,000 - 75,000	240	5,439	16,484
\$75,000 - 100,000	180	3,454	11,533
\$100,000 - 125,000	205	2,689	9,465
\$125,000 - 150,000	102	1,634	5,123
\$150,000 - 200,000	88	1,888	5,653
\$200,000+	67	1,360	3,888

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	4694	458	10	27267	3099	9	70900	8343	8
Trade Transportation & Utilities	2186	129	17	6537	512	13	14092	1295	11
Information	95	8	12	695	43	16	1204	109	11
Financial Activities	157	31	5	1488	316	5	4265	886	5
Professional & Business Services	372	53	7	2833	300	9	8566	903	9
Education & Health Services	801	154	5	6995	1245	6	22027	3217	7
Leisure & Hospitality	883	46	19	4771	269	18	11501	763	15
Other Services	188	36	5	2349	342	7	5889	992	6
Public Administration	12	1	12	1599	72	22	3356	178	19
Goods-Producing Industries	262	29	9	2124	219	10	7644	645	12
Natural Resources & Mining	0	0	-	0	0	-	25	6	4
Construction	142	21	7	859	145	6	2700	404	7
Manufacturing	120	8	15	1265	74	17	4919	235	21
Total	4956	487	10	29391	3318	9	78544	8988	9



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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 be 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.

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