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PROPERTY INFORMATION

Property Address	32827 – 32837 Fort Road
City/Township	Rockwood
Shopping Center Size	51,978 SF
Space Available	7,500 SF
Year Built	1972
Asking Rental Rate	\$12.00 PSF/Gross
Parking	192 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 62,550 PEOPLE	 MEDIAN AGE 41 YEARS OLD
 HOUSEHOLDS 23,798	 CONSUMER SPENDING \$798.9 MILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$94,429/ANNUALLY	 DAYTIME EMPLOYEES 19,126 EMPLOYEES

JOIN

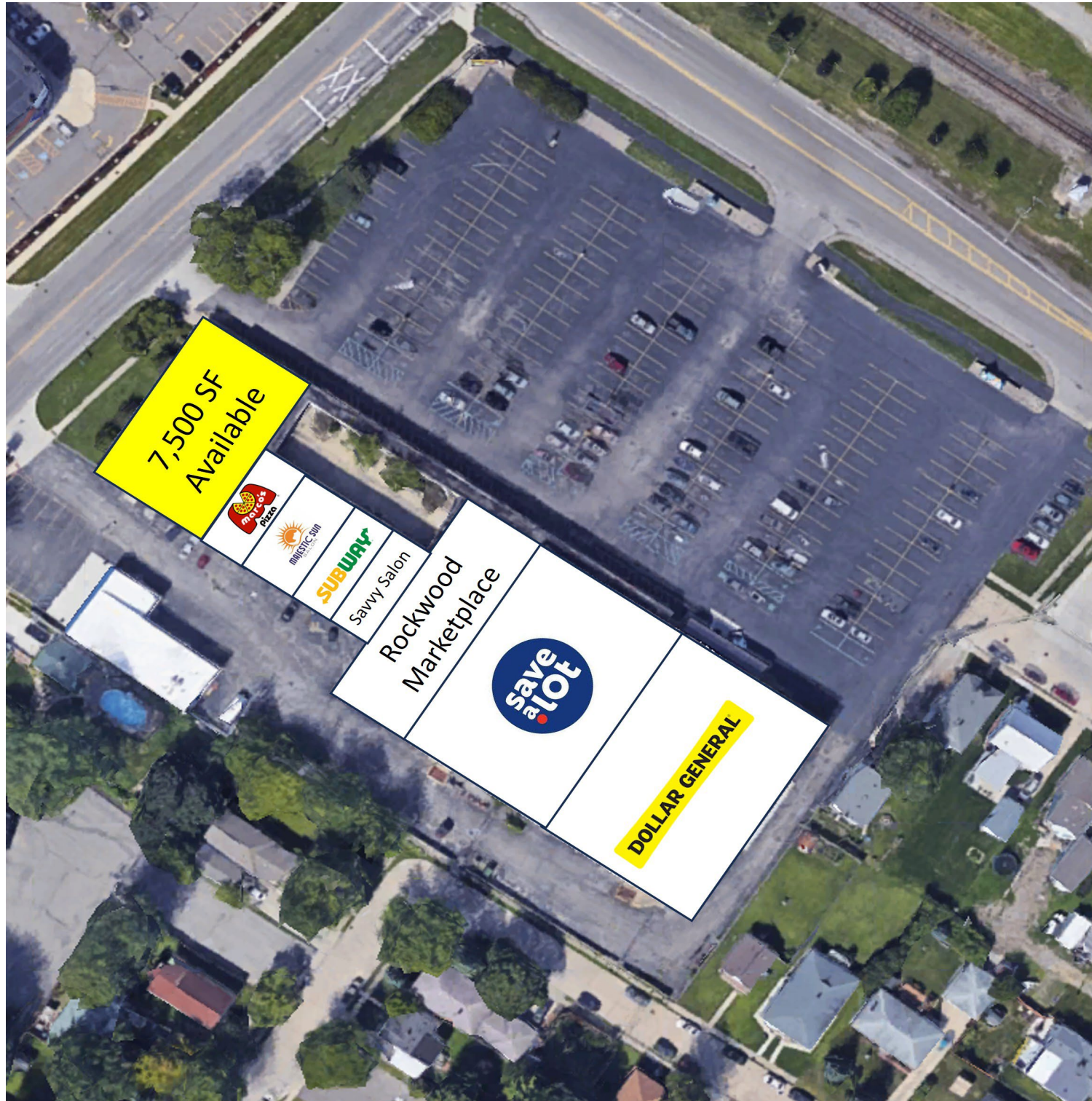


AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Join Dollar General, Save a Lot, Marco's Pizza & Subway.
- 7,500 SF End-Cap Available in a Grocery Anchored Neighborhood Center.
- Located directly off I-75 Freeway.
- Strong Residential Community in the immediate area with an average household income in a 1 MI radius over \$87,000.
- Situated minutes from the Ford Flat Rock Assembly Plant with over 3,600 employees.





DOLLAR GENERAL

World-Class Vehicles
FLAT ROCK ASSEMBLY
Built by World-Class People

McDonald's
Tim Hortons
TACO BELL

FIFTH THIRD BANK

Hungry Howie's
FLAVORED CRUST PIZZA

Kroger

Wendy's

Carlson High School
(1,100k+ Students)

INTERSTATE
75

Rockwood City Hall

Benito's
7 ELEVEN
Mobil

MARCO'S
Save a lot
SUBWAY
DOLLAR GENERAL

RITE AID

POPULATION	2 MILE	5 MILE	10 MILE
2010 Population	11,979	59,363	190,695
2022 Population	12,329	62,550	198,781
2027 Population Projection	12,596	64,147	203,512
Annual Growth 2010-2022	0.20%	0.40%	0.30%
Annual Growth 2022-2027	0.40%	0.50%	0.50%
Median Age	40	41	41
Bachelor's Degree or Higher	20%	20%	21%

POPULATION BY RACE	2 MILE	5 MILE	10 MILE
White	11,140	56,112	172,132
Black	606	3,057	15,338
American Indian/Alaskan Native	80	331	1,121
Asian	252	1,631	5,378
Hawaiian & Pacific Islander	0	1	19
Two or More Races	250	1,417	4,794
Hispanic Origin	724	3,943	12,018

HOUSEHOLDS	2 MILE	5 MILE	10 MILE
2010 Households	4,416	22,589	74,890
2023 Households	4,542	23,798	77,953
2028 Household Projection	4,643	24,411	79,806
Owner Occupied Households	3,628	19,115	60,143
Renter Occupied Households	1,015	5,296	19,663
Avg Household Income	\$103,296	\$94,429	\$86,940
Median Household Income	\$87,356	\$76,920	\$67,861

INCOME	2 MILE	5 MILE	10 MILE
\$25,000 - 50,000	959	4,697	15,627
\$50,000 - 75,000	630	4,286	14,897
\$75,000 - 100,000	523	3,430	10,016
\$100,000 - 125,000	514	2,566	8,319
\$125,000 - 150,000	602	2,332	5,952
\$150,000 - 200,000	548	2,426	6,012
\$200,000+	344	1,409	4,553

DAYTIME EMPLOYMENT	TWO MILE			FIVE MILE			TEN 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	2,151	241	9	14,321	1,424	10	53,170	5,498	10
Trade Transportation & Utilities	808	51	16	2,965	222	13	14,169	957	15
Information	10	3	3	68	14	5	836	78	11
Financial Activities	143	34	4	1,119	195	6	3,490	676	5
Professional & Business Services	112	29	4	845	175	5	4,489	643	7
Education & Health Services	478	44	11	5,280	415	13	14,422	1,755	8
Leisure & Hospitality	314	32	10	2,112	176	12	8,918	587	15
Other Services	151	37	4	926	175	5	4,075	632	6
Public Administration	135	11	12	1,006	52	19	2,771	170	16
Goods-Producing Industries	285	28	10	4,805	166	29	8,625	533	16
Natural Resources & Mining	112	2	56	136	9	15	285	32	9
Construction	73	18	4	491	110	4	1,921	350	5
Manufacturing	100	8	13	4,178	47	89	6,419	151	43
Total	2,436	269	9	19,126	1,590	12	61,795	6,031	10

EXCLUSIVELY LISTED BY:

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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.*