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PROPERTY INFORMATION

Property Address 4033 Fenton Road

City/Township Burton

Building Size 11,440 SF

Land Size 3.14 AC


Space Available 11,440 SF

Lease Rate \$12.00 NNN

Zoning C-2 (General Business)

Parking 40 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)



POPULATION
132,235 PEOPLE




MEDIAN AGE
38.4 YEARS OLD




HOUSEHOLDS
55,675



CONSUMER SPENDING
\$1.3 BILLION ANNUALLY



AVG HOUSEHOLD INCOME
\$57,844/ANNUALLY



DAYTIME POPULATION
83,788 PEOPLE

AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Located on the busy hard corner of Fenton and Bristol in Burton, which has high visibility and accessibility, ensuring a steady flow of customers and maximizing the potential for business success.
- Former Rite Aid available for lease or redevelopment.
- Building has an existing drive thru.
- The nearby GM assembly plant employs 6,282 people with a total of \$602 Million in taxable wages.
- Nearby Retailers include O'Reilly's, Dollar Tree, Rent-a-Center, Walgreens, Kroger's and many more!
- Access to two pylon signs on Fenton Rd and Bristol Rd giving you extensive exposure.



 **Baker College**

Walgreens

metro
by T-Mobile

O'Reilly
AUTO PARTS

FENTON RD (19,463 VPD)

BRISTOL RD (25,440 VPD)





POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	10,446	55,287	127,256
2024 Population	9,955	54,930	132,235
2029 Population Projection	9,758	54,307	131,863
Annual Growth 2020-2024	-1.2%	-0.2%	1.0%
Annual Growth 2024-2029	-0.4%	-0.2%	-0.1%
Median Age	36.8	37.3	38.4
Bachelor's Degree or Higher	11%	14%	16%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	7,544	37,718	80,780
Black	1,490	12,099	39,051
American Indian/Alaskan Native	35	199	431
Asian	58	570	1,625
Hawaiian & Pacific Islander	2	17	43
Two or More Races	826	4,328	10,305
Hispanic Origin	566	2,709	6,351

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	4,346	23,164	53,920
2024 Households	4,109	22,957	55,675
2029 Household Projection	4,022	22,682	55,444
Owner Occupied Households	2,316	12,477	31,451
Renter Occupied Households	1,706	10,204	23,994
Avg Household Income	\$45,528	\$52,381	\$57,844
Median Household Income	\$35,675	\$40,615	\$42,986

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,120	6,821	15,190
\$50,000 - 75,000	761	4,087	10,480
\$75,000 - 100,000	361	2,036	4,923
\$100,000 - 125,000	151	1,339	3,742
\$125,000 - 150,000	67	632	1,905
\$150,000 - 200,000	141	564	1,690
\$200,000+	0	266	1,239

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	2,237	304	7	28,188	3,236	9	71,997	8,674	8
Trade Transportation & Utilities	497	64	8	5,710	453	13	15,452	1,055	15
Information	228	5	46	809	61	13	1,313	121	11
Financial Activities	206	61	3	2,376	443	5	5,069	888	6
Professional & Business Services	296	50	6	3,763	513	7	8,410	1,066	8
Education & Health Services	362	36	10	5,591	897	6	23,247	3,766	6
Leisure & Hospitality	408	30	14	3,539	248	14	7,569	519	15
Other Services	234	56	4	2,394	466	5	5,830	1,041	6
Public Administration	6	2	3	4,006	155	26	5,107	218	23
Goods-Producing Industries	157	23	7	8,636	289	30	11,791	537	22
Natural Resources & Mining	1	1	1	34	3	11	52	9	6
Construction	96	15	6	1,461	191	8	2,478	330	8
Manufacturing	60	7	9	7,141	95	75	9,261	198	47
Total	2,394	327	7	36,824	3,525	10	83,788	9,211	9

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.*