

# FOR LEASE

The logo for CMP, featuring the letters 'CMP' in a bold, white, sans-serif font. To the left of the text is a graphic element consisting of three vertical bars of increasing height, followed by a horizontal bar.

32211 Mound Rd | **Warren, MI**

**SAINT ANNE'S PLAZA**

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# PROPERTY OVERVIEW

## PROPERTY INFORMATION

<b>Property Address</b>	32251 Mound Road
<b>City/Township</b>	Warren, MI
<b>Space Available</b>	7,503 SF
<b>Min. Space Available</b>	966 SF
<b>Max. Space Available</b>	3,916 SF
<b>Zoning</b>	C-2
<b>Parking</b>	33 Spaces
<b>Asking Rental Rate</b>	\$25.00 PSF
<b>Estimated NNN's</b>	TBD

## DEMOGRAPHICS (5-MILE RADIUS)

 291,976 PEOPLE	 \$82,842 AVG. HOUSEHOLD INCOME
 118,782 HOUSEHOLDS	 \$3.5 B OF CONSUMER SPENDING

## PROPERTY HIGHLIGHTS

### AREA TRAFFIC DRIVERS

Highly visible retail location along Mound Road, one of Warren's primary commercial corridors, offering strong daily traffic exposure and prominent signage opportunities.

### MODERNIZED LAYOUTS

Modernized retail project designed to accommodate today's retail, service, or restaurant users with updated curb appeal and efficient layouts.

### HIGH CONSUMER DEMAND

Located in Warren, the largest city in Macomb County, surrounded by dense residential neighborhoods, established retail, and major employment centers supporting consistent consumer demand.

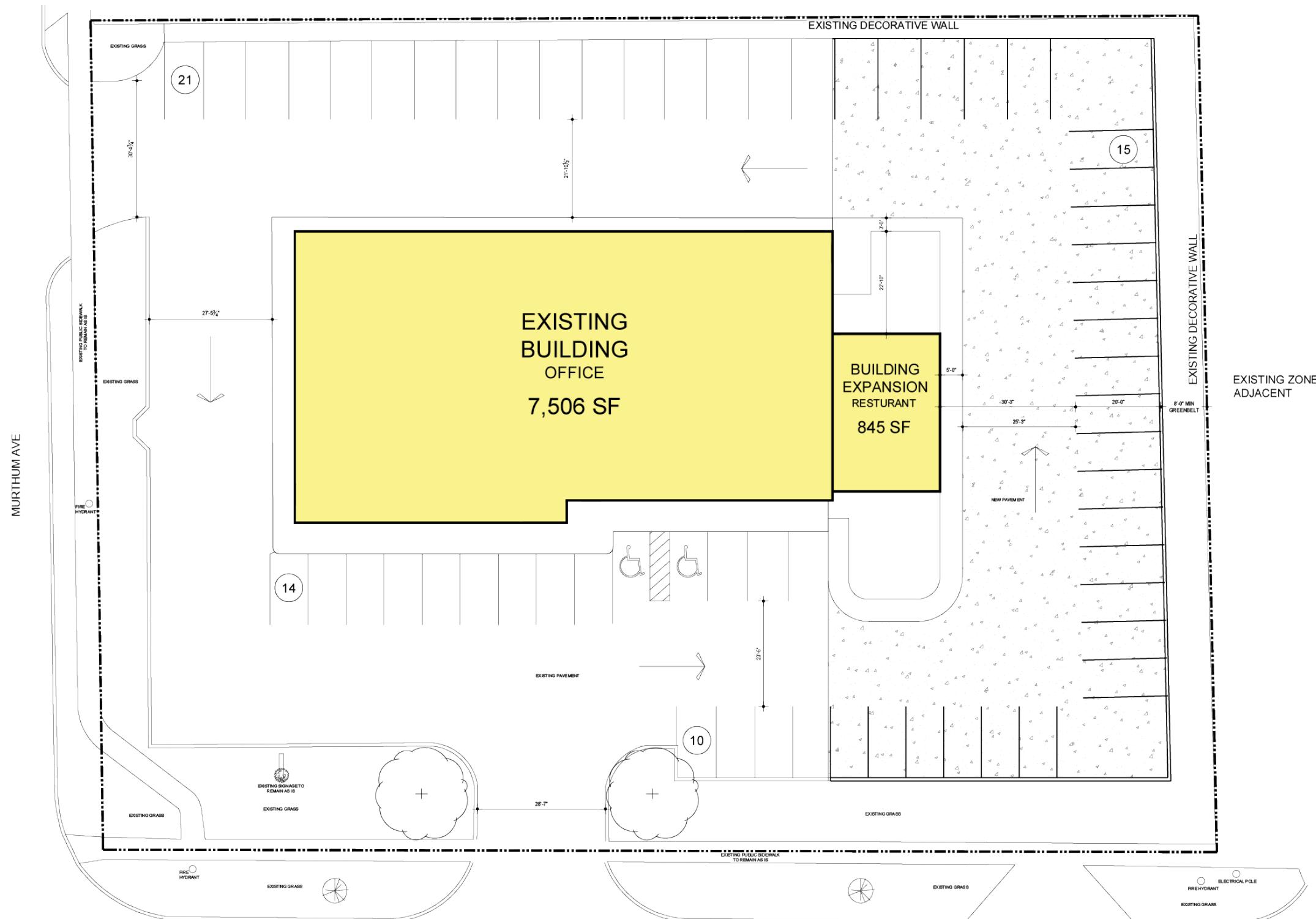
### EASY ACCESS

Easy access from Mound Road with convenient connections to surrounding arterial roads, supporting both local and commuter traffic.

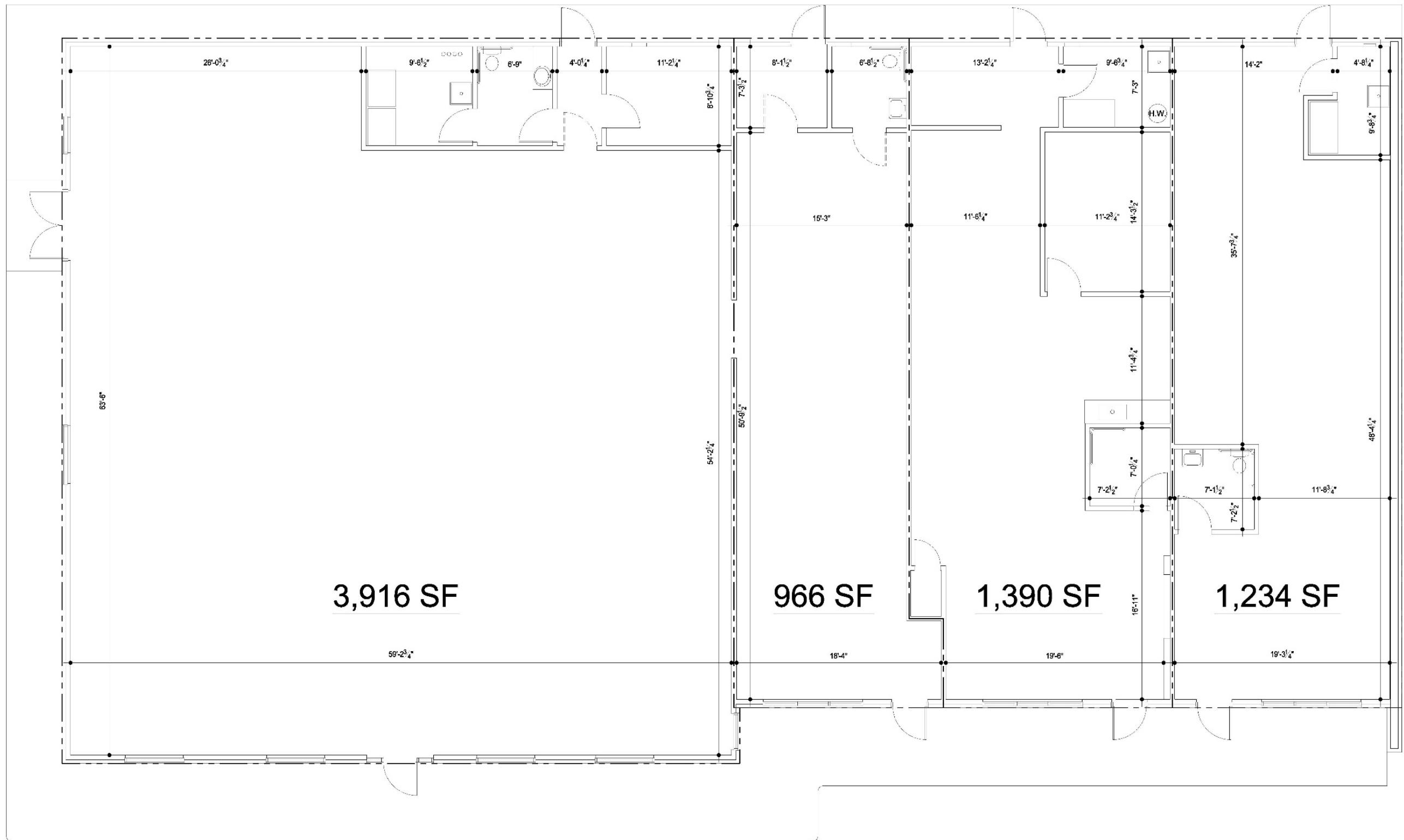
## AREA TENANTS

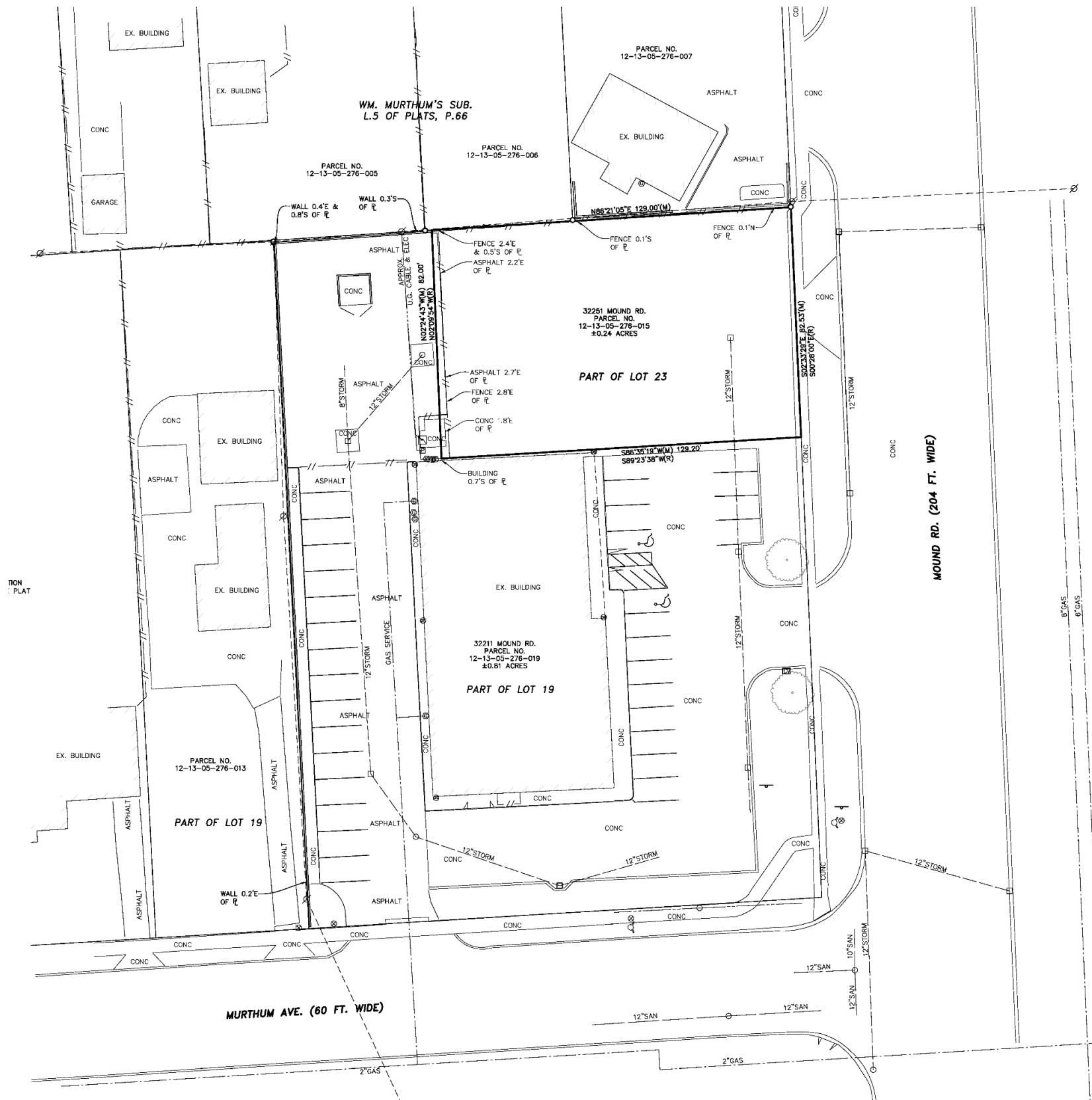


# SITE PLAN



# FLOOR PLAN





# RENDERINGS



# AERIAL



# DEMOCRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	7,565	102,633	299,601
2024 Population	7,365	100,527	291,976
2029 Population Projection	7,264	99,297	288,181
Annual Growth 2020-2024	-0.7%	-0.5%	-0.6%
Annual Growth 2024-2029	-0.3%	-0.2%	-0.3%
HOUSEHOLDS			
2020 Households	3,051	40,622	121,799
2024 Households	2,969	39,776	118,782
2029 Household Projection	2,928	39,279	117,240
Annual Growth 2020-2024	-0.1%	0.2%	0.1%
Annual Growth 2024-2029	-0.3%	-0.3%	-0.3%
Avg Household Size	2.40	2.50	2.40
Avg Household Vehicles	2.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$71,222	\$79,099	\$82,842
Median Household Income	\$59,612	\$62,688	\$65,621

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$174,384	\$188,410	\$191,247
Median Year Built	1961	1968	1967
Owner Occupied Households	2,079	27,946	82,654
Renter Occupied Households	849	11,333	34,586
HOUSING COMPOSITION			
1-Person Households	997	12,579	38,372
2-Person Households	901	12,195	37,183
3-Person Households	427	5,959	17,938
4-Person Households	355	5,059	14,592
5-Person Households	169	2,501	6,915
6-Person Households	90	982	2,584
7-Person Households	29	501	1,198
EMPLOYMENT			
Civilian Employed	3,655	50,119	149,749
Civilian Unemployed	136	1,687	4,799
Civilian Non-Labor Force	2,312	31,866	87,528

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