



PROPERTY INFORMATION

Property Address	36865 26 Mile Road
City/Township	Lenox Township
Land Size (AC)	0.75 Pad Available
Asking Rental Rate	Contact Broker

DEMOGRAPHICS (FIVE-MILE RADIUS)

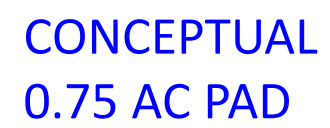
 POPULATION 54,429 PEOPLE	 MEDIAN AGE 40 YEARS OLD
 HOUSEHOLDS 19,647	 CONSUMER SPENDING \$661.1 MILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$93,692/ANNUALLY	 DAYTIME EMPLOYEES 13,529 EMPLOYEES

AREA TENANTS



PROPERTY HIGHLIGHTS

- Redevelopment opportunity available for ground lease or build to-suit in Lenox Township.
- Available options include Lease, Ground Lease, or Build-to-Suit.
- Recent developments in the immediate area include Meijer, Beaumont Health, Acension St John Health, McLaren Health, Taco Bell, and Jiffy Lube totaling over 350,000 SF of development.
- 26 Mile Road features over 20,000 VPD and this site has immediate access to I-94 freeway.





POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	1,113	21,272	49,969
2023 Population	1,335	23,683	54,429
2028 Population Projection	1,373	24,113	55,184
Annual Growth 2010-2022	1.50%	0.90%	0.70%
Annual Growth 2023-2028	0.60%	0.40%	0.30%
Median Age	41.8	39.7	40
Bachelor's Degree or Higher	11%	20%	22%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	834	19,488	45,417
Black	437	3,215	6,513
American Indian/Alaskan Native	10	107	234
Asian	18	259	714
Hawaiian & Pacific Islander	0	7	23
Two or More Races	36	607	1,528
Hispanic Origin	61	839	1,923

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	247	6,974	17,902
2023 Households	335	7,855	19,647
2028 Household Projection	350	8,013	19,940
Owner Occupied Households	317	6,935	15,946
Renter Occupied Households	33	1,079	3,994
Avg Household Income	\$76,331	\$93,642	\$93,692
Median Household Income	\$69,749	\$75,139	\$74,988

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	55	1,407	3,643
\$50,000 - 75,000	62	1,422	3,446
\$75,000 - 100,000	70	991	2,546
\$100,000 - 125,000	25	932	2,431
\$125,000 - 150,000	46	740	1,654
\$150,000 - 200,000	17	806	1,945
\$200,000+	2	465	1,246

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	720	66	11	4,357	422	10	11,456	1,405	8
Trade Transportation & Utilities	412	20	21	1,094	88	12	2,565	254	10
Information	4	1	4	104	11	9	251	33	8
Financial Activities	34	9	4	203	54	4	1,013	166	6
Professional & Business Services	11	2	6	302	58	5	1,187	168	7
Education & Health Services	87	22	4	1,413	99	14	3,754	483	8
Leisure & Hospitality	100	7	14	512	47	11	1,298	114	11
Other Services	72	5	14	267	54	5	786	161	5
Public Administration	0	0	-	462	11	42	602	26	23
Goods-Producing Industries	80	7	11	642	82	8	2,073	213	10
Natural Resources & Mining	0	0	-	13	4	3	43	15	3
Construction	18	3	6	229	48	5	513	124	4
Manufacturing	62	4	16	400	30	13	1,517	74	21
Total	800	73	11	4,999	504	10	13,529	1,618	8



EXCLUSIVELY LISTED BY:

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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 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.

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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*



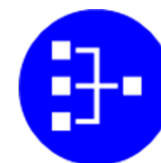
MARKET ANALYSIS
*Market Research
& Site Evaluations*



NATIONAL RELATIONSHIPS
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across the U.S.*



TEAMWORK
*Innovative
Solutions*



SHARED DATABASE
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across the U.S.*