



NICHOLAS SHABA
ASSOCIATE

nshaba@cmprealestategroup.com

ERIK ELWELL
ASSOCIATE

eelwell@cmprealestategroup.com

JOSEPH FARIDA
ASSOCIATE

jfarida@cmprealestategroup.com

6476 Orchard Lake Road | Suite A | West Bloomfield | Michigan | 48322

Phone: 248.538.2000 | www.cmprealestategroup.com

PROPERTY INFORMATION

Property Address	7275 Cooley Lake Road
City/Township	West Bloomfield
Building Size	7,600 SF
Space Available	1,200 SF
Asking Rental Rate	\$16.00 PSF
Building Built	2017
Parking	38 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)



POPULATION
131,717 PEOPLE



HOUSEHOLDS
53,862



AVG HOUSEHOLD INCOME
\$113,352/ANNUALLY



MEDIAN AGE
44.5 YEARS OLD



CONSUMER SPENDING
\$1.9 BILLION ANNUALLY



DAYTIME EMPLOYEES
36,199 EMPLOYEES

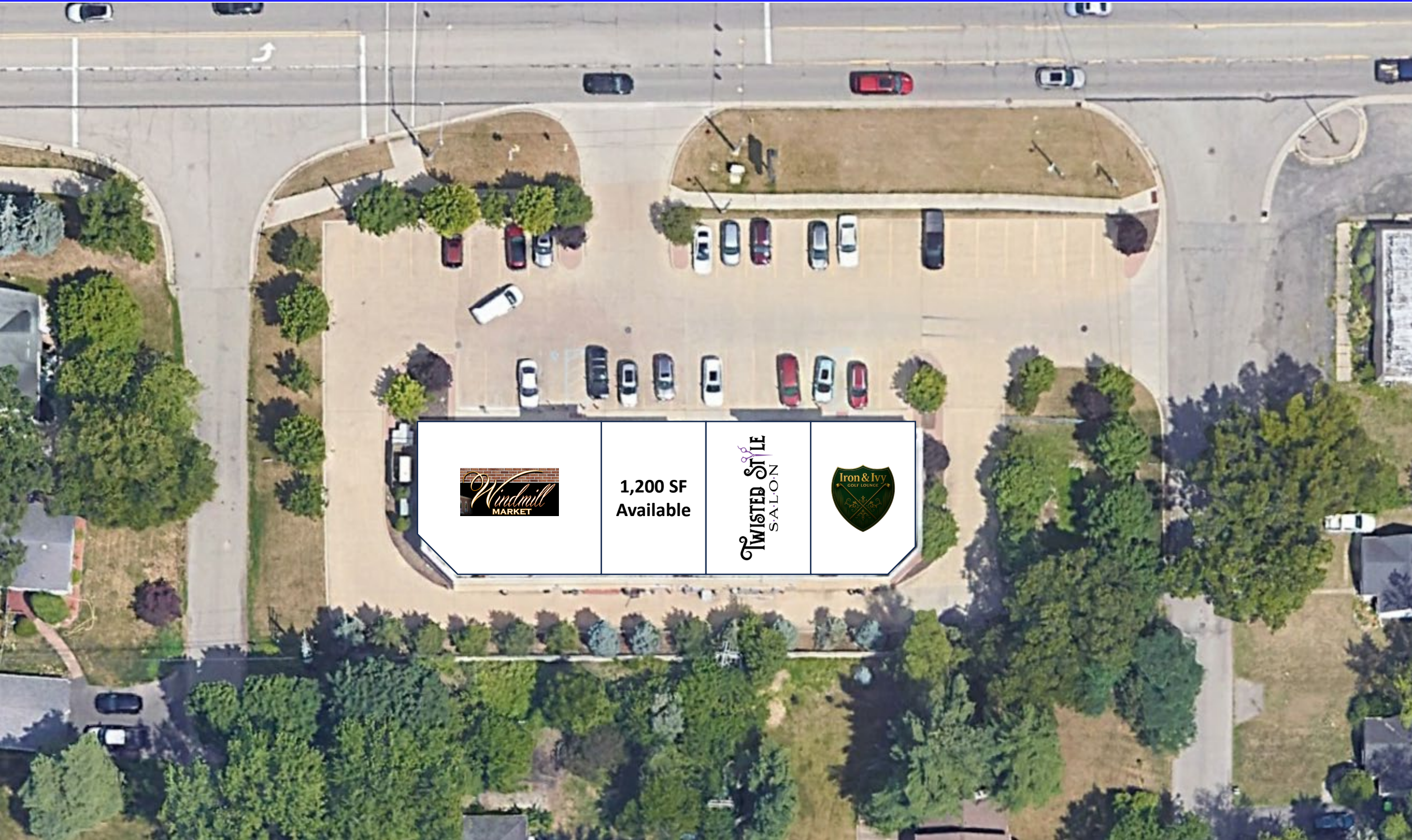
AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Prime location in West Bloomfield Township, directly across from Oakland Community College, ensuring high visibility to students and locals.
- Situated in a densely populated area with 131,000 residents within 5 miles and an average household income exceeding \$100,000, offering a substantial and affluent customer base.
- Located on Cooley Lake Rd, which sees an average of 20,000 vehicles per day, ensuring significant exposure.
- Zoned B-1 for versatile use (e.g., medical, financial, dining), and set in a lively district with retail, schools, and residential areas nearby.







POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	6,121	51,981	132,617
2024 Population	6,077	51,860	131,717
2029 Population Projection	6,028	51,487	130,656
Annual Growth 2020-2024	-0.20%	-0.10%	-0.20%
Annual Growth 2024-2029	-0.20%	-0.10%	-0.20%
Median Age	43.8	43.6	44.5
Bachelor's Degree or Higher	35%	39%	38%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	5,039	43,403	107,986
Black	339	2,325	7,329
American Indian/Alaskan Native	11	71	193
Asian	174	1,586	4,246
Hawaiian & Pacific Islander	1	10	57
Two or More Races	513	4,464	11,907
Hispanic Origin	286	2,162	6,341

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	2,757	21,007	54,181
2024 Households	2,733	20,967	53,862
2029 Household Projection	2,710	20,814	53,431
Owner Occupied Households	1,916	16,921	41,808
Renter Occupied Households	794	3,893	11,622
Avg Household Income	\$91,787	\$112,141	\$113,352
Median Household Income	\$69,763	\$90,270	\$87,473

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	516	3,203	8,803
\$50,000 - 75,000	487	3,280	8,421
\$75,000 - 100,000	405	2,603	7,018
\$100,000 - 125,000	238	2,456	5,926
\$125,000 - 150,000	215	2,053	4,507
\$150,000 - 200,000	176	2,465	5,664
\$200,000+	236	2,496	7,318

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	1,277	195	7	7,145	1,148	6	32,145	4,370	7
Trade Transportation & Utilities	203	38	5	839	144	6	6,369	664	10
Information	17	3	6	140	20	7	1,257	92	14
Financial Activities	136	34	4	778	156	5	2,427	516	5
Professional & Business Services	254	33	8	1,006	196	5	3,766	630	6
Education & Health Services	245	22	11	2,236	381	6	9,064	1,453	6
Leisure & Hospitality	259	22	12	1,198	90	13	4,758	400	12
Other Services	163	43	4	856	156	5	3,149	555	6
Public Administration	0	0	-	92	5	18	1,355	60	23
Goods-Producing Industries	93	23	4	874	150	6	4,054	467	9
Natural Resources & Mining	0	0	-	26	2	13	60	14	4
Construction	63	19	3	468	114	4	1,647	324	5
Manufacturing	30	4	8	380	34	11	2,347	129	18
Total	1,370	218	6	8,019	1,298	6	36,199	4,837	7



EXCLUSIVELY LISTED BY:

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(P): 248.538.2000
(F): 248.538.9905



Email: info@cmprealestategroup.com
Website: www.cmprealestategroup.com

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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.*