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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


MEDIAN AGE
 44.5 YEARS OLD


HOUSEHOLDS
 53,862


CONSUMER SPENDING
 \$1.9 BILLION ANNUALLY


AVG HOUSEHOLD INCOME
 \$113,352/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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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 be 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.

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