

FOR LEASE

PHASE II DEVELOPMENT



 **TARGET**
COMING SOON

PHASE II DEVELOPMENT PAD

1208 South Irish Rd | Davison, MI

DAVISON SHOPPES

ERIK ELWELL
ASSOCIATE
eelwell@cmprealestategroup.com

ANTHONY SESI
VICE PRESIDENT
asesi@cmprealestategroup.com

CHRIS JONNA
PRESIDENT
cjonna@cmprealestategroup.com

PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	1208 South Irish Road
City/Township	Davison, MI
Building Size	150,545 SF
Shopping Center Size	8,352 SF
Parking	554 Spaces
Asking Rental Rate	Contact Broker
Estimated NNN's	\$7.00 PSF

DEMOGRAPHICS (5-MILE RADIUS)

 65,292 PEOPLE	 \$69,359 AVG. HOUSEHOLD INCOME
 26,496 HOUSEHOLDS	 \$742.6 M OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

- New retail development located on Irish & Lapeer Roads in Davison, MI. Delivery is anticipated for Q3 of 2026.
- Strong existing Co-tenancy and daily traffic drivers including Target, Taco Bell, Detroit Wing Company, Team Rehab and Hamlin Pub.
- Target is under construction directly behind the subject property and is expected to open in 2027.
- Area tenants include national and regional tenants such as, Meijer, Menards, Tractor Supply, Starbucks and more.

JOIN



AREA TENANTS



SITE PLAN



PHOTOS



RENDERING



AERIAL



DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	5,414	30,927	68,214
2024 Population	4,925	28,634	63,013
2029 Population Projection	4,781	27,902	61,369
Annual Growth 2020-2024	-2.3%	-1.9%	-1.9%
Annual Growth 2024-2029	-0.6%	-0.5%	-0.5%
HOUSEHOLDS			
2020 Households	2,635	13,582	28,725
2024 Households	2,397	12,610	26,572
2029 Household Projection	2,326	12,294	25,886
Annual Growth 2020-2024	-1.6%	-0.8%	-1.0%
Annual Growth 2024-2029	-0.6%	-0.5%	-0.5%
Avg Household Size	2.00	2.20	2.30
Avg Household Vehicles	2.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$68,866	\$77,741	\$74,383
Median Household Income	\$51,068	\$60,324	\$58,008

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$189,385	\$171,518	\$166,389
Median Year Built	1977	1974	1972
Owner Occupied Households	696	8,029	18,074
Renter Occupied Households	1,648	4,216	7,867
HOUSING COMPOSITION			
1-Person Households	1,015	4,354	8,478
2-Person Households	798	4,304	8,960
3-Person Households	322	1,791	4,146
4-Person Households	168	1,269	2,976
5-Person Households	88	606	1,417
6-Person Households	26	182	455
7-Person Households	10	56	192
EMPLOYMENT			
Civilian Employed	2,783	14,765	30,085
Civilian Unemployed	85	424	1,279
Civilian Non-Labor Force	1,125	8,324	20,085

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ASSOCIATE
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VICE PRESIDENT
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PRESIDENT
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cjonna@cmprealestategroup.com

www.cmprealestategroup.com
6476 Orchard Lake Rd | Suite A
West Bloomfield, MI | 48322

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