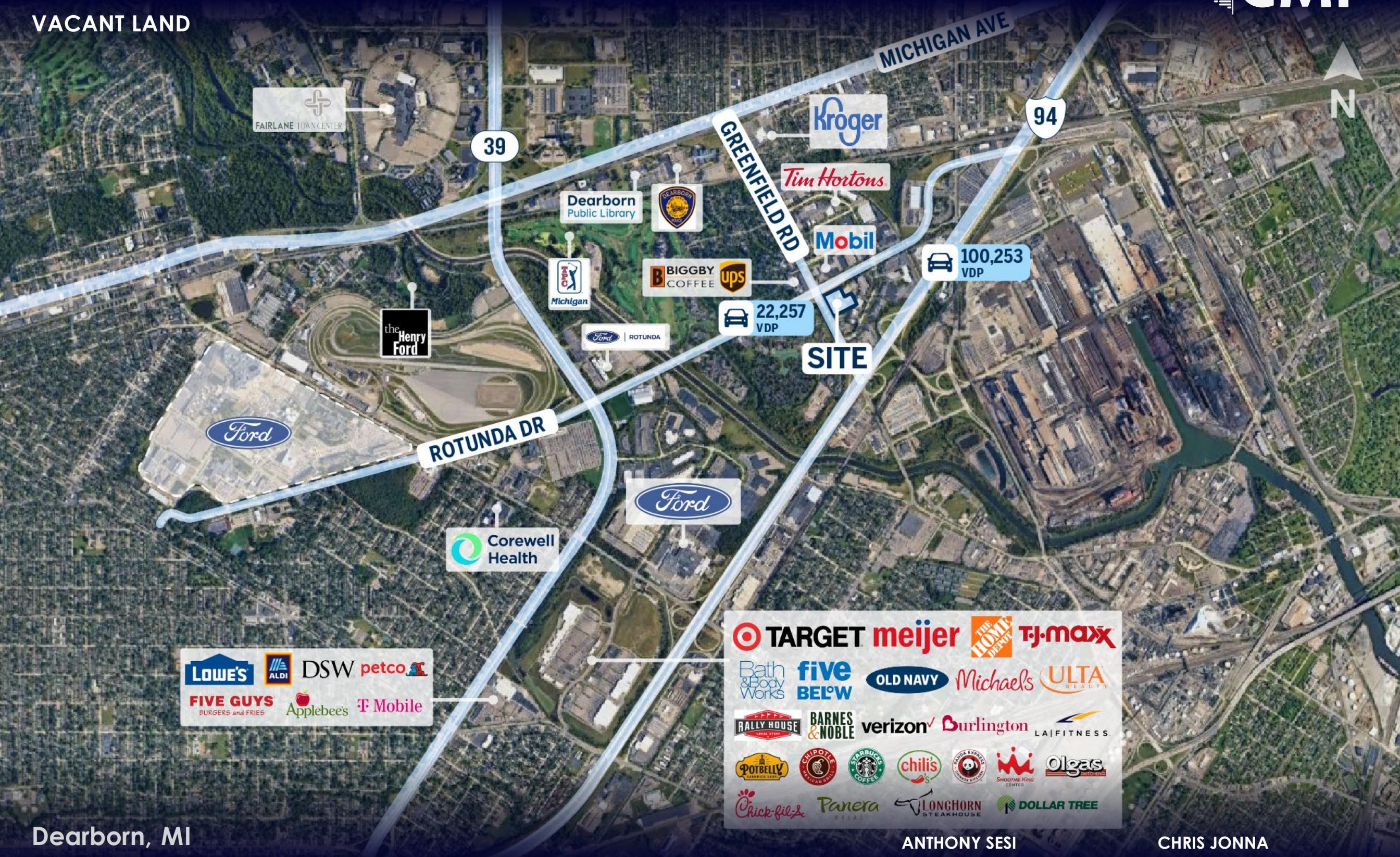


GROUND LEASE / BTS OPPORTUNITY



VACANT LAND



Dearborn, MI

3200 GREENFIELD ROAD

ANTHONY SESI
VICE PRESIDENT
asesi@cmprealestategroup.com

CHRIS JONNA
PRESIDENT
cjonna@cmprealestategroup.com

PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	3200 Greenfield Rd
City/Township	Dearborn, MI
Building Size	4,500 SF
Parking	143 Spaces
Zoning	BA – Local Zoning District
Asking Rental Rate	Contact Broker
Estimated NNN's	TBD

DEMOGRAPHICS (5-MILE RADIUS)

 **342,708**
PEOPLE

 **\$63,530**
AVG. HOUSEHOLD INCOME

 **122,295**
HOUSEHOLDS

 **\$3.1 B**
OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

- Ground Lease / Build-to-Suit Opportunity; Located on Greenfield Road and I-94, in Dearborn, MI.
- Directly adjacent to Ford Motor Company's Dearborn Campus, with thousands of employees nearby driving daily daytime traffic.
- Immediate access to I-94 and M-39 (Southfield Freeway), providing convenient access and strong commuter exposure.
- Strong demographics withing a 3-mile radius, including dense residential neighborhoods and established Dearborn communities.

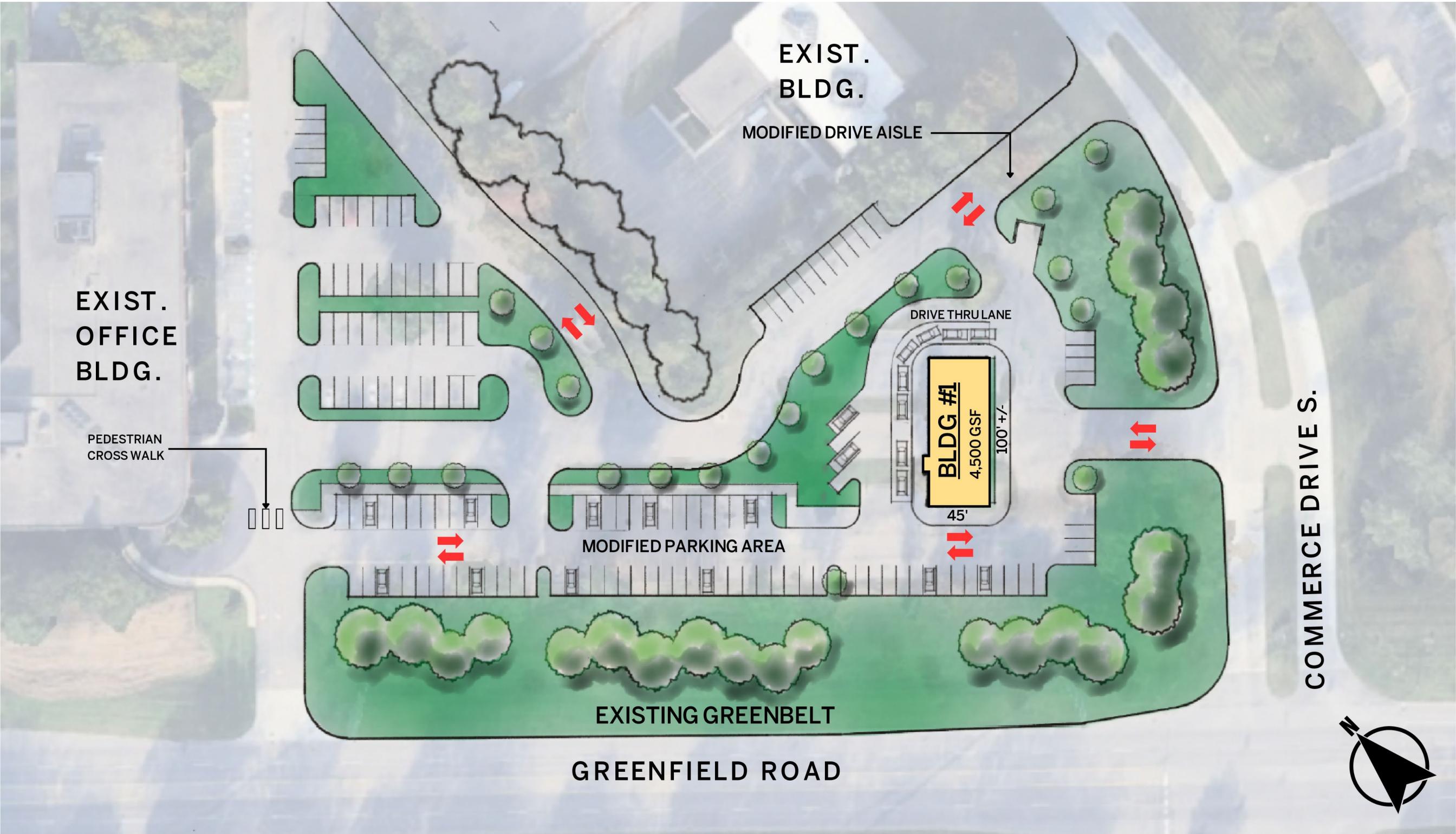
AREA TENANTS



SITE PLAN (1)



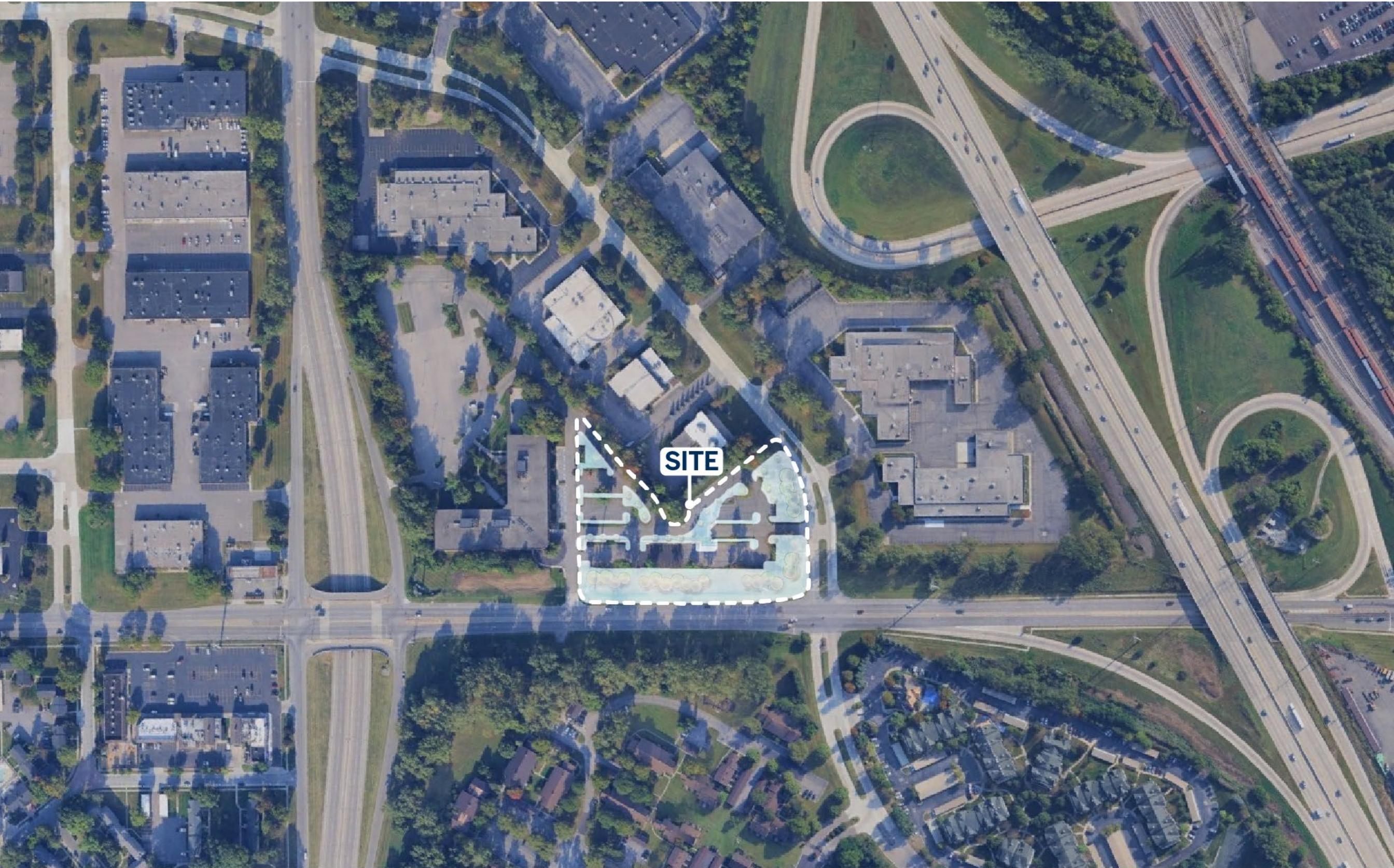
SITE PLAN (2)



AERIAL (1)



AERIAL (2)



DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	6,323	115,518	354,949
2024 Population	6,038	103,979	342,708
2029 Population Projection	5,866	99,739	333,761
Annual Growth 2020-2024	-1.1%	-2.5%	-0.9%
Annual Growth 2024-2029	-0.6%	-0.8%	-0.5%
HOUSEHOLDS			
2020 Households	2,360	37,556	126,208
2024 Households	2,312	34,060	122,295
2029 Household Projection	2,258	32,724	119,175
Annual Growth 2020-2024	0.3%	-0.8%	-0.2%
Annual Growth 2024-2029	-0.5%	-0.8%	-0.5%
Avg Household Size	2.50	2.90	2.70
Avg Household Vehicles	1.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$99,563	\$63,815	\$63,530
Median Household Income	\$68,790	\$44,299	\$45,538

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$215,335	\$137,757	\$121,071
Median Year Built	1970	1952	1951
Owner Occupied Households	980	18,556	71,848
Renter Occupied Households	1,278	14,167	47,327
HOUSING COMPOSITION			
1-Person Households	866	10,289	37,369
2-Person Households	602	7,724	31,393
3-Person Households	284	4,794	19,104
4-Person Households	209	4,059	15,085
5-Person Households	185	3,236	9,968
6-Person Households	95	2,116	5,462
7-Person Households	70	1,843	3,914
EMPLOYMENT			
Civilian Employed	2,423	38,747	138,956
Civilian Unemployed	100	1,836	7,170
Civilian Non-Labor Force	2,171	37,418	115,971

GROUND LEASE / BTS OPPORTUNITY | VACANT LAND



ANTHONY SESI
VICE PRESIDENT
248 538 2000
asesi@cmprealestategroup.com

CHRIS JONNA
PRESIDENT
248 538 2000
cjonna@cmprealestategroup.com

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



The information contained in this Offering Memorandum 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 purchaser 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. All financial projections are based on assumptions relating to anticipated results, the general economy, competition, and other factors beyond the control of the Property Owner ("Owner") and Broker and, therefore, are subject to material variation. Any projections an/or estimates may or may not be indicative of future performance, which may be significantly more or less favorable than that as reflected herein. This Offering Memorandum prepared by Broker, does not constitute an indication that there has been no change in the business or affairs of the Property or the Owners 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 buyers. Neither Owner nor Broker nor any of their 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 Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or its contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental condition of the Property. Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at anytime with or without notice. Owner has no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchased of the Property has been fully delivered, and approve by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived. This Offering Memorandum and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited here in called the Contents), are of confidential nature. By accepting this Offering Memorandum, you unconditionally agree that you will hold and treat the Offering Memorandum and the Contents in the strictest confidence, that you will not photocopy or duplicate the Offering Memorandum or any part thereof, that you will not disclose the Offering Memorandum or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in the determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Offering Memorandum or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker. CMP Real Estate Group LLC. All Rights Reserved.