



**LANCE NUMAN**  
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**PROPERTY INFORMATION**

Property Address	607 N Rochester Road
City/Township	Clawson
Building Size	6,000 SF
Space Available	6,000 SF
Sales Price	\$1,099,000
Asking Rental Rate	\$13.00 PSF
Estimated NNN's	\$3.00 PSF

**AREA TENANTS & EMPLOYERS**



**DEMOGRAPHICS (FIVE-MILE RADIUS)**

 <b>POPULATION</b> 304,424 PEOPLE	 <b>MEDIAN AGE</b> 42 YEARS OLD
 <b>HOUSEHOLDS</b> 127,604	 <b>CONSUMER SPENDING</b> \$4.3 BILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$106,251/ANNUALLY	 <b>DAYTIME EMPLOYEES</b> 191,346 EMPLOYEES

**PROPERTY HIGHLIGHTS**

- Freestanding 6,000 SF building available for lease in Clawson, MI.
- Excellent retail/office location within minutes from I-75.
- Building was used as a auto parts store for many years with a bay door in the back to service deliveries/storage.
- Demographics include over 275,000 residents within a 5-mile radius.





<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2010 Population	10,379	98,210	296,918
2023 Population	10,103	101,013	304,424
2028 Population Projection	10,037	101,362	305,255
Annual Growth 2010-2022	-0.20%	0.20%	0.20%
Annual Growth 2022-2027	-0.10%	0.10%	0.10%
Median Age	42.9	41.4	42
Bachelor's Degree or Higher	39%	46%	45%

<b>POPULATION BY RACE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
White	9,045	77,309	237,135
Black	260	5,202	22,975
American Indian/Alaskan Native	39	332	817
Asian	509	15,737	35,440
Hawaiian & Pacific Islander	5	34	123
Two or More Races	246	2,400	7,933
Hispanic Origin	344	3,469	8,530

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2010 Households	4,756	43,880	124,445
2023 Households	4,626	45,079	127,604
2028 Household Projection	4,596	45,233	127,968
Owner Occupied Households	3,264	28,026	92,061
Renter Occupied Households	1,333	17,207	35,907
<b>Avg Household Income</b>	<b>\$85,244</b>	<b>\$96,506</b>	<b>\$106,251</b>
<b>Median Household Income</b>	<b>\$72,843</b>	<b>\$78,844</b>	<b>\$83,480</b>

<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
\$25,000 - 50,000	970	7,734	20,121
\$50,000 - 75,000	819	7,097	20,690
\$75,000 - 100,000	811	7,792	19,096
\$100,000 - 125,000	565	5,024	14,794
\$125,000 - 150,000	360	3,534	10,423
\$150,000 - 200,000	298	3,624	11,358
\$200,000+	199	3,764	14,609

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
<b>Service-Producing Industries</b>	<b>11,334</b>	<b>938</b>	<b>12</b>	<b>77,089</b>	<b>7,641</b>	<b>10</b>	<b>169,432</b>	<b>19,665</b>	<b>9</b>
Trade Transportation & Utilities	3,130	204	15	21,121	1,363	15	34,420	2,820	12
Information	647	52	12	3,301	244	14	5,614	437	13
Financial Activities	3,017	95	32	8,128	890	9	20,374	2,206	9
Professional & Business Services	1,512	184	8	16,942	1,444	12	32,334	3,359	10
Education & Health Services	928	172	5	11,413	2,289	5	42,727	7,586	6
Leisure & Hospitality	1,268	99	13	9,871	621	16	20,953	1,421	15
Other Services	705	122	6	4,122	705	6	9,330	1,665	6
Public Administration	127	10	13	2,191	85	26	3,680	171	22
<b>Goods-Producing Industries</b>	<b>1,778</b>	<b>182</b>	<b>10</b>	<b>14,214</b>	<b>911</b>	<b>16</b>	<b>21,914</b>	<b>1,667</b>	<b>13</b>
Natural Resources & Mining	0	0	-	72	7	10	153	21	7
Construction	487	85	6	2,930	412	7	5,927	835	7
Manufacturing	1,291	97	13	11,212	492	23	15,834	811	20
<b>Total</b>	<b>13,112</b>	<b>1,120</b>	<b>12</b>	<b>91,303</b>	<b>8,552</b>	<b>11</b>	<b>191,346</b>	<b>21,332</b>	<b>9</b>

## EXCLUSIVELY LISTED BY:

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