

# AVAILABLE



1167 & 1171 E Caro Road | Caro, MI

## PRIME CARO DEVELOPMENT

**BARRY LANDAU**

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# PROPERTY OVERVIEW

## PROPERTY INFORMATION

Property Address	1167 & 1171 East Caro Rd
City/Township	Caro, MI
Land Size	.75 AC
Lease Rate	Contact Broker
Sale Price	Contact Broker
Built-to-Suit	Contact Broker

## DEMOGRAPHICS (5-MILE RADIUS)



9,672  
PEOPLE



\$67,319  
AVG. HOUSEHOLD INCOME



3,991  
HOUSEHOLDS



\$108.6 M  
OF CONSUMER SPENDING

## PROPERTY HIGHLIGHTS

- HIGH-TRAFFIC DRIVERS**

Situated between national tenants Walmart and Aldi.
- HIGH-VISIBILITY**

115 ft of frontage on East Caro Road.
- UTILITIES**

City Water & City Sewer Available.

## NOTABLE TENANTS



## AREA DRAWS





AERIAL (2)





# LOT DIMENSIONS



# DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	2,025	7,604	9,672
2024 Population	2,067	7,727	9,797
2029 Population Projection	2,064	7,709	9,769
Annual Growth 2020-2024	0.5%	0.4%	0.3%
Annual Growth 2024-2029	0.0%	0.0%	-0.1%
HOUSEHOLDS			
2020 Households	799	3,172	3,991
2024 Households	817	3,223	4,045
2029 Household Projection	816	3,217	4,034
Annual Growth 2020-2024	1.3%	1.0%	0.9%
Annual Growth 2024-2029	0.0%	0.0%	-0.1%
Avg Household Size	2.30	2.20	2.30
Avg Household Vehicles	2.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$64,857	\$66,616	\$67,319
Median Household Income	\$46,730	\$52,348	\$53,313

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$121,292	\$105,164	\$112,637
Median Year Built	1979	1968	1970
Owner Occupied Households	558	2,195	2,878
Renter Occupied Households	258	1,021	1,156
HOUSING COMPOSITION			
1-Person Households	261	1,135	1,368
2-Person Households	284	1,098	1,417
3-Person Households	123	439	554
4-Person Households	84	318	405
5-Person Households	49	140	181
6-Person Households	11	59	78
7-Person Households	5	34	41
EMPLOYMENT			
Civilian Employed	845	3,109	3,998
Civilian Unemployed	71	259	293
Civilian Non-Labor Force	788	2,958	3,751



AVAILABLE | PRIME CARO PROPERTY

SITE



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E CARO RD

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