



For Lease

CVS Clawson Center • Property Highlights

110 N Rochester Road | Clawson, MI

- 5,870 SF Former Video Store attached to CVS Pharmacy
- Great Neighborhood Location with good Demographics and Ample Parking
- Traffic Counts of 27,000 on 14 Mile Road & 19,000 on Rochester Road

Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	12,458	104,378	315,282
AVG. INCOME	\$100,827	\$108,585	\$120,651
HOUSEHOLDS	6,041	48,612	136,119



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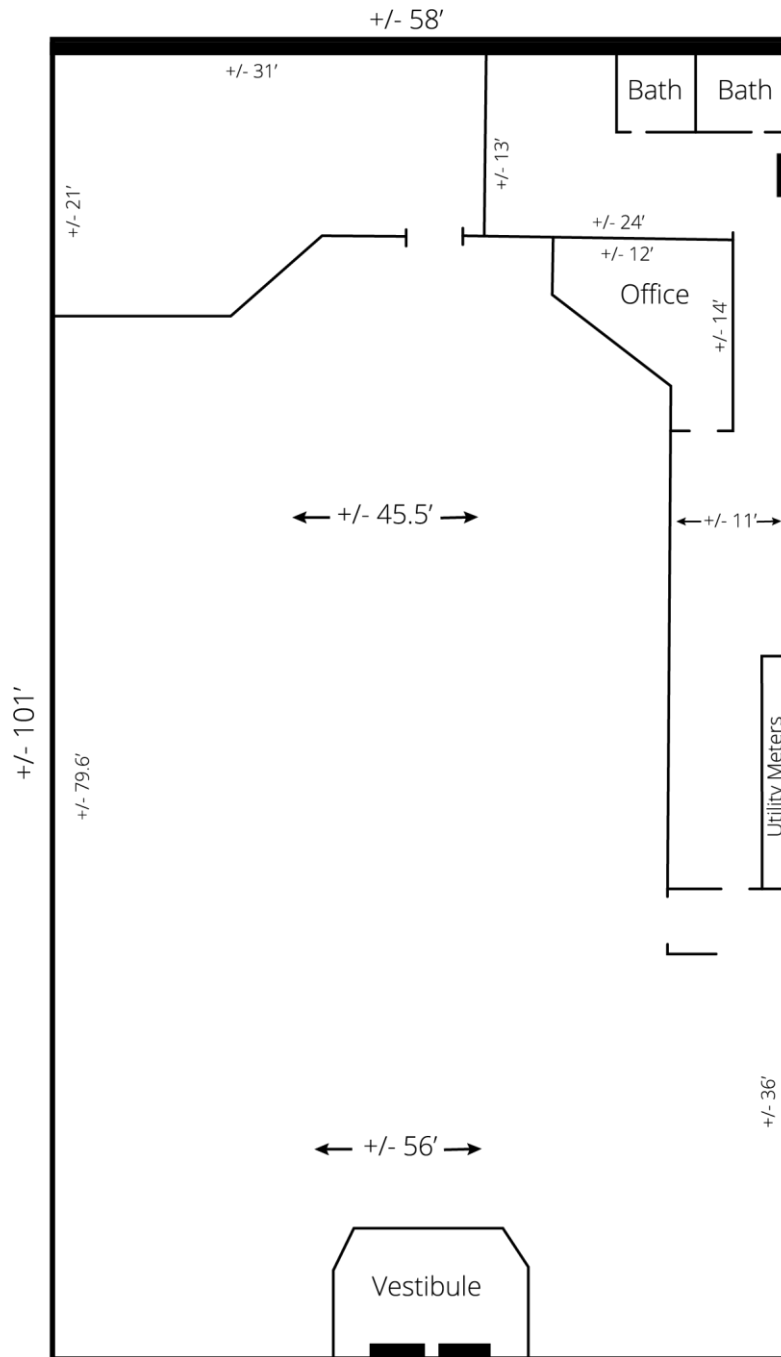
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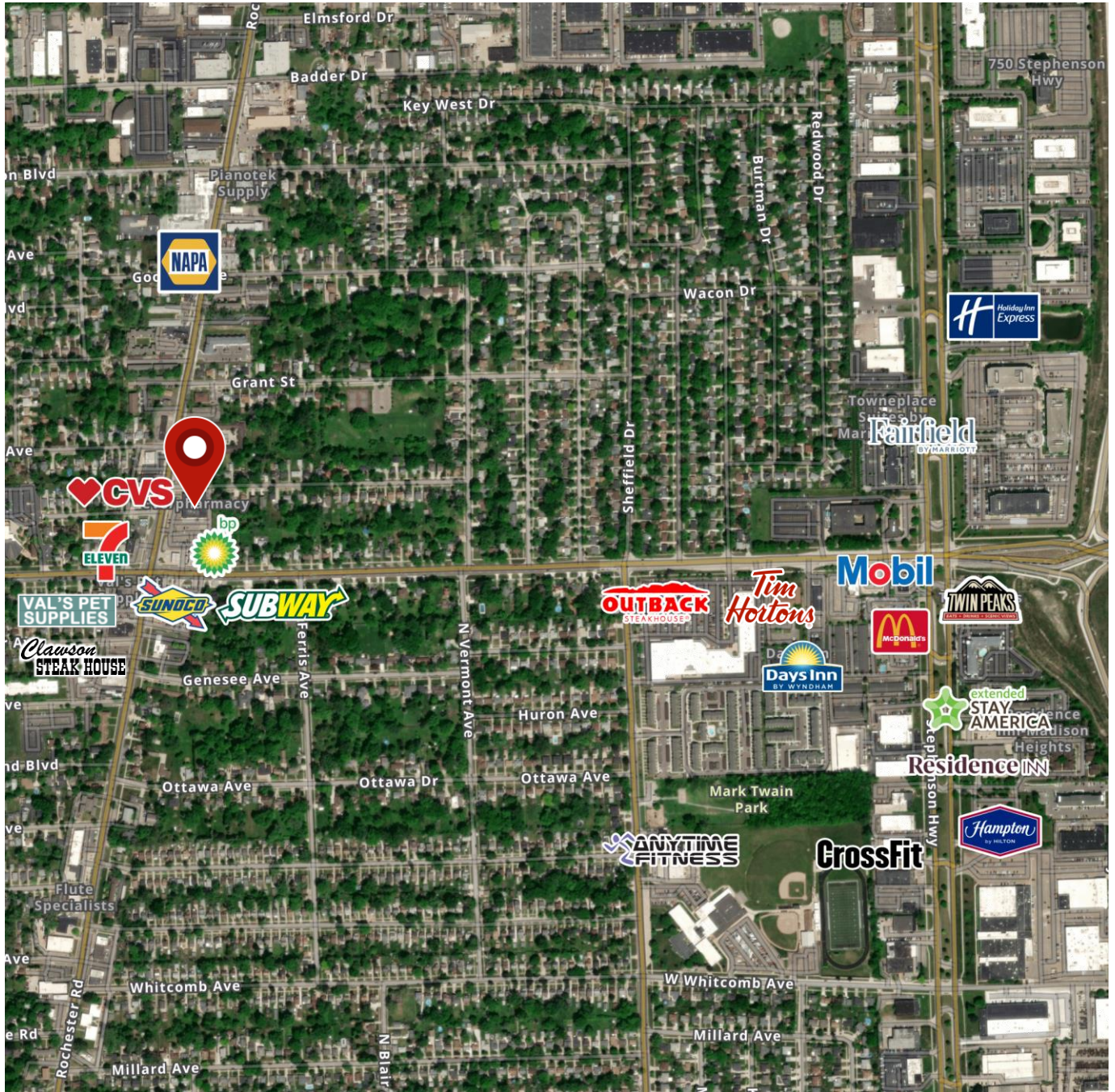
Aerial



Site Plan

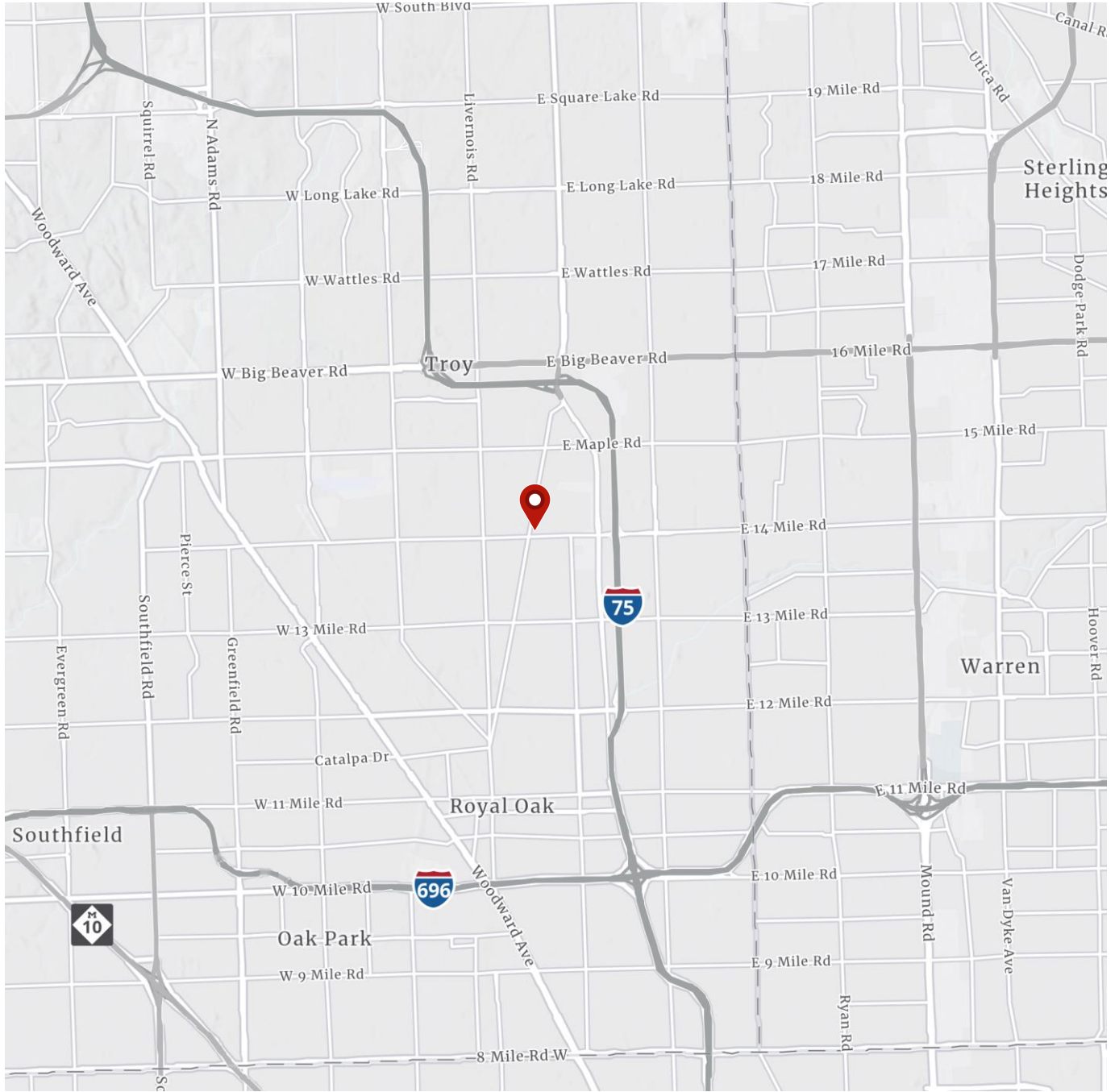


Merchant Map





Location Map



Demographics

Current Year Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Population	12,458	104,378	315,282
Total Households	6,041	48,612	136,119
Total Family Households	3,263	25,555	78,960
Average Household Size	2.05	2.14	2.31
Median Age	44.2	41.5	42.4
Population Age 25+	9,576	78,051	233,649
2010 – 2021 Population: Annual Growth Rate (CAGR)	-0.30%	0.23%	0.31%
2022 – 2023 Population: Annual Growth Rate (CAGR)	2.79%	0.77%	0.35%
Five Year Projected Trends: Annual Rate	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	-0.13%	0.00%	-0.04%
Households	0.12%	0.19%	0.15%
Families	0.01%	0.06%	0.03%
Median Household Income	3.12%	2.67%	2.90%
Current Year Population by Sex	1 Mile Radius	3 Mile Radius	5 Mile Radius
Male Population / % Male	6,134 / 49.2%	51,210 / 49.1%	154,625 / 49.0%
Female Population / % Female	6,324 / 50.8%	53,168 / 50.9%	160,657 / 51.0%
Income and Households Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
2020 Median Household Income	\$81,597	\$83,054	\$86,224
Average Household income	\$100,827	\$108,585	\$120,651
Per Capita Income	\$48,658	\$50,586	\$52,066
Summary Business Data	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Businesses	835	6,889	15,827
Total Daytime Population	15,156	144,567	356,561
Daytime Population: Workers	9,472	98,233	208,769
Daytime Population: Residents	5,684	46,334	147,792

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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