



Drive Thru
Available, up to
1,401-3,070 SF

ERIK ELWELL
ASSOCIATE
eelwell@cmprealestategroup.com

NICK SHABA
ASSOCIATE
nshaba@cmprealestategroup.com

JORDAN JABBORI
SENIOR DIRECTOR
jjabbori@cmprealestategroup.com

6476 Orchard Lake Road | Suite A | West Bloomfield | Michigan | 48322

Phone: 248.538.2000 | www.cmprealestategroup.com

PROPERTY INFORMATION

Property Address	5815 – 5847 E Thirteen Mile Road
City/Township	Warren
Building F	9,366 SF
Building E	9,000 SF
Space Available	11,320 SF
Minimum Available	1,400 SF
Maximum Available	4,200 SF
Asking Rental Rate	\$25.00 PSF - \$30.00PSF
Estimated NNN's	\$6.00 PSF

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 1,257,639 PEOPLE	 MEDIAN AGE 40.3 YEARS OLD
 HOUSEHOLDS 504,060	 CONSUMER SPENDING \$14.4 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$79,939/ANNUALLY	 DAYTIME EMPLOYEES 515,459 EMPLOYEES

JOIN



AREA TENANTS & EMPLOYERS

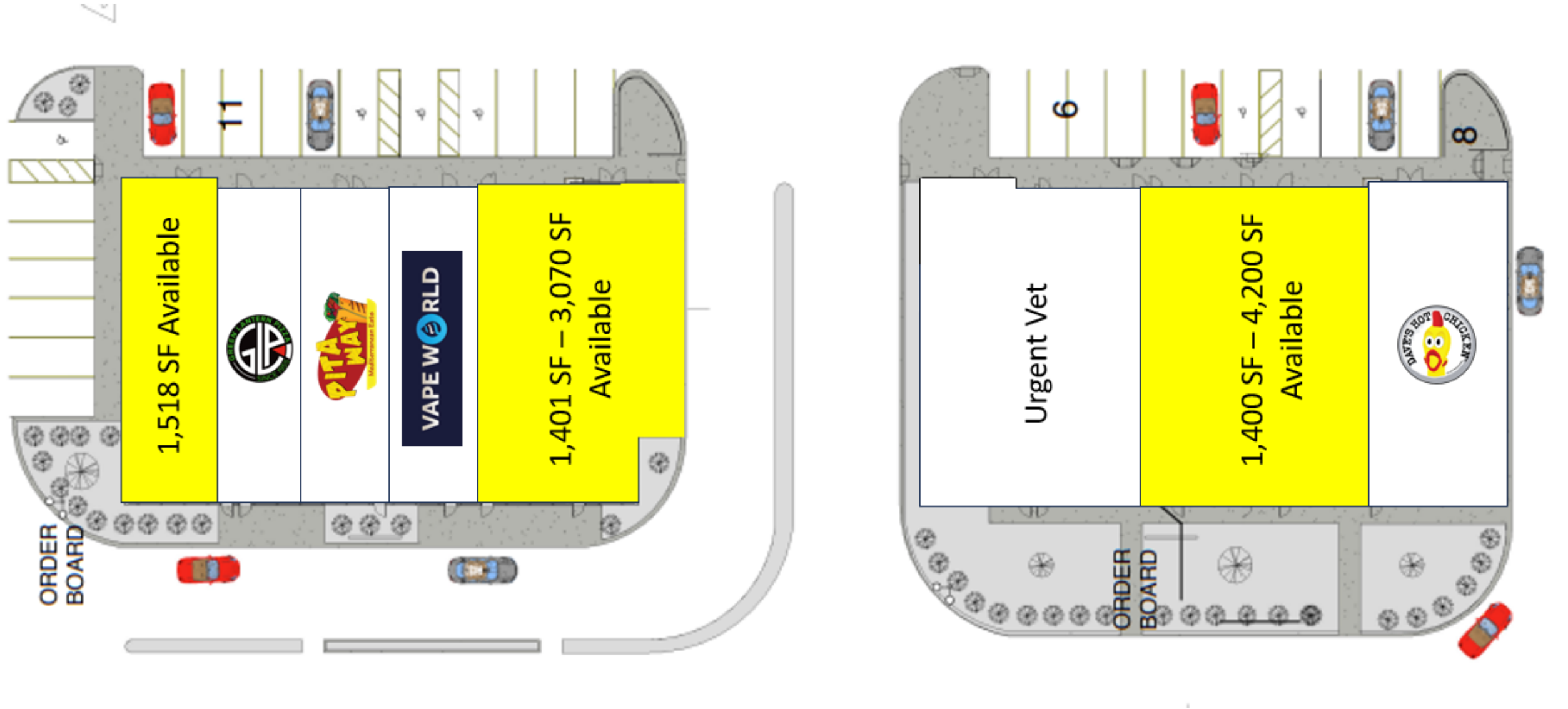


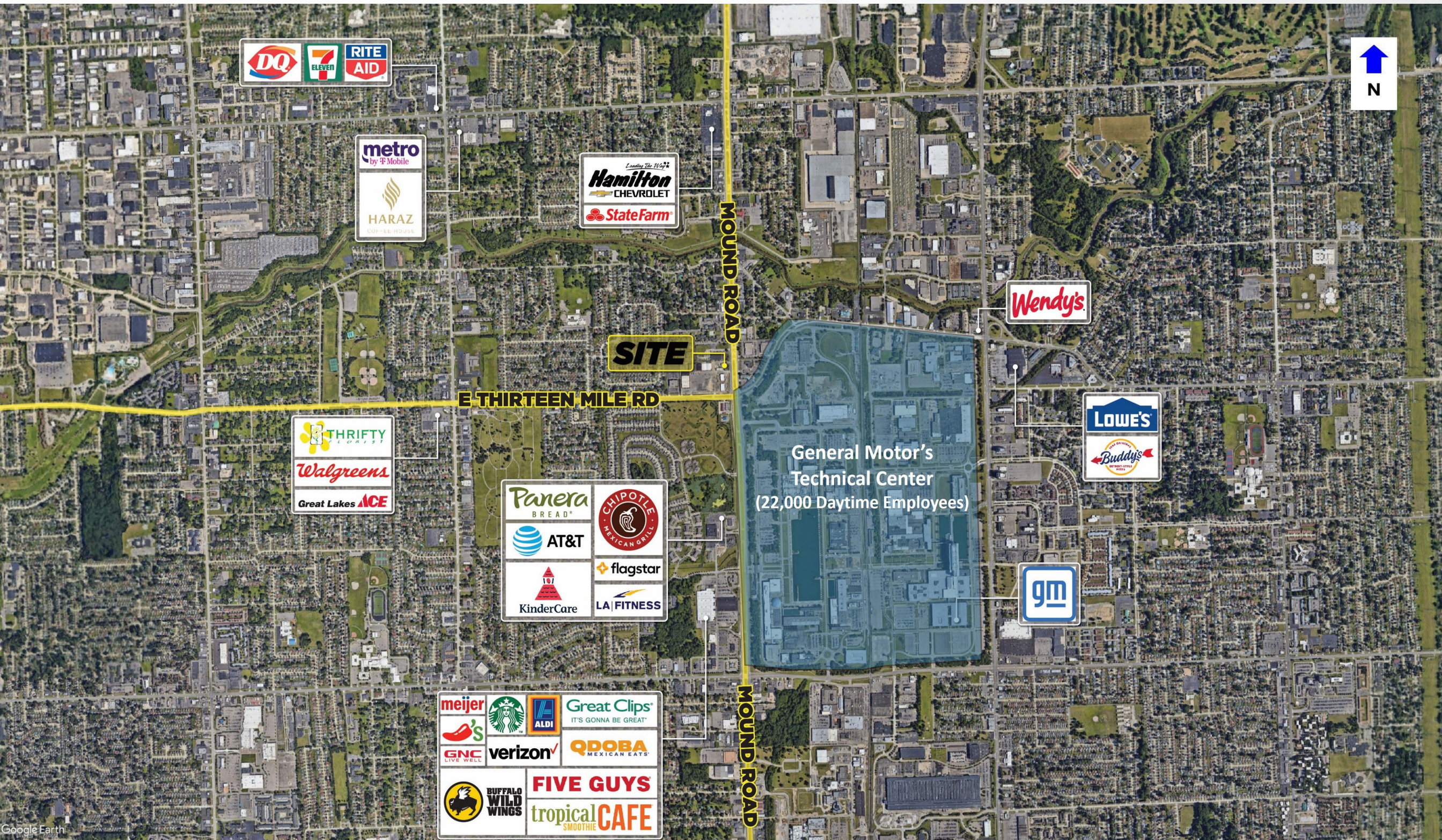
PROPERTY HIGHLIGHTS

- Join Dave's Hot Chicken, Pita Way, Baskin Robins, Dunkin Donuts, and Anytime Fitness in the Village Plaza at the corner of 13 Mile Road and Mound Road.
- Situated across the street from General Motor's Technical Center which is home to over 22,000 daytime employees.
- Great opportunity for retail, and medical users to take advantage of new retail suites at the intersection of 13 Mile Road, and Mound Road.
- Excellent visibility along Mound Road, which sees over 73,000 vehicles per day.
- Village Plaza has ample parking with easy accessibility from both 13 Mile Road and Mound Road.



Mound Road





Google Earth

POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	36,471	302,789	1,262,548
2023 Population	37,659	304,687	1,257,639
2028 Population Projection	37,779	304,337	1,258,603
Annual Growth 2010-2022	0.30%	0.00%	0.00%
Annual Growth 2023-2028	0.10%	0.00%	0.00%
Median Age	42.7	41.5	40.3
Bachelor's Degree or Higher	23%	24%	27%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	28,094	229,662	752,815
Black	4,826	38,014	383,077
American Indian/Alaskan Native	120	1,051	4,034
Asian	3,437	26,621	83,112
Hawaiian & Pacific Islander	11	116	346
Two or More Races	1,170	9,224	34,256
Hispanic Origin	787	8,012	31,458

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	14,785	122,385	505,219
2023 Households	15,269	123,223	504,060
2028 Household Projection	15,317	123,083	504,389
Owner Occupied Households	1155700%	89,102	345,900
Renter Occupied Households	3,760	33,981	158,489
Avg Household Income	\$76,027	\$75,669	\$79,939
Median Household Income	\$60,606	\$60,445	\$60,301

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	3,799	28,280	113,736
\$50,000 - 75,000	2,888	23,607	91,190
\$75,000 - 100,000	2,394	17,573	64,862
\$100,000 - 125,000	1,608	12,289	47,499
\$125,000 - 150,000	1,077	7,601	30,497
\$150,000 - 200,000	853	6,416	29,491
\$200,000+	408	4,475	28,121

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
Service-Producing Industries	15,805	1,724	9	109,575	11,666	9	431,295	54,000	8
Trade Transportation & Utilities	3,790	290	13	29,879	2,265	13	89,020	8,397	11
Information	1,315	34	39	4,209	270	16	12,527	1,041	12
Financial Activities	1,229	176	7	9,203	1,057	9	37,456	5,390	7
Professional & Business Services	1,547	223	7	15,540	1,540	10	59,908	7,111	8
Education & Health Services	3,546	563	6	26,251	4,062	6	133,374	21,790	6
Leisure & Hospitality	2,463	193	13	15,290	1,042	15	57,225	4,024	14
Other Services	943	199	5	6,905	1,299	5	29,282	5,637	5
Public Administration	972	46	21	2,298	131	18	12,503	610	20
Goods-Producing Industries	18,756	132	142	47,587	1,693	28	84,164	4,794	18
Natural Resources & Mining	13	3	4	166	23	7	328	63	5
Construction	326	56	6	5,868	740	8	17,534	2,488	7
Manufacturing	18,417	73	252	41,553	930	45	66,302	2,243	30
Total	34,561	1,856	19	157,162	13,359	12	515,459	58,794	9

EXCLUSIVELY LISTED BY:

ERIK ELWELL
ASSOCIATE

eelwell@cmprealestategroup.com

NICK SHABA
ASSOCIATE

nshaba@cmprealestategroup.com

JORDAN JABBORI
SENIOR DIRECTOR

jjabbori@cmprealestategroup.com

CONTACT US:



6476 Orchard Lake Road, Suite A
West Bloomfield, Michigan 48322



(P): 248.538.2000
(F): 248.538.9905



Email: info@cmprealestategroup.com
Website: www.cmprealestategroup.com

The information contained in this Marketing Package 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 tenant 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. This Marketing Package prepared by Broker, does not constitute an indication that there has been no change in the Property or the market conditions 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 tenant/purchaser, if available.

Neither Owner nor Broker nor any of there 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 Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective tenant/purchaser.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to lease/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 Marketing Package or making an offer to lease/purchase the Property unless and until such lease/sale of the Property is approved by Owner in its sole discretion, a written agreement for lease/purchase of the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for leased/purchase 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.



RETAIL LEASING
*Landlord Representation
& New Project Leasing*



TENANT REPRESENTATION
*Site Selection &
Negotiations*



INVESTMENT SALES
*STNL & Multi-Tenant, Multi-
Family, Carwashes, etc.*



ACQUISITIONS/DISPOSITIONS
*Single & Full Portfolio
Transactions*



MARKET ANALYSIS
*Market Research
& Site Evaluations*



NATIONAL RELATIONSHIPS
*Retailers & Investors
across the U.S.*



TEAMWORK
*Innovative
Solutions*



SHARED DATABASE
*Retailers & Investors
across the U.S.*