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PROPERTY INFORMATION


Property Address	3939 S Lapeer
City/Township	Metamora
Building Size	11,157 SF
Land Size	2.05 AC
Space Available	11,157 SF
Zoning	B-2 Business
Sales Price	Contact Broker
Asking Rental Rate	Contact Broker
Estimated NNN's	Contact Broker
Parking	50 Spaces


 **POPULATION**
10,140 PEOPLE

 **MEDIAN AGE**
48.9 YEARS OLD

 **HOUSEHOLDS**
3,941

 **CONSUMER SPENDING**
\$154.5 MILLION ANNUALLY

 **AVG HOUSEHOLD INCOME**
\$117,082/ANNUALLY

 **DAYTIME POPULATION**
1,689 PEOPLE

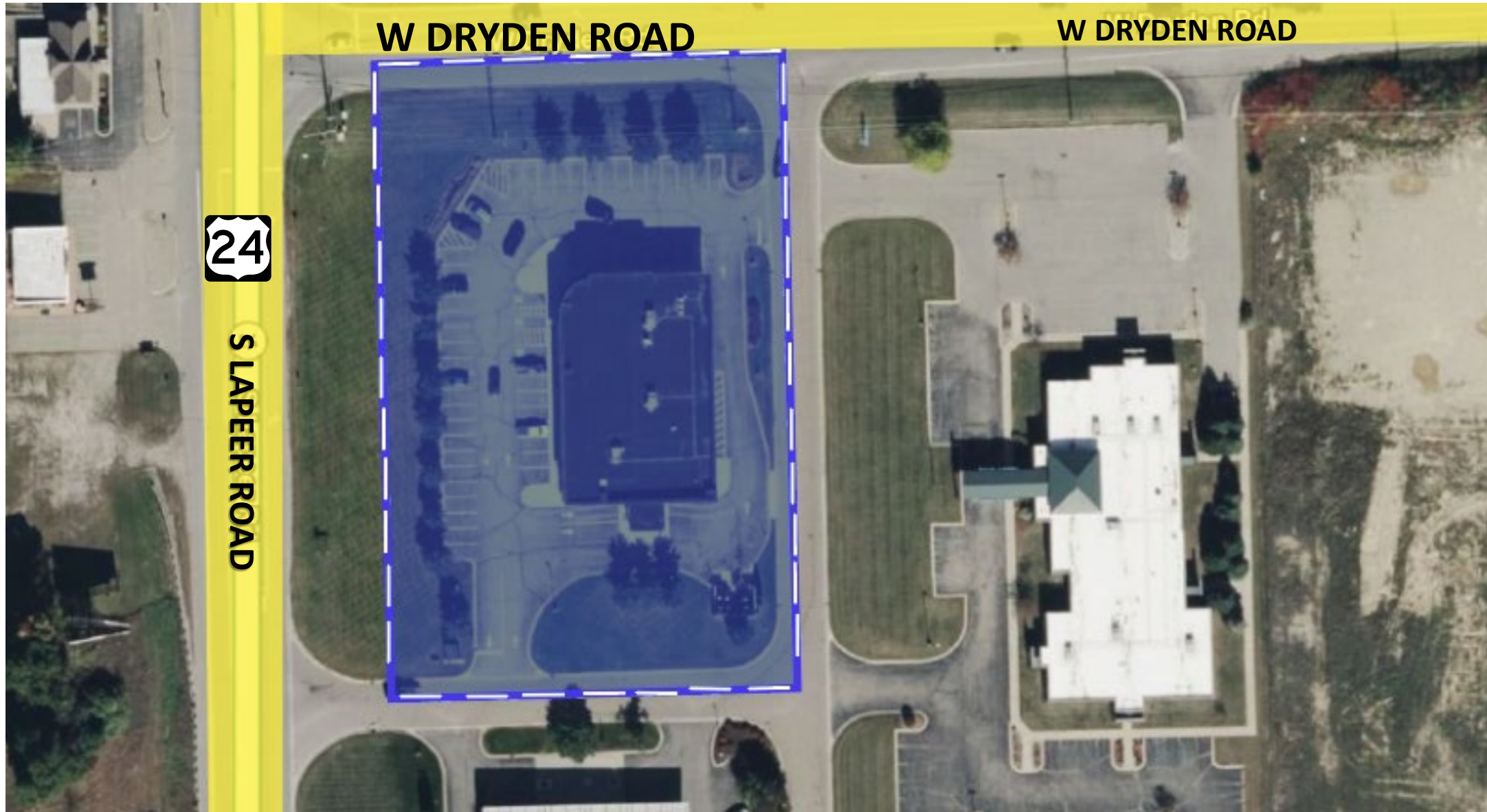
AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Freestanding former Rite-Aid building featuring a drive through built in 2005 available for sale or lease.
- Situated at the southeast corner of a S Lapeer & W Dryden Roads which features over 35,000 vehicles per day at the signalized intersection.
- Zoned B-2, including General Business, this classification allows for a wide variety of uses; auto service station, car wash, daycare center, medical and office to name a few.
- 2.05 Acres, 50 parking spaces with outstanding street exposure.
- 11,157 sf WITH 825 +/- SF Mezzanine w/Freight Elevator.
- 13'6" Interior Clear Height:, 18' to Truss, 8' by 6' Roll Up Loading Door.







POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	836	4,369	10,140
2024 Population	910	4,622	10,386
2029 Population Projection	926	4,677	10,441
Annual Growth 2020-2024	2.2%	1.4%	0.6%
Annual Growth 2024-2029	0.4%	0.2%	0.1%
Median Age	49.5	48.6	48.9
Bachelor's Degree or Higher	24%	29%	31%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	859	4,316	9,610
Black	1	5	23
American Indian/Alaskan Native	1	4	7
Asian	4	26	68
Hawaiian & Pacific Islander	0	0	2
Two or More Races	45	271	676
Hispanic Origin	32	156	315

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	344	1,706	3,852
2024 Households	374	1,804	3,941
2029 Household Projection	380	1,826	3,962
Owner Occupied Households	331	1,642	3,656
Renter Occupied Households	49	184	306
Avg Household Income	\$95,480	\$108,573	\$117,082
Median Household Income	\$73,610	\$84,749	\$95,715

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	73	281	529
\$50,000 - 75,000	89	366	699
\$75,000 - 100,000	70	309	569
\$100,000 - 125,000	42	249	543
\$125,000 - 150,000	26	147	507
\$150,000 - 200,000	9	100	317
\$200,000+	36	217	506

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	502	86	6	811	143	6	1,288	245	5
Trade Transportation & Utilities	139	20	7	166	33	5	238	49	5
Information	0	0	-	2	1	2	5	2	3
Financial Activities	59	16	4	90	22	4	117	32	4
Professional & Business Services	35	8	4	99	22	5	182	41	4
Education & Health Services	55	20	3	98	25	4	156	38	4
Leisure & Hospitality	130	7	19	232	12	19	274	19	14
Other Services	40	10	4	78	22	4	217	52	4
Public Administration	44	5	9	46	6	8	99	12	8
Goods-Producing Industries	63	11	6	164	27	6	401	62	6
Natural Resources & Mining	0	0	-	5	2	3	9	4	2
Construction	61	10	6	109	18	6	188	39	5
Manufacturing	2	1	2	50	7	7	204	19	11
Total	565	97	6	975	170	6	1,689	307	6

EXCLUSIVELY LISTED BY:

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*Single & Full Portfolio
Transactions*



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& Site Evaluations*



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Solutions*



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