



LANCE NUMAN
SENIOR ASSOCIATE

lnuman@cmprealestategroup.com

CHRIS JONNA
PRESIDENT

cjonna@cmprealestategroup.com

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

Phone: 248.538.2000 | www.cmprealestategroup.com

PROPERTY INFORMATION

Property Address	607 N Rochester Road
City/Township	Clawson
Building Size	6,000 SF
Space Available	6,000 SF
Sales Price	\$999,000
Asking Rental Rate	\$13.00 PSF
Estimated NNN's	\$3.00 PSF

DEMOGRAPHICS (FIVE-MILE RADIUS)

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

AREA TENANTS & EMPLOYERS



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.





POPULATION	1 MILE	3 MILE	5 MILE
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%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
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

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
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
Avg Household Income	\$85,244	\$96,506	\$106,251
Median Household Income	\$72,843	\$78,844	\$83,480

INCOME	1 MILE	3 MILE	5 MILE
\$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
Service-Producing Industries	11,334	938	12	77,089	7,641	10	169,432	19,665	9
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
Goods-Producing Industries	1,778	182	10	14,214	911	16	21,914	1,667	13
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
Total	13,112	1,120	12	91,303	8,552	11	191,346	21,332	9



EXCLUSIVELY LISTED BY:

LANCE NUMAN
SENIOR ASSOCIATE

lnuman@cmprealestategroup.com

CHRIS JONNA
PRESIDENT

cjonna@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.

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



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.*