

FOR LEASE

RETAIL & WALMART PAD SITES AVAILABLE



6913-6937 State Street | Saline, MI

STATE STREET CROSSING

ERIK ELWELL
ASSOCIATE
eelwell@cmprealestategroup.com

JORDAN JABBORI
SENIOR DIRECTOR
jjabbori@cmprealestategroup.com

PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	16913-6937 State Street
City/Township	Saline, MI
Existing Space Available	1,400 SF
Asking Rental Rate	\$20.00 PSF
Estimated NNN's	\$7.53 PSF
Outparcel Ground Lease Rates	Contact Broker

DEMOGRAPHICS (5-MILE RADIUS)

 298,667 PEOPLE	 \$119,745 AVG. HOUSEHOLD INCOME
 119,975 HOUSEHOLDS	 \$3.9 B OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

STRONG AREA TENANTS & TRAFFIC DRIVERS

Join Leo's Coney Island, Verizon, Great Clips, and Little Caesars Pizza in the Walmart Anchored, State Street Crossing.

OUTLOT OPPORTUNITIES AVAILABLE

Multiple outlot opportunities available for ground lease or built to suit along State Street and Michigan Ave.

SURROUNDING BIG-BOX TENANTS

Out lot of a Walmart Superstore which serves the nearby communities of Saline, Pittsfield and Ann Arbor.

HIGH TRAFFIC COUNTS AND VISIBILITY

Located seconds from US-23 Hwy via Michigan Avenue which see's strong traffic counts along Michigan Ave with over 22,000 vehicles per day.

AFFLUENT MARKET

Situated in an affluent market with average household incomes of over \$169,000 in a one-mile radius.

JOIN



AREA TENANTS



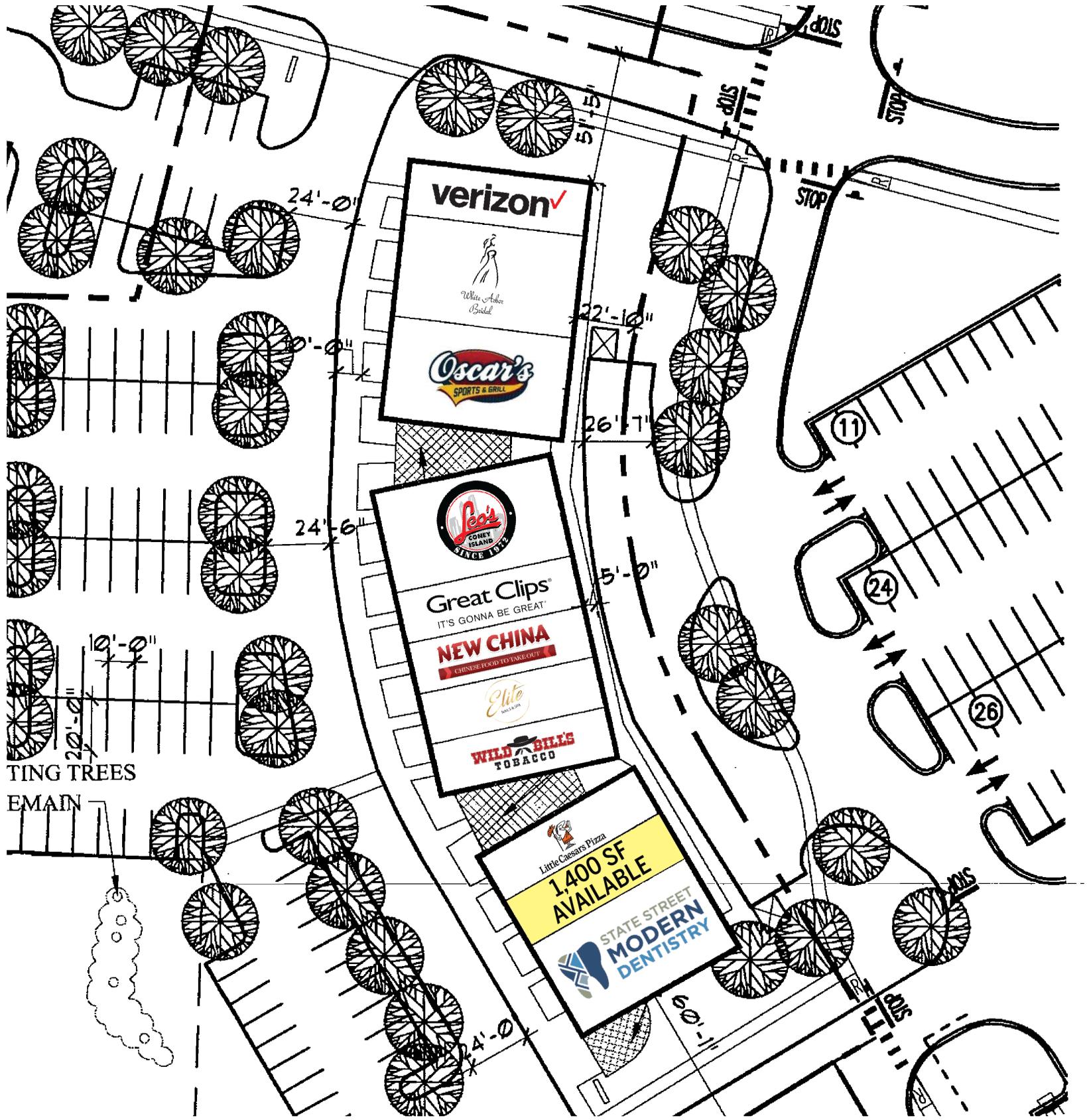


PROPOSED SITE PLAN

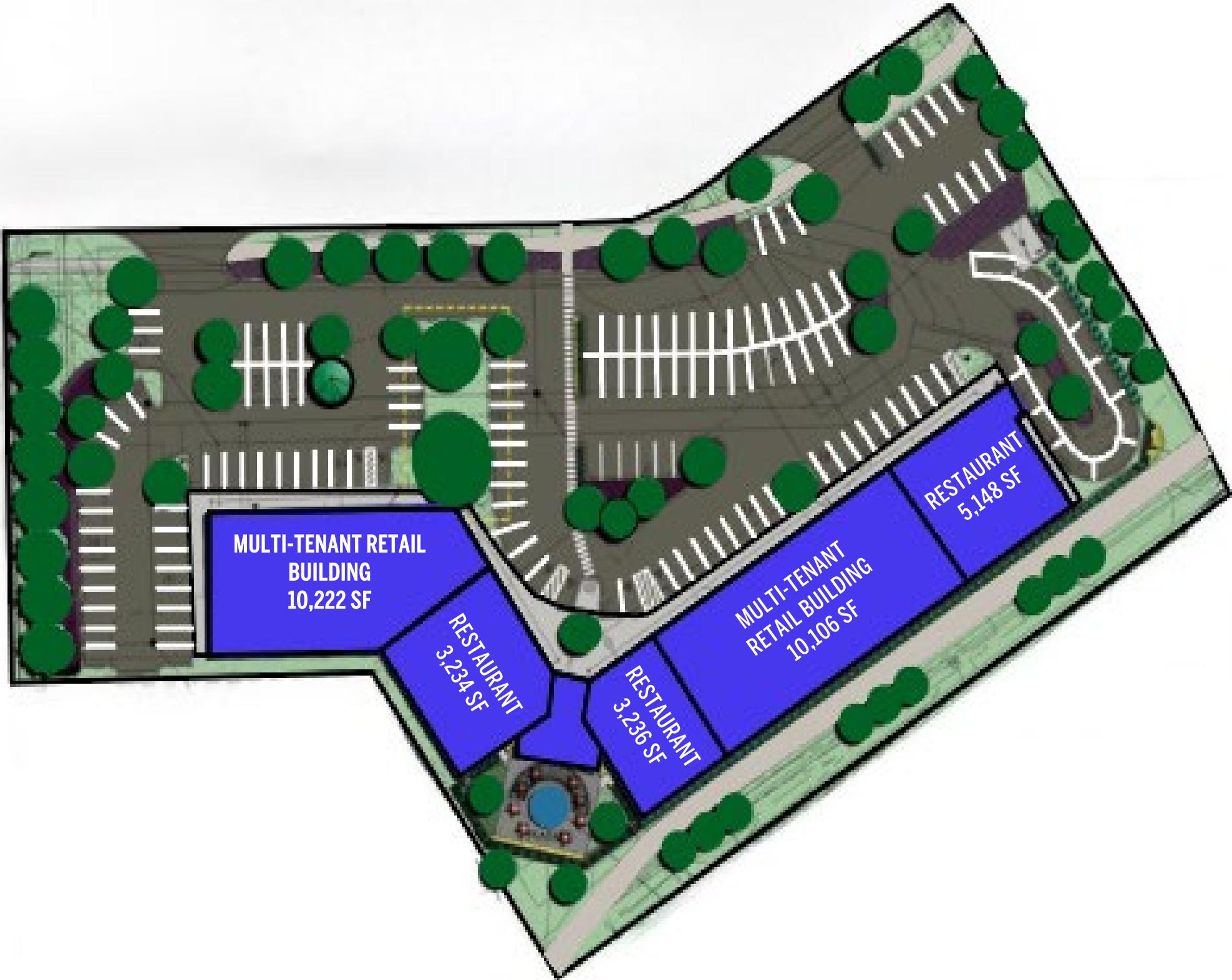
- OP01 - 2.48 AC
- OP02 - 0.92 AC
- OP04 - 1.62 AC
- OP05 - 1.29 AC
- OP06 - 1.16 AC



CENTER SITE PLAN



WALMART OUTPARCEL OPPORTUNITIES



PROPOSED SITE PLAN OPPORTUNITIES



OUTLOTS



AERIAL



DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	2,102	24,727	77,794
2024 Population	2,161	23,928	76,489
2029 Population Projection	2,156	23,666	75,739
Annual Growth 2020-2024	0.7%	-0.8%	-0.4%
Annual Growth 2024-2029	0.0%	-0.2%	-0.2%
HOUSEHOLDS			
2020 Households	666	8,961	32,027
2024 Households	685	8,756	31,588
2029 Household Projection	683	8,641	31,233
Annual Growth 2020-2024	1.8%	0.3%	0.3%
Annual Growth 2024-2029	-0.1%	-0.3%	-0.2%
Avg Household Size	3.00	2.50	2.30
Avg Household Vehicles	2.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$180,175	\$138,921	\$119,586
Median Household Income	\$145,618	\$113,718	\$90,950

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$496,568	\$389,193	\$358,758
Median Year Built	2001	1992	1986
Owner Occupied Households	601	7,009	19,884
Renter Occupied Households	81	1,632	11,349
HOUSING COMPOSITION			
1-Person Households	105	2,338	10,150
2-Person Households	187	2,941	10,834
3-Person Households	113	1,334	4,411
4-Person Households	189	1,406	4,050
5-Person Households	62	511	1,476
6-Person Households	19	170	477
7-Person Households	10	55	190
EMPLOYMENT			
Civilian Employed	1,190	11,725	40,705
Civilian Unemployed	39	338	1,258
Civilian Non-Labor Force	488	7,837	21,651

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SENIOR DIRECTOR
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jjabori@cmprealestategroup.com

www.cmprealestategroup.com
6476 Orchard Lake Rd | Suite A
West Bloomfield, MI | 48322

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