



PROPERTY INFORMATION

| | |
|-------------------------|-------------------------|
| Property Address | 19016-19230 Fort Street |
| City/Township | Riverview |
| Building Size | 93,026 SF |
| Minimum Space Available | 1,300 SF |
| Maximum Space Available | 11,500 SF |
| Lease Rate | \$12.00 PSF |
| Estimated NNN's | \$2.52 PSF |
| Zoning | B2 |
| Parking | 600 Spaces |

DEMOGRAPHICS (FIVE-MILE RADIUS)

| | |
|-------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
|  POPULATION 147,472 PEOPLE |  MEDIAN AGE 43.1 YEARS OLD |
|  HOUSEHOLDS 62,731 |  CONSUMER SPENDING \$1.9 BILLION ANNUALLY |
|  AVG HOUSEHOLD INCOME \$87,826/ANNUALLY |  DAYTIME POPULATION 62,486 PEOPLE |

JOIN



AREA TENANTS & EMPLOYERS

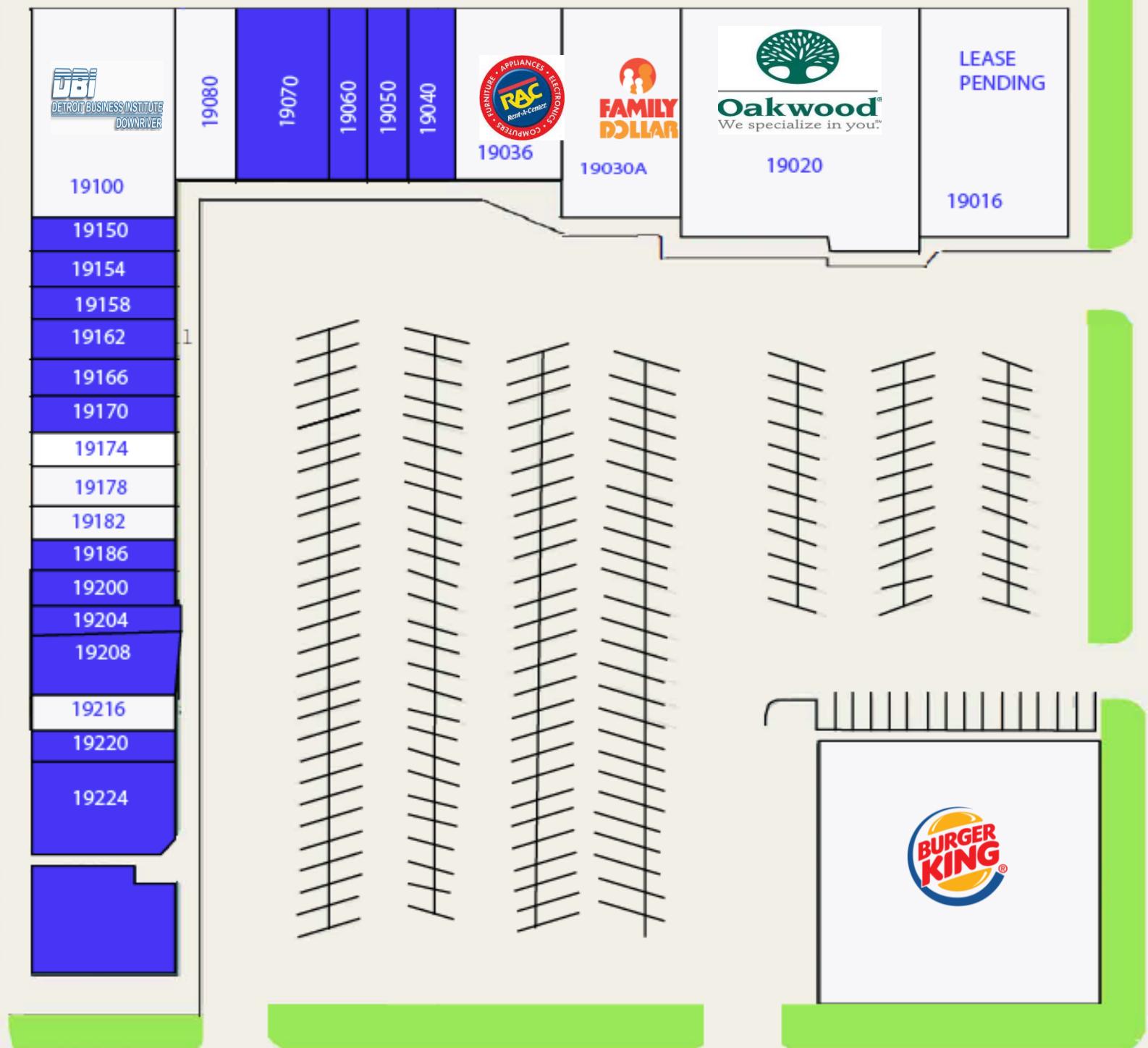


PROPERTY HIGHLIGHTS

- Within a 5-mile radius of Riverview Plaza, there's a robust demographic with a population of 147,472 and an average household income exceeding \$87,000.
- Riverview Commons hosts a diverse mix of retail, service, and dining options, which ensures a consistent flow of visitors and appeals to a broad consumer base.
- The property features an expansive, well-maintained parking lot capable of accommodating numerous customers, providing convenience for both shoppers and staff. This ample parking is a significant advantage for both tenants and visitors.
- Riverview Common Plaza is outfitted with modern infrastructure, providing versatile spaces for retail and medical offices.
- The Former Rite Aid endcap features an existing drive-thru.
- Features access to a prominent pylon sign along Fort St, with daily traffic exceeding 29,000 vehicles.



| NAME | ADDRESS | SQ FT. |
|----------------------------|---------|-----------|
| Lease Pending | 19016 | 11,352 SF |
| Oakwood United Hospitals | 19020 | 15,972 SF |
| Family Dollar | 19030A | 15,972 SF |
| Rent-A-Center | 19036 | 7,600 SF |
| Vacant | 19040 | 3,000 SF |
| Vacant | 19050 | 2,000 SF |
| Vacant | 19060 | 2,000 SF |
| Vacant | 19070 | 4,500 SF |
| Consignment Shop | 19080 | 2,000 SF |
| Detroit Business Institute | 19100 | 9,600 SF |
| Vacant | 19150 | 1,200 SF |
| Vacant | 19154 | 1,680 SF |
| Vacant | 19158 | 1,600 SF |
| 2nd Gen Restaurant | 19162 | 1,600 SF |
| Vacant | 19166 | 1,600 SF |
| Vacant | 19170 | 1,600 SF |
| Lease Pending | 19174 | 1,600 SF |
| Nail Design | 19178 | 2,000 SF |
| Hungry Howie's | 19182 | 1,440 SF |
| Vacant | 19186 | 1,419 SF |
| Vacant | 19200 | 1,440 SF |
| Vacant | 19204 | 1,440 SF |
| Vacant | 19208 | 1,440 SF |
| Vacant | 19212 | 1,440 SF |
| Designs for Visions | 19216 | 1,440 SF |
| Vacant | 19220 | 1,300 SF |
| Vacant | 19224 | 4,003 SF |





| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|-----------------------------|--------|--------|---------|
| 2020 Population | 9,097 | 68,704 | 164,094 |
| 2024 Population | 8,159 | 61,447 | 147,472 |
| 2029 Population Projection | 7,821 | 58,842 | 141,935 |
| Annual Growth 2020-2024 | -2.6% | -2.6% | -2.5% |
| Annual Growth 2024-2029 | -0.8% | -0.8% | -0.8% |
| Median Age | 46.3 | 44.6 | 43.1 |
| Bachelor's Degree or Higher | 20% | 22% | 22% |

| POPULATION BY RACE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|--------|--------|---------|
| White | 7,175 | 52,752 | 120,618 |
| Black | 260 | 1,828 | 7,089 |
| American Indian/Alaskan Native | 19 | 228 | 526 |
| Asian | 84 | 1,133 | 3,558 |
| Hawaiian & Pacific Islander | 0 | 2 | 7 |
| Two or More Races | 621 | 5,504 | 15,672 |
| Hispanic Origin | 424 | 4,247 | 12,874 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------------|-----------------|-----------------|
| 2020 Households | 3,909 | 29,771 | 69,834 |
| 2024 Households | 3,493 | 26,608 | 62,731 |
| 2029 Household Projection | 3,344 | 25,471 | 60,131 |
| Owner Occupied Households | 2,085 | 18,240 | 42,431 |
| Renter Occupied Households | 1,260 | 7,232 | 17,701 |
| Avg Household Income | \$95,131 | \$90,936 | \$87,826 |
| Median Household Income | \$68,704 | \$70,296 | \$68,914 |
| INCOME | 1 MILE | 3 MILE | 5 MILE |
| \$25,000 - 50,000 | 603 | 5,259 | 12,856 |
| \$50,000 - 75,000 | 724 | 4,881 | 11,341 |
| \$75,000 - 100,000 | 356 | 3,356 | 8,249 |
| \$100,000 - 125,000 | 516 | 3,417 | 7,562 |
| \$125,000 - 150,000 | 109 | 1,583 | 4,088 |
| \$150,000 - 200,000 | 232 | 2,134 | 4,962 |
| \$200,000+ | 361 | 1,912 | 3,811 |

| 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 | 2,923 | 335 | 9 | 23,821 | 2,777 | 9 | 56,700 | 6,424 | 9 |
| Trade Transportation & Utilities | 240 | 39 | 6 | 5,298 | 414 | 13 | 11,154 | 920 | 12 |
| Information | 18 | 3 | 6 | 288 | 38 | 8 | 912 | 77 | 12 |
| Financial Activities | 170 | 42 | 4 | 1,432 | 322 | 4 | 3,366 | 699 | 5 |
| Professional & Business Services | 225 | 33 | 7 | 1,610 | 286 | 6 | 6,372 | 652 | 10 |
| Education & Health Services | 1,262 | 126 | 10 | 6,563 | 984 | 7 | 18,643 | 2,584 | 7 |
| Leisure & Hospitality | 341 | 24 | 14 | 5,006 | 282 | 18 | 9,123 | 590 | 15 |
| Other Services | 331 | 43 | 8 | 2,409 | 377 | 6 | 4,521 | 749 | 6 |
| Public Administration | 336 | 25 | 13 | 1,215 | 74 | 16 | 2,609 | 153 | 17 |
| Goods-Producing Industries | 157 | 21 | 7 | 2,986 | 216 | 14 | 5,786 | 446 | 13 |
| Natural Resources & Mining | 0 | 0 | - | 3 | 2 | 2 | 30 | 7 | 4 |
| Construction | 66 | 11 | 6 | 1,082 | 140 | 8 | 1,815 | 22 | 6 |
| Manufacturing | 91 | 10 | 9 | 1,901 | 74 | 26 | 3,941 | 147 | 27 |
| Total | 3,080 | 356 | 9 | 26,807 | 2,993 | 9 | 62,486 | 6,870 | 9 |



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