



BARRY LANDAU
ASSOCIATE

REM MURRAY
ASSOCIATE

blandau@cmprealestategroup.com

rmurray@cmprealestategroup.com

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

Phone: 248.538.2000 | www.cmprealestategroup.com

PROPERTY INFORMATION

Property Address	1695 S Ortonville Road
City/Township	Ortonville
Building Size	47,241 SF
Property Size	+/- 13 AC
First Space Available	6,000 SF
Second Space Available	18,400 SF
Sale Price	Contact Broker
Lease Rate	\$8 PSF Modified Gross

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 28,113 PEOPLE	 MEDIAN AGE 43. YEARS OLD
 HOUSEHOLDS 9,967	 CONSUMER SPENDING \$396.4.MILLON ANNUALLY
 AVG HOUSEHOLD INCOME \$3,867/ANNUALLY	 DAYTIME POPULATION 135,993 PEOPLE

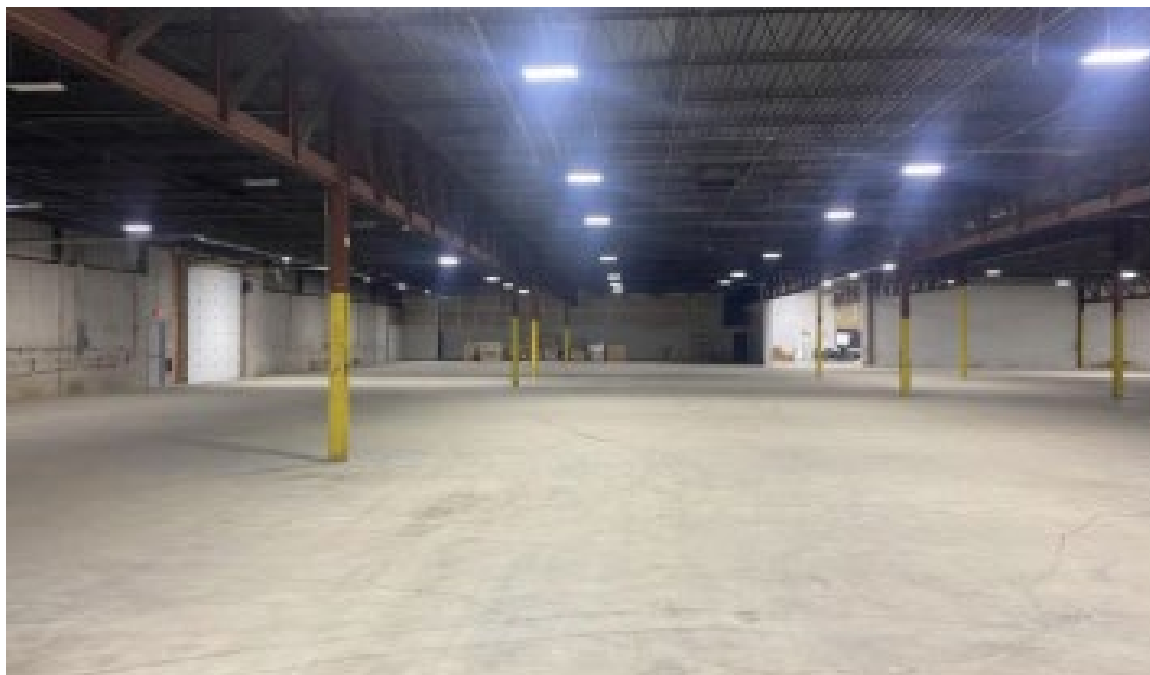
AREA BUSINESSES



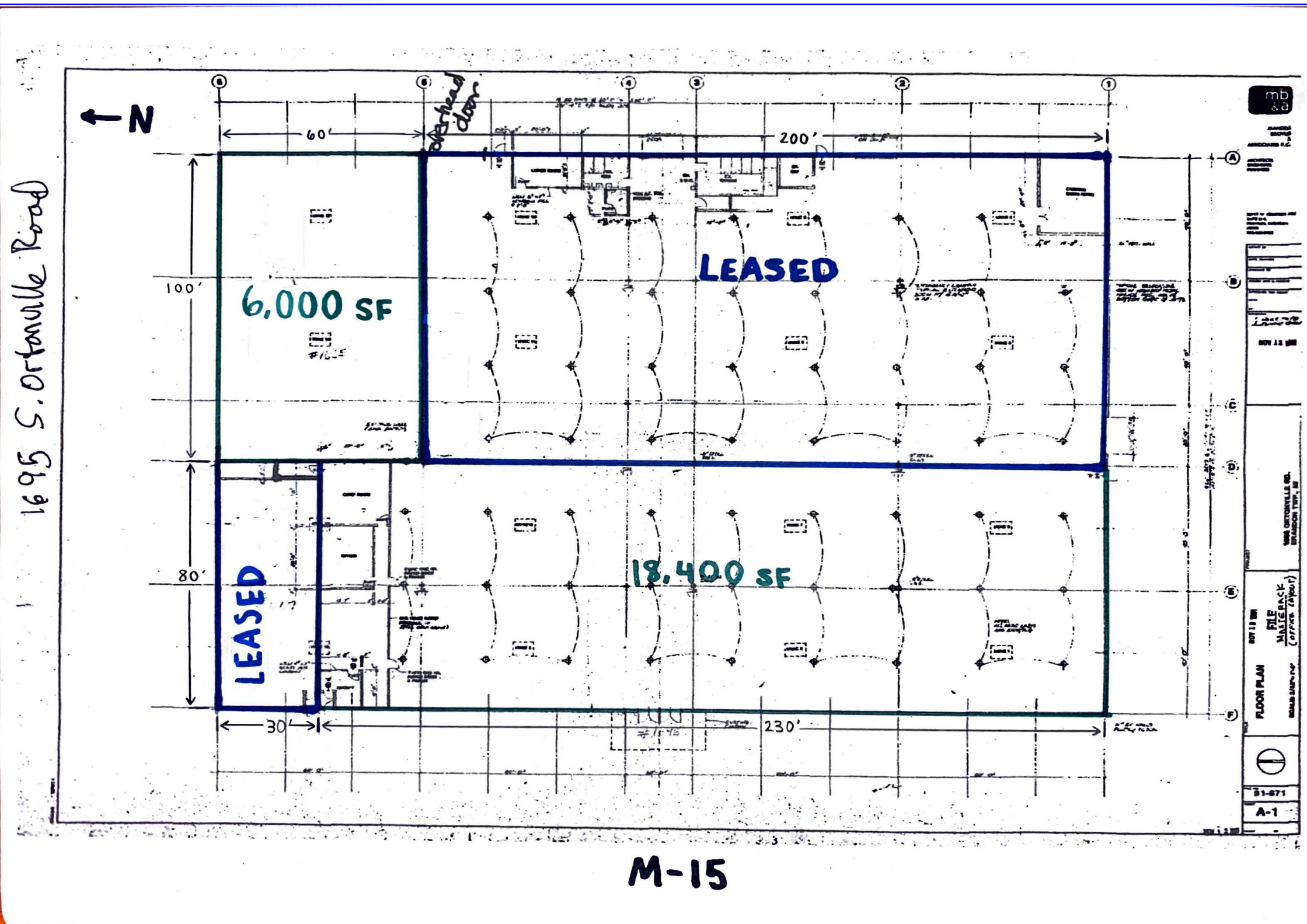
PROPERTY HIGHLIGHTS

- 47,241 SF industrial building for sale or lease.
- 6.6 Acre parcel with an additional +/- 6.5 acres for secured outdoor storage or future development.
- Total of 6 overhead doors, 5 of which are new: (2) 10' x 14' and (4) 10'x12'.
- 480 V Power
- 16' ceiling under rafter.
- Building improvements include a new parking lot, interior and exterior LED lighting, radiant heat throughout entire space, exterior has been painted and a new security gate for fenced in area.
- +20,000 cars per day on M- 15/Ortonville Road











POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	2,025	9,383	26,448
2023 Population	2,308	9,776	28,113
2028 Population Projection	2,356	9,833	28,384
Annual Growth 2010-2023	1.1%	0.3%	0.5%
Annual Growth 2023-2028	0.4%	0.1%	0.2%
Median Age	43.7	43.8	43
Bachelor's Degree or Higher	31%	30%	32%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	2,237	9,388	26,881
Black	18	88	317
American Indian/Alaskan Native	3	28	114
Asian	18	138	374
Hawaiian & Pacific Islander	2	3	7
Two or More Races	29	130	419
Hispanic Origin	71	274	1,159

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	744	3,314	9,294
2023 Households	855	3,474	9,967
2028 Household Projection	874	3,499	10,080
Owner Occupied Households	783	3,145	9,231
Renter Occupied Households	91	354	849
Avg Household Income	\$107,530	\$113,189	\$116,712
Median Household Income	\$88,996	\$95,682	\$97,640

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	113	463	1,482
\$50,000 - 75,000	203	614	1,546
\$75,000 - 100,000	142	692	1,653
\$100,000 - 125,000	135	503	1,462
\$125,000 - 150,000	73	421	1,056
\$150,000 - 200,000	91	405	1,240
\$200,000+	67	289	1,070

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	688	83	8	1,756	275	6	3,201	451	7
Trade Transportation & Utilities	101	16	6	413	51	8	640	85	8
Information	0	0	-	43	6	7	83	11	8
Financial Activities	81	17	5	159	38	4	256	67	4
Professional & Business Services	26	5	5	173	42	4	637	84	8
Education & Health Services	289	26	11	480	68	7	758	90	8
Leisure & Hospitality	149	10	15	260	26	10	463	44	11
Other Services	42	9	5	139	36	4	240	58	4
Public Administration	0	0	-	89	8	11	124	12	10
Goods-Producing Industries	33	10	3	170	52	3	666	122	5
Natural Resources & Mining	0	0	-	5	2	3	15	5	3
Construction	30	9	3	129	42	3	345	93	4
Manufacturing	3	1	3	36	8	5	306	24	13
Total	721	93	8	1,926	327	6	3,867	573	7



EXCLUSIVELY LISTED BY:

BARRY LANDAU

ASSOCIATE

blandau@cmprealestategroup.com

REM MURRAY

ASSOCIATE

rmurray@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.*