

# FOR LEASE

**NEW LEASE RATE!**

**1,281 SF - 4,429 SF – Commerce**

**Insite**  
**COMMERCIAL**

Established 2001

**2019 Township Drive  
Suite 104  
Commerce, MI 48390**



**R&M PLAZA**  
**1529-1575 Union Lake Rd.**  
**Commerce, MI 48382**

**EXCLUSIVELY LISTED BY:**

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## PROPERTY INFORMATION

Executive Summary	page 3
Photographs	page 4
Lease Plan	page 5

## LOCATION INFORMATION

Retailer Map	page 6
Location Maps	page 7
Aerial Maps	page 8
Demographics	pages 9-11
Traffic Counts	page 12



## PROPERTY OVERVIEW

Newly renovated, mixed-use property, in high traffic pass-thru of Union Lake and Cooley Lake roads, with combined traffic counts of 45,000 vehicles per day. Newly white boxed retail spaces; also suitable for office use. Building allows for great visibility on Union Lake Rd, with access to Cooley Lake Rd. Shopping center offers an abundance of parking, and sits at a stop light for convenient ingress-egress.

### OFFERING SUMMARY

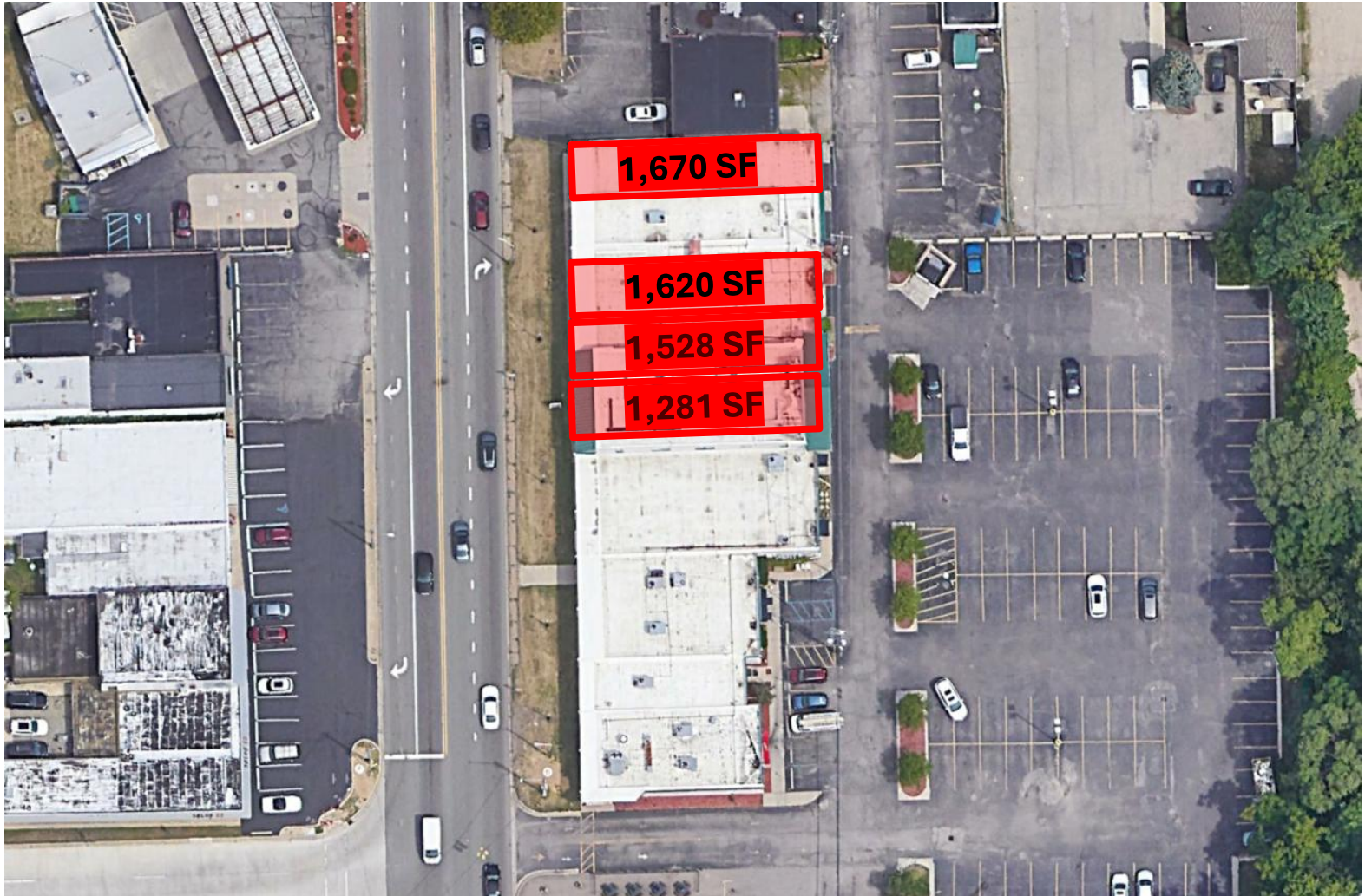
<b>Lease Rate:</b>	<b>\$12 PSF NNN</b>
<b>Space Available*:</b>	<b>1,281 SF</b>
	<b>1,528 SF</b>
	<b>1,620 SF</b>
	<b>1,670 SF</b>
<b>Building Size:</b>	<b>22,236 SF</b>
<b>Zoning:</b>	<b>B-3</b>

### DEMOGRAPHICS (5-Mile Radius)

- **Population:** 121,289 people
- **Households:** 49,430 homes
- **Avg. HH Income:** \$140,981 USD
- **Traffic Counts:** 31,972 VPD

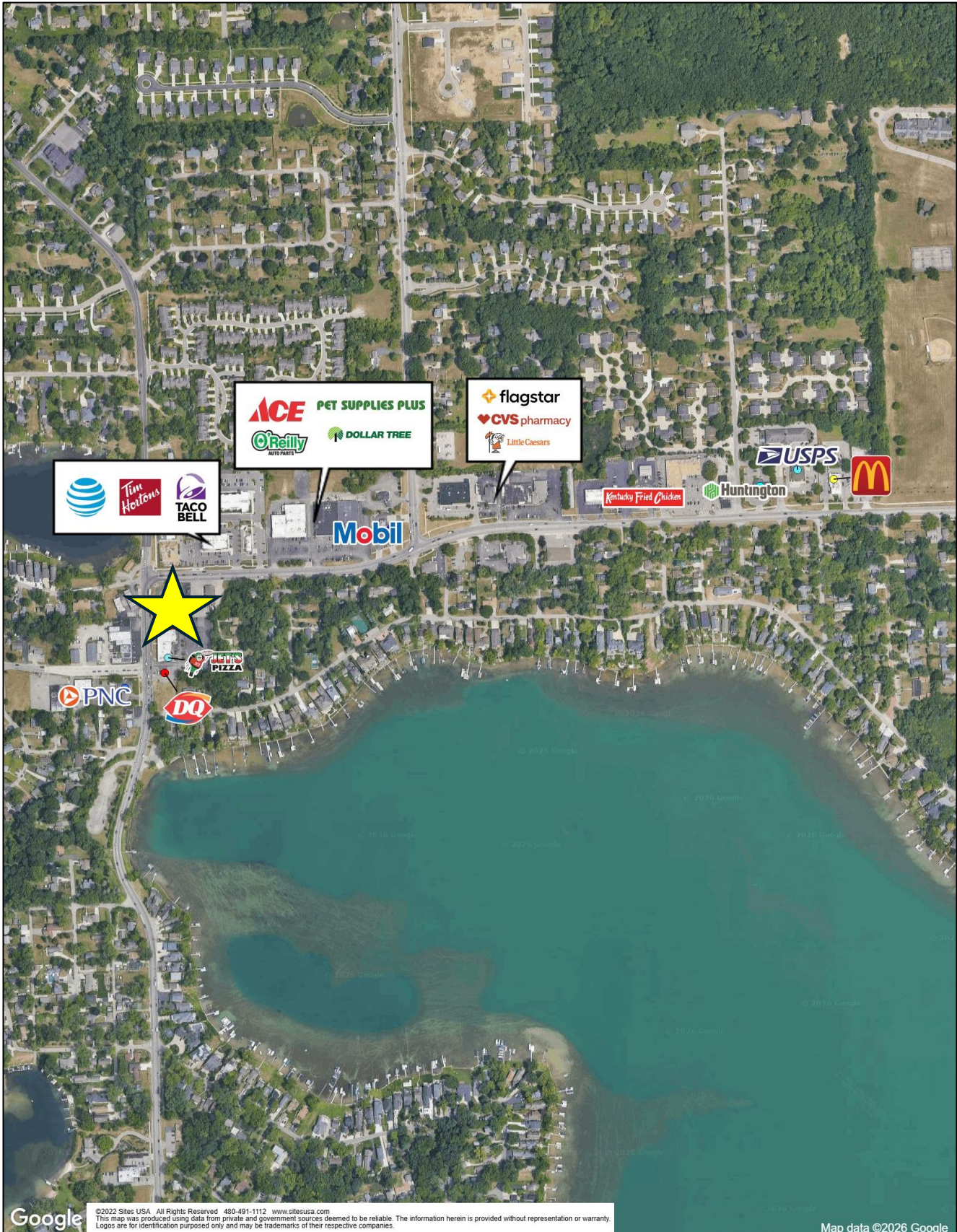
\*May be combined for a total of 4,429 SF



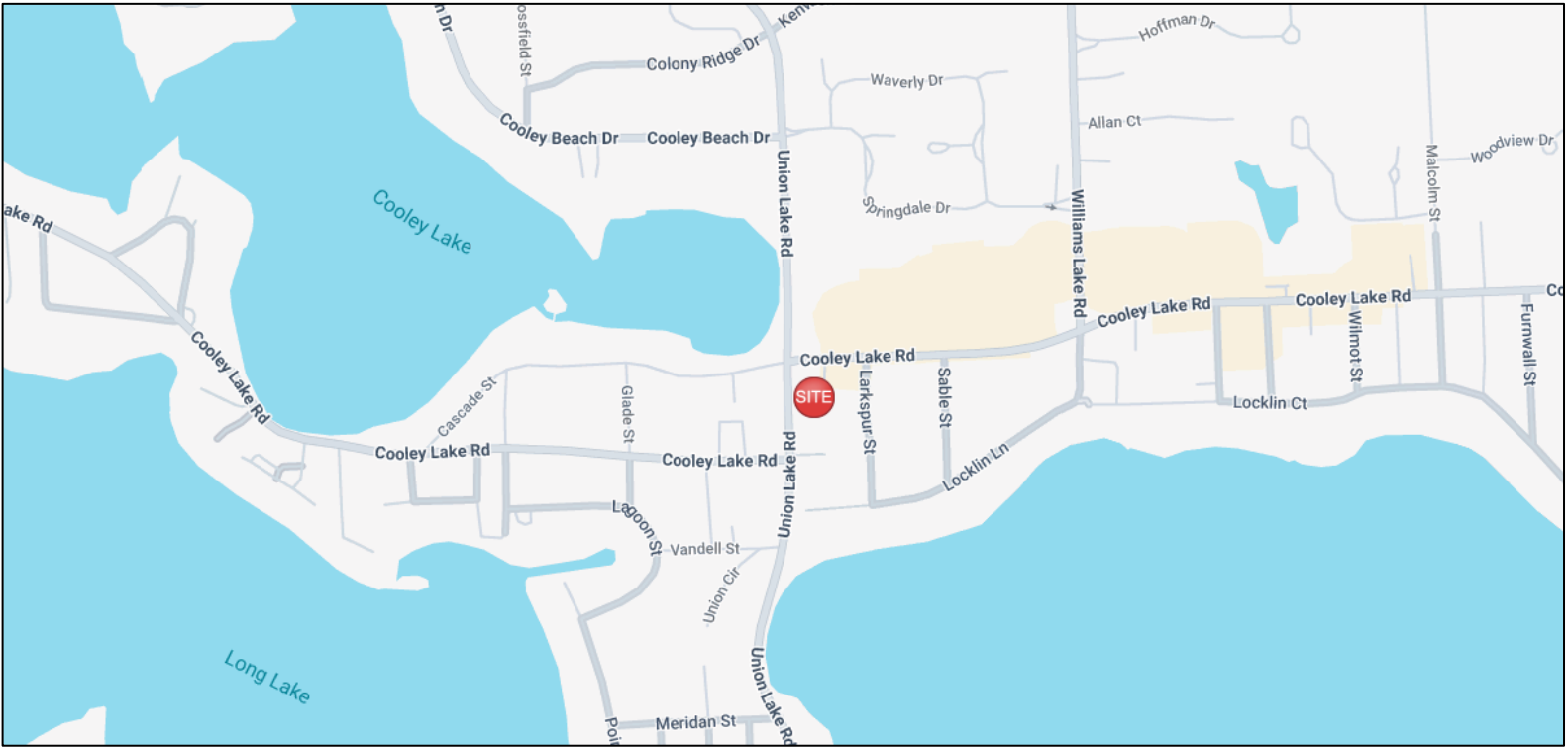


# LOCATION INFORMATION

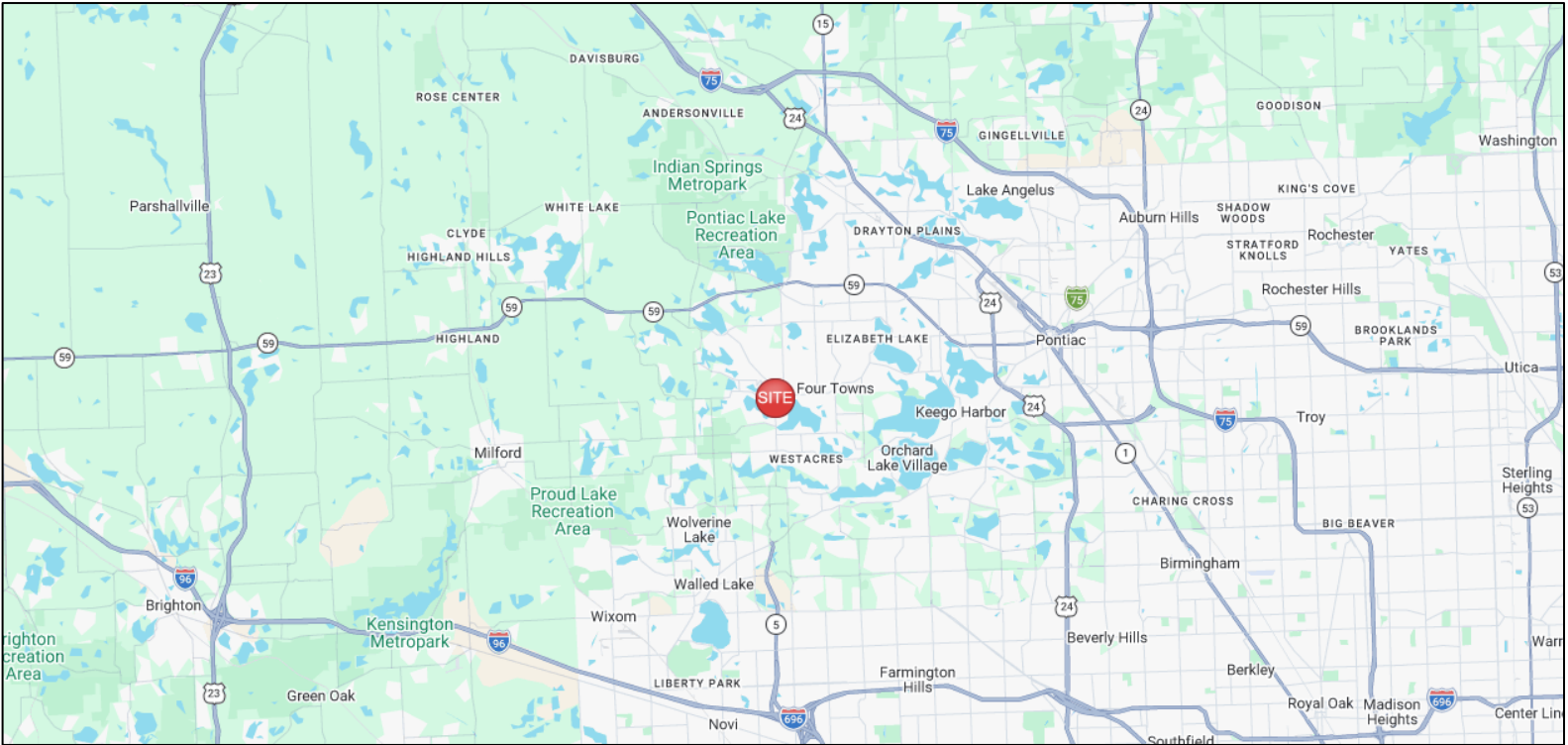
## Retailer Map



### LOCAL



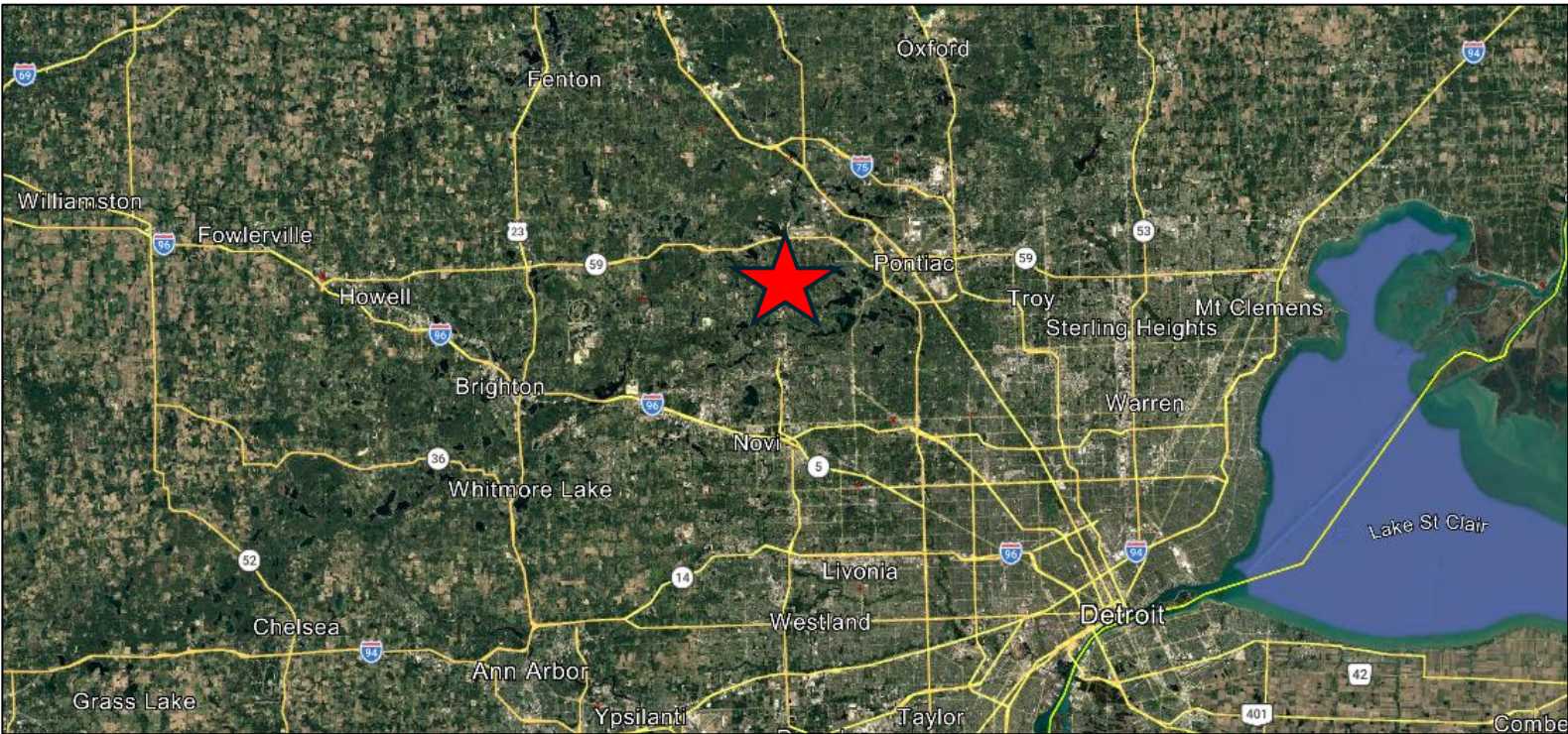
### REGIONAL



### LOCAL



### REGIONAL



1529-1579 Union Lake Rd Commerce, MI 48382	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	5,701	50,763	121,289
2030 Projected Population	5,923	50,753	120,943
2020 Census Population	5,485	50,834	121,151
2010 Census Population	5,341	49,034	116,568
Projected Annual Growth 2025 to 2030	0.8%	-	-
Historical Annual Growth 2010 to 2025	0.4%	0.2%	0.3%
<b>Households</b>			
2025 Estimated Households	2,458	20,205	49,430
2030 Projected Households	2,605	20,564	50,131
2020 Census Households	2,281	19,557	47,489
2010 Census Households	2,140	18,451	44,599
Projected Annual Growth 2025 to 2030	1.2%	0.4%	0.3%
Historical Annual Growth 2010 to 2025	1.0%	0.6%	0.7%
<b>Age</b>			
2025 Est. Population Under 10 Years	9.7%	10.1%	10.0%
2025 Est. Population 10 to 19 Years	11.6%	11.8%	11.5%
2025 Est. Population 20 to 29 Years	10.4%	10.7%	11.2%
2025 Est. Population 30 to 44 Years	19.3%	18.6%	18.2%
2025 Est. Population 45 to 59 Years	21.1%	21.0%	20.7%
2025 Est. Population 60 to 74 Years	18.6%	20.3%	20.3%
2025 Est. Population 75 Years or Over	9.3%	7.5%	8.3%
2025 Est. Median Age	43.1	43.3	43.7
<b>Marital Status &amp; Gender</b>			
2025 Est. Male Population	48.7%	49.5%	49.6%
2025 Est. Female Population	51.3%	50.5%	50.4%
2025 Est. Never Married	29.0%	26.9%	28.2%
2025 Est. Now Married	51.5%	56.1%	54.1%
2025 Est. Separated or Divorced	10.8%	12.2%	12.8%
2025 Est. Widowed	8.7%	4.8%	4.9%
<b>Income</b>			
2025 Est. HH Income \$200,000 or More	12.7%	19.6%	19.9%
2025 Est. HH Income \$150,000 to \$199,999	9.9%	13.2%	12.1%
2025 Est. HH Income \$100,000 to \$149,999	15.5%	20.5%	18.3%
2025 Est. HH Income \$75,000 to \$99,999	15.6%	12.3%	12.7%
2025 Est. HH Income \$50,000 to \$74,999	10.4%	12.7%	12.8%
2025 Est. HH Income \$35,000 to \$49,999	8.0%	6.7%	8.0%
2025 Est. HH Income \$25,000 to \$34,999	9.9%	4.0%	5.5%
2025 Est. HH Income \$15,000 to \$24,999	6.3%	4.8%	4.8%
2025 Est. HH Income Under \$15,000	11.7%	6.1%	5.8%
2025 Est. Average Household Income	\$113,598	\$142,763	\$140,981
2025 Est. Median Household Income	\$79,025	\$114,537	\$109,481
2025 Est. Per Capita Income	\$49,006	\$56,885	\$57,526
2025 Est. Total Businesses	168	1,466	3,946
2025 Est. Total Employees	830	10,155	29,024

1529-1579 Union Lake Rd Commerce, MI 48382	1 mi radius	3 mi radius	5 mi radius
<b>Race</b>			
2025 Est. White	85.0%	83.2%	81.9%
2025 Est. Black	5.5%	6.2%	7.2%
2025 Est. Asian or Pacific Islander	4.7%	5.2%	5.2%
2025 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2025 Est. Other Races	4.6%	5.2%	5.6%
<b>Hispanic</b>			
2025 Est. Hispanic Population	242	2,275	6,012
2025 Est. Hispanic Population	4.2%	4.5%	5.0%
2030 Proj. Hispanic Population	4.9%	5.0%	5.5%
2020 Hispanic Population	4.0%	3.9%	4.5%
<b>Education (Adults 25 &amp; Older)</b>			
2025 Est. Adult Population (25 Years or Over)	4,187	36,889	88,554
2025 Est. Elementary (Grade Level 0 to 8)	3.7%	1.8%	2.0%
2025 Est. Some High School (Grade Level 9 to 11)	2.1%	2.4%	3.2%
2025 Est. High School Graduate	22.6%	20.1%	21.1%
2025 Est. Some College	19.6%	21.7%	21.3%
2025 Est. Associate Degree Only	7.5%	9.3%	9.8%
2025 Est. Bachelor Degree Only	32.6%	28.1%	26.5%
2025 Est. Graduate Degree	11.9%	16.6%	16.0%
<b>Housing</b>			
2025 Est. Total Housing Units	2,584	21,134	51,704
2025 Est. Owner-Occupied	76.5%	82.9%	77.1%
2025 Est. Renter-Occupied	18.6%	12.7%	18.5%
2025 Est. Vacant Housing	4.9%	4.4%	4.4%
<b>Homes Built by Year</b>			
2025 Homes Built 2010 or later	6.4%	6.7%	6.5%
2025 Homes Built 2000 to 2009	18.9%	10.7%	10.4%
2025 Homes Built 1990 to 1999	14.2%	18.9%	17.2%
2025 Homes Built 1980 to 1989	9.1%	12.5%	12.3%
2025 Homes Built 1970 to 1979	12.4%	17.4%	17.4%
2025 Homes Built 1960 to 1969	8.5%	9.1%	9.4%
2025 Homes Built 1950 to 1959	12.9%	10.7%	12.7%
2025 Homes Built Before 1949	12.7%	9.6%	9.6%
<b>Home Values</b>			
2025 Home Value \$1,000,000 or More	5.4%	3.4%	3.4%
2025 Home Value \$500,000 to \$999,999	13.5%	16.2%	17.8%
2025 Home Value \$400,000 to \$499,999	11.7%	13.9%	14.1%
2025 Home Value \$300,000 to \$399,999	24.1%	24.7%	22.2%
2025 Home Value \$200,000 to \$299,999	27.2%	27.8%	25.0%
2025 Home Value \$150,000 to \$199,999	11.5%	8.5%	9.7%
2025 Home Value \$100,000 to \$149,999	4.4%	3.3%	3.3%
2025 Home Value \$50,000 to \$99,999	0.6%	0.9%	1.5%
2025 Home Value \$25,000 to \$49,999	1.2%	0.6%	1.3%
2025 Home Value Under \$25,000	0.4%	0.5%	1.6%
2025 Median Home Value	\$329,140	\$342,179	\$349,567
2025 Median Rent	\$1,280	\$1,221	\$1,211

1529-1579 Union Lake Rd Commerce, MI 48382	1 mi radius	3 mi radius	5 mi radius
<b>Labor Force</b>			
2025 Est. Labor Population Age 16 Years or Over	4,748	42,154	101,123
2025 Est. Civilian Employed	57.4%	65.1%	63.8%
2025 Est. Civilian Unemployed	1.6%	2.1%	2.8%
2025 Est. in Armed Forces	-	-	-
2025 Est. not in Labor Force	41.0%	32.8%	33.4%
2025 Labor Force Males	48.2%	49.2%	49.3%
2025 Labor Force Females	51.8%	50.8%	50.7%
<b>Occupation</b>			
2025 Occupation: Population Age 16 Years or Over	2,725	27,454	64,537
2025 Mgmt, Business, & Financial Operations	31.3%	23.7%	22.8%
2025 Professional, Related	19.2%	26.8%	27.7%
2025 Service	15.0%	13.1%	13.2%
2025 Sales, Office	20.4%	22.0%	20.3%
2025 Farming, Fishing, Forestry	-	0.1%	0.2%
2025 Construction, Extraction, Maintenance	5.5%	5.5%	5.9%
2025 Production, Transport, Material Moving	8.5%	8.8%	9.9%
2025 White Collar Workers	70.8%	72.5%	70.8%
2025 Blue Collar Workers	29.2%	27.5%	29.2%
<b>Transportation to Work</b>			
2025 Drive to Work Alone	78.6%	75.4%	75.9%
2025 Drive to Work in Carpool	7.9%	6.3%	6.9%
2025 Travel to Work by Public Transportation	0.2%	0.3%	0.3%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	1.2%	1.4%	1.5%
2025 Other Means	0.3%	0.4%	0.5%
2025 Work at Home	11.6%	16.1%	14.9%
<b>Travel Time</b>			
2025 Travel to Work in 14 Minutes or Less	18.0%	15.6%	17.1%
2025 Travel to Work in 15 to 29 Minutes	34.2%	33.4%	33.7%
2025 Travel to Work in 30 to 59 Minutes	42.8%	44.7%	41.9%
2025 Travel to Work in 60 Minutes or More	5.0%	6.3%	7.2%
2025 Average Travel Time to Work	28.5	29.3	28.1
<b>Consumer Expenditure</b>			
2025 Est. Total Household Expenditure	\$247.64 M	\$2.45 B	\$5.87 B
2025 Est. Apparel	\$4.53 M	\$44.76 M	\$107.23 M
2025 Est. Contributions, Tax and Retirement	\$69.78 M	\$761.15 M	\$1.82 B
2025 Est. Education	\$5.64 M	\$57.44 M	\$137.6 M
2025 Est. Entertainment	\$14.04 M	\$138.17 M	\$330.9 M
2025 Est. Food, Beverages, Tobacco	\$29.13 M	\$275.97 M	\$661.17 M
2025 Est. Health Care	\$16.61 M	\$138.96 M	\$339.23 M
2025 Est. Household Furnishings and Equipment	\$6.54 M	\$65.12 M	\$155.98 M
2025 Est. Household Operations, Shelter, Utilities	\$52.8 M	\$501.76 M	\$1.22 B
2025 Est. Miscellaneous Expenses	\$4.21 M	\$41.66 M	\$99.74 M
2025 Est. Personal Care	\$3.1 M	\$29.13 M	\$69.76 M
2025 Est. Transportation	\$41.26 M	\$392.58 M	\$931.05 M

# LOCATION INFORMATION

## Traffic Counts

