

**Walmart**  
Over 2 mil annual  
visits per year  
Placer AI



**1,400 SF Suite  
Available!**



### PROPERTY INFORMATION

Property Address	6913-6937 State Street
City/Township	Saline
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 (FIVE-MILE RADIUS)

 <div> <div>POPULATION</div> <div>298,666 PEOPLE</div> </div>	 <div> <div>MEDIAN AGE</div> <div>34.3 YEARS OLD</div> </div>
 <div> <div>HOUSEHOLDS</div> <div>119,975</div> </div>	 <div> <div>CONSUMER SPENDING</div> <div>\$3.9 BILLION ANNUALLY</div> </div>
 <div> <div>AVG HOUSEHOLD INCOME</div> <div>\$104,745/ANNUALLY</div> </div>	 <div> <div>DAYTIME EMPLOYEES</div> <div>217,325 EMPLOYEES</div> </div>

### JOIN



### AREA TENANTS & EMPLOYERS

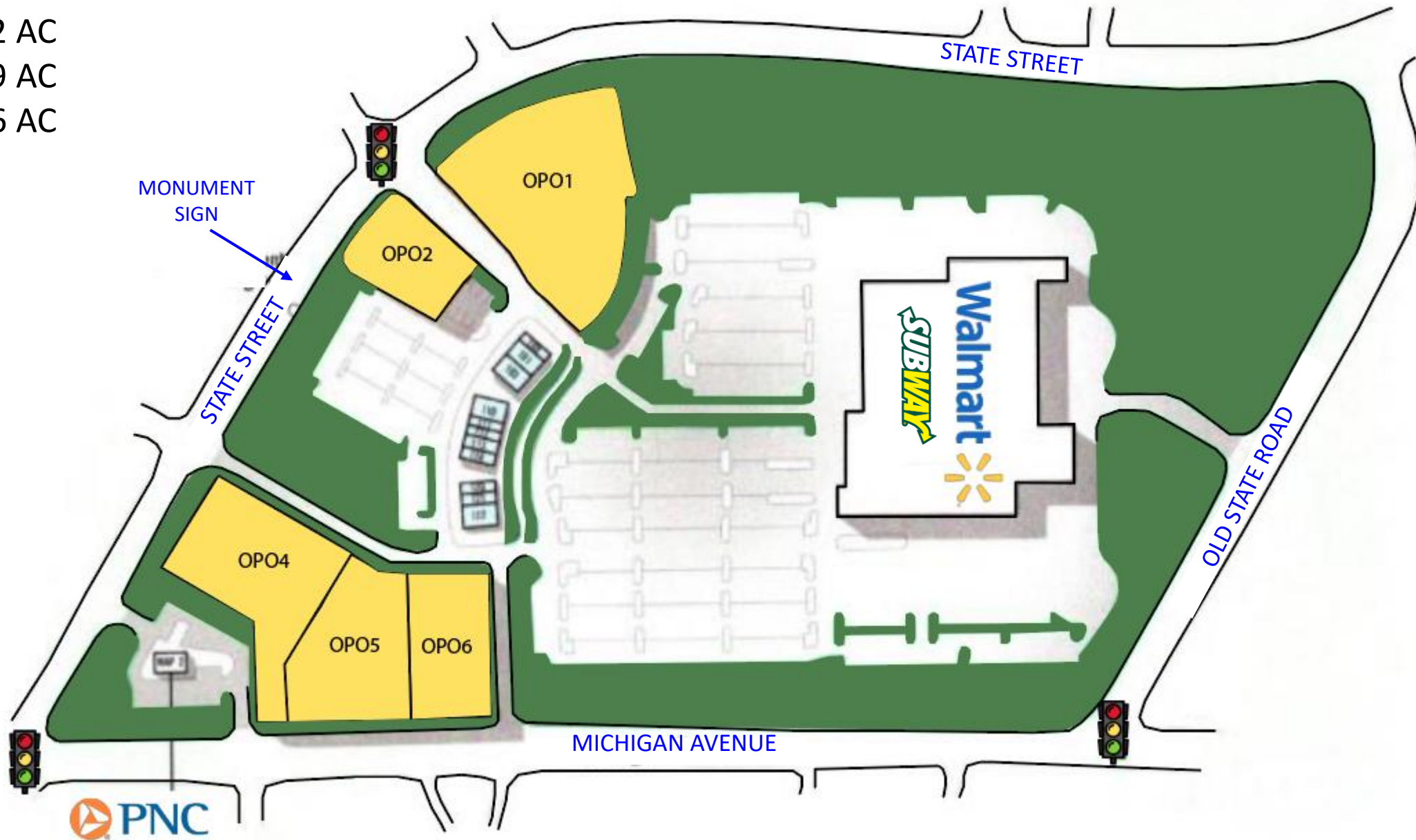


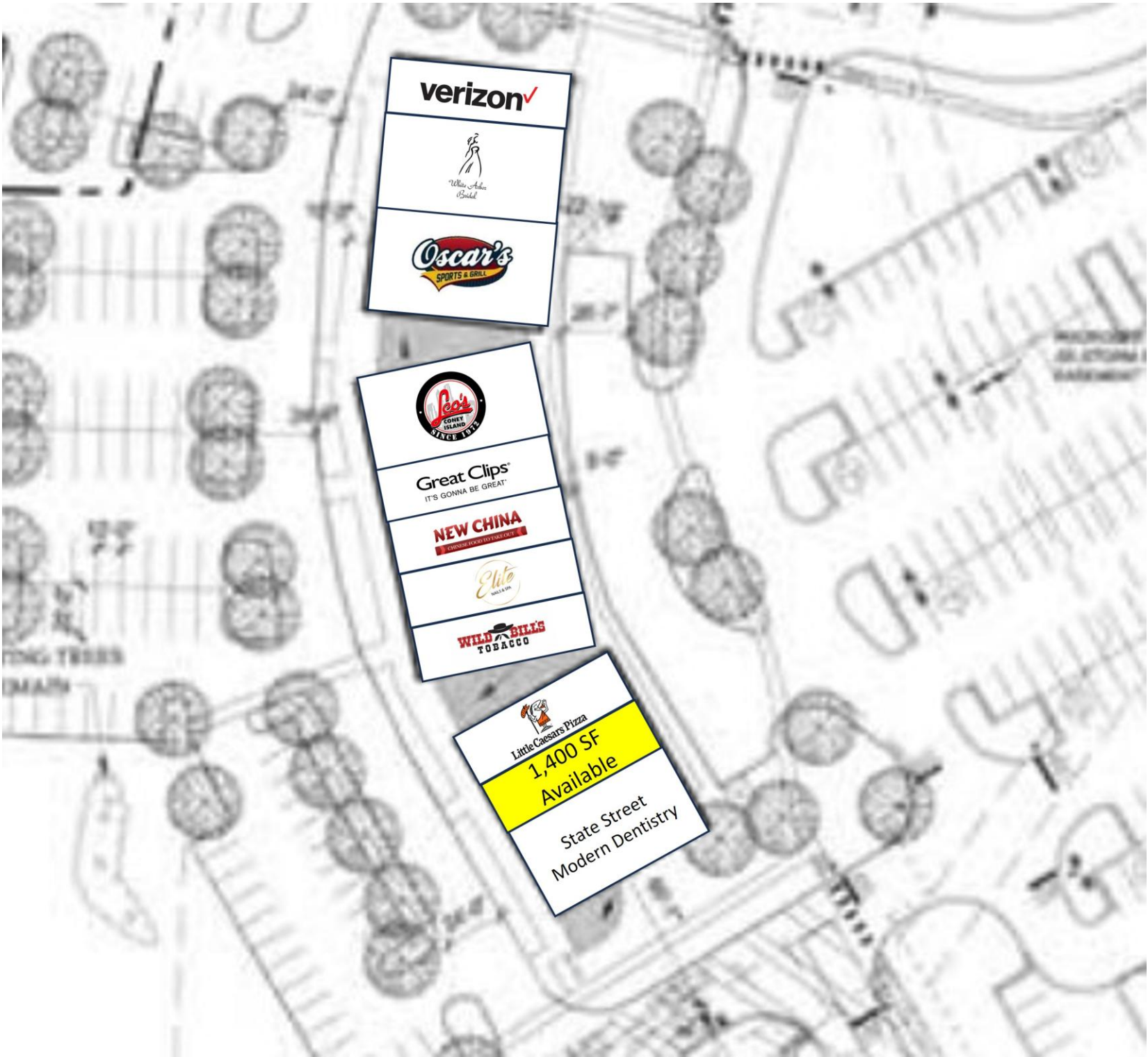
### PROPERTY HIGHLIGHTS

- Join Leo's Coney Island, Verizon, Great Clips, and Little Caesars Pizza in the Walmart Anchored, State Street Crossing
- Multiple outlot opportunities available for ground lease or built to suit along State Street and Michigan Ave.
- Out lot of a Walmart Superstore which serves the nearby communities of Saline, Pittsfield and Ann Arbor.
- 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.
- Situated in an affluent market with average household incomes of over \$169,000 in a one-mile radius.



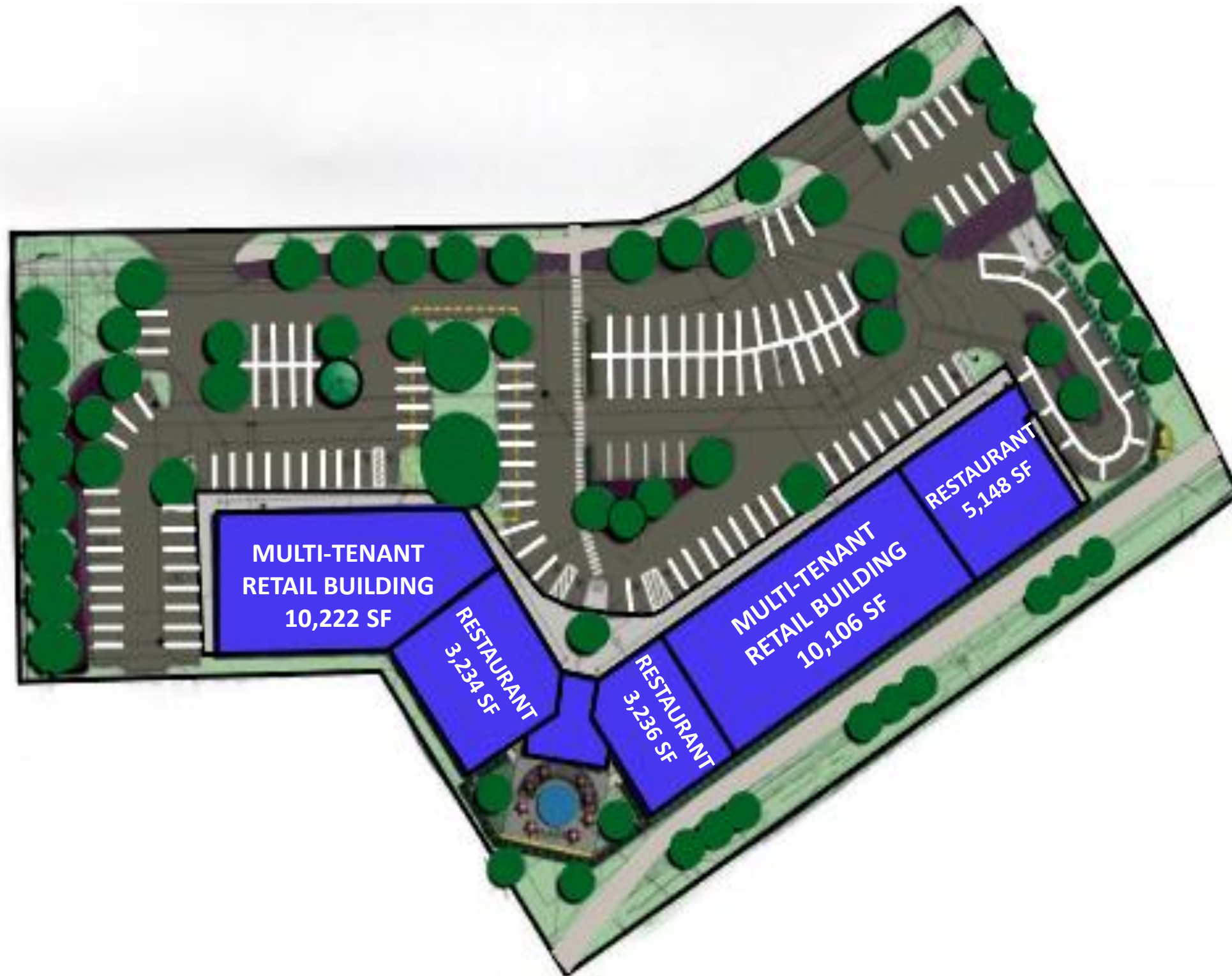
OPO1 - 2.48 AC  
OPO2 - 0.92 AC  
OPO4 - 1.62 AC  
OPO5 - 1.29 AC  
OPO6 - 1.16 AC

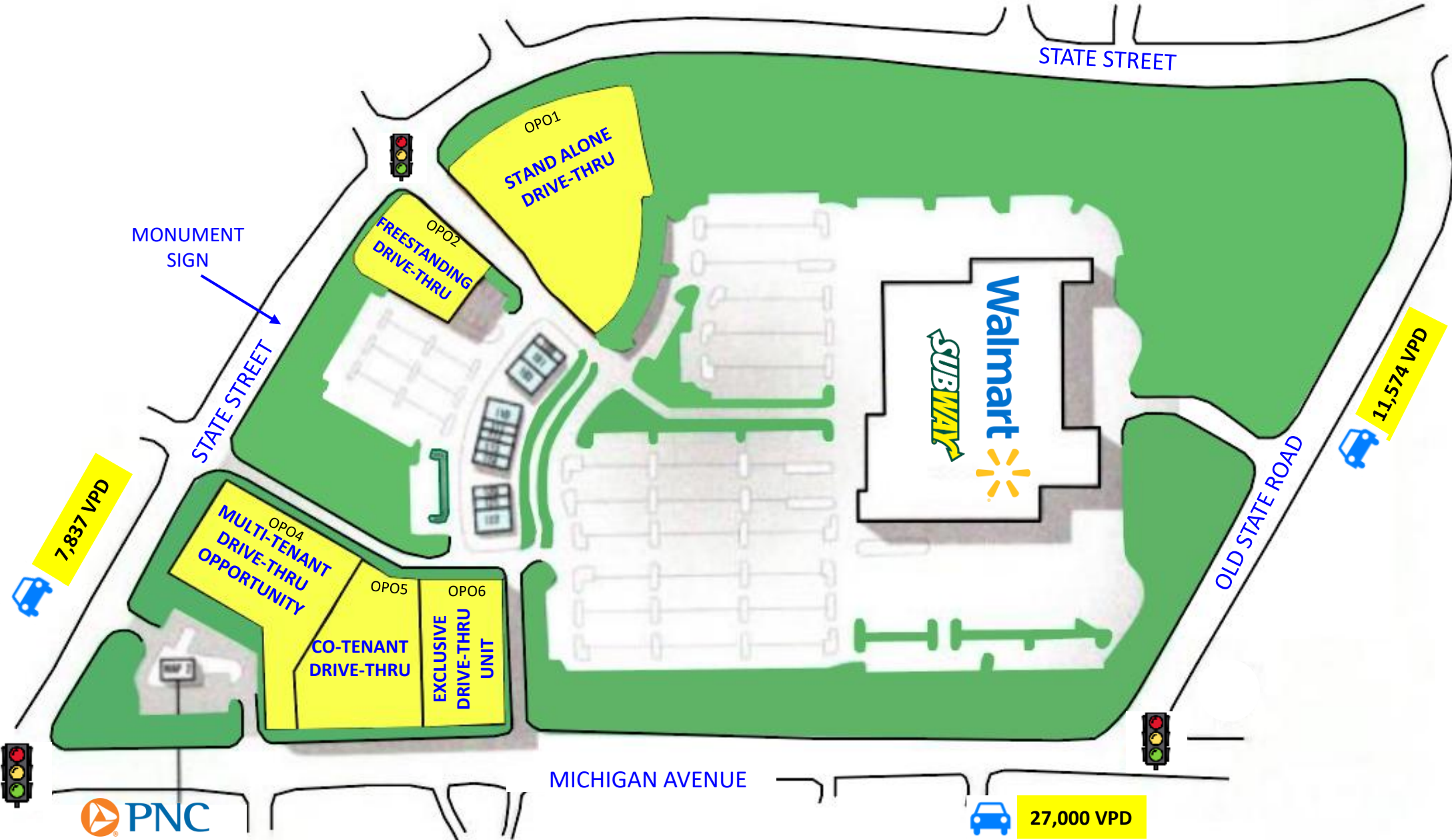




## WALMART OUT PARCEL OPPORTUNITIES

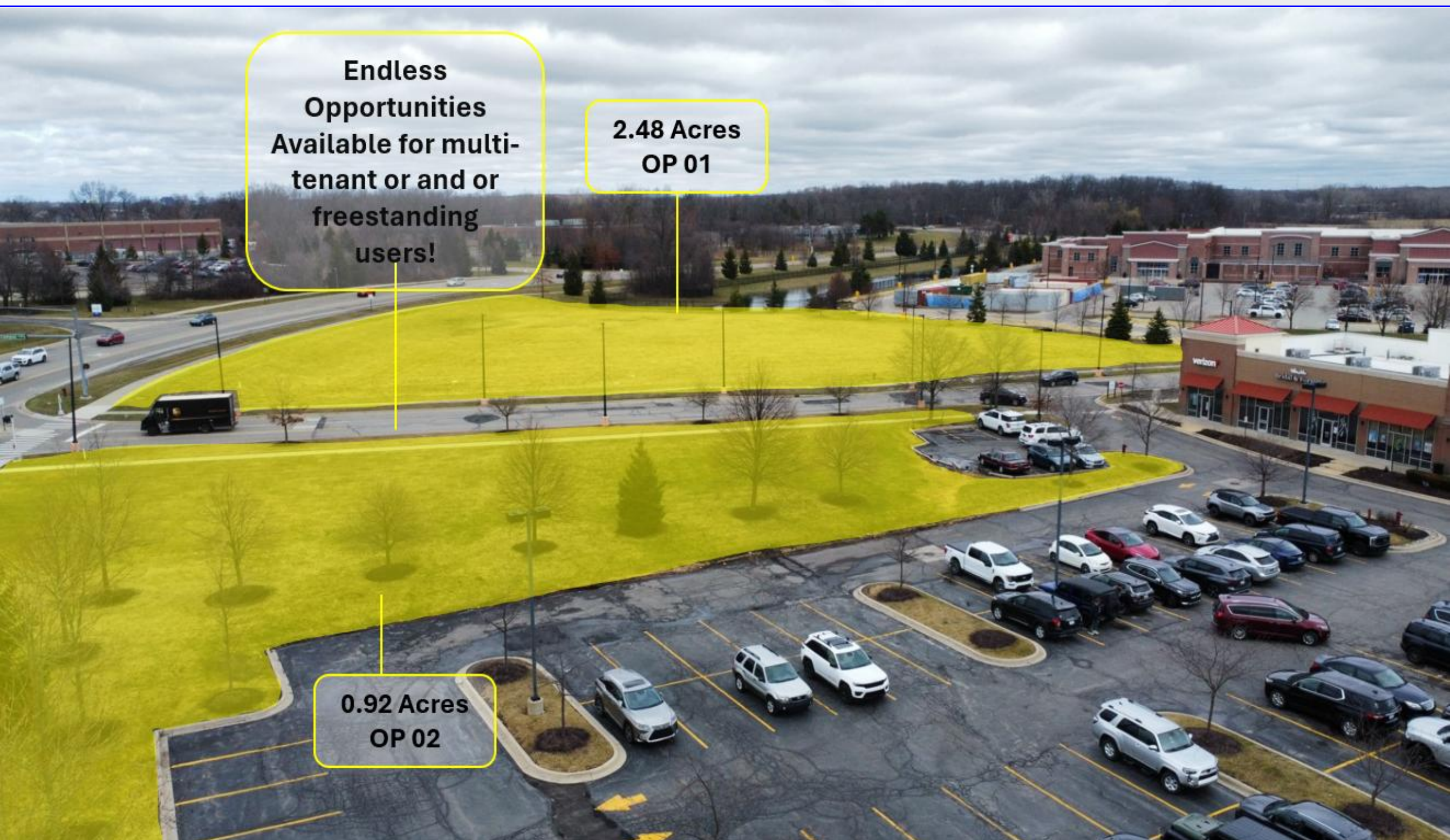
CONCEPTUAL DRAWING OF OP'S 4,5 & 6







**4.07 Continuous  
Acres  
OP's 4, 5, & 6**



**Endless  
Opportunities  
Available for multi-  
tenant or and or  
freestanding  
users!**

**2.48 Acres  
OP 01**

**0.92 Acres  
OP 02**



POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	6,640	70,696	280,430
2024 Population	7,492	74,942	298,666
2029 Population Projection	7,571	74,939	298,771
Annual Growth 2020-2024	1.00%	0.50%	0.50%
Annual Growth 2024-2029	0.20%	0.00%	0.00%
Median Age	37	38.1	34.3
Bachelor's Degree or Higher	66%	58%	54%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	6,345	57,011	209,625
Black	236	6,118	42,898
American Indian/Alaskan Native	30	315	1,260
Asian	668	8,581	32,277
Hawaiian & Pacific Islander	0	47	193
Two or More Races	214	2,870	12,414
Hispanic Origin	235	4,284	16,803

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	2,305	29,264	113,370
2043 Households	2,611	30,923	119,975
2029 Household Projection	2,639	30,907	119,976
Owner Occupied Households	2,328	19,996	66,170
Renter Occupied Households	312	10,912	53,805
Avg Household Income	\$163,039	\$117,196	\$104,745
Median Household Income	\$133,785	\$87,436	\$76,214

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	174	4,399	19,765
\$50,000 - 75,000	361	5,610	20,034
\$75,000 - 100,000	319	3,952	14,988
\$100,000 - 125,000	255	3,083	11,757
\$125,000 - 150,000	286	2,465	8,331
\$150,000 - 200,000	355	3,196	10,322
\$200,000+	764	4,732	15,317

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	6,846	449	15	40,508	3,976	10	202,713	18,445	11
Trade Transportation & Utilities	1,852	81	23	8,878	585	15	19,625	1,705	12
Information	1,577	23	69	4,054	118	34	6,998	363	19
Financial Activities	221	35	6	3,520	475	7	9,019	1,486	6
Professional & Business Services	1,120	83	13	6,300	706	9	17,083	2,150	8
Education & Health Services	1,259	149	8	8,448	1,400	6	117,492	9,913	12
Leisure & Hospitality	495	32	15	4,585	273	17	18,371	1,130	16
Other Services	286	41	7	3,410	369	9	8,786	1,421	6
Public Administration	36	5	7	1,313	50	26	5,339	277	19
Goods-Producing Industries	1,859	70	27	5,187	391	13	14,612	985	15
Natural Resources & Mining	0	0	-	153	4	38	274	35	8
Construction	247	33	7	1,521	242	6	3,644	613	6
Manufacturing	1,612	37	44	3,513	145	24	10,694	337	32
Total	8,705	519	17	45,695	4,367	10	217,325	19,430	11



## EXCLUSIVELY LISTED BY:

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*Landlord Representation  
& New Project Leasing*



**TENANT REPRESENTATION**  
*Site Selection &  
Negotiations*



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*STNL & Multi-Tenant, Multi-  
Family, Carwashes, etc.*



**ACQUISITIONS/DISPOSITIONS**  
*Single & Full Portfolio  
Transactions*



**MARKET ANALYSIS**  
*Market Research  
& Site Evaluations*



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*Retailers & Investors  
across the U.S.*



**TEAMWORK**  
*Innovative  
Solutions*



**SHARED DATABASE**  
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across the U.S.*