

FOR LEASE

BREAKING GROUND Q3/Q4 2026



NEC of Decker & 14 Mile Roads | **Walled Lake, MI**

SHOPPES OF WALLED LAKE

ERIK ELWELL
ASSOCIATE

eelwell@cmprealestategroup.com

JORDAN JABBORI
SENIOR DIRECTOR

jjabbori@cmprealestategroup.com

PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	NEC of Decker & 14 Mile Roads
City/Township	Walled Lake, MI
Building Size	7,080 SF
Space Available	4,784 SF
Minimum Available	1,594 SF
Maximum Available	4,784 SF
Asking Rental Rate	Contact Broker
Estimated NNN's	Contact Broker

DEMOGRAPHICS (5-MILE RADIUS)



523,047
PEOPLE



\$132,830
AVG. HOUSEHOLD INCOME



214,687
HOUSEHOLDS



\$7.7 B
OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

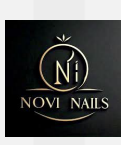
- Join Starbucks in this new mixed-use development in Walled Lake.
- Shoppes of Walled Lake is a 2026 new retail development serving Walled Lake, Novi, and Commerce communities.
- Extraordinary opportunity for any food, service-retail, or medical users to take advantage.
- Situated on the northeast corner of Fourteen Mile & Decker Roads which features over 18,000 vehicles per day.
- Minutes away from Twelve Oaks Mall and easily accessible to the M-5 Connector which is a strong thoroughfare that connects to I-96, I-696 & I-275.

JOIN



AREA TENANTS





SITE PLAN



AERIAL



AERIAL



DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	31,009	162,120	524,451
2024 Population	31,726	161,899	523,047
2029 Population Projection	32,443	164,681	530,515
Annual Growth 2020-2024	0.5%	0.0%	-0.1%
Annual Growth 2024-2029	0.5%	0.3%	0.3%
HOUSEHOLDS			
2020 Households	14,568	67,786	215,749
2024 Households	14,932	67,434	214,687
2029 Household Projection	15,282	68,552	217,716
Annual Growth 2020-2024	0.7%	0.4%	0.4%
Annual Growth 2024-2029	0.5%	0.3%	0.3%
Avg Household Size	2.10	2.30	2.40
Avg Household Vehicles	2.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$108,215	\$128,147	\$132,830
Median Household Income	\$82,639	\$99,031	\$102,393

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$315,255	\$371,834	\$374,017
Median Year Built	1993	1987	1981
Owner Occupied Households	8,402	45,068	156,684
Renter Occupied Households	6,880	23,484	61,032
HOUSING COMPOSITION			
1-Person Households	6,145	21,651	64,375
2-Person Households	4,637	21,695	71,700
3-Person Households	1,839	9,999	32,546
4-Person Households	1,541	9,356	30,146
5-Person Households	558	3,352	11,510
6-Person Households	166	1,074	3,384
7-Person Households	45	307	1,026
EMPLOYMENT			
Civilian Employed	16,395	86,933	274,556
Civilian Unemployed	645	3,432	9,650
Civilian Non-Labor Force	9,463	44,050	150,288

FOR LEASE | *SHOPPES OF WALLED LAKE*



ERIK ELWELL
ASSOCIATE
248 538 2000
eelwell@cmprealestategroup.com

JORDAN JABBORI
SENIOR DIRECTOR
248 538 2000
jjabbori@cmprealestategroup.com

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

The information contained in this Offering Memorandum 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 purchaser 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. All financial projections are based on assumptions relating to anticipated results, the general economy, competition, and other factors beyond the control of the Property Owner (“Owner”) and Broker and, therefore, are subject to material variation. Any projections an/or estimates may or may not be indicative of future performance, which may be significantly more or less favorable than that as reflected herein. This Offering Memorandum prepared by Broker, does not constitute an indication that there has been no change in the business or affairs of the Property or the Owners 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 buyers. Neither Owner nor Broker nor any of their 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 Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or its contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental condition of the Property. Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to 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 Offering Memorandum or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchased 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. This Offering Memorandum and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited here in called the Contents), are of confidential nature. By accepting this Offering Memorandum, you unconditionally agree that you will hold and treat the Offering Memorandum and the Contents in the strictest confidence, that you will not photocopy or duplicate the Offering Memorandum or any part thereof, that you will not disclose the Offering Memorandum or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in the determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Offering Memorandum or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker. CMP Real Estate Group LLC. All Rights Reserved.