FOR LEASE

BREAKING GROUND Q3/Q4 2026

CMP

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

SHOPPES OF WALLED LAKE

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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

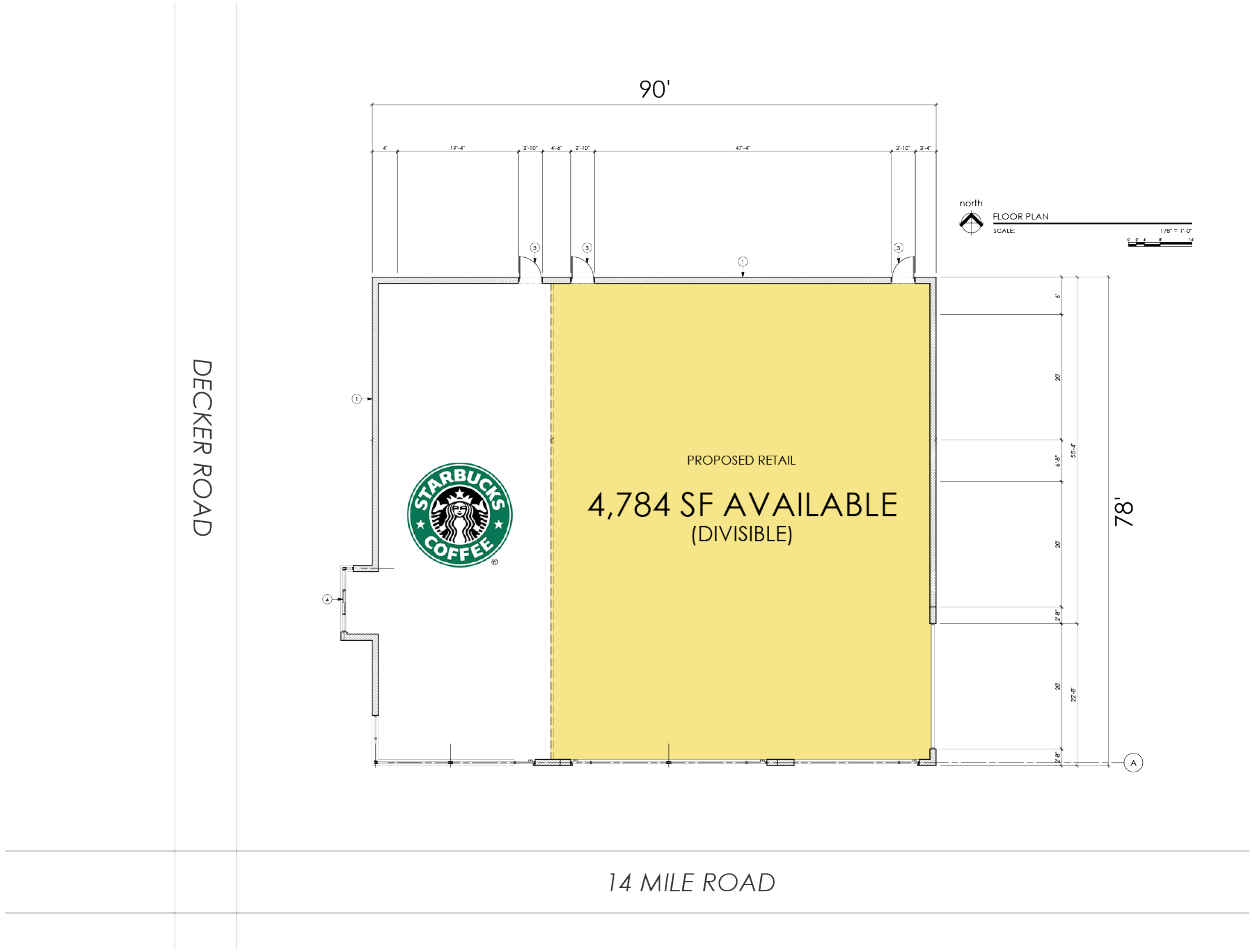
PROPERTY HIGHLIGHTS

- 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.

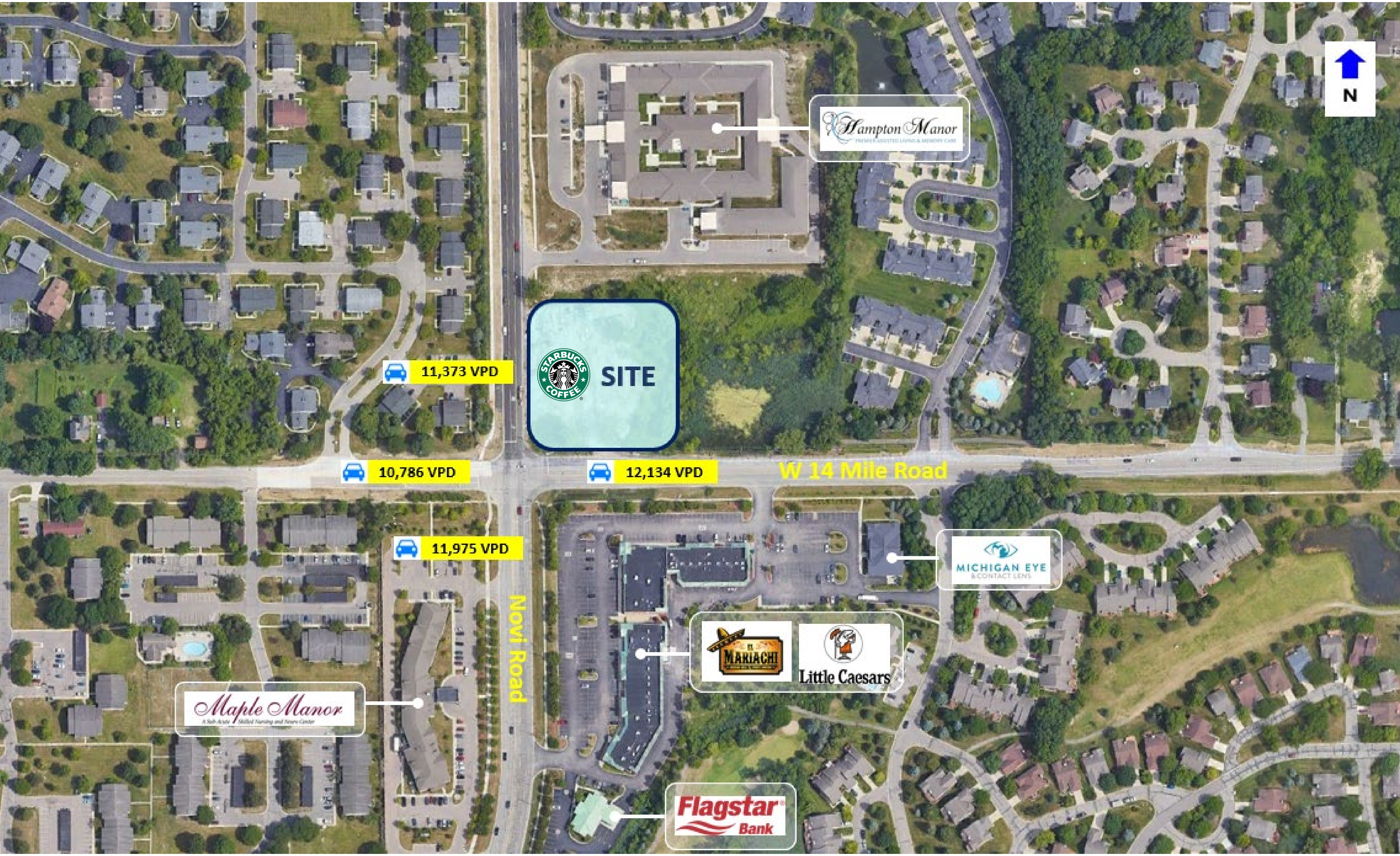
JOIN

AREA TENANTS

SITE PLAN


90'
78'
north
FLOOR PLAN
DECKER ROAD
14 MILE ROAD
PROPOSED RETAIL
4,784 SF AVAILABLE
(DIVISIBLE)
STARBUCKS COFFEE

AERIAL


N
Hampton Manor
SITE
STARBUCKS COFFEE
11,373 VPD
10,786 VPD
12,134 VPD
W 14 Mile Road
11,975 VPD
Novi Road
MICHIGAN EYE
& CONTACT LENS
EL MARIACHI
Little Caesars
Maple Manor
Flagstar Bank

AERIAL

BIGGBY COFFEE
LOWE'S
Comerica
N
Wendy's
Michaels
Applebee's
PETSMART
TARGET
Staples
LIFETIME
DQ
THE SALVATION ARMY
Tim Hortons
Wendy's
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
DOLLAR GENERAL
COSTCO WHOLESALE
Novi Road
REGAL
Hampton Manor of Commerce
(51 Rooms/Beds
12 Memory Care)
tropical smoothie CAFE
Panera BREAD
AT&T
Walgreens
Kroger
SITE
W 14 Mile Road
Maple Manor
(72 Beds)
El Mariachi
Little Caesars
Flagstar Bank

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

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