

**FOR SALE**

**SELF STORAGE | LENOX, MICHIGAN**



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PROPERTY INFORMATION

Property Address	65600 Gratiot Avenue
City/Township	Lenox
Land Size	3.35 AC
Sales Price	\$675,000
Price (Per Acre)	\$201,492.54
Zoning	CM
Parking	Surface

DEMOGRAPHICS (FIVE-MILE RADIUS)



**POPULATION**  
22,694 PEOPLE



**HOUSEHOLDS**  
7,950



**AVG HOUSEHOLD INCOME**  
\$135,993/ANNUALLY



**MEDIAN AGE**  
39.6 YEARS OLD



**CONSUMER SPENDING**  
\$251.5 BILLION ANNUALLY



**DAYTIME POPULATION**  
6,919 PEOPLE

AREA TENANTS & EMPLOYERS



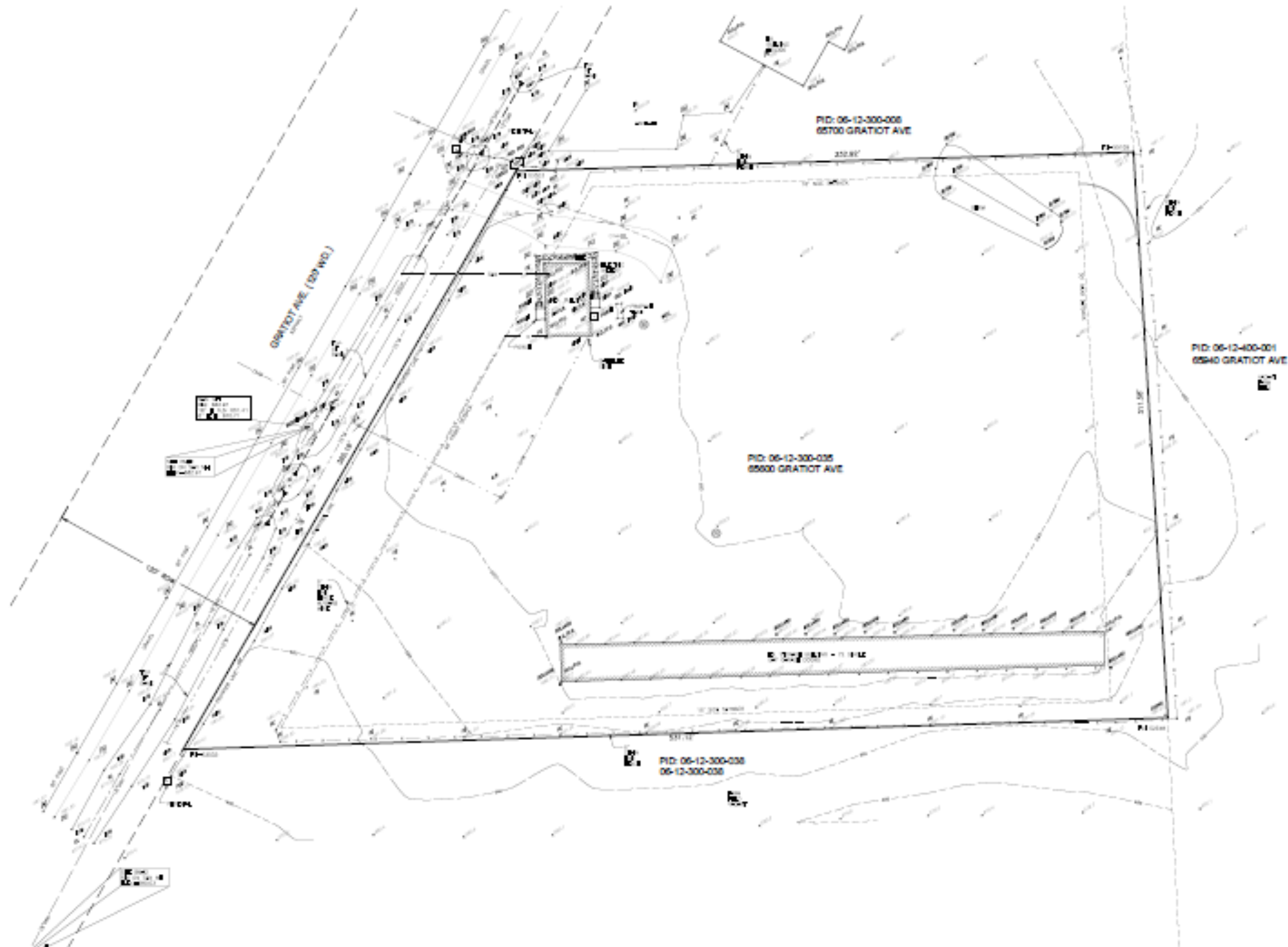
PROPERTY HIGHLIGHTS

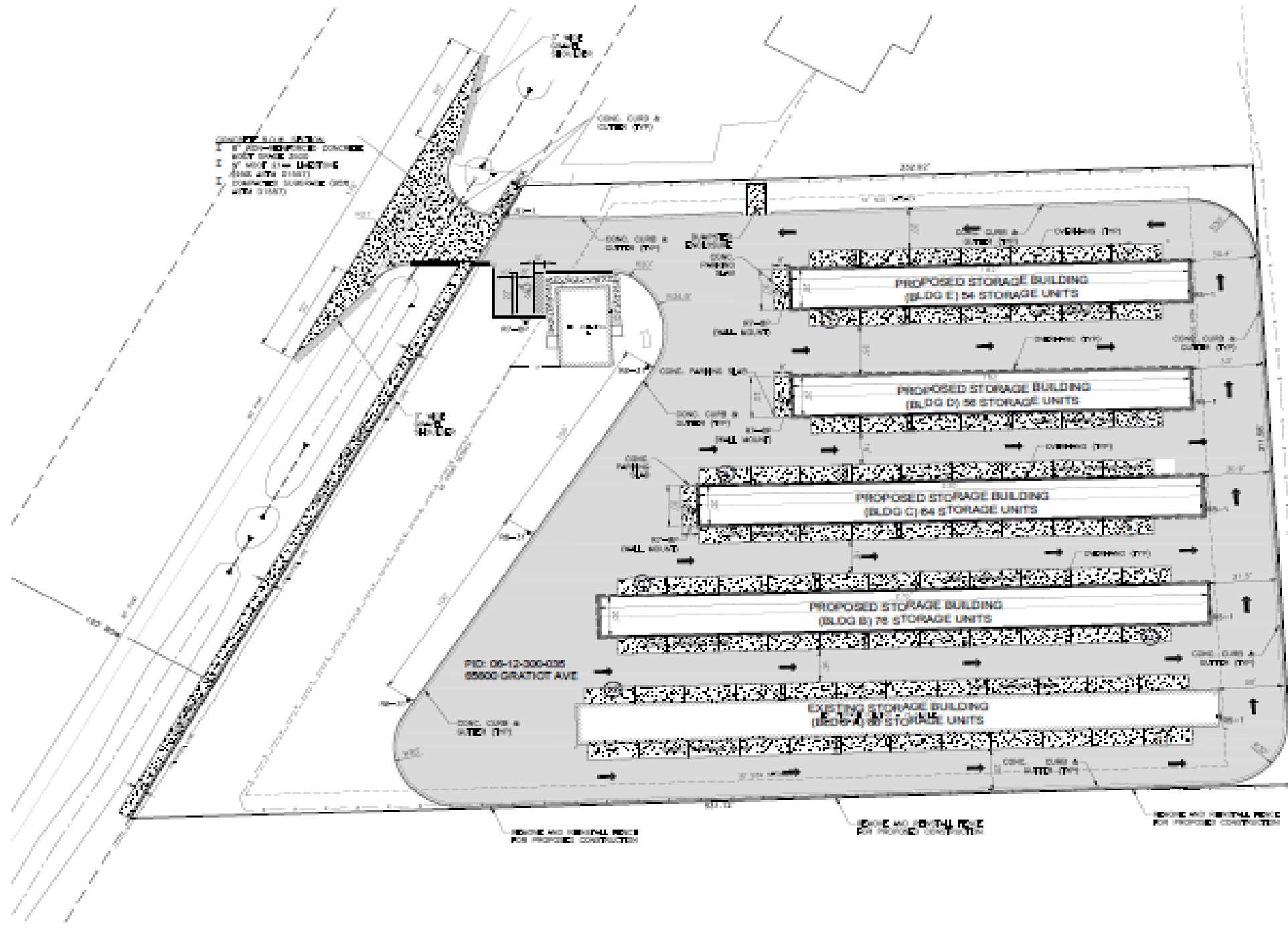
- Existing Infrastructure with Growth Potential: The property features 80 fully operational storage units and is site plan approved for an expansion to a total of 330 units.
- Prime Location: Strategically located on a 3.35-acre site along Gratiot Avenue, just south of 31 Mile Road, ensuring excellent accessibility and visibility.
- Proximity to High-Traffic Retail: Positioned only 0.75 miles south of a high-performing Kroger store, ranked 408th out of 1,230 nationwide and 41st out of 120 statewide (source: Placer.ai).
- Attractive Investment Profile: Offers low operating expenses, minimal maintenance requirements, and low tenant turnover costs, providing a strong foundation for consistent income.
- Value-Add Potential: Significant opportunity to enhance revenue by developing additional storage units or incorporating premium services such as climate-controlled storage.

















POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	248	8,480	22,387
2024 Population	215	8,456	22,694
2029 Population Projection	207	8,393	22,593
Annual Growth 2020-2024	-3.3%	-0.1%	0.3%
Annual Growth 2024-2029	-0.7%	-0.2%	-0.1%
Median Age	47.8	42.6	39.6
Bachelor's Degree or Higher	16%	17%	18%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	204	7,541	18,438
Black	0	135	1,976
American Indian/Alaskan Native	0	13	33
Asian	0	26	100
Hawaiian & Pacific Islander	0	23	24
Two or More Races	10	718	2,122
Hispanic Origin	4	415	1,116

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	98	3,386	7,897
2024 Households	85	3,362	7,950
2029 Household Projection	82	3,332	7,904
Owner Occupied Households	76	2,626	6,178
Renter Occupied Households	6	706	1,726
Avg Household Income	\$101,837	\$83,739	\$82,491
Median Household Income	\$76,923	\$67,245	\$66,297

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	12	685	1,414
\$50,000 - 75,000	19	635	1,609
\$75,000 - 100,000	13	468	1,143
\$100,000 - 125,000	6	353	779
\$125,000 - 150,000	8	253	630
\$150,000 - 200,000	9	304	538
\$200,000+	8	135	375

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	462	58	8	3,157	425	7	5,964	729	8
Trade Transportation & Utilities	262	18	15	766	84	9	1,412	145	10
Information	6	2	3	26	6	4	62	11	6
Financial Activities	32	7	5	241	51	5	365	85	4
Professional & Business Services	19	5	4	318	46	7	532	78	7
Education & Health Services	55	17	3	883	121	7	1,790	219	8
Leisure & Hospitality	53	4	13	538	42	13	805	68	12
Other Services	24	4	6	282	66	4	478	104	5
Public Administration	11	1	11	103	9	11	520	19	27
Goods-Producing Industries	66	13	5	490	52	9	955	116	8
Natural Resources & Mining	3	1	3	11	4	3	68	11	6
Construction	13	5	3	254	24	11	441	63	7
Manufacturing	50	7	7	225	24	9	446	42	11
Total	528	71	7	3,647	477	8	6,919	845	8





## EXCLUSIVELY LISTED BY:

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*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*



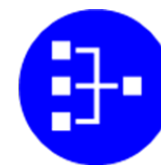
**MARKET ANALYSIS**  
*Market Research  
& Site Evaluations*



**NATIONAL RELATIONSHIPS**  
*Retailers & Investors  
across the U.S.*



**TEAMWORK**  
*Innovative  
Solutions*



**SHARED DATABASE**  
*Retailers & Investors  
across the U.S.*