



PROPERTY INFORMATION

Property Address	23 Mile & Card Road
City/Township	Macomb Township
Space Available	16,021 SF
Minimum Available	2,082 SF
Maximum Available	7,168 SF
Freestanding Pad	2,082 SF
Asking Rate (Retail Plaza)	\$30.00 - \$35.00
Asking Land Lease (Pad Site)	\$85,000/Annually
Parking	Estimated 146 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)

 <b>POPULATION</b> 145,083 PEOPLE	 <b>MEDIAN AGE</b> 39.5 YEARS OLD
 <b>HOUSEHOLDS</b> 51,734	 <b>CONSUMER SPENDING</b> \$1.8 BILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$107,599/ANNUALLY	 <b>DAYTIME EMPLOYEES</b> 43,650 EMPLOYEES

AREA TENANTS







PROPERTY HIGHLIGHTS

- New retail development located on the SWC of 23 Mile & Card roads with delivery expected for 3rd Quarter of 2026.
- Great visibility and accessibility off of 23 Mile Road to compliment the high daytime synergy and strong growing residential community.
- Immense amount of office/industrial density in the immediate surrounding area, the site offers excellent opportunities for food, medical, and/or service users to take advantage of.
- Freestanding drive-thru pad and end-cap drive-thru options are available.











POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	6,885	55,149	161,841
2024 Population	6,922	54,980	160,380
2029 Population Projection	6,872	54,490	158,760
Annual Growth 2020-2024	0.10%	-0.10%	-0.20%
Annual Growth 2024-2029	-0.10%	-0.20%	-0.20%
Median Age	41.5	39.3	39.5
Bachelor's Degree or Higher	39%	30%	28%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	5,831	45,461	129,919
Black	324	3,381	12,812
American Indian/Alaskan Native	6	35	107
Asian	282	2,064	5,283
Hawaiian & Pacific Islander	0	8	39
Two or More Races	478	4,031	12,220
Hispanic Origin	194	1,785	5,500

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	2,161	18,667	60,864
2024 Households	2,183	18,665	60,264
2029 Household Projection	2,169	18,505	59,633
Owner Occupied Households	1.20%	0.90%	0.80%
Renter Occupied Households	-0.10%	-0.20%	-0.20%
<b>Avg Household Income</b>	<b>2,110</b>	<b>17,046</b>	<b>47,898</b>
<b>Median Household Income</b>	<b>59</b>	<b>1,459</b>	<b>11,735</b>

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	220	2,406	10,260
\$50,000 - 75,000	298	2,171	8,432
\$75,000 - 100,000	167	2,628	8,670
\$100,000 - 125,000	304	2,163	6,318
\$125,000 - 150,000	306	2,522	6,053
\$150,000 - 200,000	302	2,795	7,729
\$200,000+	501	2,620	6,197

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	439	84	5	7,632	944	8	37,125	4,566	8
Trade Transportation & Utilities	44	9	5	2,240	140	16	9,145	757	12
Information	4	1	4	125	19	7	684	74	9
Financial Activities	50	15	3	614	118	5	3,566	547	7
Professional & Business Services	32	8	4	734	142	5	3,128	595	5
Education & Health Services	186	28	7	2,207	312	7	8,914	1,566	6
Leisure & Hospitality	80	12	7	864	89	10	6,291	454	14
Other Services	31	10	3	784	119	7	2,955	496	6
Public Administration	12	1	12	64	5	13	2,442	77	32
Goods-Producing Industries	46	14	3	3,184	209	15	12,825	866	15
Natural Resources & Mining	4	1	4	20	7	3	40	14	3
Construction	40	12	3	618	112	6	3,281	452	7
Manufacturing	2	1	2	2,546	90	28	9,504	400	24
Total	439	84	5	7,632	944	8	37,125	4,566	8



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**RETAIL LEASING**

*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*



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