

RETAIL FOR LEASE



**R&M Plaza
1529 – 1575 Union Lake Rd
Commerce, MI**



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TABLE OF CONTENTS

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DISCLAIMER/DISCLOSURE	page 1
SUMMARY	page 2
PHOTOGRAPHS	pages 3
AERIAL	page 4
LEASE PLAN	page 5
AREA MAPS	page 6
DEMOGRAPHICS	pages 7-9
TRAFFIC COUNTS	page 10



DISCLAIMER/DISCLOSURE

1

Information contained herein was obtained from sources deemed to be reliable, but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third party independent professionals selected by such prospective purchaser/investor/tenant.

All financial data should be verified by the prospective purchaser/investor/tenant including obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Insite Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Insite Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations, as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions from the prospective purchaser/investor/tenant should be discussed with an attorney. Tax questions from the prospective purchaser/investor/tenant should be discussed with a certified public accountant or tax attorney. Title questions from the prospective purchaser/investor/tenant should be discussed with a title officer or attorney. Questions from the prospective purchaser/investor/tenant regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Insite Commercial in compliance with all applicable fair housing and equal opportunity laws.



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PROPERTY SUMMARY

2

Location:	1529-1575 Union Lake Rd Commerce, MI 48382
Total Building Size:	22,236 SF
Space Available:	1,281 SF 1,528 SF (May be combined for total of 4,429 SF) 1,620 SF 1,670 SF
Lease Price:	\$12/SF, NNN (NEW LEASE RATE)
Zoning:	B-3 – General Business
Demographics within 5 Mile Radius:	Population: 122,354 people Households: 48,090 homes Avg. HH Income: \$119,741 USD Traffic Count: 30,917 VPD – Union Lake Rd 14,539 VPD – Cooley Lake Rd
Comments:	Newly renovated, mixed-use property, in high traffic pass-thru of Union Lake and Cooley Lake roads, with combined traffic counts of 45,000 vehicles per day. Newly white boxed retail spaces; also suitable for office use. Building allows for great visibility on Union Lake Rd, with access to Cooley Lake Rd. Shopping center offers an abundance of parking, and sits at a stop light for convenient ingress-egress.

For Information Contact:
Mo Abubars
248-359-9000



PHOTOGRAPHS



AERIAL



LEASE PLAN

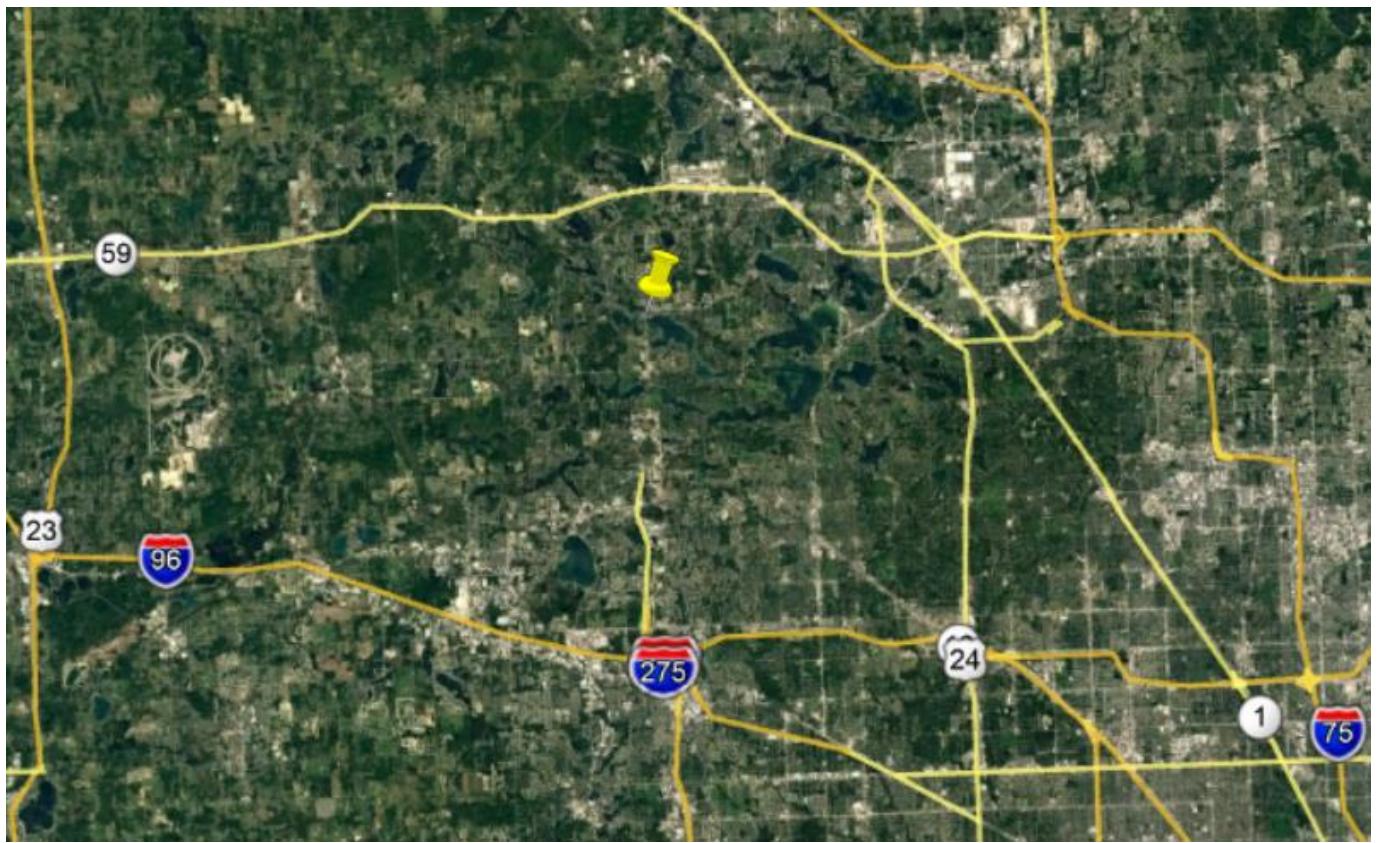
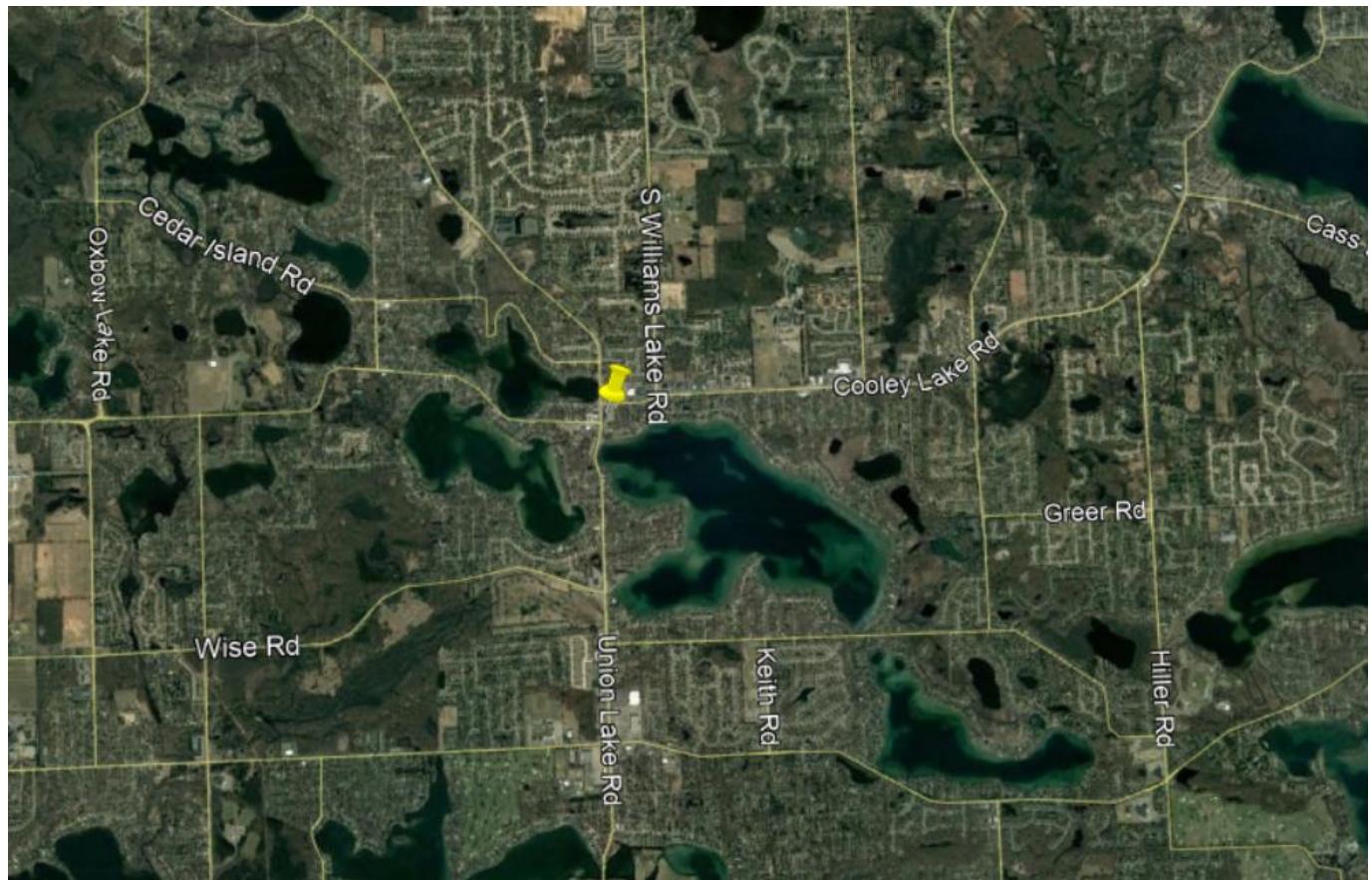
5



OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES

AREA MAPS

6



DEMOGRAPHICS

FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Mo Abubars

Lat/Lon: 42.6136/-83.4463

RF1

		1 mi radius	3 mi radius	5 mi radius
1555 Union Lake Rd				
Commerce Charter Twp, MI 48382				
POPULATION	2020 Estimated Population	4,657	49,309	122,354
	2025 Projected Population	4,640	49,234	122,394
	2010 Census Population	4,496	48,020	116,841
	2000 Census Population	3,807	45,721	112,006
	Projected Annual Growth 2020 to 2025	-	-	-
	Historical Annual Growth 2000 to 2020	1.1%	0.4%	0.5%
HOUSEHOLDS	2020 Estimated Households	1,821	19,017	48,090
	2025 Projected Households	1,847	19,339	49,014
	2010 Census Households	1,721	18,086	44,805
	2000 Census Households	1,420	16,570	42,060
	Projected Annual Growth 2020 to 2025	0.3%	0.3%	0.4%
	Historical Annual Growth 2000 to 2020	1.4%	0.7%	0.7%
AGE	2020 Est. Population Under 10 Years	12.3%	11.7%	11.2%
	2020 Est. Population 10 to 19 Years	12.5%	12.9%	12.5%
	2020 Est. Population 20 to 29 Years	11.5%	11.5%	11.5%
	2020 Est. Population 30 to 44 Years	20.4%	19.3%	18.9%
	2020 Est. Population 45 to 59 Years	20.8%	22.4%	21.9%
	2020 Est. Population 60 to 74 Years	16.5%	16.9%	17.6%
	2020 Est. Population 75 Years or Over	6.1%	5.4%	6.3%
	2020 Est. Median Age	38.9	40.1	41.1
MARITAL STATUS & GENDER	2020 Est. Male Population	50.1%	49.9%	50.0%
	2020 Est. Female Population	49.9%	50.1%	50.0%
	2020 Est. Never Married	26.6%	27.1%	27.8%
	2020 Est. Now Married	53.8%	55.9%	53.8%
	2020 Est. Separated or Divorced	12.5%	11.9%	12.6%
	2020 Est. Widowed	7.1%	5.1%	5.8%
INCOME	2020 Est. HH Income \$200,000 or More	12.5%	14.0%	13.9%
	2020 Est. HH Income \$150,000 to \$199,999	10.9%	10.0%	9.6%
	2020 Est. HH Income \$100,000 to \$149,999	20.5%	22.5%	20.2%
	2020 Est. HH Income \$75,000 to \$99,999	15.3%	13.5%	14.0%
	2020 Est. HH Income \$50,000 to \$74,999	12.8%	15.9%	16.6%
	2020 Est. HH Income \$35,000 to \$49,999	10.2%	9.1%	9.6%
	2020 Est. HH Income \$25,000 to \$34,999	8.8%	6.6%	6.6%
	2020 Est. HH Income \$15,000 to \$24,999	4.6%	3.9%	4.3%
	2020 Est. HH Income Under \$15,000	4.3%	4.6%	5.1%
	2020 Est. Average Household Income	\$116,229	\$121,135	\$119,741
	2020 Est. Median Household Income	\$92,582	\$95,896	\$94,052
	2020 Est. Per Capita Income	\$45,448	\$46,775	\$47,130
	2020 Est. Total Businesses	165	1,491	4,120
	2020 Est. Total Employees	777	9,963	31,546

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RACE	2020 Est. White 2020 Est. Black 2020 Est. Asian or Pacific Islander 2020 Est. American Indian or Alaska Native 2020 Est. Other Races	90.2%	87.7%	86.9%
HISPANIC	2020 Est. Hispanic Population 2020 Est. Hispanic Population 2025 Proj. Hispanic Population 2010 Hispanic Population	3.5%	4.8%	5.1%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over) 2020 Est. Elementary (Grade Level 0 to 8) 2020 Est. Some High School (Grade Level 9 to 11) 2020 Est. High School Graduate 2020 Est. Some College 2020 Est. Associate Degree Only 2020 Est. Bachelor Degree Only 2020 Est. Graduate Degree	3,242	34,376	86,327
HOUSING	2020 Est. Total Housing Units 2020 Est. Owner-Occupied 2020 Est. Renter-Occupied 2020 Est. Vacant Housing	1,922	19,976	50,534
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later 2020 Homes Built 2000 to 2009 2020 Homes Built 1990 to 1999 2020 Homes Built 1980 to 1989 2020 Homes Built 1970 to 1979 2020 Homes Built 1960 to 1969 2020 Homes Built 1950 to 1959 2020 Homes Built Before 1949	2.6%	2.1%	3.0%
HOME VALUES	2020 Home Value \$1,000,000 or More 2020 Home Value \$500,000 to \$999,999 2020 Home Value \$400,000 to \$499,999 2020 Home Value \$300,000 to \$399,999 2020 Home Value \$200,000 to \$299,999 2020 Home Value \$150,000 to \$199,999 2020 Home Value \$100,000 to \$149,999 2020 Home Value \$50,000 to \$99,999 2020 Home Value \$25,000 to \$49,999 2020 Home Value Under \$25,000 2020 Median Home Value 2020 Median Rent	1.3%	1.4%	1.9%

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LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	3,715	39,622	99,308
	2020 Est. Civilian Employed	59.9%	61.6%	59.8%
	2020 Est. Civilian Unemployed	4.9%	4.9%	4.9%
	2020 Est. in Armed Forces	-	-	-
	2020 Est. not in Labor Force	35.2%	33.5%	35.3%
	2020 Labor Force Males	49.6%	49.5%	49.5%
	2020 Labor Force Females	50.4%	50.5%	50.5%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	2,225	24,387	59,386
	2020 Mgmt, Business, & Financial Operations	17.5%	18.4%	18.6%
	2020 Professional, Related	25.5%	24.9%	24.7%
	2020 Service	15.6%	14.1%	14.4%
	2020 Sales, Office	23.2%	24.9%	24.1%
	2020 Farming, Fishing, Forestry	-	0.1%	0.1%
	2020 Construction, Extraction, Maintenance	7.6%	7.4%	7.2%
TRANSPORTATION TO WORK	2020 Production, Transport, Material Moving	10.6%	10.1%	10.8%
	2020 White Collar Workers	66.2%	68.2%	67.5%
	2020 Blue Collar Workers	33.8%	31.8%	32.5%
	2020 Drive to Work Alone	87.3%	85.0%	85.0%
	2020 Drive to Work in Carpool	5.8%	6.8%	7.0%
	2020 Travel to Work by Public Transportation	-	-	0.1%
	2020 Drive to Work on Motorcycle	-	0.1%	-
TRAVEL TIME	2020 Walk or Bicycle to Work	-	0.3%	0.6%
	2020 Other Means	-	0.6%	0.4%
	2020 Work at Home	6.8%	7.1%	6.8%
	2020 Travel to Work in 14 Minutes or Less	9.9%	13.4%	15.2%
	2020 Travel to Work in 15 to 29 Minutes	29.9%	31.6%	31.7%
	2020 Travel to Work in 30 to 59 Minutes	50.2%	47.0%	44.3%
	2020 Travel to Work in 60 Minutes or More	8.9%	10.1%	9.2%
CONSUMER EXPENDITURE	2020 Average Travel Time to Work	30.9	30.3	29.4
	2020 Est. Total Household Expenditure	\$143.29 M	\$1.54 B	\$3.85 B
	2020 Est. Apparel	\$5.1 M	\$54.78 M	\$137.14 M
	2020 Est. Contributions, Gifts	\$8.54 M	\$92.54 M	\$232.55 M
	2020 Est. Education, Reading	\$4.88 M	\$53.06 M	\$133.24 M
	2020 Est. Entertainment	\$8.28 M	\$89.03 M	\$222.6 M
	2020 Est. Food, Beverages, Tobacco	\$21.67 M	\$231.85 M	\$580.44 M
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2020 Est. Furnishings, Equipment	2020 Est. Health Care, Insurance	\$5.13 M	\$55.14 M	\$137.83 M
	2020 Est. Household Operations, Shelter, Utilities	\$13.05 M	\$139.27 M	\$348.65 M
	2020 Est. Miscellaneous Expenses	\$45.89 M	\$490.6 M	\$1.23 B
	2020 Est. Personal Care	\$2.73 M	\$29.29 M	\$73.34 M
	2020 Est. Transportation	\$1.92 M	\$20.63 M	\$51.63 M
	2020 Est. Transportation	\$26.1 M	\$280.27 M	\$699.96 M

TRAFFIC COUNTS

10

