



U-HAUL

Spartan Stores
metroPCS
ADVANCE AMERICA
CASH ADVANCE CENTERS

CVS pharmacy

FAMILY DOLLAR

Speedway

Gateway Golf Club

SUNOCO



PROPERTY INFORMATION

Property Address	Van Born East of Merriman
City/Township	Westland
Property Size	3.64 AC
Asking Price	Contact Broker
Zoning	CB-3 Commercial
Parcel ID #	56-081-99-0020-000

AREA TENANTS & EMPLOYERS



DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 206,342 PEOPLE	 MEDIAN AGE 39.2 YEARS OLD
 HOUSEHOLDS 81,455	 CONSUMER SPENDING \$2.1 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$69,575/ANNUALLY	 DAYTIME POPULATION 66,606 PEOPLE

PROPERTY HIGHLIGHTS

- 3.64 acres of vacant land available at Van Born and Merriman Roads.
- Located approximately 2 miles North of Detroit Metro Airport.
- Close proximity to the new proposed development Outlet's of Michigan.
- Many major freeways surround the site including: I-94 & I-275.
- Neighboring retailers include: Kroger, Family Dollar & CVS Pharmacy.





POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	9,154	69,498	203,136
2023 Population	9,250	71,520	206,342
2028 Population Projection	9,401	72,938	209,922
Annual Growth 2010-2022	0.1%	0.2%	0.1%
Annual Growth 2023-2028	0.3%	0.4%	0.3%
Median Age	37.5	37.7	39.2
Bachelor's Degree or Higher	12%	12%	17%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	4,485	38,199	148,021
Black	4,040	28,763	45,346
American Indian/Alaskan Native	46	450	1,176
Asian	288	1,220	5,015
Hawaiian & Pacific Islander	0	12	19
Two or More Races	391	2,876	6,764
Hispanic Origin	513	3,544	11,185

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	3,536	26,739	80,256
2023 Households	3,562	27,489	81,455
2028 Household Projection	3,618	28,035	82,871
Owner Occupied Households	2,289	16,795	57,594
Renter Occupied Households	1,329	11,240	25,276
Avg Household Income	\$63,772	\$59,664	\$69,575
Median Household Income	\$48,662	\$47,986	\$56,548

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,109	7,597	19,872
\$50,000 - 75,000	592	5,981	17,622
\$75,000 - 100,000	369	3,230	10,609
\$100,000 - 125,000	368	1,762	7,518
\$125,000 - 150,000	196	918	4,029
\$150,000 - 200,000	162	885	3,383
\$200,000+	35	446	2,217

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	1,470	140	11	20,431	2,120	10	55,307	6,463	9
Trade Transportation & Utilities	248	31	8	3,361	358	9	9,821	1,088	9
Information	4	1	4	151	25	6	738	100	7
Financial Activities	56	17	3	1,509	225	7	3,406	649	5
Professional & Business Services	100	17	6	3,187	202	16	7,901	703	11
Education & Health Services	525	47	11	6,330	779	8	17,073	2,316	7
Leisure & Hospitality	130	4	33	3,267	185	18	8,683	575	15
Other Services	86	18	5	1,259	285	4	4,041	868	5
Public Administration	321	5	64	1,367	61	22	3,644	164	22
Goods-Producing Industries	407	29	14	3,551	184	19	11,299	587	19
Natural Resources & Mining	0	0	-	4	2	2	36	8	5
Construction	177	16	11	777	108	7	2,577	336	8
Manufacturing	230	13	18	2,770	74	37	8,686	243	36
Total	1,877	169	11	23,982	2,304	10	66,606	7,050	9

EXCLUSIVELY LISTED BY:

ANTHONY SESI
VICE PRESIDENT

asesi@cmprealestategroup.com

CHRIS JONNA
PRESIDENT

cjonna@cmprealestategroup.com

CONTACT US:



6476 Orchard Lake Road, Suite A
West Bloomfield, Michigan 48322



(P): 248.538.2000
(F): 248.538.9905



Email: info@cmprealestategroup.com
Website: www.cmprealestategroup.com

The information contained in this Marketing Package 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 tenant 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. This Marketing Package prepared by Broker, does not constitute an indication that there has been no change in the Property or the market conditions 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 tenant/purchaser, if available.

Neither Owner nor Broker nor any of there 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 Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective tenant/purchaser.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to lease/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 Marketing Package or making an offer to lease/purchase the Property unless and until such lease/sale of the Property is approved by Owner in its sole discretion, a written agreement for lease/purchase of the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for leased/purchase 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.



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*



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