CMP REAL ESTATE GROUP
COMMERCIAL REAL ESTATE SOLUTIONS

# FOR LEASE

## TAYLOR TOWN PLAZA | TAYLOR, MICHIGAN




**NOAH THOMAS**
ASSOCIATE
nthomas@cmprealestategroup.com

**JORDAN JABBORI**
SENIOR DIRECTOR
jjabbori@cmprealestategroup.com

**ANTHONY SESI**
VICE PRESIDENT
asesi@cmprealestategroup.com

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

Phone: 248.538.2000 | www.cmprealestategroup.com

## PROPERTY INFORMATION

| | |
|---|---|
| Property Address | 22525 Ecorse Road |
| City/Township | Taylor |
| Shopping Center Size | 205,561 SF |
| Space Available | 47,675 SF |
| Minimum Available | 4,210 SF |
| Maximum Available | 38,960 SF |
| Asking Rental Rate | Contact Broker |
| Estimated NNN's | $4.00 PSF |
| Parking | Ample |

## DEMOGRAPHICS (FIVE-MILE RADIUS)

**POPULATION**
274,571 PEOPLE

**MEDIAN AGE**
39.4 YEARS OLD

**HOUSEHOLDS**
110,2269

**CONSUMER SPENDING**
$3.1 BILLION ANNUALLY

**AVG HOUSEHOLD INCOME**
$72,623/ANNUALLY

**DAYTIME EMPLOYEES**
95,579 EMPLOYEES

## JOIN

Walmart · RAC Rent-A-Center · Happy's Pizza · planet fitness · Family Dollar · Value World · Ace Hardware · Dorsey Schools · NAPA Auto Parts

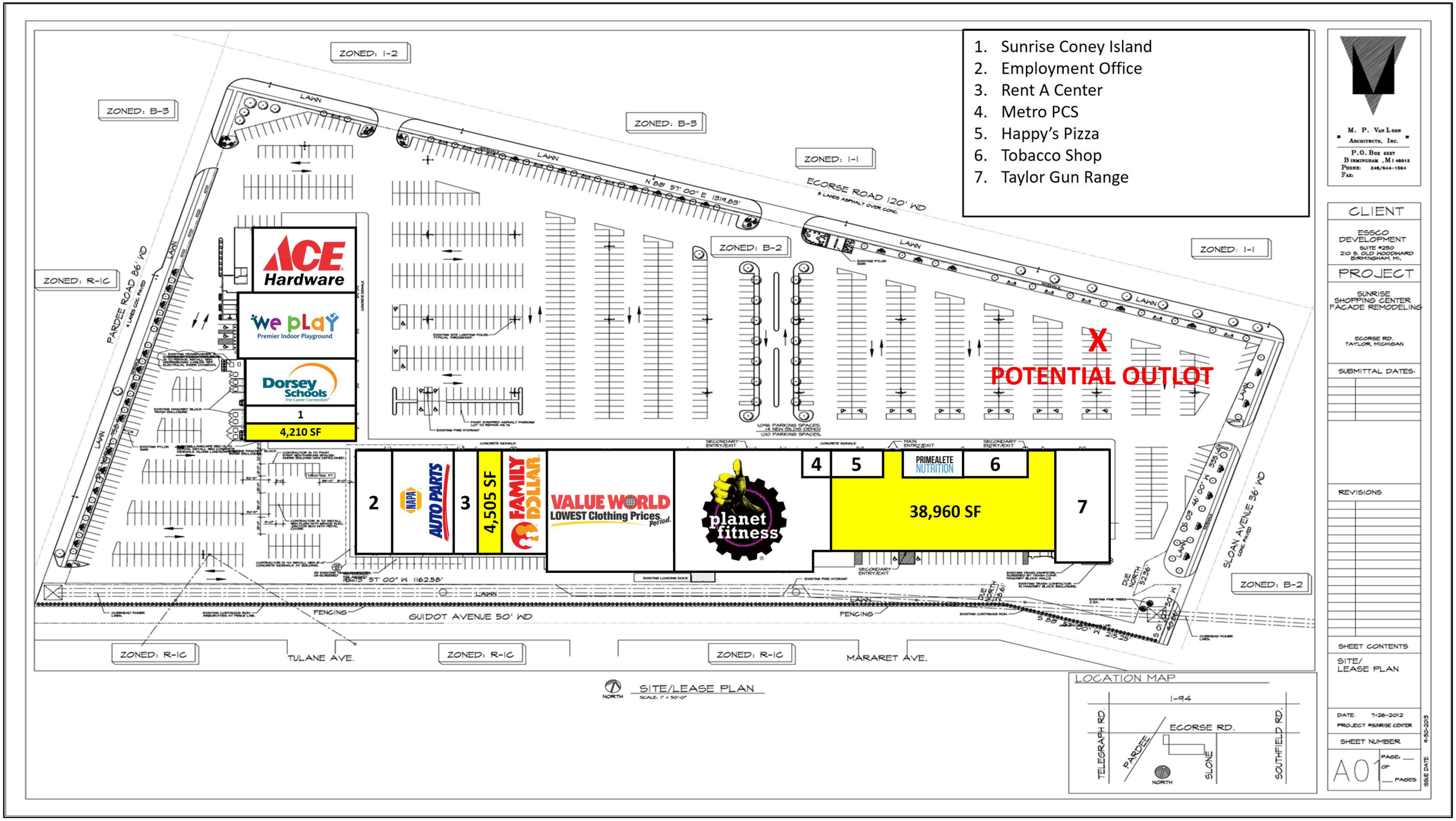
## PROPERTY HIGHLIGHTS

- Join Ace Hardware, Value World, Family Dollar, Rent-A-Center and Taylor Town Gun Range at the Taylor Town Plaza.
- Center is located just East of Telegraph on the South side of Ecorse Road.
- Up to 38,960 contiguous square feet available, great home to medical, fitness or food users.
- Several National retailers are operating within the immediate trade area.
- Easy accessibility to I-94 & I-75 Freeways.
- Site features pylon signage.

# TAYLOR TOWN PLAZA

## SITE PLAN

CMP REAL ESTATE GROUP
COMMERCIAL REAL ESTATE SOLUTIONS




VALUE WORLD


TAYLOR TOWN
TRADE CENTER


Taylor Town
TRADE CENTER
planet fitness
RECOIL
GUN SHOP &
SHOOTING RANGE
HAPPYS PIZZA
WE DELIVER 291 - 5555
RAC Rent-A-Center
Great Lakes ACE Hardware
VALUE WORLD
metro by T-Mobile

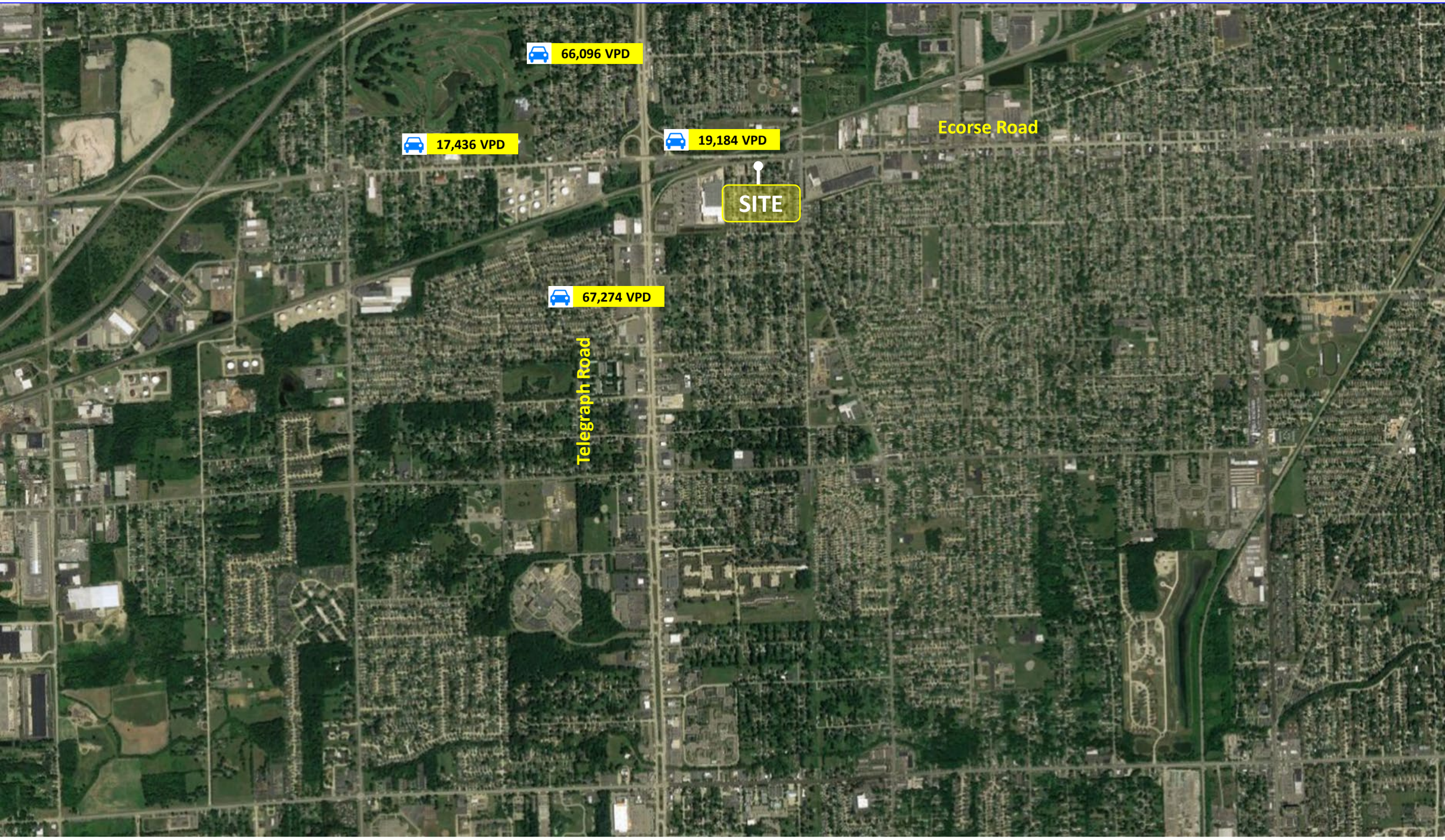

VALUE WORLD
Great Lakes ACE Hardware


Ecorse Road
Telegraph Road
N
SITE
tropical CAFE
GARDNER-WHITE
DOLLAR TREE
Aaron's
WAL★MART
POPEYES
GameStop
DQ
Hungry Howies
U-HAUL
Auto Zone
Walgreens
cricket wireless
OLLIE'S Bargain OUTLET
GOOD STUFF CHEAP
Beaumont HEALTH
KFC
TACO BELL
McDonald's
FAMILY DOLLAR
Arby's
planet fitness
Dunham's SPORTS
THE HOME DEPOT
Tim Hortons
Kroger
Kroger FUEL Center
DOLLAR TREE
Lee's
ZAP ZONE
Jersey Mike's
Gordon FOOD SERVICE
Pizza Hut
JIMMY JOHN'S
LADY JANE'S HAIRCUTS FOR MEN
CAPTAIN JAY'S FISH & CHICKEN
LONG JOHN SILVER'S
DUNKIN' DONUTS

# TAYLOR TOWN PLAZA

AERIAL (2)

CMP REAL ESTATE GROUP
COMMERCIAL REAL ESTATE SOLUTIONS



| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| 2010 Population | 12,187 | 113,769 | 264,165 |
| 2023 Population | 11,656 | 116,939 | 274,571 |
| 2028 Population Projection | 11,719 | 119,236 | 280,539 |
| Annual Growth 2010-2022 | -0.30% | 0.20% | 0.30% |
| Annual Growth 2022-2027 | 0.10% | 0.40% | 0.40% |
| Median Age | 40.5 | 40.2 | 39.4 |
| Bachelor's Degree or Higher | 10% | 17% | 18% |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| 2010 Households | 4,700 | 45,534 | 105,905 |
| 2023 Households | 4,499 | 46,842 | 110,269 |
| 2028 Household Projection | 4,524 | 47,776 | 112,727 |
| Owner Occupied Households | 3,833 | 36,899 | 81,026 |
| Renter Occupied Households | 691 | 10,877 | 31,701 |
| **Avg Household Income** | **$71,690** | **$74,406** | **$72,623** |
| **Median Household Income** | **$64,279** | **$61,918** | **$58,005** |

| POPULATION BY RACE | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| White | 10,699 | 100,351 | 217,282 |
| Black | 439 | 10,848 | 42,092 |
| American Indian/Alaskan Native | 106 | 747 | 1,766 |
| Asian | 118 | 1,942 | 5,223 |
| Hawaiian & Pacific Islander | 1 | 10 | 37 |
| Two or More Races | 294 | 3,041 | 8,171 |
| Hispanic Origin | 897 | 9,852 | 27,869 |

| INCOME | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| $25,000 - 50,000 | 1,000 | 10,680 | 25,282 |
| $50,000 - 75,000 | 1,175 | 10,804 | 23,294 |
| $75,000 - 100,000 | 733 | 6,432 | 14,024 |
| $100,000 - 125,000 | 413 | 5,161 | 10,639 |
| $125,000 - 150,000 | 310 | 3,081 | 6,186 |
| $150,000 - 200,000 | 119 | 2,056 | 4,920 |
| $200,000+ | 82 | 1,212 | 3,821 |

CMP REAL ESTATE GROUP
COMMERCIAL REAL ESTATE SOLUTIONS

| 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** | **2,618** | **323** | **8** | **22,787** | **2,928** | **8** | **85,658** | **9,251** | **9** |
| Trade Transportation & Utilities | 834 | 80 | 10 | 4,118 | 516 | 8 | 16,379 | 1,562 | 10 |
| Information | 12 | 3 | 4 | 344 | 40 | 9 | 1,484 | 142 | 10 |
| Financial Activities | 182 | 31 | 6 | 1,282 | 299 | 4 | 7,527 | 923 | 8 |
| Professional & Business Services | 289 | 40 | 7 | 1,971 | 343 | 6 | 9,079 | 1,026 | 9 |
| Education & Health Services | 376 | 83 | 5 | 8,569 | 1,051 | 8 | 23,924 | 3,588 | 7 |
| Leisure & Hospitality | 758 | 52 | 15 | 3,699 | 274 | 14 | 18,141 | 856 | 21 |
| Other Services | 133 | 32 | 4 | 1,814 | 357 | 5 | 5,441 | 990 | 5 |
| Public Administration | 34 | 2 | 17 | 990 | 48 | 21 | 3,683 | 164 | 22 |
| **Goods-Producing Industries** | **285** | **24** | **12** | **3,049** | **279** | **11** | **9,921** | **646** | **15** |
| Natural Resources & Mining | 12 | 1 | 12 | 12 | 1 | 12 | 62 | 7 | 9 |
| Construction | 169 | 17 | 10 | 1,021 | 174 | 6 | 2,928 | 381 | 8 |
| Manufacturing | 104 | 6 | 17 | 2,016 | 104 | 19 | 6,931 | 258 | 27 |
| **Total** | **2,903** | **347** | **8** | **25,836** | **3,207** | **8** | **95,579** | **9,897** | **10** |

CMP REAL ESTATE GROUP
COMMERCIAL REAL ESTATE SOLUTIONS

## EXCLUSIVELY LISTED BY:


**NOAH THOMAS**
ASSOCIATE
nthomas@cmprealestategroup.com

**JORDAN JABBORI**
SENIOR DIRECTOR
jjabbori@cmprealestategroup.com

**ANTHONY SESI**
VICE PRESIDENT
asesi@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.***