CMP REAL ESTATE GROUP
COMMERCIAL REAL ESTATE SOLUTIONS

FOR LEASE

OAKRIDGE CENTER | WARREN, MICHIGAN



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PROPERTY INFORMATION

Property Address	30880 Hoover Road
City/Township	Warren
Building Size	54,142 SF
Space Available	2,030 SF
Asking Rental Rate	Contact Broker
Estimated NNN's	$4.00 PSF

JOIN

AREA TENANTS & EMPLOYERS

DEMOGRAPHICS (FIVE-MILE RADIUS)

POPULATION
314,739 PEOPLE

MEDIAN AGE
41.4 YEARS OLD

HOUSEHOLDS
126,575

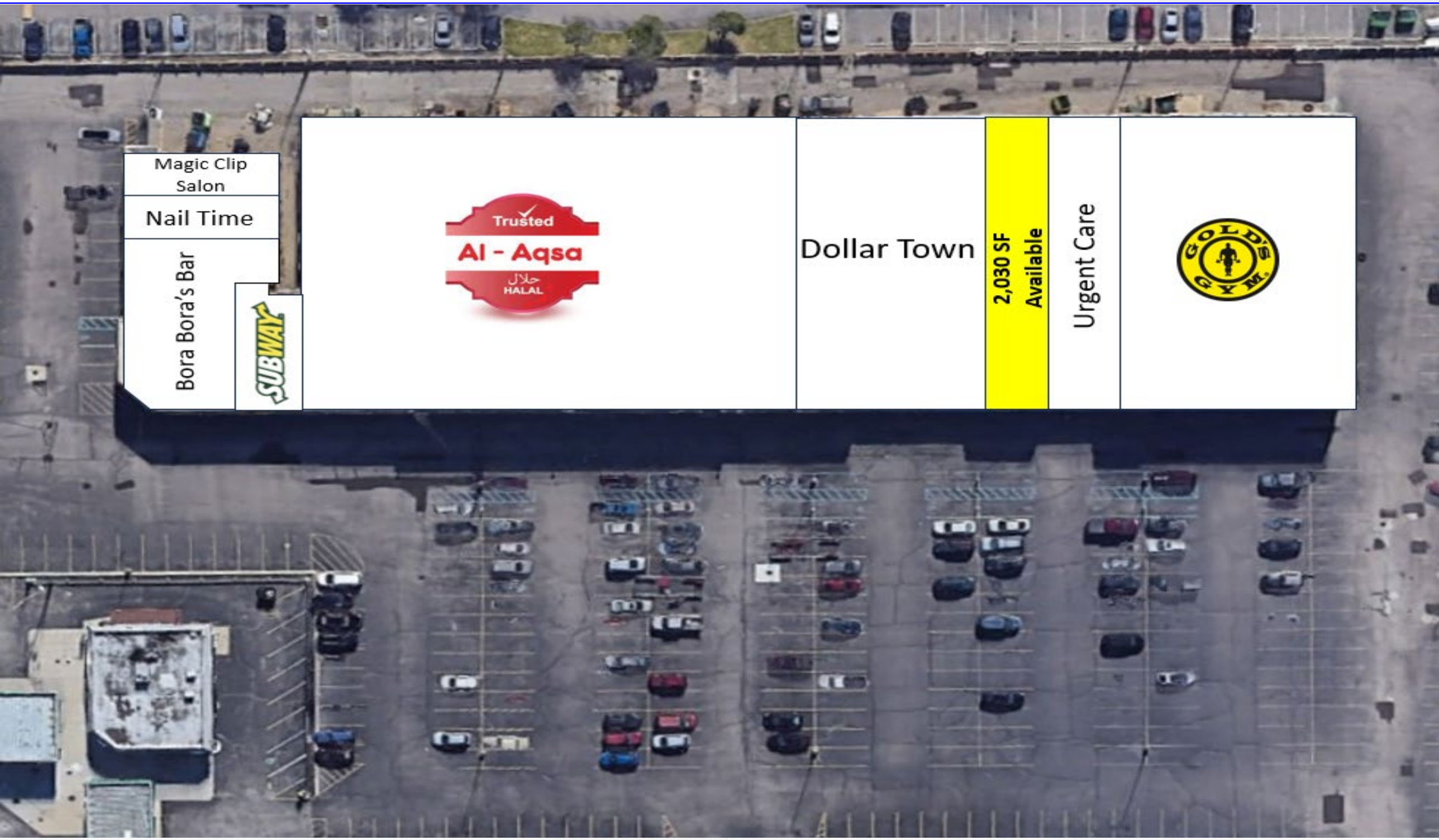
CONSUMER SPENDING
$3,5 BILLION ANNUALLY

AVG HOUSEHOLD INCOME
$70,360/ANNUALLY

DAYTIME EMPLOYEES
141,712 EMPLOYEES

PROPERTY HIGHLIGHTS

- Excellent Opportunity to join a strong grocery anchored neighborhood center in the hear of Warren, MI.
- Site is situated minutes from both the main Macomb Community College Campus, and the GM Warren Technical Center which host 15,000 plus students, and 22,000 daytime employees respectively.
- Great accessibility from both Hoover and Thirteen Mile Roads which sees 22,000 plus VPD and 19,000 plus VPD respectively.
- Site is located in a dense residential area with over 102,000 residents located within a three-mile radius with an average household income of $76,917.


Magic Clip Salon
Nail Time
Bora Bora's Bar
SUBWAY
Trusted
Al - Aqsa
حلال
HALAL
Dollar Town
2,030 SF Available
Urgent Care
GOLD'S GYM


Wilkerson Elementary School
N
Hoover Road
WILD BILL'S TOBACCO
7 ELEVEN
Walgreens
TACO BELL
19,525 VPD
13 Mile Road
Basha's Fish & Chicken
Famous, Original & Spicy
JIMMY JOHN'S
Miracle-Ear
SITE
22,835 VPD
Paul Cousino High School
(1,500 Students)

POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	14,732	102,225	308,856
2024 Population	14,655	104,132	314,739
2029 Population Projection	14,602	104,214	315,024
Annual Growth 2020-2024	0.00%	0.10%	0.10%
Annual Growth 2024-2029	-0.10%	0.00%	0.00%
Median Age	44.5	43.3	41.4
Bachelor's Degree or Higher	23%	22%	19%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	6,112	42,374	123,990
2024 Households	6,087	43,401	126,575
2029 Household Projection	6,066	43,471	126,713
Owner Occupied Households	5,145	32,571	91,395
Renter Occupied Households	922	10,900	35,318
Avg Household Income	**$80,919**	**$76,917**	**$70,360**
Median Household Income	**$66,554**	**$61,974**	**$56,750**

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	11,832	78,817	232,081
Black	1,825	15,883	51,765
American Indian/Alaskan Native	51	323	1,221
Asian	574	6,524	19,867
Hawaiian & Pacific Islander	0	23	89
Two or More Races	374	2,562	9,717
Hispanic Origin	277	2,370	8,021

INCOME	1 MILE	3 MILE	5 MILE
$25,000 - 50,000	1,494	10,975	32,694
$50,000 - 75,000	941	8,329	25,436
$75,000 - 100,000	829	6,389	17,502
$100,000 - 125,000	819	4,523	12,131
$125,000 - 150,000	513	2,788	7,059
$150,000 - 200,000	425	2,353	5,625
$200,000+	194	1,464	3,059

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	**4,426**	**805**	**5**	**37,578**	**3,983**	**9**	**97,561**	**11,078**	**9**
Trade Transportation & Utilities	455	58	8	7,091	593	12	25,411	2,147	12
Information	108	10	11	2,150	72	30	3,215	202	16
Financial Activities	718	47	15	2,381	325	7	6,219	1,026	6
Professional & Business Services	285	56	5	4,815	422	11	12,357	1,304	9
Education & Health Services	2,244	560	4	12,643	1,786	7	26,627	4,025	7
Leisure & Hospitality	431	31	14	5,023	342	15	14,582	950	15
Other Services	158	40	4	2,267	385	6	6,305	1,269	5
Public Administration	27	3	9	1,208	58	21	2,845	155	18
Goods-Producing Industries	**284**	**21**	**14**	**23,634**	**441**	**54**	**44,151**	**1,528**	**29**
Natural Resources & Mining	0	0	-	18	7	3	117	21	6
Construction	274	17	16	1,951	207	9	5,200	668	8
Manufacturing	10	4	3	21,665	227	95	38,834	839	46
Total	**4,710**	**826**	**6**	**61,212**	**4,424**	**14**	**141,712**	**12,606**	**11**

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EXCLUSIVELY LISTED BY:

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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

SHARED DATABASE
Retailers & Investors across the U.S.