CMP REAL ESTATE GROUP
COMMERCIAL REAL ESTATE SOLUTIONS

FOR LEASE

INDEPENDENCE TOWN CENTER | INDEPENDENCE TOWNSHIP, MICHIGAN



LANCE NUMAN
SENIOR ASSOCIATE
lnuman@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	6555 Sashabaw Road
City/Township	Independence Township
Shopping Center Size	150,000 SF
Space Available	1,333 SF
Asking Rental Rate	$33.00 PSF
Estimated NNN's	$4.00 PSF
Parking	Ample

JOIN

AREA TENANTS & EMPLOYERS

DEMOGRAPHICS (FIVE-MILE RADIUS)

POPULATION
90,813 PEOPLE

MEDIAN AGE
41.9 YEARS OLD

HOUSEHOLDS
34,652

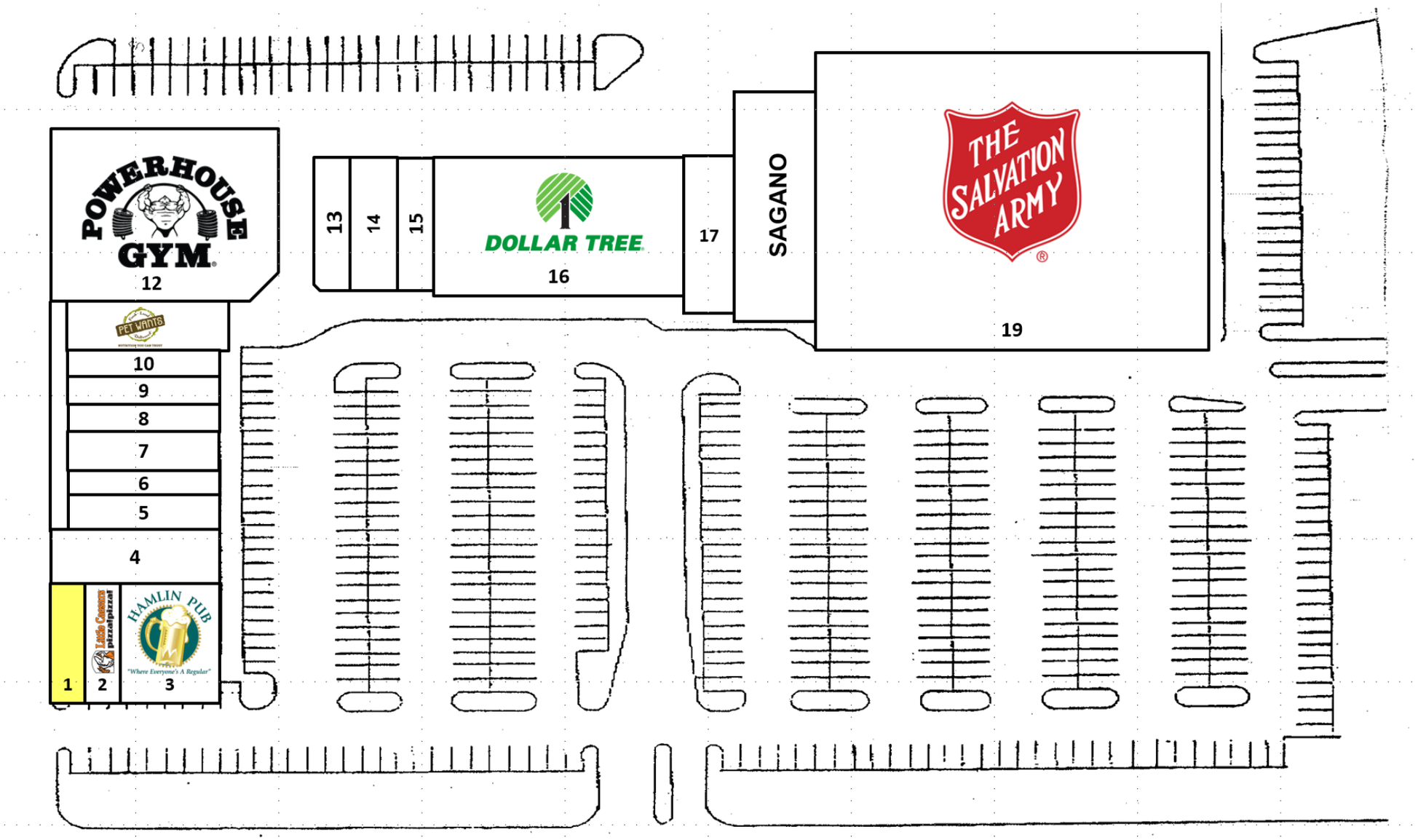
CONSUMER SPENDING
$1.3 BILLION ANNUALLY

AVG HOUSEHOLD INCOME
$109,768/ANNUALLY

DAYTIME EMPLOYEES
28,682 EMPLOYEES

PROPERTY HIGHLIGHTS

- Kroger, CVS, Chase Bank, McDonald's, Tim Horton's and ACO Hardware are all operating along Sashabaw Road.
- DTE Energy Music Theater, Pine Knob Ski Resort and McLaren Healthcare Village of Clarkston are operating within the immediate trade area.
- Conveniently located right off I-75, the site has multiple access points from both Sashabaw and Waldon Roads. Independence Town Center also provides excellent visibility to Sashabaw Road.
- Site offers great tenant mix and tremendous synergy and acts as a viable site for national neighborhood service retailers.



1. **Available 1,333 SF**
2. Little Caesars: 1,333 SF
3. Hamlin Pub: 4,000 SF
4. East Ocean Restaurant: 3,039 SF
5. Playa Bowls: 1,520 SF
6. Inscribe Books: 1,280 SF
7. Benjamin Moore Paints: 2,490 SF
8. Blk Mkt Cards
9. Denise's Bridal
10. Serenity Grace Boutique: 1,280 SF
11. Pet Wants: 2,600 SF
12. Powerhouse Gym: 11,746 SF
13. Impact Nutrition: 4,010 SF
14. Fitness Girls: 2,421 SF
15. Terri King Salon: 1,370 SF
16. Dollar Tree: 11,855 SF
17. Nail Salon: 3,300 SF
18. SAGANO
19. Salvation Army




FAMILY STORE
& DONATION CENTER


DUNKIN' DONUTS
Little Caesars
Pub


DOLLAR TREE
SAGANO


Clarkston Road
CVS pharmacy
Comerica Bank
N
tropical CAFE
TACO BELL
Arby's
SHERWIN WILLIAMS
Culver's
meijer
SITE
Waldon Road
Lee's
Hungry Howie's
Chicken Shack
STARBUCKS COFFEE
GENISYS CREDIT UNION
Sashabaw Road
ACE Hardware
Sprint
CHASE
CVS pharmacy
McDonald's
JIMMY JOHN'S
Tim Hortons
CAFE & BAKE SHOP
Wendy's
Kroger
Flagstar Bank
verizon
Maybee Road


Waldon Road
Sashabaw Road
SITE
Hungry Howie's
FLAVORED CRUST PIZZA
Chicken Shack
Leo's
CONEY ISLAND
SINCE 1972
GENISYS
CREDIT UNION
STARBUCKS
COFFEE

POPULATION	2 MILE	5 MILE	10 MILE
2010 Population	15,523	89,166	329,992
2022 Population	16,164	90,813	347,012
2027 Population Projection	16,255	90,973	349,594
Annual Growth 2010-2022	0.30%	0.10%	0.40%
Annual Growth 2022-2027	0.10%	0.00%	0.10%
Median Age	41.6	41.9	40.4
Bachelor's Degree or Higher	40%	38%	33%

HOUSEHOLDS	2 MILE	5 MILE	10 MILE
2010 Households	5,812	33,829	125,747
2023 Households	6,078	34,652	132,970
2028 Household Projection	6,118	34,750	134,098
Owner Occupied Households	4,970	28,535	98,272
Renter Occupied Households	1,147	6,214	35,826
Avg Household Income	**107,334**	**109,768**	**100,397**
Median Household Income	**83,230**	**87,391**	**77,754**

POPULATION BY RACE	2 MILE	5 MILE	10 MILE
White	14,807	83,271	279,600
Black	407	2,750	43,665
American Indian/Alaskan Native	63	425	1,692
Asian	494	2,284	12,869
Hawaiian & Pacific Islander	4	37	156
Two or More Races	390	2,046	9,030
Hispanic Origin	952	5,685	29,651

INCOME	2 MILE	5 MILE	10 MILE
$25,000 - 50,000	1,333	5,779	25,430
$50,000 - 75,000	934	5,523	20,298
$75,000 - 100,000	931	5,526	17,954
$100,000 - 125,000	678	4,001	14,658
$125,000 - 150,000	416	2,748	10,318
$150,000 - 200,000	627	3,969	12,289
$200,000+	694	3,821	13,244

DAYTIME EMPLOYMENT	TWO MILE			FIVE MILE			TEN 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	**6,695**	**830**	**8**	**26,567**	**3,238**	**8**	**123,652**	**12,047**	**10**
Trade Transportation & Utilities	659	79	8	5,899	565	10	26,235	2,028	13
Information	70	13	5	373	54	7	2,217	250	9
Financial Activities	598	95	6	2,389	396	6	13,101	1,466	9
Professional & Business Services	439	88	5	2,395	445	5	14,397	1,713	8
Education & Health Services	2,435	379	6	6,680	1,056	6	27,723	3,893	7
Leisure & Hospitality	1,475	74	20	4,806	297	16	16,791	1,083	16
Other Services	741	81	9	3,008	375	8	9,022	1,371	7
Public Administration	278	21	13	1,017	50	20	14,166	243	58
Goods-Producing Industries	**336**	**51**	**7**	**2,115**	**335**	**6**	**19,313**	**1,373**	**14**
Natural Resources & Mining	6	1	6	10	2	5	83	30	3
Construction	134	36	4	1,159	236	5	5,288	890	6
Manufacturing	196	14	14	946	97	10	13,942	453	31
Total	**7,031**	**881**	**8**	**28,682**	**3,573**	**8**	**142,965**	**13,420**	**11**

CMP REAL ESTATE GROUP
COMMERCIAL REAL ESTATE SOLUTIONS

EXCLUSIVELY LISTED BY:

LANCE NUMAN
SENIOR ASSOCIATE
lnuman@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.