CMP REAL ESTATE GROUP
COMMERCIAL REAL ESTATE SOLUTIONS

FOR LEASE | 0.90 ACRE PAD SITE AVAILABLE

17300 23 MILE ROAD | MACOMB TOWNSHIP, MICHIGAN

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PROPERTY INFORMATION

Property Address	17300 23 Mile Road
City/Township	Macomb
Proposed Building Size	2,100 SF with Drive Thru
Parcel Size	0.90 AC Pad Available
Ground Lease Rate	Contact Broker
Pad Site Sale Price	Contact Broker
Parking	30 +/- Parking Spaces

AREA TENANTS & EMPLOYERS

DEMOGRAPHICS (FIVE-MILE RADIUS)

POPULATION
167,142 PEOPLE

MEDIAN AGE
41.3 YEARS OLD

HOUSEHOLDS
62,309

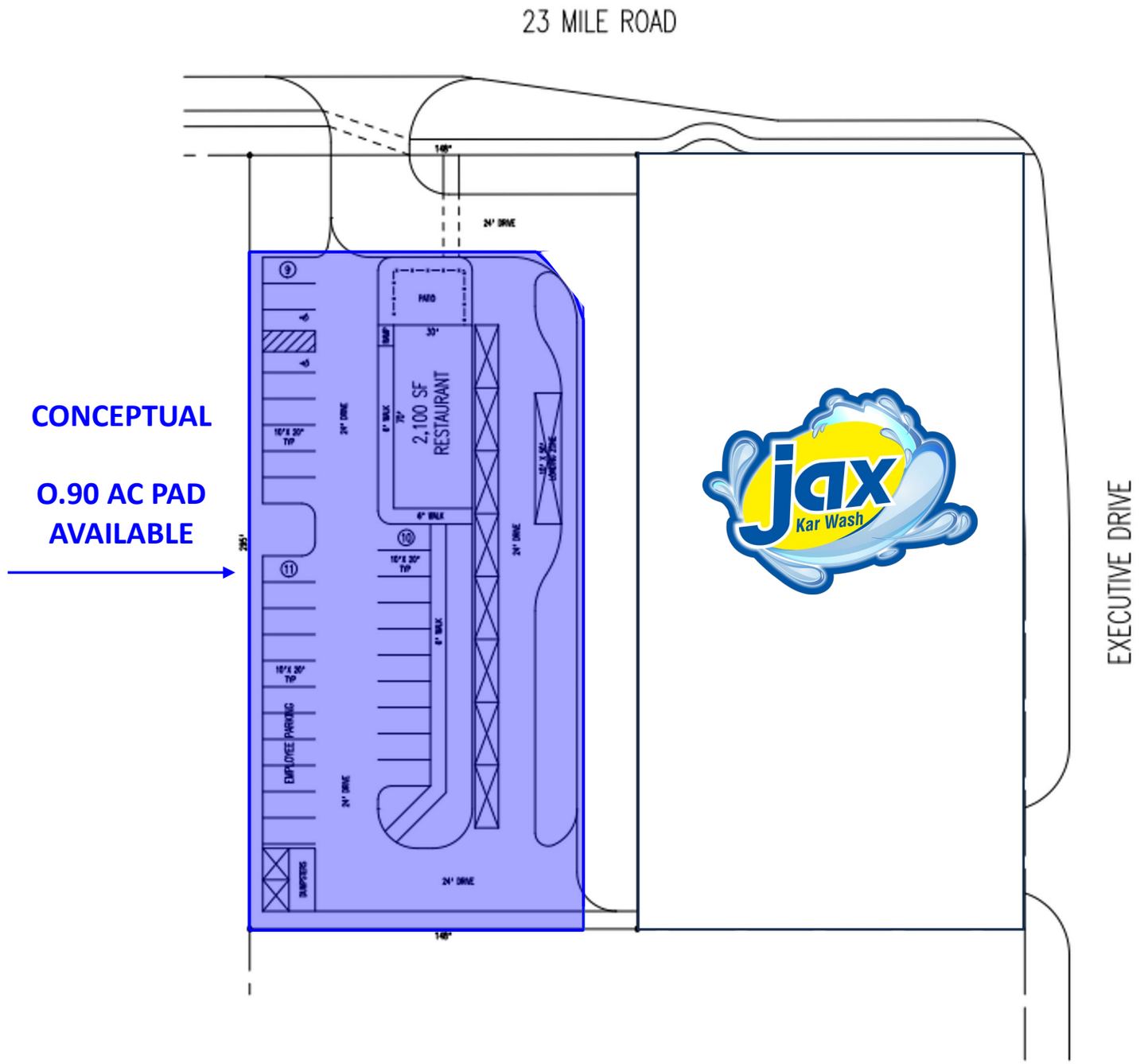
CONSUMER SPENDING
$2.2 BILLION ANNUALLY

AVG HOUSEHOLD INCOME
$106,038/ANNUALLY

DAYTIME EMPLOYEES
62,508 EMPLOYEES

PROPERTY HIGHLIGHTS

- Join Jax Kar Wash along 23 Mile road just west of Romeo Plank in Macomb Township, MI.
- Proposed 2,100 SF +/- Freestanding building available for ground lease or Build-to-Suit.
- Situated along 23 Mile road, this opportunity presents excellent visibility and accessibility for any retail or medical user to take advantage of.
- In addition to Ascension hospital down the street, the site is nestled between big box retailers and hundreds of industrial companies.


23 MILE ROAD
CONCEPTUAL
O.90 AC PAD AVAILABLE
2,100 SF RESTAURANT
PATIO
24' DRIVE
6' WALK
EMPLOYEE PARKING
DUMPSTERS
10'X 20' TYP
jax
Kar Wash
EXECUTIVE DRIVE

INDOOR VACUUMS
WASH ENTRY

WASH ENTRY
CAR WASH

CAR WASH
GES

Kroger
FirstWatch
Olgas
Culver's
tropical SMOOTHIE CAFE
EMAGINE
ACE Hardware
Hungry Howie's
CVS pharmacy
Chicken Shack
Foam Factory
N
23 MILE ROAD
37,262 VPD
23 MILE ROAD
HAYES ROAD
GARFIELD ROAD
SITE
Walgreens
BANK OF AMERICA
Flagstar Bank
TACO BELL
SKY ZONE TRAMPOLINE PARK
Ascension St. John
1st Choice
Great Clips

POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	8,337	76,107	154,160
2024 Population	9,400	81,897	167,142
2029 Population Projection	9,573	82,756	169,118
Annual Growth 2020-2024	1.00%	0.60%	0.60%
Annual Growth 2024-2029	0.40%	0.20%	0.20%
Median Age	39.6	40.2	41.3
Bachelor's Degree or Higher	38%	33%	30%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	2,730	25,585	57,301
2024 Households	3,081	27,647	62,309
2029 Household Projection	3,137	27,952	63,066
Owner Occupied Households	3,008	26,330	51,307
Renter Occupied Households	129	1,622	11,759
Avg Household Income	**$131,173**	**$119,813**	**$106,038**
Median Household Income	**$116,503**	**$106,601**	**$89,330**

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	7,957	71,063	141,149
Black	680	4,687	13,977
American Indian/Alaskan Native	22	180	459
Asian	534	4,229	7,817
Hawaiian & Pacific Islander	2	38	69
Two or More Races	207	1,701	3,671
Hispanic Origin	199	2,191	4,717

INCOME	1 MILE	3 MILE	5 MILE
$25,000 - 50,000	349	3,358	10,071
$50,000 - 75,000	358	3,574	9,732
$75,000 - 100,000	365	4,031	9,124
$100,000 - 125,000	487	4,039	8,143
$125,000 - 150,000	439	3,713	6,488
$150,000 - 200,000	523	4,394	7,285
$200,000+	413	2,744	5,344

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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	**1,566**	**241**	**6**	**11,644**	**1,665**	**7**	**50,638**	**6,381**	**8**
Trade Transportation & Utilities	471	28	17	2,677	252	11	13,241	925	14
Information	20	6	3	180	23	8	822	90	9
Financial Activities	76	18	4	996	187	5	4,516	686	7
Professional & Business Services	126	30	4	1,175	243	5	4,168	761	5
Education & Health Services	549	125	4	3,063	610	5	11,880	2,697	4
Leisure & Hospitality	212	16	13	2,060	159	13	9,155	558	16
Other Services	100	16	6	1,059	179	6	4,165	576	7
Public Administration	12	2	6	434	12	36	2,691	88	31
Goods-Producing Industries	**198**	**34**	**6**	**4,297**	**376**	**11**	**11,870**	**905**	**13**
Natural Resources & Mining	1	1	1	23	8	3	40	13	3
Construction	56	20	3	1,559	224	7	3,553	515	7
Manufacturing	141	13	11	2,715	144	19	8,277	377	22
Total	**1,764**	**275**	**6**	**15,941**	**2,041**	**8**	**62,508**	**7,286**	**9**

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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.