CMP REAL ESTATE GROUP
COMMERCIAL REAL ESTATE SOLUTIONS

FOR SALE

OPDYKE ROAD| AUBURN HILLS, MICHIGAN

BARRY LANDAU
ASSOCIATE
blandau@cmprealestategroup.com

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

Phone: 248.538.2000 | www.cmprealestategroup.com

OPDYKE ROAD

PROPERTY SUMMARY

CMP REAL ESTATE GROUP
COMMERCIAL REAL ESTATE SOLUTIONS

PROPERTY INFORMATION

Property Address	Opdyke Road
City/Township	Auburn Hills
Property Size	3.24 AC
Price	$450,000

AREA BUSINESSES

amazon

UWM
UNITED WHOLESALE MORTGAGE

Wendy's

Hungry Howie's
FLAVORED CRUST PIZZA

DEMOGRAPHICS (FIVE-MILE RADIUS)

POPULATION
135,993 PEOPLE

MEDIAN AGE
32.6 YEARS OLD

HOUSEHOLDS
50,000

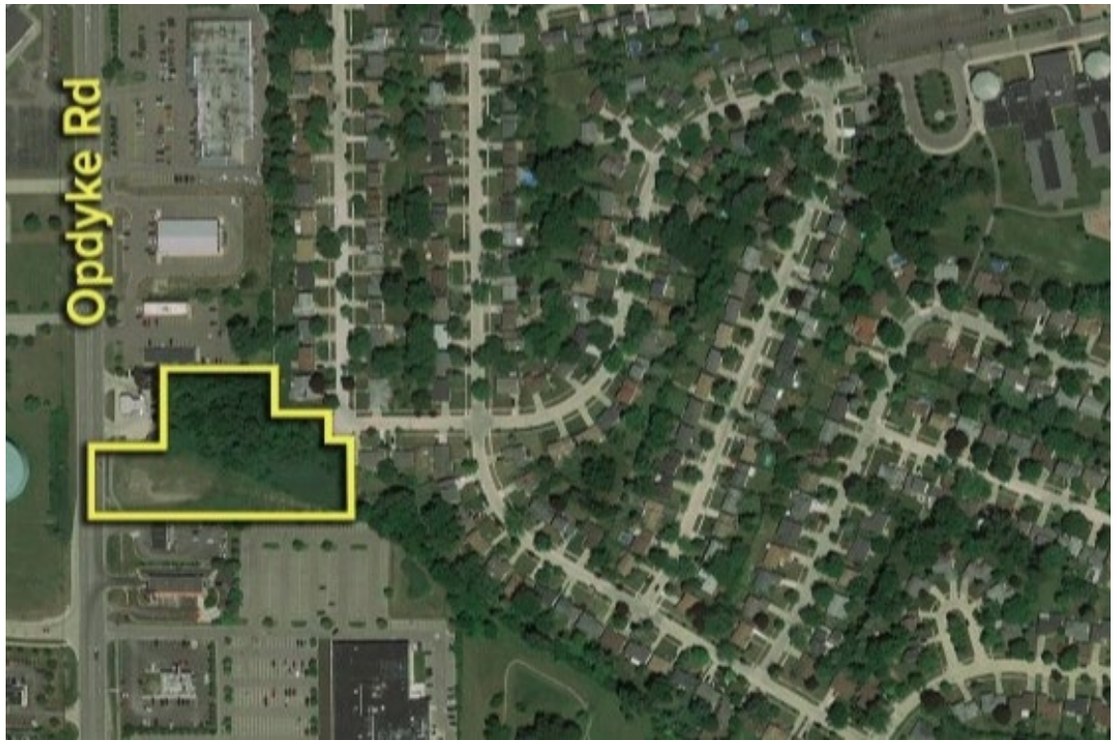
CONSUMER SPENDING
$2.2 BILLON ANNUALLY

AVG HOUSEHOLD INCOME
$135,993/ANNUALLY

DAYTIME POPULATION
135,993 PEOPLE

PROPERTY HIGHLIGHTS

- +/- 3.2 Acres of prime land.
- B2 zoning which allows for office, retail and food establishments with a drive-thru.
- Great visibility and traffic counts.
- Quick and easy freeway access.
- In close proximity to many national retailers and international companies.


Opdyke Rd

amazon
1,000,000 SF
Fulfillment Center
75
59
59
Veterans Memorial Fwy
59
N
Pontiac
Opdyke Road
UWM
SUBJECT PROPERTY
UWM
24
Wendy's
South Blvd.
Williams INTERNATIONAL
Oakland Logistics Center
+/- 714,000 SF
Industrial Bldg.
75
75
S Telegraph Rd
Mahindra
BURGER KING
CHALLENGE MANUFACTURING

POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	4,377	57,775	148,552
2023 Population	4,346	62,992	158,902
2028 Population Projection	4,333	63,848	160,552
Annual Growth 2010-2023	-0.1%	0.7%	0.5%
Annual Growth 2023-2028	-0.1%	0.3%	0.2%
Median Age	34.4	36.1	39.7
Bachelor's Degree or Higher	14%	28%	37%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	1,673	22,164	57,463
2023 Households	1,664	24,217	61,614
2028 Household Projection	1,660	24,558	62,282
Owner Occupied Households	816	12,140	39,935
Renter Occupied Households	844	12,418	22,347
Avg Household Income	**$46,511**	**$74,650**	**$98,303**
Median Household Income	**$37,855**	**$53,092**	**$70,155**

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	1,221	31,819	97,675
Black	2,748	22,771	40,843
American Indian/Alaskan Native	30	391	799
Asian	120	5,464	14,372
Hawaiian & Pacific Islander	5	51	83
Two or More Races	221	2,497	5,130
Hispanic Origin	700	10,304	18,504

INCOME	1 MILE	3 MILE	5 MILE
$25,000 - 50,000	762	5,758	12,081
$50,000 - 75,000	227	3,944	8,948
$75,000 - 100,000	76	2,866	7,273
$100,000 - 125,000	117	2,148	5,887
$125,000 - 150,000	13	1,228	4,083
$150,000 - 200,000	20	1,209	4,849
$200,000+	12	1,310	7,111

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	**5,926**	**448**	**13**	**39,378**	**2,549**	**15**	**94331**	**7,451**	**13**
Trade Transportation & Utilities	1,818	76	24	9,337	462	20	20,710	1,297	16
Information	109	14	8	920	70	13	1,802	167	11
Financial Activities	744	68	11	7,992	371	22	9,938	750	13
Professional & Business Services	1,218	108	11	4,599	399	12	1,743	1,103	12
Education & Health Services	843	87	10	6,295	691	9	19,336	2,687	7
Leisure & Hospitality	966	56	17	6,382	252	25	11,871	592	20
Other Services	191	34	6	2,174	259	8	4,631	694	7
Public Administration	37	5	7	1,679	45	37	13,300	161	83
Goods-Producing Industries	**2,183**	**71**	**31**	**10,905**	**367**	**30**	**21,932**	**826**	**27**
Natural Resources & Mining	0	0	-	16	7	2	31	12	3
Construction	156	35	4	1,707	172	10	3,596	395	9
Manufacturing	2,027	36	56	9,182	188	49	18,305	419	44
Total	**8,109**	**519**	**16**	**50,283**	**2,916**	**17**	**116,263**	**8,277**	**14**

CMP REAL ESTATE GROUP
COMMERCIAL REAL ESTATE SOLUTIONS

EXCLUSIVELY LISTED BY:

BARRY LANDAU
ASSOCIATE
blandau@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.