CMP REAL ESTATE GROUP
COMMERCIAL REAL ESTATE SOLUTIONS

FOR LEASE

SHOPPE'S AT BRAVADA PLACE| ROMULUS, MICHIGAN

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PROPERTY INFORMATION

Property Address	35681-35809 Van Born Road
City/Township	Romulus
Building Size	25,309 SF
Land Size	2.55 AC
Space Available	4,703 SF
Minimum Available	1,050 SF
Maximum Available	2,429 SF
Zoning	C-2

DEMOGRAPHICS (FIVE-MILE RADIUS)

POPULATION
168,651 PEOPLE

MEDIAN AGE
39.1 YEARS OLD

HOUSEHOLDS
63,036

CONSUMER SPENDING
$1.7 BILLON ANNUALLY

AVG HOUSEHOLD INCOME
$77,477/ANNUALLY

DAYTIME POPULATION
55,786 PEOPLE

JOIN

AREA TENANTS & EMPLOYERS

PROPERTY HIGHLIGHTS

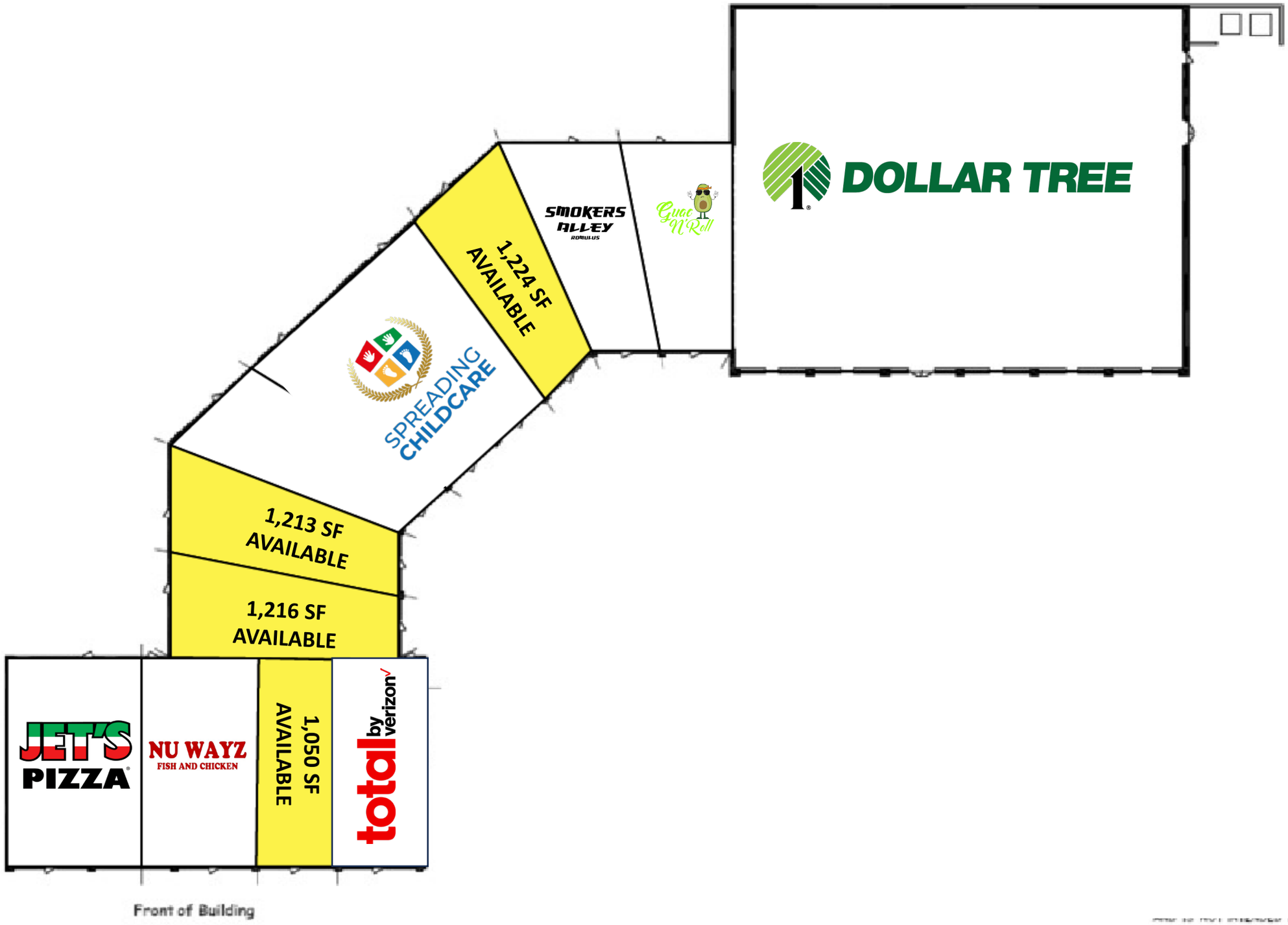
- 25,309 SF neighborhood center in Metro Detroit, anchored by Dollar Tree and Jet's Pizza.
- Prime location less than 2.5 miles from Detroit Metropolitan Airport.
- Convenient access to Interstates I-94 and I-275, as well as major state roads Michigan Avenue (M-12) and Telegraph Road (M-24).
- Close proximity to major automobile plants such as Ford and General Motors.

JET'S PIZZA
NU WAYZ
FISH & CHICKEN
734-895-6393
total by verizon
35689
35697
35705

DOLLAR TREE

CHILD LEARNING CENTER

DOLLAR TREE
JET'S PIZZA
boostmobile
NU WAYZ
FISH & CHICKEN
Spreading Child Care
SMOKERS ALLEY
35681 - 35769


DOLLAR TREE
SMOKERS ALLEY
ROMULUS
Guac N' Roll
1,224 SF AVAILABLE
SPREADING CHILDCARE
1,213 SF AVAILABLE
1,216 SF AVAILABLE
JET'S PIZZA
NU WAYZ
FISH AND CHICKEN
1,050 SF AVAILABLE
total by verizon
Front of Building

SHOPPE'S AT BRAVADA PLACE

AERIAL

POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	7,839	60,375	168,651
2024 Population	7,043	54,943	154,306
2029 Population Projection	6,752	52,832	148,547
Annual Growth 2020-2024	-2.5%	-2.3%	-2.1%
Annual Growth 2024-2029	-0.8%	-0.8%	-0.7%
Median Age	38.5	38.9	39.1
Bachelor's Degree or Higher	14%	17%	22%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	3,159	24,173	69,089
2024 Households	2,818	21,931	63,036
2029 Household Projection	2,697	21,072	60,638
Owner Occupied Households	1,637	12,869	36,933
Renter Occupied Households	1,060	8,203	23,705
Avg Household Income	**$68,854**	**$73,908**	**$77,477**
Median Household Income	**$55,240**	**$58,004**	**$60,598**

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	3,990	34,600	94,435
Black	2,083	12,936	36,393
American Indian/Alaskan Native	21	189	434
Asian	167	1,349	8,271
Hawaiian & Pacific Islander	1	3	10
Two or More Races	781	5,865	14,763
Hispanic Origin	370	2,797	6,964

INCOME	1 MILE	3 MILE	5 MILE
$25,000 - 50,000	710	5,696	14,666
$50,000 - 75,000	574	4,503	12,417
$75,000 - 100,000	314	2,835	8,385
$100,000 - 125,000	312	2,068	5,901
$125,000 - 150,000	114	1,077	3,524
$150,000 - 200,000	114	1,042	3,821
$200,000+	79	829	2,736

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	**1,545**	**179**	**9**	**16,474**	**1,734**	**10**	**44,858**	**4,620**	**10**
Trade Transportation & Utilities	565	44	13	3,025	292	10	9,964	822	12
Information	52	16	3	743	180	4	2,841	503	6
Financial Activities	291	29	10	3,318	155	21	7,636	566	13
Professional & Business Services	291	29	10	3,318	155	21	7,636	566	13
Education & Health Services	234	21	11	4,926	672	7	11,601	1,443	8
Leisure & Hospitality	170	17	10	2,645	156	17	7,178	433	17
Other Services	83	31	3	948	222	4	3,289	680	5
Public Administration	141	18	8	779	40	19	1,979	113	18
Goods-Producing Industries	**1,599**	**31**	**52**	**6,329**	**184**	**34**	**11,928**	**532**	**22**
Natural Resources & Mining	0	0	-	1	1	1	23	8	3
Construction	111	19	6	662	104	6	2,273	293	8
Manufacturing	1,488	12	124	5,666	79	72	9,632	231	42
Total	**3,144**	**210**	**15**	**22,803**	**1,918**	**12**	**56,786**	**5,152**	**11**

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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.