FOR LEASE

CMP

27080 John R Road | **Madison Heights, MI**

MADISON SQUARE

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	27080 John R. Road
City/Township	Madison Heights
Shopping Center Size	16,330 SF
Min. Space Available	1,450 SF
Max. Space Available	7,500 SF (Divisible)
Asking Rental Rate (Existing)	$22.00
Asking Rental Rate (Addition)	Contact Broker
Land Lease	Contact Broker
Estimated NNN's	$5.00 PSF

DEMOGRAPHICS *(5-MILE RADIUS)*

347,389
PEOPLE

$92,754
AVG. HOUSEHOLD INCOME

152,741
HOUSEHOLDS

$4.3 B
OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

- Located adjacent to CVS and Advance Auto Parts, with nearby retailers helping drive steady daily traffic.
- Excellent visibility on John R Road with over 18,000 vehicles per day, giving businesses outstanding exposure and easy customer access.
- Located in the heart of a dense retail corridor, surrounded by established neighborhoods and a strong consumer base of more than 129,000 residents within three miles.
- Positioned in an established retail corridor, with nearby national retailers such as Target, Best Buy, and Starbucks helping drive consistent consumer traffic to the area.
- Offers the opportunity to redevelop the existing building to incorporate a drive-thru, creating flexibility for a variety of quick-service restaurant, coffee, Credit unions and other drive-thru concepts.

JOIN

CVS pharmacy

Advance Auto Parts

AREA TENANTS

TARGET

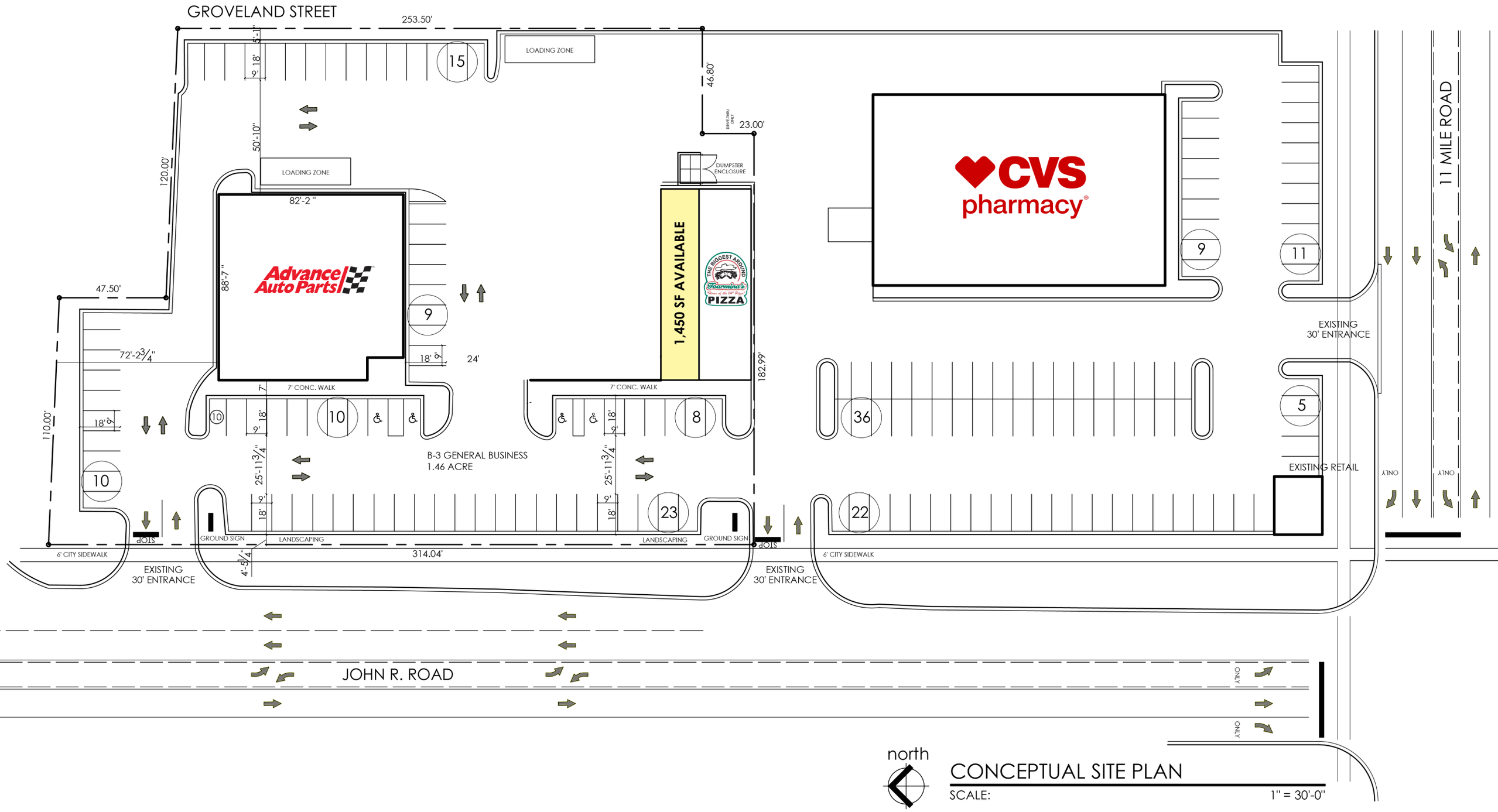
LOWE'S

THE HOME DEPOT

Kroger

BJ's

EXISTING SITE PLAN

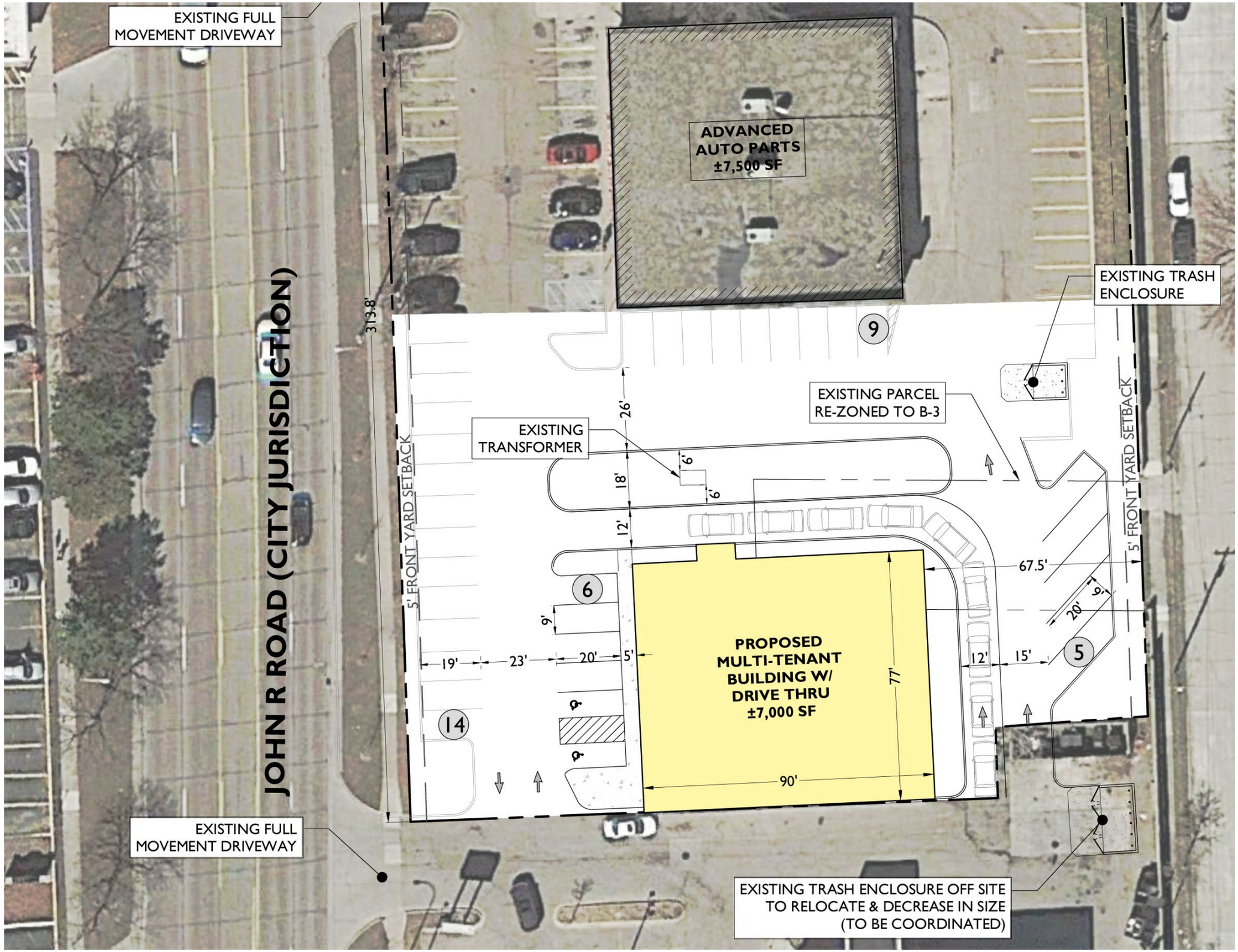


north

CONCEPTUAL SITE PLAN

SCALE: 1" = 30'-0"

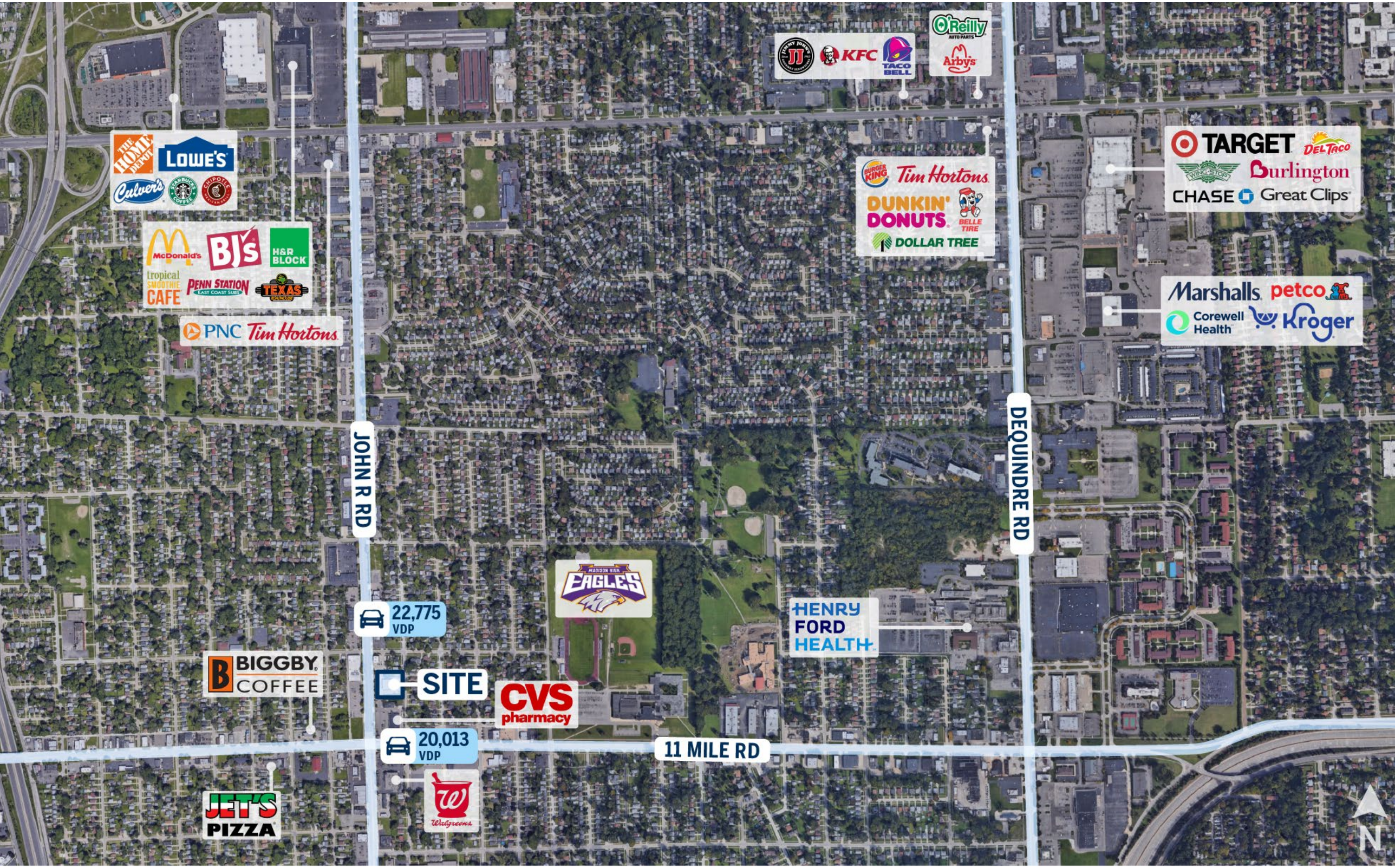
PROPOSED SITE PLAN



AVAILABLE SPACE



AERIAL


THE HOME DEPOT
LOWE'S
Culver's
STARBUCKS COFFEE
CHIPOTLE MEXICAN GRILL
McDonald's
BJ's
H&R BLOCK
tropical SMOOTHIE CAFE
PENN STATION EAST COAST SUBS
TEXAS ROADHOUSE
PNC
Tim Hortons
JOHN R RD
JIMMY JOHN'S
KFC
TACO BELL
O'Reilly AUTO PARTS
Arby's
BURGER KING
Tim Hortons
DUNKIN' DONUTS
BELLE TIRE
DOLLAR TREE
DEQUINDRE RD
TARGET
DEL TACO
WING STOP
Burlington
CHASE
Great Clips
Marshalls
petco
Corewell Health
Kroger
MADISON HIGH EAGLES
22,775 VDP
SITE
CVS pharmacy
20,013 VDP
11 MILE RD
HENRY FORD HEALTH
BIGGBY COFFEE
JET'S PIZZA
Walgreens
N

DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	17,316	130,654	343,403
2025 Population	17,054	131,481	347,852
2030 Population Projection	17,292	133,677	353,236
Annual Growth 2020-2025	-0.3%	0.1%	0.3%
Annual Growth 2025-2030	0.3%	0.3%	0.3%

HOUSEHOLDS			
2020 Households	8,114	59,827	150,549
2025 Households	8,000	60,449	152,741
2029 Household Projection	8,118	61,563	155,293
Annual Growth 2020-2025	-0.1%	0.3%	0.4%
Annual Growth 2025-2030	0.3%	0.4%	0.3%
Avg Household Size	2.10	2.10	2.20
Avg Household Vehicles	2.00	2.00	2.00

HOUSEHOLD INCOME			
Avg Household Income	$90,356	$100,310	$92,754
Median Household Income	$72,962	$76,881	$70,459

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	$186,383	$237,730	$226,014
Median Year Built	1955	1958	1957
Owner Occupied Households	5,410	40,826	98,505
Renter Occupied Households	2,708	20,736	56,788

HOUSING COMPOSITION			
1-Person Households	3,062	22,950	56,360
2-Person Households	2,792	20,461	48,507
3-Person Households	1,088	8,085	21,802
4-Person Households	703	5,585	15,386
5-Person Households	258	2,280	6,722
6-Person Households	65	771	2,551
7-Person Households	33	317	1,411

EMPLOYMENT			
Civilian Employed	9,748	74,024	181,131
Civilian Unemployed	258	2,343	9,537
Civilian Non-Labor Force	4,215	32,896	94,737

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