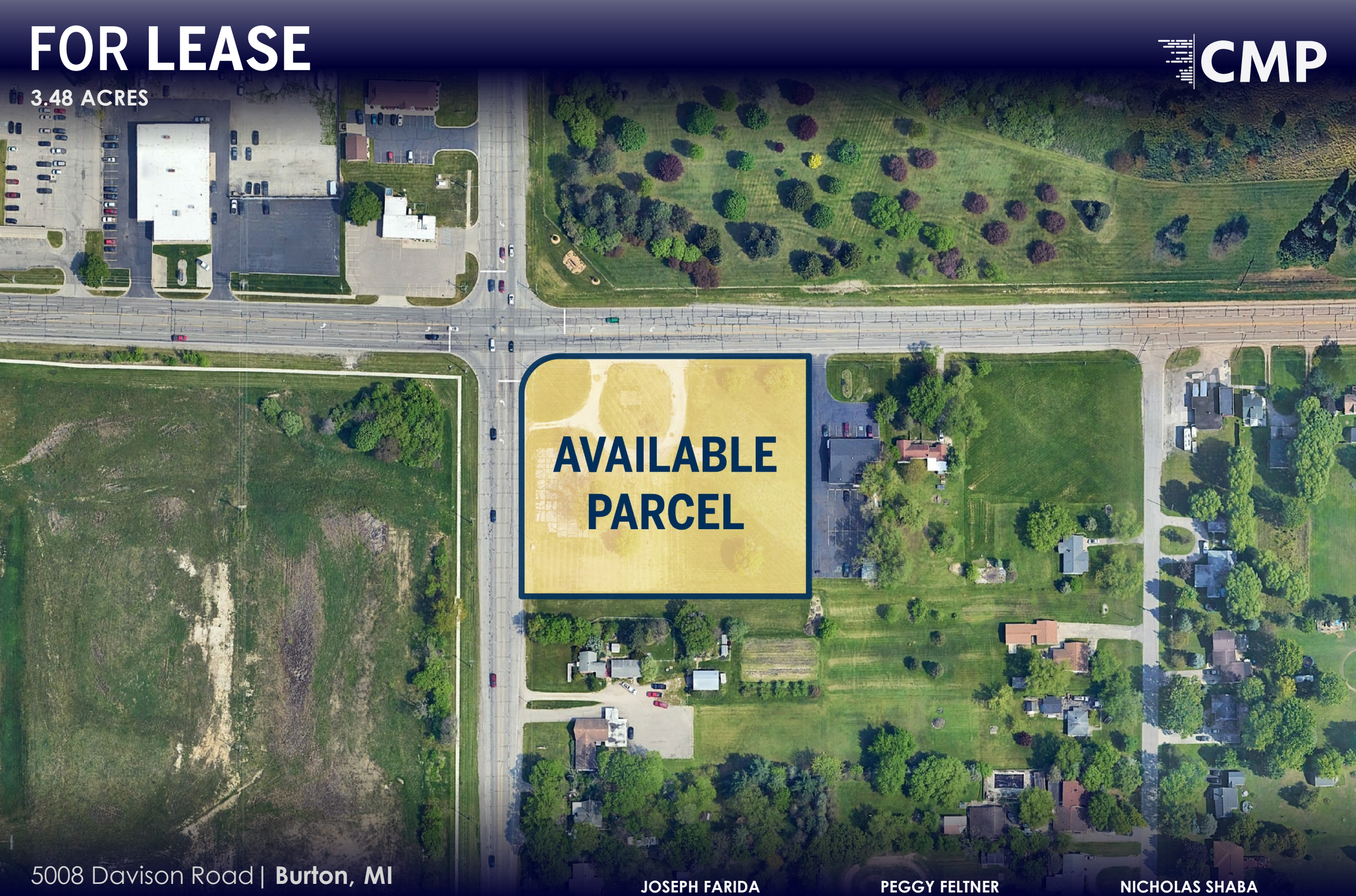
FOR LEASE

3.48 ACRES

CMP



5008 Davison Road | **Burton, MI**

VACANT LAND

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	5008 Davison Road
City/Township	Burton, MI
Land Size	3.48 AC
Zoning	R-O & C-3
Asking Rental Rate	Contact Broker
Estimated NNN's	TBD

DEMOGRAPHICS *(5-MILE RADIUS)*

102,796
PEOPLE

$63,220
AVG. HOUSEHOLD INCOME

44,952
HOUSEHOLDS

$1.1B
OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

PRIME SIGNALIZED CORNER IN RETAIL HUB

3.48-acre signalized corner at Davison Road and N Genesee Road in an established Burton retail area anchored by Home Depot, Walmart, Aldi, Starbucks, Kroger, and multiple QSR users, drawing strong local and commuter traffic.

STRONG CONSUMER & EMPLOYMENT BASE

5-mile trade area with a strong population, household counts, and incomes, backed by a mix of manufacturing, healthcare, education, and service employers that support steady daytime demand along Davison Road and I-69.

FUTURE-PROOF CORNER WITH INFASTRUCTURE IN PLACE

Existing survey, engineering, and preliminary design work, plus established roads, utilities, and a signalized intersection, help shorten approvals and bring a new project to market faster.

COMPELLING DEVELOPMENT OR END-USER OPPORTUNITY

Large, corner commercial site with utilities, zoning, and a working site plan concept, QSR/drive-thru, medical or professional office, and multi-tenant retail.

FLEXIBLE COMMERCIAL ZONING FOR MULTIPLE USES

Combination of C-3 Highway Oriented Business and R-O Restricted Office zoning allows a variety of highway commercial, automotive, retail, office, and service use on the site.

AREA TENANTS

meijer · Kroger · Walmart · Starbucks Coffee · ALDI · The Home Depot · Target · Tractor Supply Co. · Menards

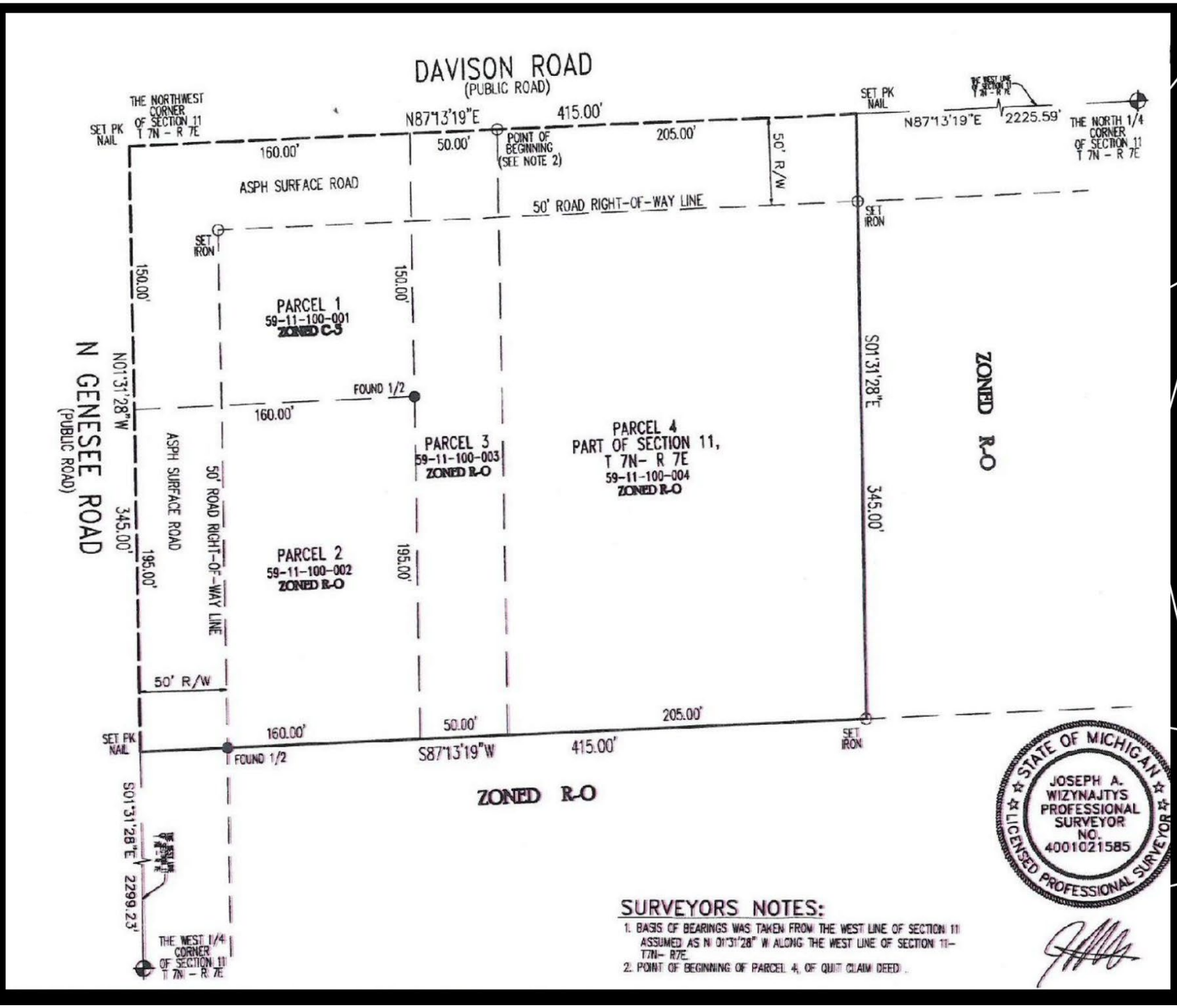
AERIAL


N GENESEE RD
Kroger
McDonald's
Little Caesars
DOLLAR GENERAL
McDonald's
TACO BELL
DaVita
Kidney Care
13,228
VDP
Rally's
DOLLAR TREE
DOLLAR GENERAL
BIGGBY COFFEE
VG's grocery
THE PIZZA COMPANY
ELGA CREDIT UNION
FAMILY DOLLAR
DAVISON RD
14,832
VDP
Advance Auto Parts
gm
SITE
SHERWIN WILLIAMS
Culver's
ALDI
MENARDS
Jersey Mike's SUBS
goodwill
Black Rock BAR & GRILL
Little Caesars
Huntington
Tim Hortons
tropical smoothie CAFE
THE HOME DEPOT
five BELOW
JCPenney
Michael's
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
McDonald's
Walmart
Wendy's
TACO BELL
63,514
VDP
CHASE
TARGET
COMING SOON
DQ
TACO BELL
McDonald's
TACO BELL
KFC
FAMILY DOLLAR
meijer
TSC TRACTOR SUPPLY CO
crumbl cookies
STARBUCKS COFFEE
475
69
69
69

PARCEL



SURVEY



ZONED C-3: HIGHWAY ORIENTED BUSINESS

DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	2,904	40,955	102,796
2025 Population	2,728	40,622	107,021
2030 Population Projection	2,679	40,415	107,636
Annual Growth 2020-2024	-1.2%	-0.2%	0.8%
Annual Growth 2024-2029	-0.4%	-0.1%	0.1%

HOUSEHOLDS			
2020 Households	1,205	17,119	43,267
2025 Households	1,132	16,928	44,952
2030 Household Projection	1,112	16,830	45,195
Annual Growth 2020-2025	-0.4%	0.1%	0.8%
Annual Growth 2025-2030	-0.4%	-0.1%	0.1%
Avg Household Size	2.30	2.30	2.30
Avg Household Vehicles	2.00	2.00	2.00

HOUSEHOLD INCOME			
Avg Household Income	$78,201	$65,418	$63,220
Median Household Income	$67,129	$51,983	$47,440

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	$162,716	$126,996	$125,212
Median Year Built	1958	1958	1962
Owner Occupied Households	1,005	11,510	26,946
Renter Occupied Households	106	5,321	18,249

HOUSING COMPOSITION			
1-Person Households	329	5,598	16,102
2-Person Households	433	5,531	13,843
3-Person Households	189	2,646	6,861
4-Person Households	112	1,782	4,680
5-Person Households	45	927	2,305
6-Person Households	17	300	792
7-Person Households	7	144	370

EMPLOYMENT			
Civilian Employed	1,190	17,287	44,376
Civilian Unemployed	48	1,501	4,977
Civilian Non-Labor Force	1,055	14,001	36,665

FOR LEASE | VACANT LAND

AVAILABLE PARCEL

CMP

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