

FOR LEASE

NWC ANN ARBOR & SHELDON ROADS



1368-1498 S Sheldon Rd | Plymouth, MI

ESSCO SQUARE

ERIK ELWELL
ASSOCIATE
eelwell@cmprealestategroup.com

JORDAN JABBORI
SENIOR DIRECTOR
jjabbori@cmprealestategroup.com

ANTHONY SESI
VICE PRESIDENT
asesi@cmprealestategroup.com

PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	1368 S Sheldon Road
City/Township	Plymouth, MI
Building Size	38,857 SF
Space Available	5,955 SF
Min. Space Available	1,600 SF
Max. Space Available	4,355 SF
Parking	165 Surface Spaces
Zoning	Commercial
Asking Rental Rate	Contact Broker
Estimated NNN's	TBD

DEMOGRAPHICS (5-MILE RADIUS)



PROPERTY HIGHLIGHTS

- Join CVS and Jersey Mikes at the NWC of Ann Arbor Rd and Sheldon Rd.
- 4,355 SF Endcap Suite Available For Lease.
- Property is surrounded by a strong residential community for neighborhood users to take advantage of.
- I-275, I-96, and M-14 expressways are within minutes from this site.
- Site provides excellent accessibility to both Sheldon and Ann Arbor Roads.

JOIN

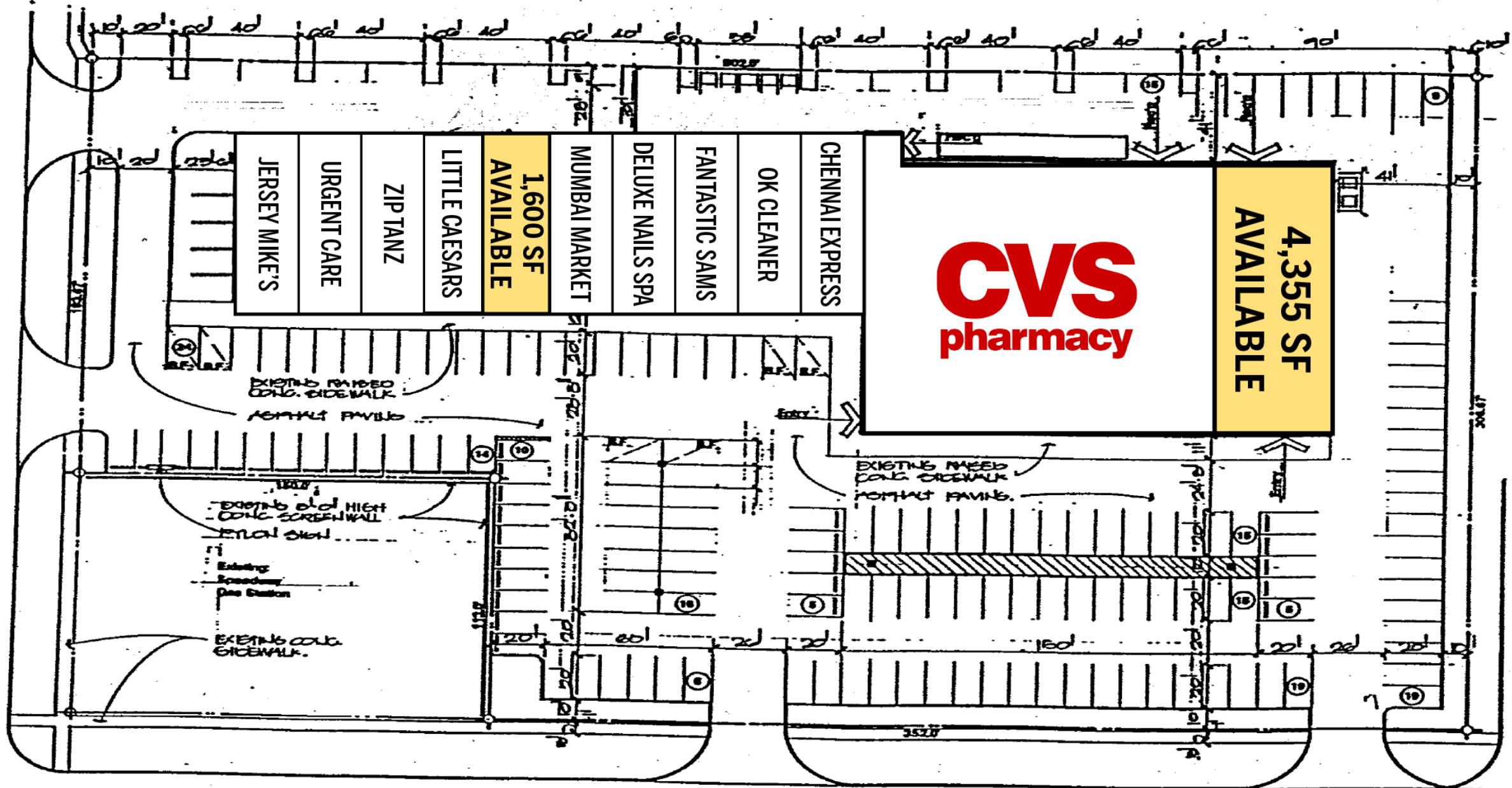


AREA TENANTS



SITE PLAN

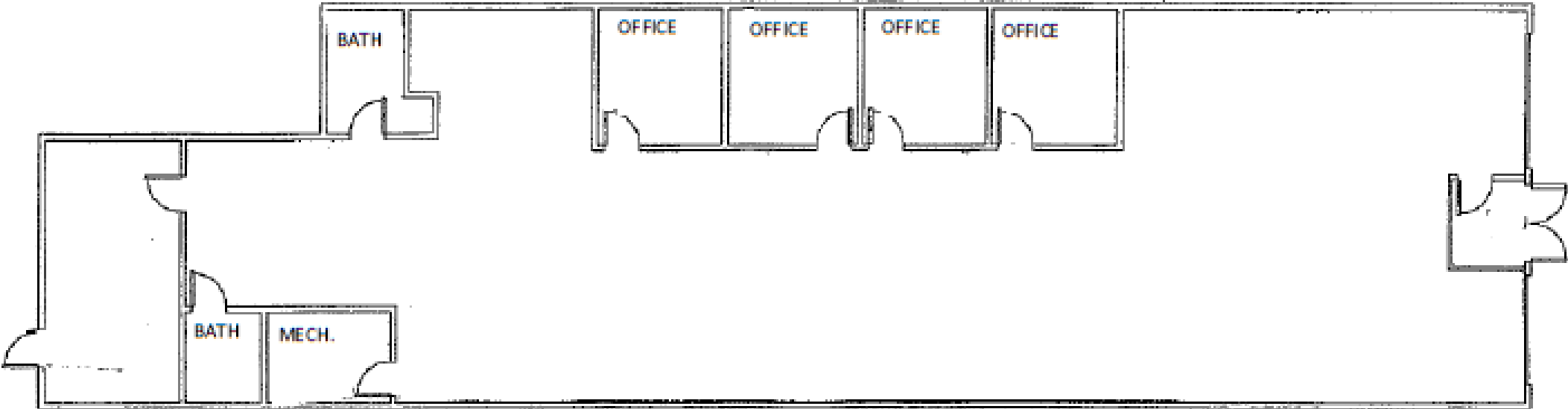
CL of Ann Arbor Rd.



Site Plan @ 1"=30'-0"
Subject to Survey



4,355 SF UNIT



PHOTOS





DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	12,136	71,836	191,929
2024 Population	10,789	63,939	172,618
2029 Population Projection	10,321	61,173	165,553
Annual Growth 2020-2024	-2.8%	-2.7%	-2.5%
Annual Growth 2024-2029	-0.9%	-0.9%	-0.8%
HOUSEHOLDS			
2020 Households	5,002	29,115	77,210
2024 Households	4,444	25,987	69,654
2029 Household Projection	4,250	24,878	66,843
Annual Growth 2020-2024	-1.3%	-0.8%	-0.7%
Annual Growth 2024-2029	-0.9%	-0.9%	-0.8%
Avg Household Size	2.40	2.40	2.40
Avg Household Vehicles	2.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$137,127	\$130,756	\$126,929
Median Household Income	\$109,434	\$106,716	\$100,874

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$357,065	\$321,683	\$312,991
Median Year Built	1972	1975	1980
Owner Occupied Households	3,434	18,737	48,023
Renter Occupied Households	817	6,140	18,820
HOUSING COMPOSITION			
1-Person Households	1,285	7,403	20,276
2-Person Households	1,514	8,908	22,946
3-Person Households	679	3,910	10,746
4-Person Households	644	3,779	10,200
5-Person Households	213	1,377	3,811
6-Person Households	80	445	1,277
7-Person Households	29	163	398
EMPLOYMENT			
Civilian Employed	5,477	34,396	92,080
Civilian Unemployed	75	682	1,696
Civilian Non-Labor Force	3,266	17,833	48,460

FOR LEASE | ESSCO SQUARE



ERIK ELWELL
ASSOCIATE
248 538 2000
eelwell@cmprealestategroup.com

JORDAN JABBORI
SENIOR DIRECTOR
248 538 2000
jjabbori@cmprealestategroup.com

ANTHONY SESI
VICE PRESIDENT
248 538 2000
asesi@cmprealestategroup.com

www.cmprealestategroup.com
6476 Orchard Lake Rd | Suite A
West Bloomfield, MI | 48322

The information contained in this Offering Memorandum 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 purchaser 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. All financial projections are based on assumptions relating to anticipated results, the general economy, competition, and other factors beyond the control of the Property Owner ("Owner") and Broker and, therefore, are subject to material variation. Any projections an/or estimates may or may not be indicative of future performance, which may be significantly more or less favorable than that as reflected herein. This Offering Memorandum prepared by Broker, does not constitute an indication that there has been no change in the business or affairs of the Property or the Owners 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 buyers. Neither Owner nor Broker nor any of their 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 Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or its contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental condition of the Property. Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to 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 Offering Memorandum or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchased 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. This Offering Memorandum and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited here in called the Contents), are of confidential nature. By accepting this Offering Memorandum, you unconditionally agree that you will hold and treat the Offering Memorandum and the Contents in the strictest confidence, that you will not photocopy or duplicate the Offering Memorandum or any part thereof, that you will not disclose the Offering Memorandum or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in the determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Offering Memorandum or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker. CMP Real Estate Group LLC. All Rights Reserved.