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PROPERTY INFORMATION

Property Address	35248 23 Mile Road
City/Township	New Baltimore
Building Size	87,747 SF
Space Available	46,525 SF
Maximum Available	43,875 SF
Minimum Available	2,650 SF
Asking Rental Rate	Contact Broker
Estimated NNN's	\$3.00 PSF

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 67,038 PEOPLE	 MEDIAN AGE 41.1 YEARS OLD
 HOUSEHOLDS 25,409	 CONSUMER SPENDING \$846.5 MILLON ANNUALLY
 AVG HOUSEHOLD INCOME \$96,879/ANNUALLY	 DAYTIME POPULATION 19,209 PEOPLE

JOIN



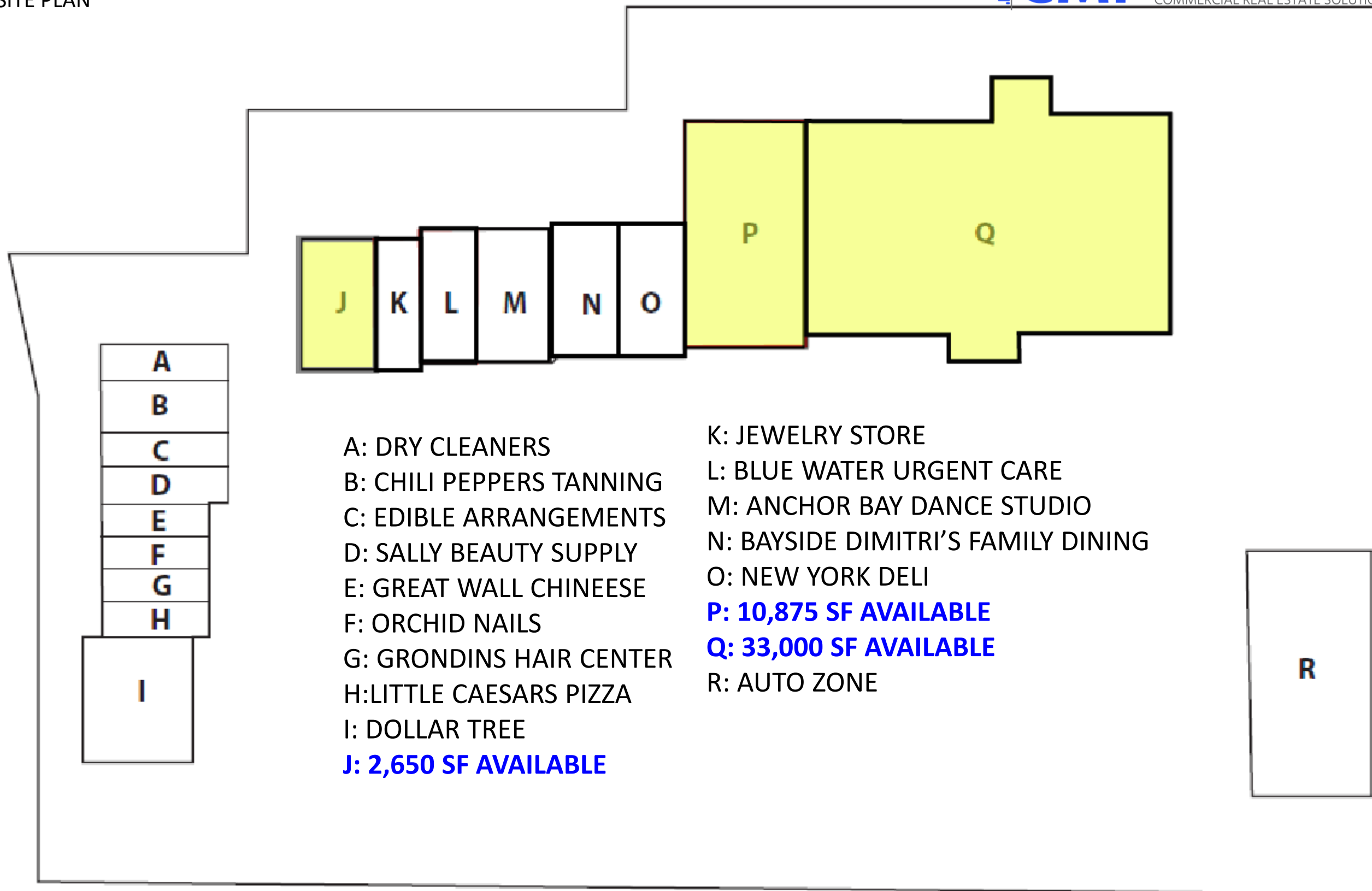
AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Join Dollar Tree, Auto Zone, and Little Caesars at Plaza at the Pointe in New Baltimore.
- Situated in the heart of New Baltimore, this prime location is perfectly suited for a grocery store or fitness center, offering high visibility and easy accessibility.
- Surrounded by a dense residential community, this site includes a Strong daytime population and high traffic counts.
- Plaza at the Pointe offers a strong mix of national and regional tenant mix and surrounded by many national tenants such as Kroger, Advance Auto, Jimmy Johns and others.







POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	6,941	33,734	64,984
2024 Population	7,058	34,875	67,038
2029 Population Projection	7,020	34,820	66,911
Annual Growth 2020-2024	0.4%	0.8%	0.8%
Annual Growth 2024-2029	-0.1%	0%	0%
Median Age	44.8	42.1	41.1
Bachelor's Degree or Higher	28%	26%	24%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	6,321	30,388	56,171
Black	216	1,544	4,575
American Indian/Alaskan Native	5	40	80
Asian	57	366	690
Hawaiian & Pacific Islander	4	8	15
Two or More Races	454	2,530	5,508
Hispanic Origin	180	1,064	2,467

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	2,907	12,960	24,579
2024 Households	2,978	13,473	25,409
2029 Household Projection	2,966	13,463	25,367
Owner Occupied Households	2,054	10,513	19,892
Renter Occupied Households	912	2,949	5,475
Avg Household Income	\$90,828	\$105,133	\$96,879
Median Household Income	\$64,675	\$85,973	\$79,058

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	577	2,134	4,443
\$50,000 - 75,000	371	1,977	4,037
\$75,000 - 100,000	373	2,104	4,047
\$100,000 - 125,000	209	1,341	2,534
\$125,000 - 150,000	170	1,376	2,307
\$150,000 - 200,000	333	1,600	2,574
\$200,000+	245	1,238	1,900

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	3,478	417	8	6,793	933	7	15,682	1,882	8
Trade Transportation & Utilities	476	74	6	749	130	6	4,168	359	12
Information	94	7	13	175	18	10	320	37	9
Financial Activities	229	54	4	987	99	10	1,506	228	7
Professional & Business Services	220	37	6	458	97	5	1,169	206	6
Education & Health Services	1,272	135	9	2,616	389	7	36,912	585	7
Leisure & Hospitality	568	43	13	877	74	12	2,517	197	13
Other Services	553	62	9	822	116	7	1,397	240	6
Public Administration	66	5	13	109	10	11	693	30	23
Goods-Producing Industries	222	26	9	631	102	6	3,527	296	12
Natural Resources & Mining	0	0	-	24	8	3	36	14	3
Construction	52	15	3	212	64	3	857	160	5
Manufacturing	170	11	15	395	30	13	2,634	122	22
Total	3,700	443	8	7,424	1,035	7	19,209	2,178	9



EXCLUSIVELY LISTED BY:

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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.*