



TJ YALDO
ASSOCIATE

tyaldo@cmprealestategroup.com

NICHOLAS SHABA
ASSOCIATE

nshaba@cmprealestategroup.com

ANDREW ROYE
ASSOCIATE

aroye@cmprealestategroup.com

6476 Orchard Lake Road | Suite A | West Bloomfield | Michigan | 48322

Phone: 248.538.2000 | www.cmprealestategroup.com

PROPERTY INFORMATION

Property Address	19016-19230 Fort Street
City/Township	Riverview
Building Size	93,026 SF
Minimum Space Available	1,300 SF
Maximum Space Available	11,500 SF
Lease Rate	\$12.00 PSF
Estimated NNN's	\$2.52 PSF
Zoning	B2
Parking	600 Spaces

DEMOGRAPHICS (FIVE-MILE RADIUS)

	POPULATION 147,472 PEOPLE		MEDIAN AGE 43.1 YEARS OLD
	HOUSEHOLDS 62,731		CONSUMER SPENDING \$1.9 BILLION ANNUALLY
	AVG HOUSEHOLD INCOME \$87,826/ANNUALLY		DAYTIME POPULATION 62,486 PEOPLE

JOIN



AREA TENANTS & EMPLOYERS

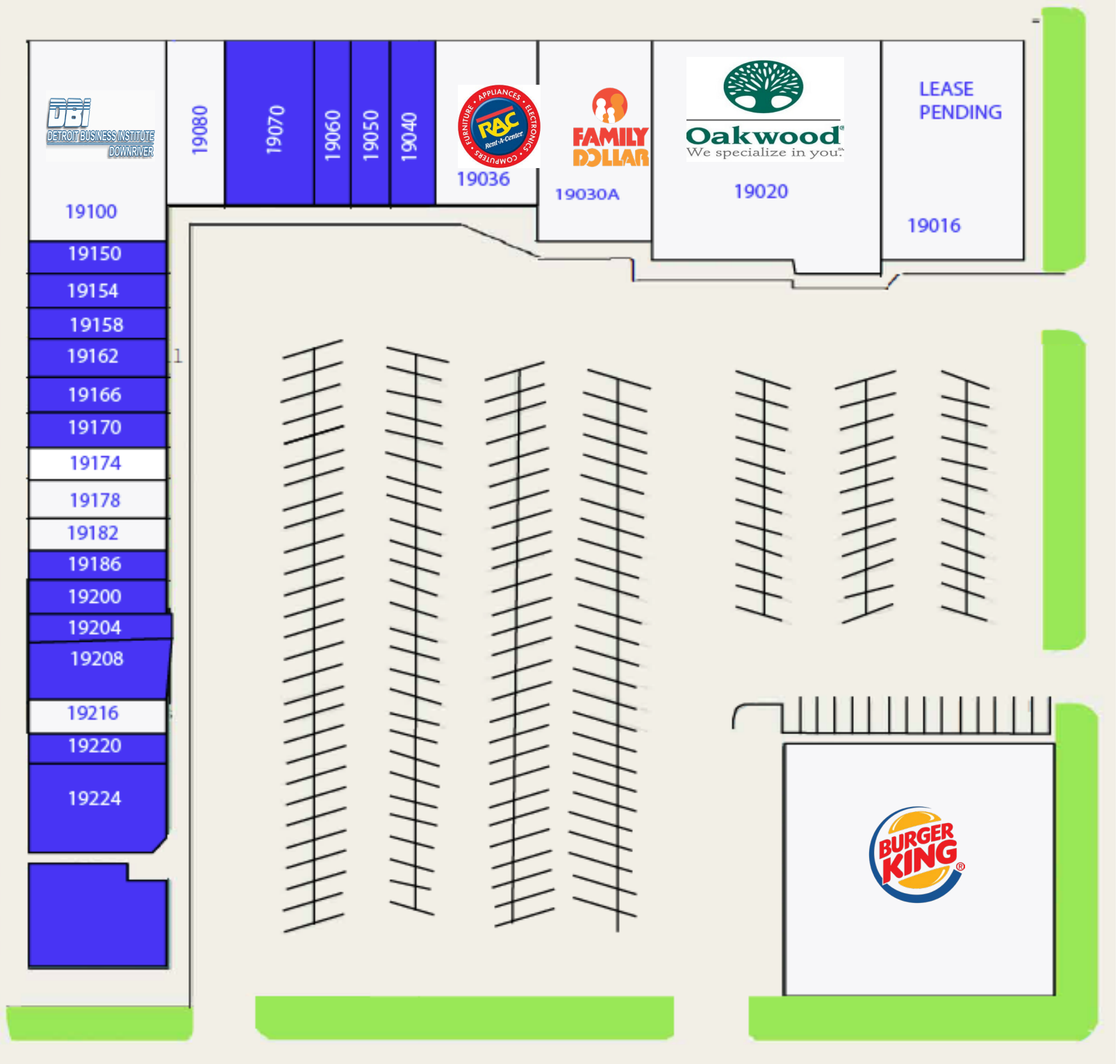


PROPERTY HIGHLIGHTS

- Within a 5-mile radius of Riverview Plaza, there's a robust demographic with a population of 147,472 and an average household income exceeding \$87,000.
- Riverview Commons hosts a diverse mix of retail, service, and dining options, which ensures a consistent flow of visitors and appeals to a broad consumer base.
- The property features an expansive, well-maintained parking lot capable of accommodating numerous customers, providing convenience for both shoppers and staff. This ample parking is a significant advantage for both tenants and visitors.
- Riverview Common Plaza is outfitted with modern infrastructure, providing versatile spaces for retail and medical offices.
- The Former Rite Aid endcap features an existing drive-thru.
- Features access to a prominent pylon sign along Fort St, with daily traffic exceeding 29,000 vehicles.



NAME	ADDRESS	SQ. FT.
Lease Pending	19016	11,352 SF
Oakwood United Hospitals	19020	15,972 SF
Family Dollar	19030A	15,972 SF
Rent-A-Center	19036	7,600 SF
Vacant	19040	3,000 SF
Vacant	19050	2,000 SF
Vacant	19060	2,000 SF
Vacant	19070	4,500 SF
Consignment Shop	19080	2,000 SF
Detroit Business Institute	19100	9,600 SF
Vacant	19150	1,200 SF
Vacant	19154	1,680 SF
Vacant	19158	1,600 SF
2nd Gen Restaurant	19162	1,600 SF
Vacant	19166	1,600 SF
Vacant	19170	1,600 SF
Lease Pending	19174	1,600 SF
Nail Design	19178	2,000 SF
Hungry Howie's	19182	1,440 SF
Vacant	19186	1,419 SF
Vacant	19200	1,440 SF
Vacant	19204	1,440 SF
Vacant	19208	1,440 SF
Vacant	19212	1,440 SF
Designs for Visions	19216	1,440 SF
Vacant	19220	1,300 SF
Vacant	19224	4,003 SF





POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	9,097	68,704	164,094
2024 Population	8,159	61,447	147,472
2029 Population Projection	7,821	58,842	141,935
Annual Growth 2020-2024	-2.6%	-2.6%	-2.5%
Annual Growth 2024-2029	-0.8%	-0.8%	-0.8%
Median Age	46.3	44.6	43.1
Bachelor's Degree or Higher	20%	22%	22%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	7,175	52,752	120,618
Black	260	1,828	7,089
American Indian/Alaskan Native	19	228	526
Asian	84	1,133	3,558
Hawaiian & Pacific Islander	0	2	7
Two or More Races	621	5,504	15,672
Hispanic Origin	424	4,247	12,874

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	3,909	29,771	69,834
2024 Households	3,493	26,608	62,731
2029 Household Projection	3,344	25,471	60,131
Owner Occupied Households	2,085	18,240	42,431
Renter Occupied Households	1,260	7,232	17,701
Avg Household Income	\$95,131	\$90,936	\$87,826
Median Household Income	\$68,704	\$70,296	\$68,914

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	603	5,259	12,856
\$50,000 - 75,000	724	4,881	11,341
\$75,000 - 100,000	356	3,356	8,249
\$100,000 - 125,000	516	3,417	7,562
\$125,000 - 150,000	109	1,583	4,088
\$150,000 - 200,000	232	2,134	4,962
\$200,000+	361	1,912	3,811

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	2,923	335	9	23,821	2,777	9	56,700	6,424	9
Trade Transportation & Utilities	240	39	6	5,298	414	13	11,154	920	12
Information	18	3	6	288	38	8	912	77	12
Financial Activities	170	42	4	1,432	322	4	3,366	699	5
Professional & Business Services	225	33	7	1,610	286	6	6,372	652	10
Education & Health Services	1,262	126	10	6,563	984	7	18,643	2,584	7
Leisure & Hospitality	341	24	14	5,006	282	18	9,123	590	15
Other Services	331	43	8	2,409	377	6	4,521	749	6
Public Administration	336	25	13	1,215	74	16	2,609	153	17
Goods-Producing Industries	157	21	7	2,986	216	14	5,786	446	13
Natural Resources & Mining	0	0	-	3	2	2	30	7	4
Construction	66	11	6	1,082	140	8	1,815	22	6
Manufacturing	91	10	9	1,901	74	26	3,941	147	27
Total	3,080	356	9	26,807	2,993	9	62,486	6,870	9

EXCLUSIVELY LISTED BY:

TJ YALDO

ASSOCIATE

tyaldo@cmprealestategroup.com

NICHOLAS SHABA

ASSOCIATE

nshaba@cmprealestategroup.com

ANDREW ROYE

ASSOCIATE

aroye@cmprealestategroup.com

CONTACT US:



6476 Orchard Lake Road, Suite A
West Bloomfield, Michigan 48322



(P): 248.538.2000
(F): 248.538.9905



Email: info@cmprealestategroup.com
Website: www.cmprealestategroup.com

The information contained in this Marketing Package 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 tenant 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. This Marketing Package prepared by Broker, does not constitute an indication that there has been no change in the Property or the market conditions 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 tenant/purchaser, if available.

Neither Owner nor Broker nor any of there 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 Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective tenant/purchaser.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to lease/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 Marketing Package or making an offer to lease/purchase the Property unless and until such lease/sale of the Property is approved by Owner in its sole discretion, a written agreement for lease/purchase of the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for leased/purchase 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.



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.*