

FOR LEASE

SHOPPING CENTER



7025 East Michigan Avenue | Saline, MI

COUNTRY CREEK VILLAGE

ERIK ELWELL
ASSOCIATE

eelwell@cmprealestategroup.com

JORDAN JABBORI
SENIOR DIRECTOR

jjabori@cmprealestategroup.com

ANTHONY SESI
VICE PRESIDENT

asesi@cmprealestategroup.com

PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	7025 East Michigan Avenue
City/Township	Saline, MI
Shopping Center Size	39,502 SF
Space Available (Existing)	3,500 SF – 8,300 SF
Space Available (Outlot A)	1,349 – 5,764 SF
Asking Rental Rate (Existing)	\$21.00 PSF
Asking Rate (Outlot)	Contact Broker
Estimated NNN's	\$6.50 PSF

DEMOGRAPHICS (5-MILE RADIUS)



PROPERTY HIGHLIGHTS

- Country Creek Village is a retail shopping center located on the southeast corner of Michigan Avenue and State/Moon roads in Saline, MI.
- Outlot is site plan approved and is scheduled for delivery by the second quarter of 2027.
- Up to 8,300 SF available with the ability to combine suites, providing flexible sizing options to meet tenant needs.
- Demo's within a 5 mile radius include over 50,000 in population with an average household income greater than \$100,000.
- Saline is a fast growing area that can be evidenced by hundreds of homes already built or under construction within the 5 mile radius along State and Textile roads

JOIN



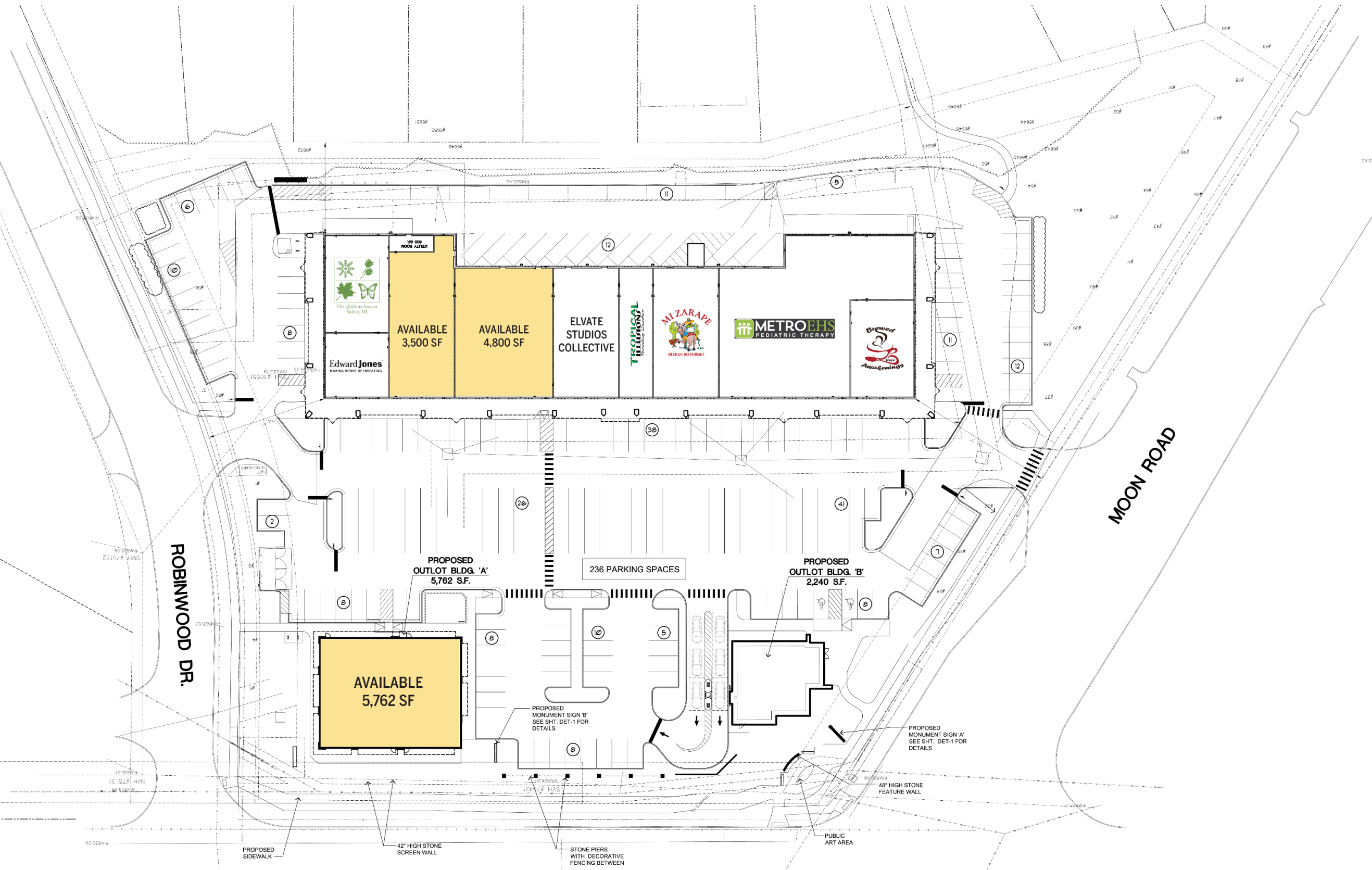
AREA TENANTS



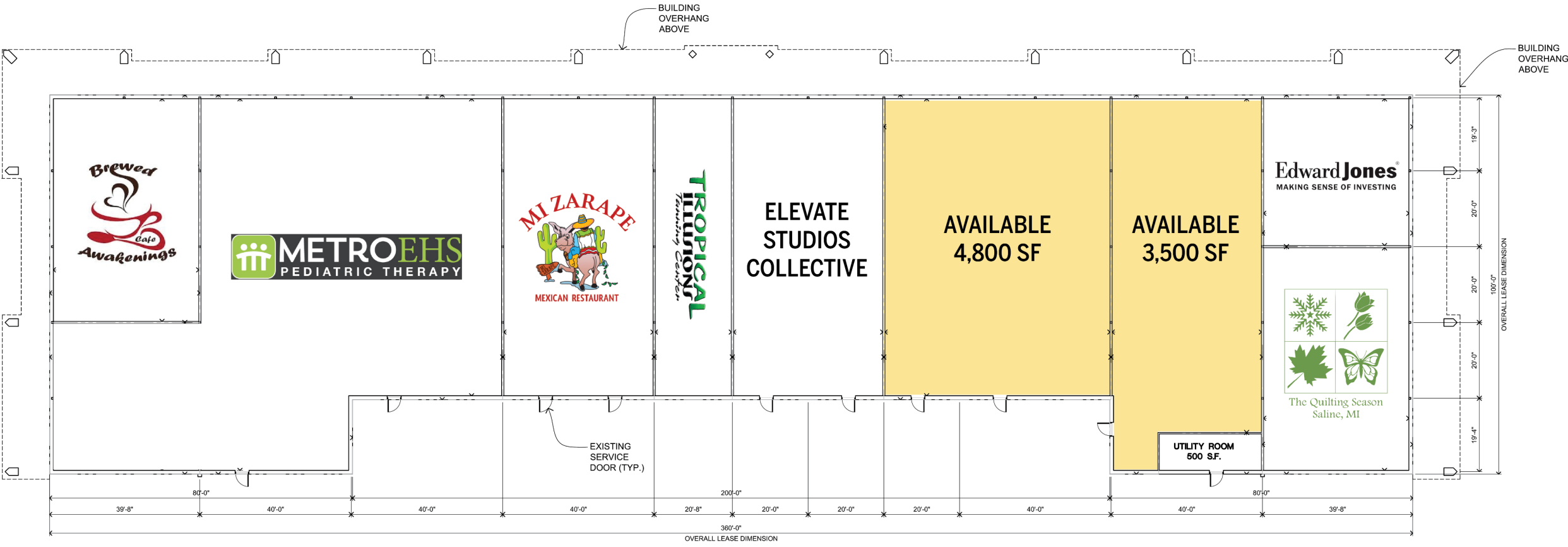
PHOTOS




SITE PLAN

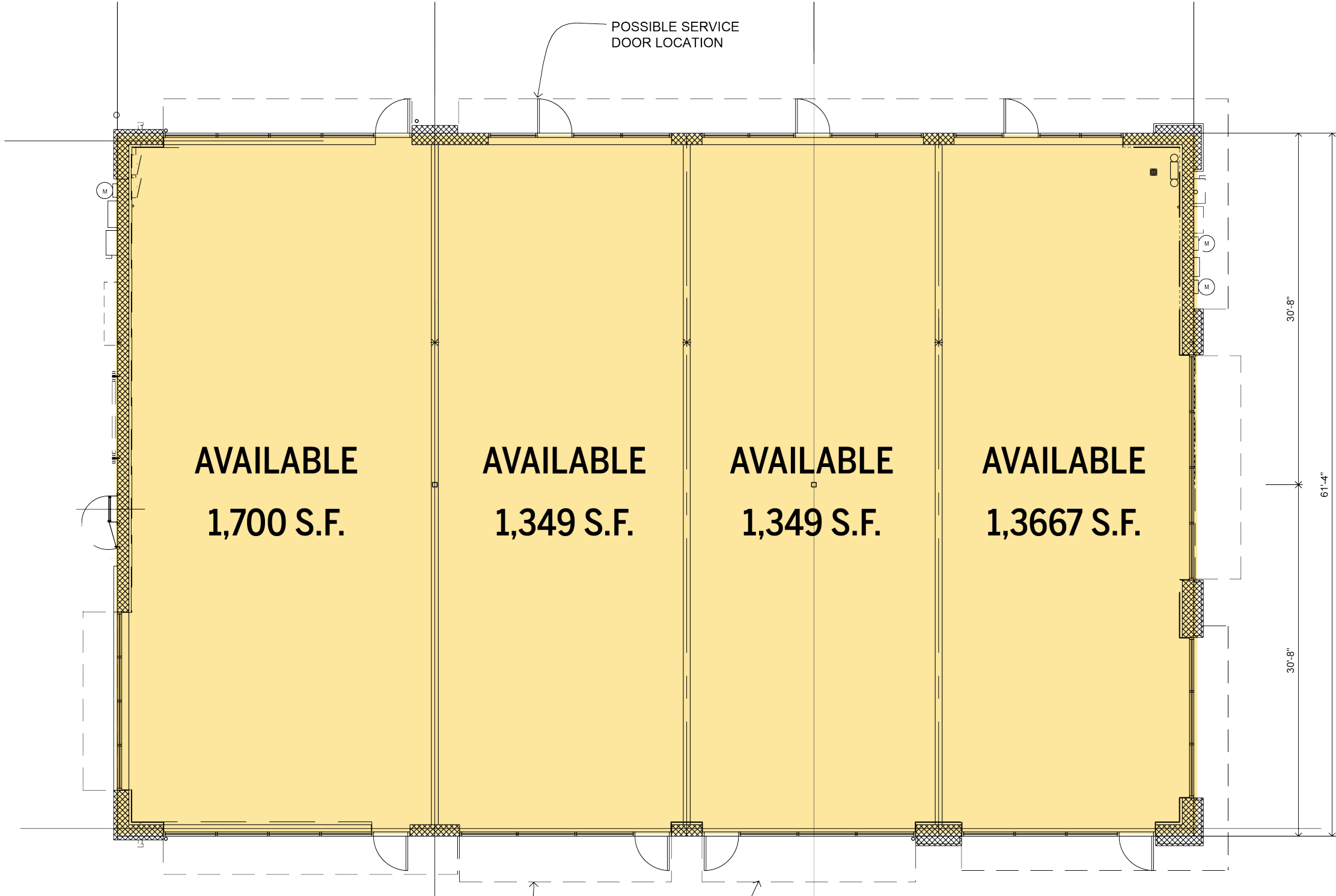


FLOOR PLAN (EXISTING)



North
 Existing Floor Plan
 1/16" = 1'-0"

SITE PLAN (OUTLOT A)



POSSIBLE SERVICE DOOR LOCATION

AVAILABLE
1,700 S.F.

AVAILABLE
1,349 S.F.

AVAILABLE
1,349 S.F.

AVAILABLE
1,3667 S.F.

30'-8"

30'-8"

61'-4"
LEASE DIMENSION

INDICATES METAL SUNSHADE OR FABRIC AWNING ABOVE (TYP.)



Lease Floor Plan

5,765 S.F.

SCALE: 1/8" = 1'-0"

Proposed
Outlot Building A

ELEVATIONS



Bldg. A - North Elevation (Michigan Ave.)
1/8" = 1'-0"



Bldg. A - South Elevation
1/8" = 1'-0"



Bldg. A - West Elevation
1/8" = 1'-0"



Bldg. A - East Elevation
1/8" = 1'-0"

AERIAL



Little Caesars pizza! Great Clips PNC BANK Leo's CONEY ISLAND SINCE 1972 Walmart

EMAGINE THE MAGIC OF MOVIES & MORE
Huntington GNC LIVE WELL
Mancino's Pizza & Grinders Real Estate One

Ford

CHASE
O'Reilly AUTO PARTS
BIGGBY COFFEE

faurecia

KinderCare

SIMPLY SELF STORAGE

goodwill AT&T
BUSCH'S Fresh. Food. Ideas.
DOLLAR GENERAL
ups The UPS Store Hungry Howies
THE SALVATION ARMY
Cottage Inn Cinnamon & Pizza

ACE Hardware

PROBILITY PHYSICAL THERAPY POWERHOUSE GYM DOLLAR TREE
Wendy's JET'S PIZZA Rxoptical SUBWAY

TACO BELL KFC

DQ

DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	2,062	24,951	74,012
2024 Population	2,113	24,146	72,773
2029 Population Projection	2,106	23,881	72,063
Annual Growth 2020-2024	0.6%	-0.8%	-0.4%
Annual Growth 2024-2029	-0.1%	-0.2%	-0.2%
HOUSEHOLDS			
2020 Households	647	9,048	30,273
2024 Households	662	8,842	29,865
2029 Household Projection	659	8,726	29,530
Annual Growth 2020-2024	1.7%	0.3%	0.3%
Annual Growth 2024-2029	-0.1%	-0.3%	-0.2%
Avg Household Size	3.10	2.50	2.30
Avg Household Vehicles	2.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$178,222	\$137,844	\$119,745
Median Household Income	\$142,769	\$112,870	\$91,518

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$494,117	\$386,905	\$360,766
Median Year Built	2000	1992	1987
Owner Occupied Households	585	7,066	19,030
Renter Occupied Households	74	1,660	10,499
HOUSING COMPOSITION			
1-Person Households	99	2,366	9,515
2-Person Households	179	2,960	10,218
3-Person Households	112	1,346	4,170
4-Person Households	183	1,425	3,893
5-Person Households	60	518	1,422
6-Person Households	20	172	462
7-Person Households	10	56	185
EMPLOYMENT			
Civilian Employed	1,167	11,823	38,594
Civilian Unemployed	38	342	1,198
Civilian Non-Labor Force	473	7,908	20,717

FOR LEASE | COUNTRY CREEK VILLAGE



ERIK ELWELL
ASSOCIATE
248 538 2000
eelwell@cmprealestategroup.com

JORDAN JABBORI
SENIOR DIRECTOR
248 538 2000
jjabori@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.