

# FOR LEASE

SHOPPING CENTER



7025 East Michigan Avenue | Saline, MI

## COUNTRY CREEK VILLAGE

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# PROPERTY OVERVIEW

## PROPERTY INFORMATION

<b>Property Address</b>	7025 East Michigan Avenue
<b>City/Township</b>	Saline, MI
<b>Shopping Center Size</b>	39,502 SF
<b>Space Available (Existing)</b>	1,600 SF – 8,300 SF
<b>Space Available (Outlot A)</b>	1,349 – 5,764 SF
<b>Asking Rental Rate (Existing)</b>	\$21.00 PSF
<b>Asking Rate (Outlot)</b>	Contact Broker
<b>Estimated NNN's</b>	\$6.50 PSF

## DEMOGRAPHICS (5-MILE RADIUS)

 <b>72,773</b> PEOPLE	 <b>\$119,745</b> AVG. HOUSEHOLD INCOME
 <b>29,865</b> HOUSEHOLDS	 <b>\$1.1 B</b> OF CONSUMER SPENDING

## 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

**Edward Jones**



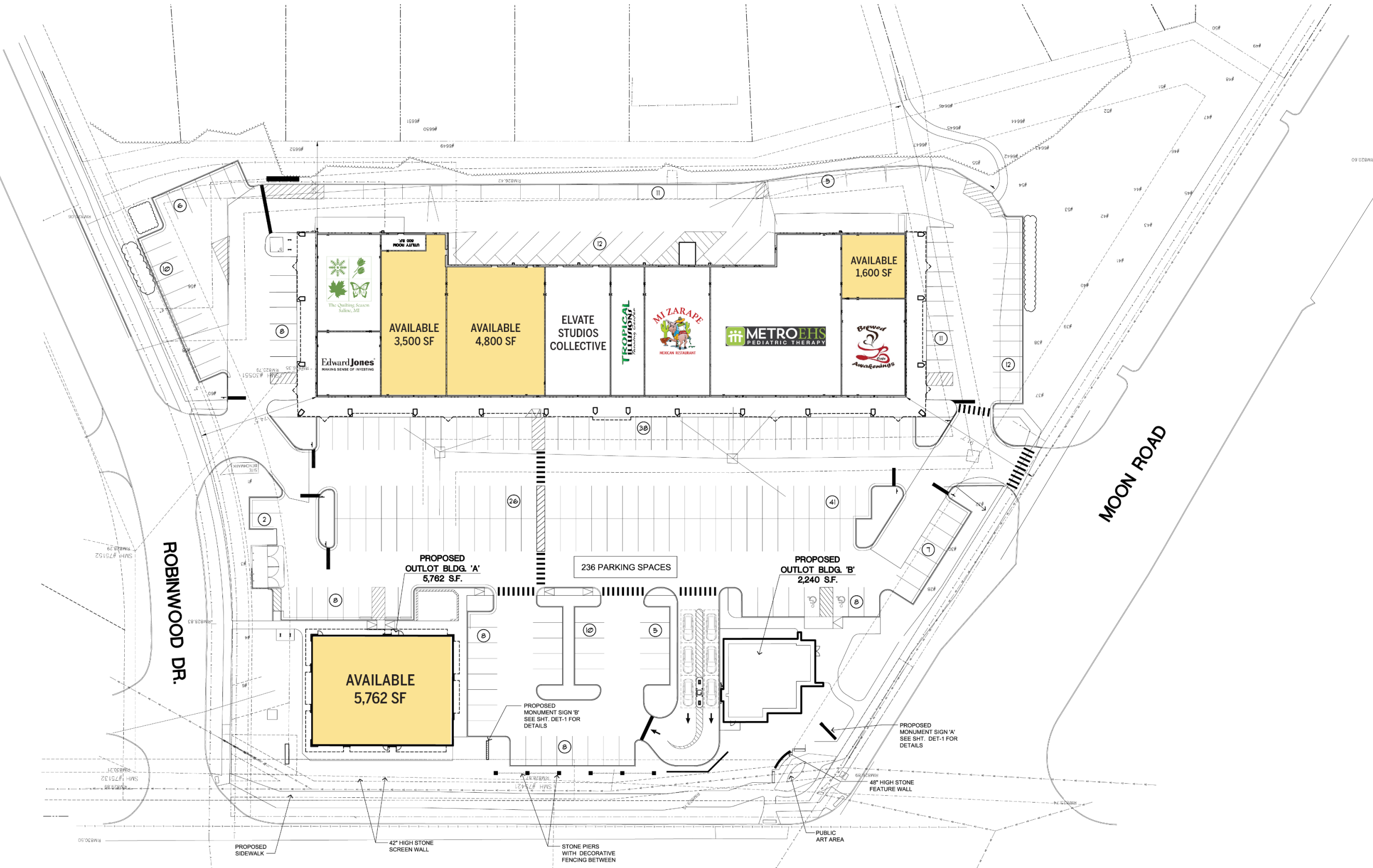
## AREA TENANTS



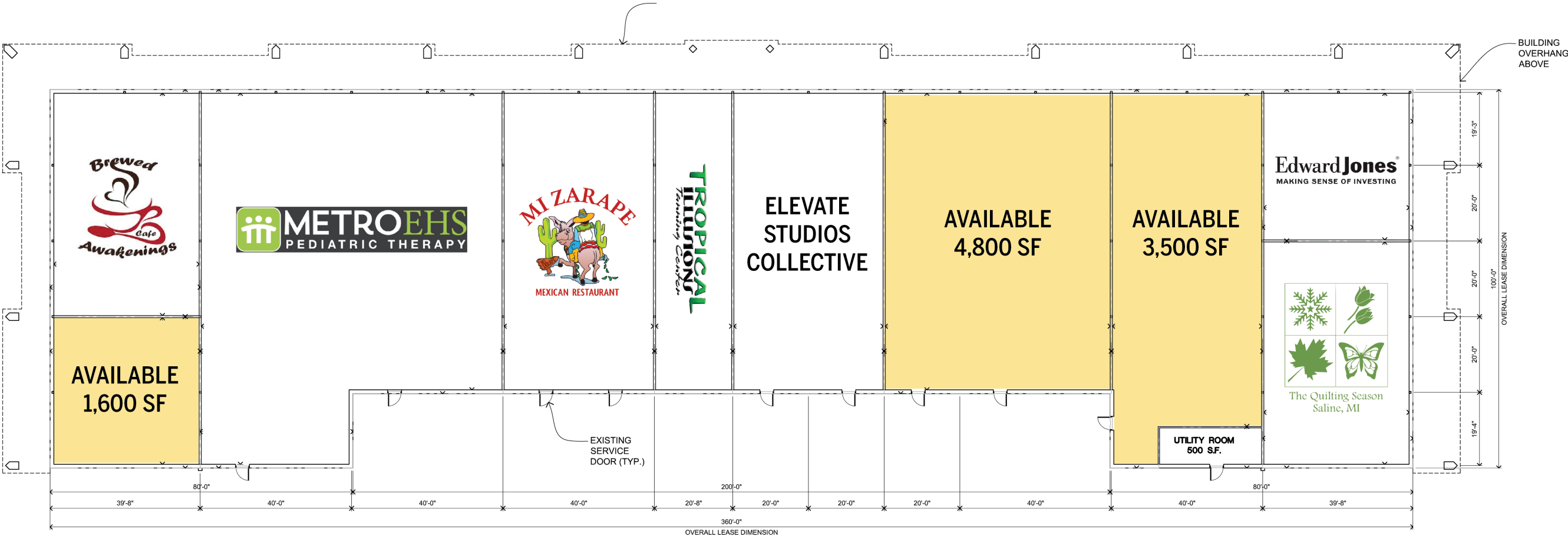
PHOTOS



# SITE PLAN

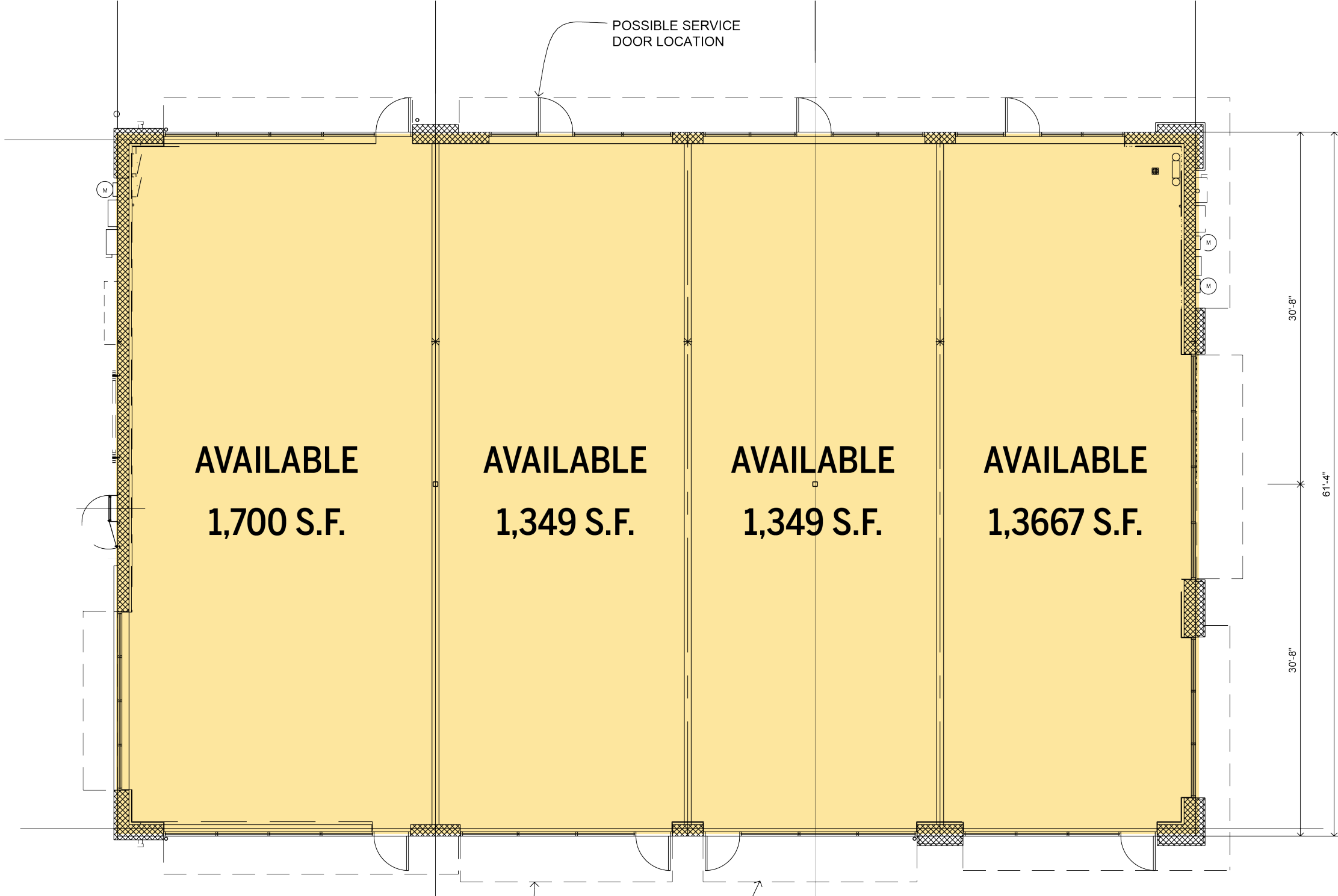


# FLOOR PLAN (EXISTING)



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

# SITE PLAN (OUTLOT A)



## 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



# 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

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