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**PROPERTY INFORMATION**

Property Address	7275 Cooley Lake Road
City/Township	West Bloomfield
Building Size	7,600 SF
Space Available	1,200 SF
Asking Rental Rate	\$16.00 PSF
Building Built	2017
Parking	38 Spaces

**DEMOGRAPHICS (FIVE-MILE RADIUS)**

 <b>POPULATION</b> 131,717 PEOPLE	 <b>MEDIAN AGE</b> 44.5 YEARS OLD
 <b>HOUSEHOLDS</b> 53,862	 <b>CONSUMER SPENDING</b> \$1.9 BILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$113,352/ANNUALLY	 <b>DAYTIME EMPLOYEES</b> 36,199 EMPLOYEES

**AREA TENANTS & EMPLOYERS**

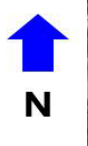


**PROPERTY HIGHLIGHTS**

- Prime location in West Bloomfield Township, directly across from Oakland Community College, ensuring high visibility to students and locals.
- Situated in a densely populated area with 131,000 residents within 5 miles and an average household income exceeding \$100,000, offering a substantial and affluent customer base.
- Located on Cooley Lake Rd, which sees an average of 20,000 vehicles per day, ensuring significant exposure.
- Zoned B-1 for versatile use (e.g., medical, financial, dining), and set in a lively district with retail, schools, and residential areas nearby.







**Tim Hortons**  
**WILD BILLS TOBACCO**  
**BEYOND JUICERY + EXTREME**  
**at&t**  
**TACO BELL**

**DOLLAR TREE**  
**O'Reilly AUTO PARTS**  
**ACE Hardware**  
**PET SUPPLIES PLUS**

**KFC**  
**UNITED STATES POSTAL SERVICE**  
**McDonald's**

**OAKLAND COMMUNITY COLLEGE**  
15,922 STUDENTS

**Don Juan**  
Mexican Restaurant

**DOLLY'S PIZZA**

**CVS pharmacy**

**Little Caesars**

**Huntington**

**SITE**

**Flagstar Bank**

**DQ**  
**JET'S PIZZA**

**COOLEY LAKE ROAD**

POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	6,121	51,981	132,617
2024 Population	6,077	51,860	131,717
2029 Population Projection	6,028	51,487	130,656
Annual Growth 2020-2024	-0.20%	-0.10%	-0.20%
Annual Growth 2024-2029	-0.20%	-0.10%	-0.20%
Median Age	43.8	43.6	44.5
Bachelor's Degree or Higher	35%	39%	38%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	2,757	21,007	54,181
2024 Households	2,733	20,967	53,862
2029 Household Projection	2,710	20,814	53,431
Owner Occupied Households	1,916	16,921	41,808
Renter Occupied Households	794	3,893	11,622
<b>Avg Household Income</b>	<b>\$91,787</b>	<b>\$112,141</b>	<b>\$113,352</b>
<b>Median Household Income</b>	<b>\$69,763</b>	<b>\$90,270</b>	<b>\$87,473</b>

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	5,039	43,403	107,986
Black	339	2,325	7,329
American Indian/Alaskan Native	11	71	193
Asian	174	1,586	4,246
Hawaiian & Pacific Islander	1	10	57
Two or More Races	513	4,464	11,907
Hispanic Origin	286	2,162	6,341

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	516	3,203	8,803
\$50,000 - 75,000	487	3,280	8,421
\$75,000 - 100,000	405	2,603	7,018
\$100,000 - 125,000	238	2,456	5,926
\$125,000 - 150,000	215	2,053	4,507
\$150,000 - 200,000	176	2,465	5,664
\$200,000+	236	2,496	7,318

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
<b>Service-Producing Industries</b>	<b>1,277</b>	<b>195</b>	<b>7</b>	<b>7,145</b>	<b>1,148</b>	<b>6</b>	<b>32,145</b>	<b>4,370</b>	<b>7</b>
Trade Transportation & Utilities	203	38	5	839	144	6	6,369	664	10
Information	17	3	6	140	20	7	1,257	92	14
Financial Activities	136	34	4	778	156	5	2,427	516	5
Professional & Business Services	254	33	8	1,006	196	5	3,766	630	6
Education & Health Services	245	22	11	2,236	381	6	9,064	1,453	6
Leisure & Hospitality	259	22	12	1,198	90	13	4,758	400	12
Other Services	163	43	4	856	156	5	3,149	555	6
Public Administration	0	0	-	92	5	18	1,355	60	23
<b>Goods-Producing Industries</b>	<b>93</b>	<b>23</b>	<b>4</b>	<b>874</b>	<b>150</b>	<b>6</b>	<b>4,054</b>	<b>467</b>	<b>9</b>
Natural Resources & Mining	0	0	-	26	2	13	60	14	4
Construction	63	19	3	468	114	4	1,647	324	5
Manufacturing	30	4	8	380	34	11	2,347	129	18
<b>Total</b>	<b>1,370</b>	<b>218</b>	<b>6</b>	<b>8,019</b>	<b>1,298</b>	<b>6</b>	<b>36,199</b>	<b>4,837</b>	<b>7</b>

## EXCLUSIVELY LISTED BY:

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& New Project Leasing*



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Negotiations*



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Transactions*



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*Market Research  
& Site Evaluations*



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across the U.S.*



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*Innovative  
Solutions*



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