



**NOAH THOMAS**  
ASSOCIATE

**ANDREW ROYE**  
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[nthomas@cmprealestategroup.com](mailto:nthomas@cmprealestategroup.com)

[aroye@cmprealestategroup.com](mailto:aroye@cmprealestategroup.com)

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

Phone: 248.538.2000 | [www.cmprealestategroup.com](http://www.cmprealestategroup.com)

**PROPERTY INFORMATION**

Property Address	32827 – 32837 Fort Road
City/Township	Rockwood
Shopping Center Size	51,978 SF
Space Available	10,000 SF
Minimum Available	2,500 SF
Maximum Available	7,500 SF
Year Built	1972
Asking Rental Rate	\$12.00 PSF/Gross
Parking	192 Spaces

**DEMOGRAPHICS (FIVE-MILE RADIUS)**

 <b>POPULATION</b> 55,808 PEOPLE	 <b>MEDIAN AGE</b> 43 YEARS OLD
 <b>HOUSEHOLDS</b> 22,211	 <b>CONSUMER SPENDING</b> \$744.7 MILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$100,069/ANNUALLY	 <b>DAYTIME EMPLOYEES</b> 19,304 EMPLOYEES

**JOIN**



**AREA TENANTS & EMPLOYERS**



**PROPERTY HIGHLIGHTS**

- Join Dollar General, Save a Lot, Marco's Pizza & Subway.
- 7,500 SF End-Cap Available in a Grocery Anchored Neighborhood Center.
- - 2,500 SF Medical space available.
- Strong Residential Community in the immediate area with an average household income in a 1 MI radius over \$87,000.
- Located directly off I-75 Freeway and situated minutes from the Ford Flat Rock Assembly Plant with over 3,600 Employees.





<b>POPULATION</b>	<b>2 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
2020 Population	4,118	24,197	190,695,
2024 Population	3,827	21,761	55,808
2029 Population Projection	3,738	20,966	54,017
Annual Growth 2020-2024	-1.8%	-2.5%	-2.0%
Annual Growth 2024-2029	-0.5%	-0.7%	-0.6%
Median Age	43.6	42.4	43
Bachelor's Degree or Higher	18%	20%	21%

<b>POPULATION BY RACE</b>	<b>2 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
White	3,488	18,870	47,528
Black	34	612	2,052
American Indian/Alaskan Native	13	47	110
Asian	20	270	1,026
Hawaiian & Pacific Islander	0	1	1
Two or More Races	272	1,961	5,091
Hispanic Origin	136	1,170	3,297

<b>HOUSEHOLDS</b>	<b>2 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
2020 Households	1,754	9,482	24,166
2024 Households	1,633	8,528	22,211
2029 Household Projection	1,596	8,220	21,497
Owner Occupied Households	1,086	6,509	16,808
Renter Occupied Households	510	1,711	4,689
<b>Avg Household Income</b>	<b>\$92,534</b>	<b>\$102,737</b>	<b>\$100,069</b>
<b>Median Household Income</b>	<b>\$81,060</b>	<b>\$81,508</b>	<b>\$81,910</b>

<b>INCOME</b>	<b>2 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
\$25,000 - 50,000	302	1,462	3,982
\$50,000 - 75,000	260	1,588	3,867
\$75,000 - 100,000	330	1,137	3,417
\$100,000 - 125,000	197	1,042	2,751
\$125,000 - 150,000	131	663	1,705
\$150,000 - 200,000	169	964	2,476
\$200,000+	69	755	1,701

DAYTIME EMPLOYMENT	TWO MILE			FIVE MILE			TEN 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>582</b>	<b>111</b>	<b>5</b>	<b>4,057</b>	<b>449</b>	<b>9</b>	<b>14,412</b>	<b>1,486</b>	<b>10</b>
Trade Transportation & Utilities	110	22	5	1,066	78	14	2,744	217	13
Information	4	1	4	16	4	4	69	14	5
Financial Activities	55	15	4	249	57	4	916	195	5
Professional & Business Services	52	10	5	295	58	5	868	175	5
Education & Health Services	108	16	7	1,031	84	12	5,549	449	12
Leisure & Hospitality	101	15	7	505	50	10	2,086	176	12
Other Services	88	26	3	344	96	4	1,037	206	5
Public Administration	64	6	11	551	22	25	1,144	54	21
<b>Goods-Producing Industries</b>	<b>178</b>	<b>13</b>	<b>14</b>	<b>3,582</b>	<b>63</b>	<b>57</b>	<b>4,892</b>	<b>173</b>	<b>28</b>
Natural Resources & Mining	110	1	110	115	4	29	276	10	28
Construction	35	8	4	143	37	4	507	114	4
Manufacturing	33	4	8	3,324	22	151	4,109	49	84
<b>Total</b>	<b>2,436</b>	<b>269</b>	<b>9</b>	<b>19,126</b>	<b>1,590</b>	<b>12</b>	<b>61,795</b>	<b>6,031</b>	<b>10</b>

## EXCLUSIVELY LISTED BY:

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## CONTACT US:



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West Bloomfield, Michigan 48322



(P): 248.538.2000  
(F): 248.538.9905



Email: [info@cmprealestategroup.com](mailto:info@cmprealestategroup.com)  
Website: [www.cmprealestategroup.com](http://www.cmprealestategroup.com)

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*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*



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*Retailers & Investors across the U.S.*



**TEAMWORK**

*Innovative Solutions*



**SHARED DATABASE**

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