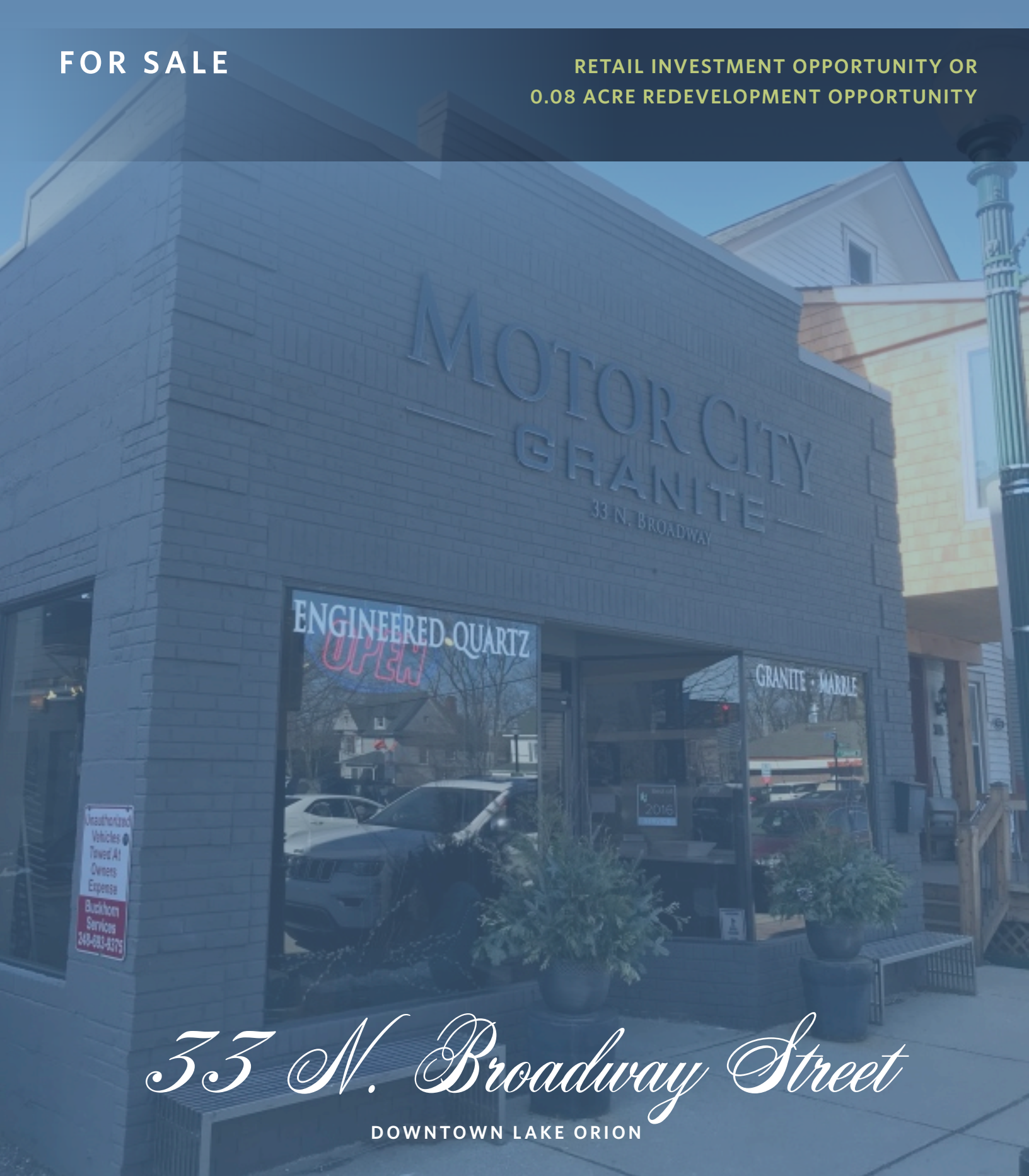


FOR SALE

RETAIL INVESTMENT OPPORTUNITY OR
0.08 ACRE REDEVELOPMENT OPPORTUNITY



33 N. Broadway Street

DOWNTOWN LAKE ORION

*Similar offering available on 125-135 N Broadway Street. Please inquire for more information.

CBRE

RETAIL INVESTMENT OPPORTUNITY

	RENT	ANNUAL RENT	SQUARE FOOTAGE	START DATE	YEARS
Motor City Granite	\$2,266.00	\$27,192.00	2000	9/1/2016	5
GROSS INCOME					
Total Projected Lease Rents	\$27,192.00				
Vacancy / Loss Factor (1.5%)	\$407.88				
Total Minimum Rent	\$26,784.12				
EXPENSES					
Taxes	\$3,795				
Insurance	\$1,600				
Additional Operating Expenses (\$0.50 PSF)	\$1,000				
Management (5%)	\$1,339				
Total Expenses	\$7,734				
NET OPERATING INCOME	\$19,050				

0.08 ACRE REDEVELOPMENT OPPORTUNITY

PARCEL #: 09-02-476-011

ZONING: DOWNTOWN CENTER (DC)

Buildings in the Downtown Center District should have a minimum of or the appearance of two stories. Retail, restaurant, and entertainment uses are encouraged on the first floor of buildings, with office, service, and residential uses encouraged on upper stories.



DEMOGRAPHICS

	1 MILE		3 MILES		5 MILES	
POPULATION						
2019 Population - Current Year Estimate	7,242		28,210		62,466	
2024 Population - Five Year Projection	7,344		28,975		64,699	
2010-2019 Annual Population Growth Rate	0.19%		0.53%		0.74%	
2019-2024 Annual Population Growth Rate	0.28%		0.54%		0.70%	
HOUSEHOLDS						
2019 Households - Current Year Estimate	2,875		10,570		22,719	
2024 Households - Five Year Projection	2,921		10,879		23,565	
2010-2019 Annual Household Growth Rate	0.24%		0.57%		0.79%	
2019-2024 Annual Household Growth Rate	0.32%		0.58%		0.73%	
2019 Average Household Size	2.47		2.64		2.73	
HOUSEHOLD INCOME						
2019 Average Household Income	\$110,935		\$111,199		\$123,512	
2024 Average Household Income	\$130,966		\$131,667		\$142,870	
2019 Median Household Income	\$88,817		\$87,443		\$99,837	
2024 Median Household Income	\$102,440		\$102,338		\$110,574	
2019 Per Capita Income	\$43,551		\$41,596		\$44,820	
HOUSING UNITS						
2019 Housing Units	3,162		11,243		23,935	
2019 Vacant Housing Units	287	9.1%	673	6.0%	1,216	5.1%
2019 Occupied Housing Units	2,875	90.9%	10,570	94.0%	22,719	94.9%
2019 Owner Occupied Housing Units	2,066	65.3%	8,570	76.2%	18,898	79.0%
2019 Renter Occupied Housing Units	809	25.6%	2,000	17.8%	3,821	16.0%

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