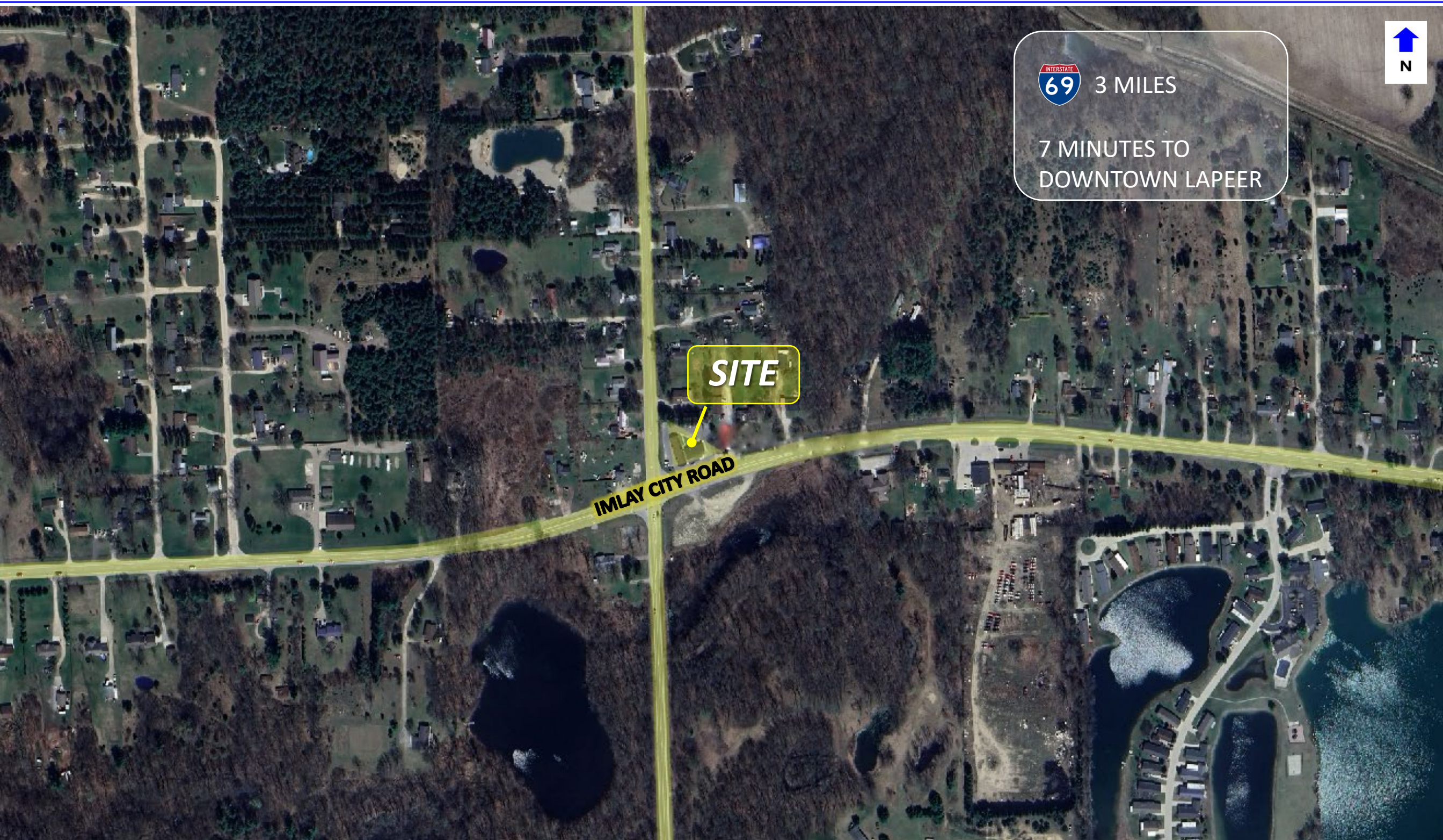






3 MILES

7 MINUTES TO
DOWNTOWN LAPEER







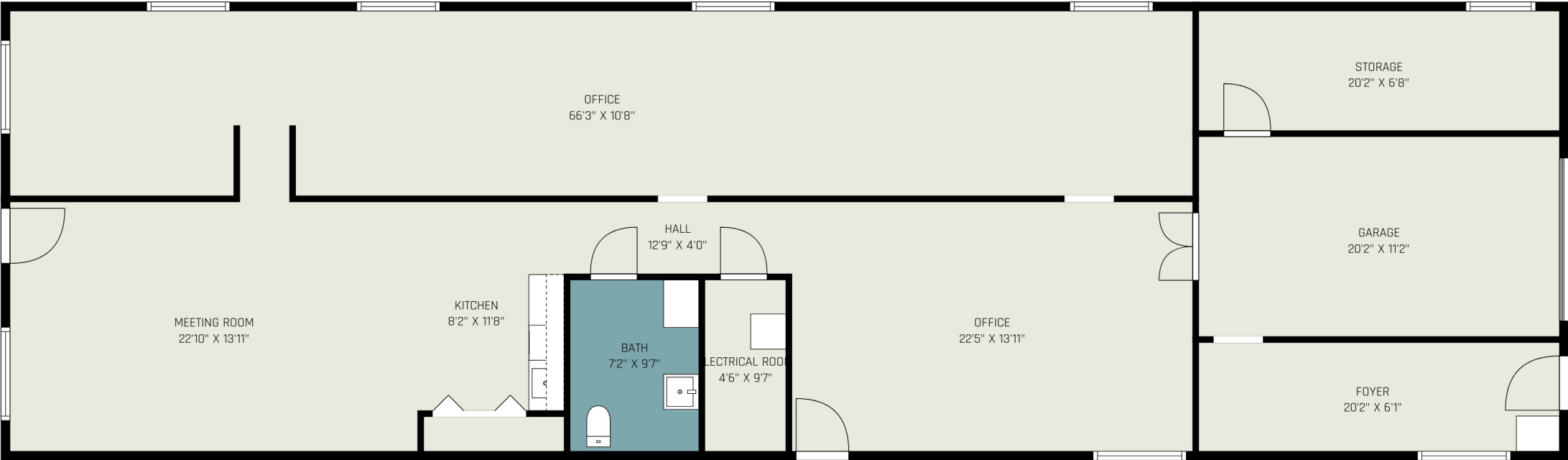
PROPERTY INFORMATION

Property Address	2525 Imlay City Road
City/Township	Lapeer
Land Size	.53 AC
Unit Number	2513
Space Available	930 SF
Cost PSF	\$12.50 Annual
Estimated NNN	Contact Broker
Sales Price`	\$315,000

PROPERTY HIGHLIGHTS

- Office Space.
- Kitchenette.
- Bathrooms.
- Front and Back entry doors.





PROPERTY INFORMATION

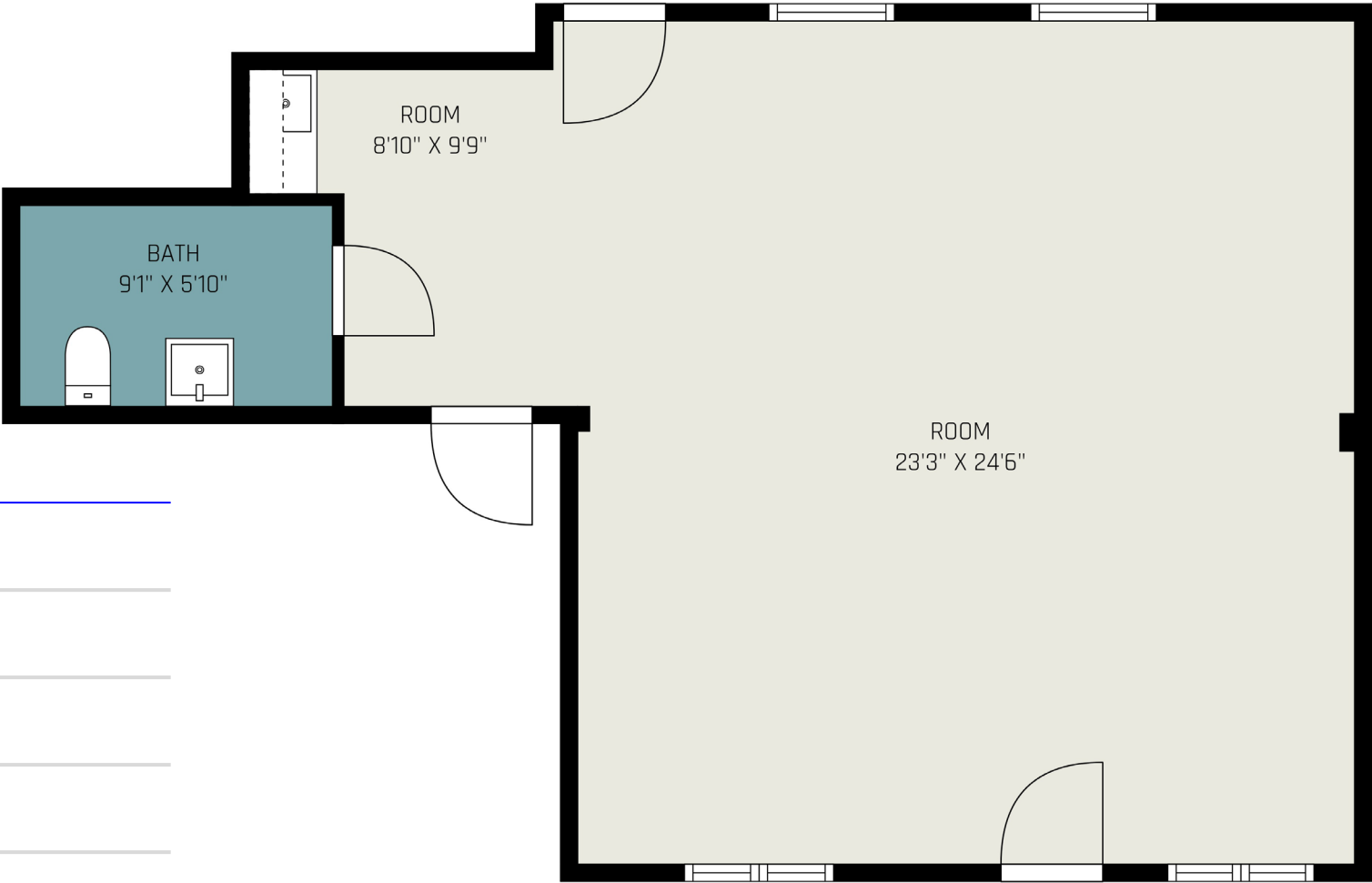
Property Address	2525 Imlay City Road
City/Township	Lapeer
Land Size	.53 AC
Unit Number	2515
Space Available	1,892 SF
Cost PSF	\$12.50 Annual
Estimated NNN	Contact Broker
Sales Price	\$315,000

PROPERTY HIGHLIGHTS

- 2515 includes garage storage area and grade level door.
- Kitchenette.
- Open Ceilings.
- Open conference area for team meetings.







PROPERTY INFORMATION

Property Address	2525 Imlay City Road
City/Township	Lapeer
Land Size	.53 AC
Unit Number	2517
Space Available	624 SF
Cost PSF	\$12.50 Annual
Estimated NNN	Contact Broker
Sales Price	\$315,000

PROPERTY HIGHLIGHTS

- Office Space.
- Kitchenette.
- Bathroom.
- Open Floor Plan.
- Front and Back entry doors.



POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	1,280	5,644	21,371
2024 Population	1,272	5,651	2,735
2029 Population Projection	1,273	5,662	21,837
Annual Growth 2020-2024	-0.2%	0%	0.4%
Annual Growth 2024-2029	0%	0%	0.1%
Median Age	46.4	45.7	43.8
Bachelor's Degree or Higher	26%	21%	16%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	1,190	5,217	19,760
Black	0	6	49
American Indian/Alaskan Native	0	3	17
Asian	3	20	104
Hawaiian & Pacific Islander	0	0	0
Two or More Races	79	406	1,806
Hispanic Origin	42	208	955

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	515	2,260	8,837
2024 Households	511	2,256	8,982
2029 Household Projection	511	2,258	9,023
Owner Occupied Households	455	1,977	6,631
Renter Occupied Households	56	281	2,392
Avg Household Income	\$90,562	\$85,735	\$75,161
Median Household Income	\$71,333	\$69,152	\$62,201

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	110	496	1,869
\$50,000 - 75,000	80	374	1,606
\$75,000 - 100,000	52	313	1,304
\$100,000 - 125,000	66	233	856
\$125,000 - 150,000	38	174	434
\$150,000 - 200,000	67	222	595
\$200,000+	22	92	325

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
Service-Producing Industries	68	15	5	1,658	156	11	10,553	1,376	8
Trade Transportation & Utilities	32	5	6	624	42	15	1,772	197	9
Information	0	0	-	69	5	14	293	27	11
Financial Activities	8	2	4	70	16	4	609	153	4
Professional & Business Services	19	3	6	184	21	9	809	146	6
Education & Health Services	4	3	1	245	26	9	3,891	527	7
Leisure & Hospitality	2	1	2	116	12	10	1,439	90	16
Other Services	3	1	3	101	24	4	947	169	6
Public Administration	0	0	-	249	10	25	793	67	12
Goods-Producing Industries	32	6	5	415	32	13	1383	131	11
Natural Resources & Mining	0	0	-	0	0	-	15	4	4
Construction	16	4	4	93	18	5	328	76	4
Manufacturing	16	2	8	322	14	23	1,040	51	20
Total	100	21	5	2,073	188	11	11,936	1,507	8



EXCLUSIVELY LISTED BY:

PEGGY FELTNER

ASSOCIATE

pfeltner@cmprealestategroup.com

The information contained in this Marketing Package 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 tenant 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. This Marketing Package prepared by Broker, does not constitute an indication that there has been no change in the Property or the market conditions 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 tenant/purchaser, if available.

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