

NEW CONSTRUCTION RETAIL FOR LEASE



37040 GREEN STREET

NEW BALTIMORE, MICHIGAN 48047



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DISCLAIMER/DISCLOSURE

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Legal questions from the prospective purchaser/investor/tenant should be discussed with an attorney. Tax questions from the prospective purchaser/investor/tenant should be discussed with a certified public accountant or tax attorney. Title questions from the prospective purchaser/investor/tenant should be discussed with a title officer or attorney. Questions from the prospective purchaser/investor/tenant regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Insite Commercial in compliance with all applicable fair housing and equal opportunity laws.



SUMMARY

Location: 37040 Green Street
New Baltimore, MI 48047

Land Size: 0.85 (37,026 SF)

Space Available: 1,100 – 2,450 SF

Lease Rate: Contact Broker – Kyle Nelson 313.467.2597

NNN: Est. \$6.00 PSF

Co-Tenant: Dunkin’

Area Tenants: CVS, Dollar General, Caliber Metals, Anytime Fitness, Walgreens, Biggby Coffee

Demographics in	Population:	59,534 people
5 Mile Radius:	Households:	22,847 homes
	Avg. HH Income:	\$109,412 USD
	Traffic Counts:	27,662 VPD – Green St 11,996 VPD – County Line

Property Highlights:

- New development in New Baltimore at the corner of County Line Rd and Green St.
- Opportunity to join Dunkin’ – **10yr lease commitment**
- Strong neighborhood center with surrounding rooftops and Anchor Bay less than 1 mile away
- Ideal opportunity for retail, office, medical or other QSR concepts
- Contact broker for additional details

For Information Contact:
KYLE NELSON OR ZAK SHEPLER
248-359-9000 x5



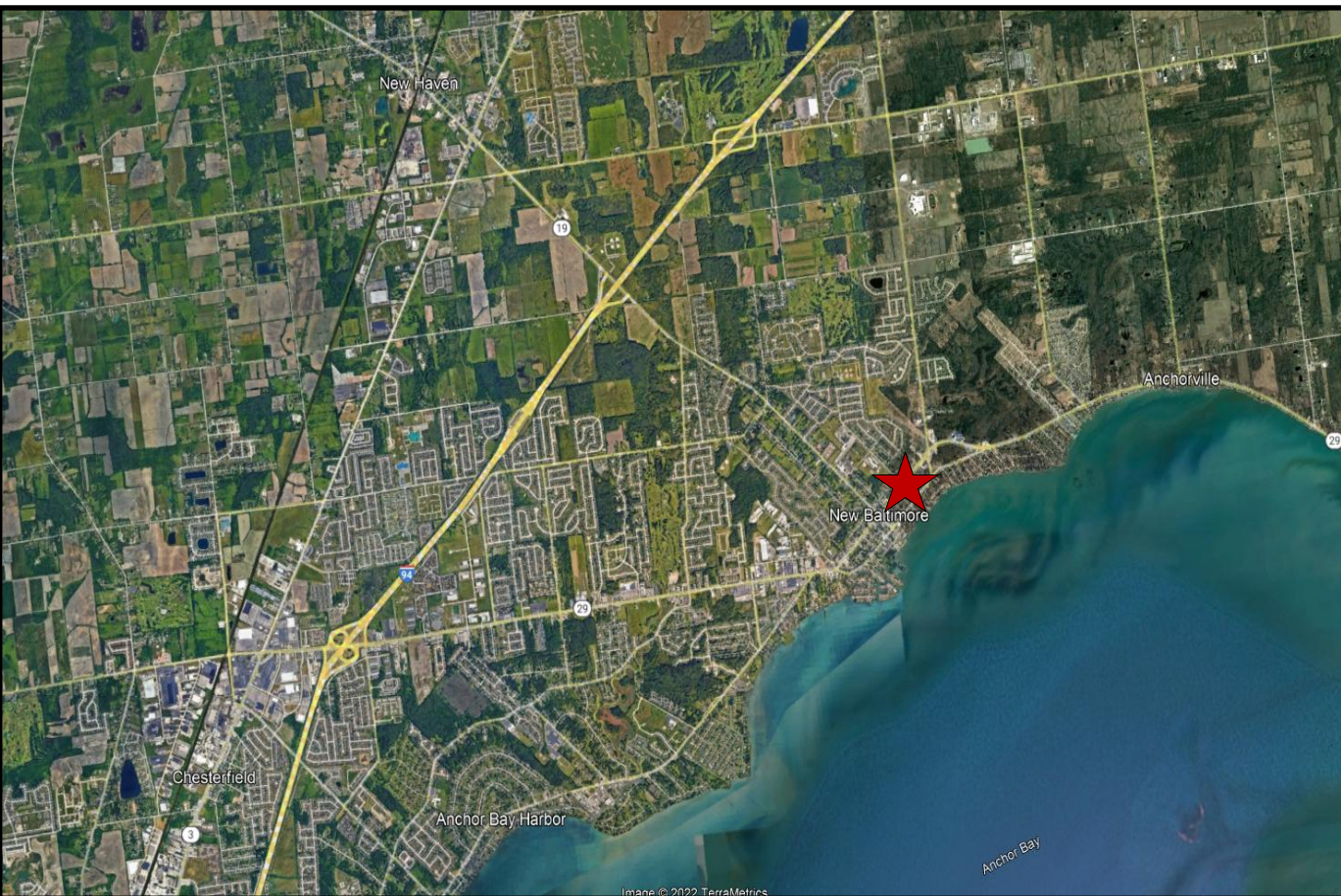
AERIAL

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES

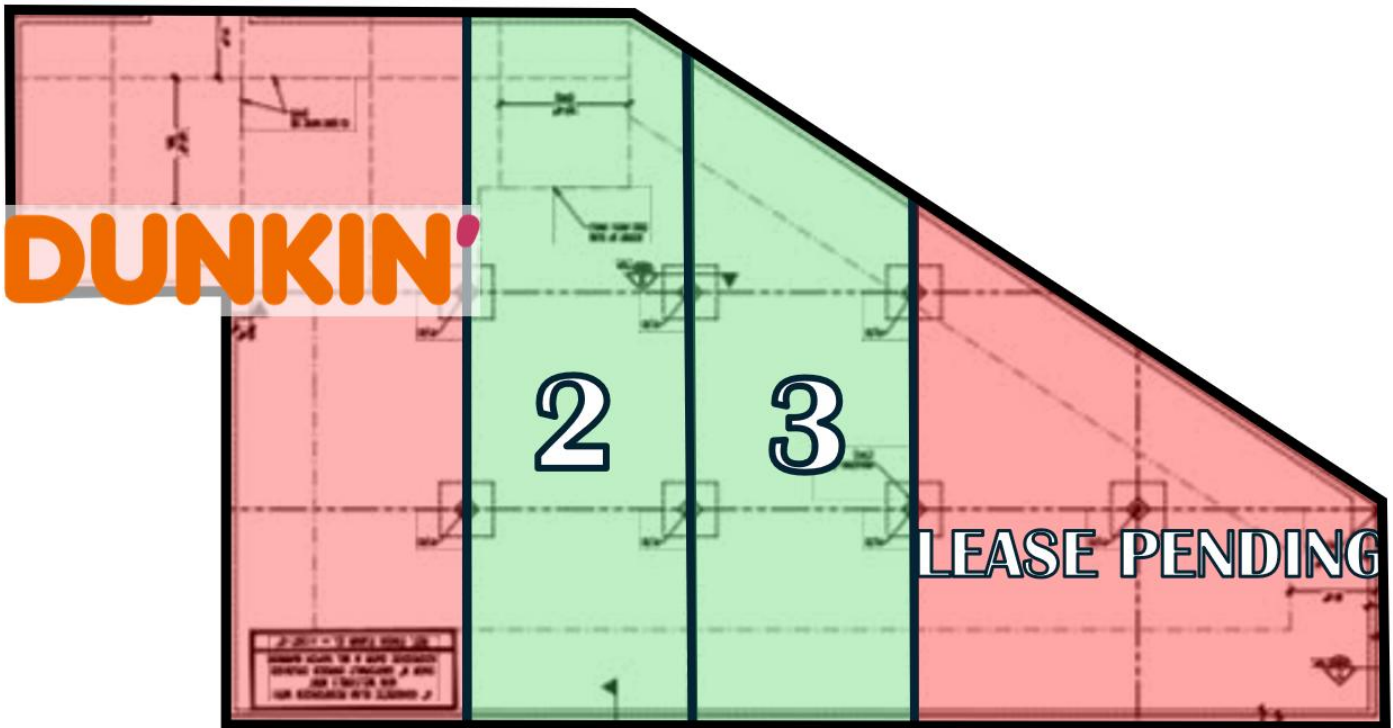


AREA MAP

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SITE PLAN



GREEN ST.

- **Unit #2: 1,350 SF**
- **Unit #3: 1,100 SF**

Units may be combined for up to 2,450 SF

PHOTOGRAPHS

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DEMOGRAPHICS

Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.6856/-82.7293

37040 Green St New Baltimore, MI 48047	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	5,699	26,117	59,534
2030 Projected Population	5,749	26,699	61,002
2020 Census Population	5,716	25,427	57,617
2010 Census Population	5,766	24,968	55,044
Projected Annual Growth 2025 to 2030	0.2%	0.4%	0.5%
Historical Annual Growth 2010 to 2025	-	0.3%	0.5%
Households			
2025 Estimated Households	2,181	9,975	22,847
2030 Projected Households	2,234	10,374	23,816
2020 Census Households	2,205	9,678	21,500
2010 Census Households	2,116	9,292	20,057
Projected Annual Growth 2025 to 2030	0.5%	0.8%	0.8%
Historical Annual Growth 2010 to 2025	0.2%	0.5%	0.9%
Age			
2025 Est. Population Under 10 Years	9.2%	9.6%	10.4%
2025 Est. Population 10 to 19 Years	14.3%	12.9%	12.8%
2025 Est. Population 20 to 29 Years	10.1%	10.9%	12.1%
2025 Est. Population 30 to 44 Years	19.5%	18.3%	19.7%
2025 Est. Population 45 to 59 Years	23.8%	22.4%	21.4%
2025 Est. Population 60 to 74 Years	16.7%	18.5%	17.4%
2025 Est. Population 75 Years or Over	6.3%	7.6%	6.2%
2025 Est. Median Age	43.0	43.4	40.9
Marital Status & Gender			
2025 Est. Male Population	50.1%	50.6%	50.5%
2025 Est. Female Population	49.9%	49.4%	49.5%
2025 Est. Never Married	26.0%	26.9%	31.4%
2025 Est. Now Married	57.5%	52.8%	48.2%
2025 Est. Separated or Divorced	9.5%	13.5%	14.6%
2025 Est. Widowed	7.0%	6.8%	5.8%
Income			
2025 Est. HH Income \$200,000 or More	11.9%	13.2%	10.3%
2025 Est. HH Income \$150,000 to \$199,999	14.7%	12.8%	11.2%
2025 Est. HH Income \$100,000 to \$149,999	22.7%	22.8%	21.3%
2025 Est. HH Income \$75,000 to \$99,999	17.3%	13.6%	14.1%
2025 Est. HH Income \$50,000 to \$74,999	13.3%	14.6%	15.5%
2025 Est. HH Income \$35,000 to \$49,999	9.5%	8.0%	11.2%
2025 Est. HH Income \$25,000 to \$34,999	3.4%	4.7%	6.2%
2025 Est. HH Income \$15,000 to \$24,999	3.3%	6.1%	4.5%
2025 Est. HH Income Under \$15,000	4.0%	4.1%	5.6%
2025 Est. Average Household Income	\$119,093	\$122,596	\$109,412
2025 Est. Median Household Income	\$101,831	\$99,970	\$89,277
2025 Est. Per Capita Income	\$45,667	\$46,952	\$42,062
2025 Est. Total Businesses	166	659	1,280
2025 Est. Total Employees	1,496	6,157	11,940

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37040 Green St	1 mi radius	3 mi radius	5 mi radius
New Baltimore, MI 48047			
Race			
2025 Est. White	89.0%	88.1%	83.8%
2025 Est. Black	4.8%	5.7%	9.1%
2025 Est. Asian or Pacific Islander	1.5%	1.6%	1.6%
2025 Est. American Indian or Alaska Native	0.3%	0.2%	0.2%
2025 Est. Other Races	4.3%	4.4%	5.3%
Hispanic			
2025 Est. Hispanic Population	177	821	2,277
2025 Est. Hispanic Population	3.1%	3.1%	3.8%
2030 Proj. Hispanic Population	3.7%	3.8%	4.5%
2020 Hispanic Population	2.6%	2.5%	3.5%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	4,032	18,763	42,191
2025 Est. Elementary (Grade Level 0 to 8)	1.5%	1.4%	2.0%
2025 Est. Some High School (Grade Level 9 to 11)	6.4%	4.9%	5.7%
2025 Est. High School Graduate	25.4%	25.9%	27.7%
2025 Est. Some College	29.3%	25.9%	25.5%
2025 Est. Associate Degree Only	10.7%	13.5%	13.1%
2025 Est. Bachelor Degree Only	16.5%	17.4%	17.4%
2025 Est. Graduate Degree	10.3%	10.9%	8.6%
Housing			
2025 Est. Total Housing Units	2,287	10,453	23,933
2025 Est. Owner-Occupied	75.2%	78.4%	75.0%
2025 Est. Renter-Occupied	20.2%	17.0%	20.5%
2025 Est. Vacant Housing	4.6%	4.6%	4.5%
Homes Built by Year			
2025 Homes Built 2010 or later	6.4%	9.0%	10.5%
2025 Homes Built 2000 to 2009	30.0%	22.9%	24.2%
2025 Homes Built 1990 to 1999	13.9%	21.4%	21.1%
2025 Homes Built 1980 to 1989	5.9%	8.8%	10.5%
2025 Homes Built 1970 to 1979	6.8%	11.1%	11.2%
2025 Homes Built 1960 to 1969	5.9%	7.2%	6.4%
2025 Homes Built 1950 to 1959	12.9%	7.7%	5.2%
2025 Homes Built Before 1949	13.7%	7.4%	6.3%
Home Values			
2025 Home Value \$1,000,000 or More	2.9%	2.2%	1.5%
2025 Home Value \$500,000 to \$999,999	3.3%	7.2%	5.2%
2025 Home Value \$400,000 to \$499,999	8.2%	11.6%	9.7%
2025 Home Value \$300,000 to \$399,999	44.3%	31.8%	25.7%
2025 Home Value \$200,000 to \$299,999	20.8%	26.4%	28.7%
2025 Home Value \$150,000 to \$199,999	10.4%	8.3%	11.1%
2025 Home Value \$100,000 to \$149,999	3.4%	3.8%	4.2%
2025 Home Value \$50,000 to \$99,999	2.0%	2.1%	2.8%
2025 Home Value \$25,000 to \$49,999	1.2%	2.6%	3.5%
2025 Home Value Under \$25,000	3.4%	4.0%	7.6%
2025 Median Home Value	\$301,785	\$302,281	\$263,803
2025 Median Rent	\$1,022	\$1,015	\$1,034

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Labor Force			
2025 Est. Labor Population Age 16 Years or Over	4,703	21,648	48,812
2025 Est. Civilian Employed	62.5%	60.0%	60.9%
2025 Est. Civilian Unemployed	2.6%	2.6%	3.0%
2025 Est. in Armed Forces	1.7%	0.7%	0.5%
2025 Est. not in Labor Force	33.2%	36.7%	35.6%
2025 Labor Force Males	49.7%	50.5%	50.4%
2025 Labor Force Females	50.3%	49.5%	49.6%
Occupation			
2025 Occupation: Population Age 16 Years or Over	2,937	12,993	29,733
2025 Mgmt, Business, & Financial Operations	16.1%	18.8%	18.0%
2025 Professional, Related	20.7%	21.8%	21.0%
2025 Service	14.9%	14.8%	15.8%
2025 Sales, Office	21.0%	20.5%	19.8%
2025 Farming, Fishing, Forestry	-	0.1%	0.2%
2025 Construction, Extraction, Maintenance	9.8%	8.5%	8.5%
2025 Production, Transport, Material Moving	17.4%	15.5%	16.6%
2025 White Collar Workers	57.8%	61.1%	58.8%
2025 Blue Collar Workers	42.2%	38.9%	41.2%
Transportation to Work			
2025 Drive to Work Alone	82.6%	79.1%	77.9%
2025 Drive to Work in Carpool	5.7%	7.2%	8.5%
2025 Travel to Work by Public Transportation	0.7%	0.6%	0.6%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	1.1%	1.1%	1.1%
2025 Other Means	0.5%	1.0%	0.9%
2025 Work at Home	9.3%	10.9%	10.9%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	20.0%	19.8%	22.0%
2025 Travel to Work in 15 to 29 Minutes	33.0%	29.1%	29.6%
2025 Travel to Work in 30 to 59 Minutes	37.0%	41.3%	39.3%
2025 Travel to Work in 60 Minutes or More	10.0%	9.8%	9.1%
2025 Average Travel Time to Work	27.6	28.5	27.4
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$250.45 M	\$1.13 B	\$2.42 B
2025 Est. Apparel	\$4.67 M	\$20.95 M	\$45.18 M
2025 Est. Contributions, Tax and Retirement	\$72.16 M	\$326.79 M	\$667.09 M
2025 Est. Education	\$5.85 M	\$26.24 M	\$55.65 M
2025 Est. Entertainment	\$14.45 M	\$64.77 M	\$139.86 M
2025 Est. Food, Beverages, Tobacco	\$29.81 M	\$133.5 M	\$293.94 M
2025 Est. Health Care	\$15.02 M	\$69.03 M	\$154.54 M
2025 Est. Household Furnishings and Equipment	\$6.75 M	\$30.28 M	\$65.01 M
2025 Est. Household Operations, Shelter, Utilities	\$54.23 M	\$241.53 M	\$532.34 M
2025 Est. Miscellaneous Expenses	\$4.34 M	\$19.44 M	\$41.84 M
2025 Est. Personal Care	\$3.17 M	\$14.19 M	\$31.37 M
2025 Est. Transportation	\$39.99 M	\$181.45 M	\$393.26 M

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