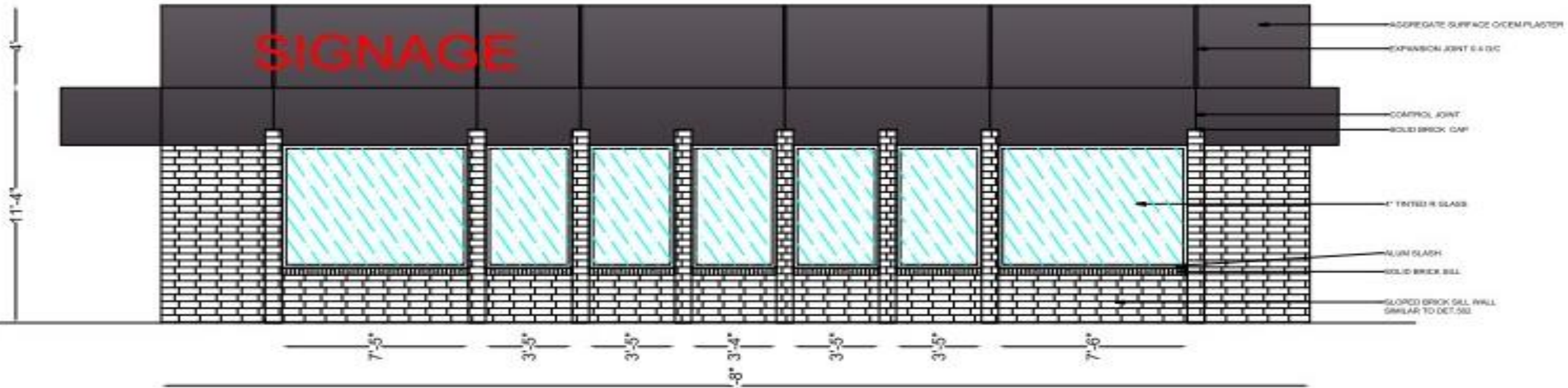


**NORTH ELEVATION**



**SOUTH ELEVATION**

**PROPERTY INFORMATION**

Property Address	22180 Greenfield Road
City/Township	Oak Park
Building Size	2,284 SF
Space Available	2,284 SF
Asking Rental Rate	Contact Broker
Estimated NNN's	\$6.00 PSF

**AREA TENANTS & EMPLOYERS**



**DEMOGRAPHICS (FIVE-MILE RADIUS)**

 <b>POPULATION</b> 353,131 PEOPLE	 <b>MEDIAN AGE</b> 40.2 YEARS OLD
 <b>HOUSEHOLDS</b> 146,347	 <b>CONSUMER SPENDING</b> \$3.9 BILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$77,548/ANNUALLY	 <b>DAYTIME EMPLOYEES</b> 143,784 EMPLOYEES

**PROPERTY HIGHLIGHTS**

- Freestanding building for lease, located on Greenfield just south of 9 Mile Road.
- The property is approximately 2,284 SF, with a basement.
- Strong daytime population surrounded by Ascension Hospital, Fox 2 News, Oakland Community College and several existing and new high-rise apartment communities.
- The City of Southfield is planning for 115-acre redevelopment of the former Northland Mall. The redevelopment would include retail, office, multifamily, hospitality and senior assisted living.
- Property is located in proximity to M-10 and I-696 Freeways.



POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	15,819	139,644	378,823
2023 Population	16,447	131,478	353,131
2028 Population Projection	16,537	130,390	349,916
Annual Growth 2010-2022	0.30%	-0.50%	-0.50%
Annual Growth 2022-2027	0.10%	-0.20%	-0.20%
Median Age	40.2	40.4	40.2
Bachelor's Degree or Higher	27%	30%	32%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	6,572	56,576	157,032
2023 Households	6,858	53,038	146,347
2028 Household Projection	6,901	52,549	144,947
Owner Occupied Households	3,446	34,681	92,715
Renter Occupied Households	3,455	17,867	52,232
<b>Avg Household Income</b>	<b>71,958</b>	<b>75,045</b>	<b>77,548</b>
<b>Median Household Income</b>	<b>56,049</b>	<b>55,636</b>	<b>58,196</b>

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	1,983	37,654	121,901
Black	13,823	88,343	215,477
American Indian/Alaskan Native	28	296	1,044
Asian	249	1,859	5,884
Hawaiian & Pacific Islander	4	27	113
Two or More Races	361	3,299	8,711
Hispanic Origin	263	2,201	6,939

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,854	12,160	32,173
\$50,000 - 75,000	1,466	9,879	26,506
\$75,000 - 100,000	927	6,273	17,906
\$100,000 - 125,000	671	5,087	13,046
\$125,000 - 150,000	244	2,529	8,411
\$150,000 - 200,000	320	2,631	8,565
\$200,000+	227	2,684	7,756

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>8,136</b>	<b>1,698</b>	<b>5</b>	<b>50,258</b>	<b>6,804</b>	<b>7</b>	<b>131,555</b>	<b>17,631</b>	<b>7</b>
Trade Transportation & Utilities	790	128	6	5,867	838	7	18,907	2,250	8
Information	401	23	17	2,372	166	14	4,576	374	12
Financial Activities	499	84	6	4,785	644	7	11,778	1,660	7
Professional & Business Services	797	129	6	9,064	989	9	18,991	2,436	8
Education & Health Services	4,266	1,157	4	16,580	3,006	6	47,326	7,605	6
Leisure & Hospitality	813	51	16	4,958	344	14	15,422	1,146	13
Other Services	380	104	4	3,931	719	5	10,187	1,950	5
Public Administration	190	22	9	2,701	98	28	4,368	210	21
<b>Goods-Producing Industries</b>	<b>147</b>	<b>23</b>	<b>6</b>	<b>3,115</b>	<b>348</b>	<b>9</b>	<b>12,229</b>	<b>1,026</b>	<b>12</b>
Natural Resources & Mining	0	0	-	13	3	4	58	16	4
Construction	81	13	6	1,365	202	7	3,981	603	7
Manufacturing	66	10	7	1,737	143	12	8,190	407	20
<b>Total</b>	<b>8,283</b>	<b>1,721</b>	<b>5</b>	<b>53,373</b>	<b>7,152</b>	<b>7</b>	<b>143,784</b>	<b>18,657</b>	<b>8</b>

## EXCLUSIVELY LISTED BY:

**LANCE NUMAN**  
ASSOCIATE

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

**CHRIS JONNA**  
PRESIDENT

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

## CONTACT US:



6476 Orchard Lake Road, Suite A  
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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