



AREA TENANTS



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PROPERTY INFORMATION

Shopping Center Size	8,062 SF
Space Available	8,062 SF
Asking Rate	\$12.00 PSF
NNN Charge's	Contact Broker
Sales Price	Contact Broker
Land Lease/Build-to-Suit	Contact Broker
Parking	50 spaces

DEMOGRAPHICS

Population	227,231 people
Households	89,184 homes
Average Household Income	\$60,089/annually
Employees	89,143 employees

ADDRESS

**25814 ECORSE ROAD
TAYLOR, MICHIGAN 48180**

PROPERTY HIGHLIGHTS

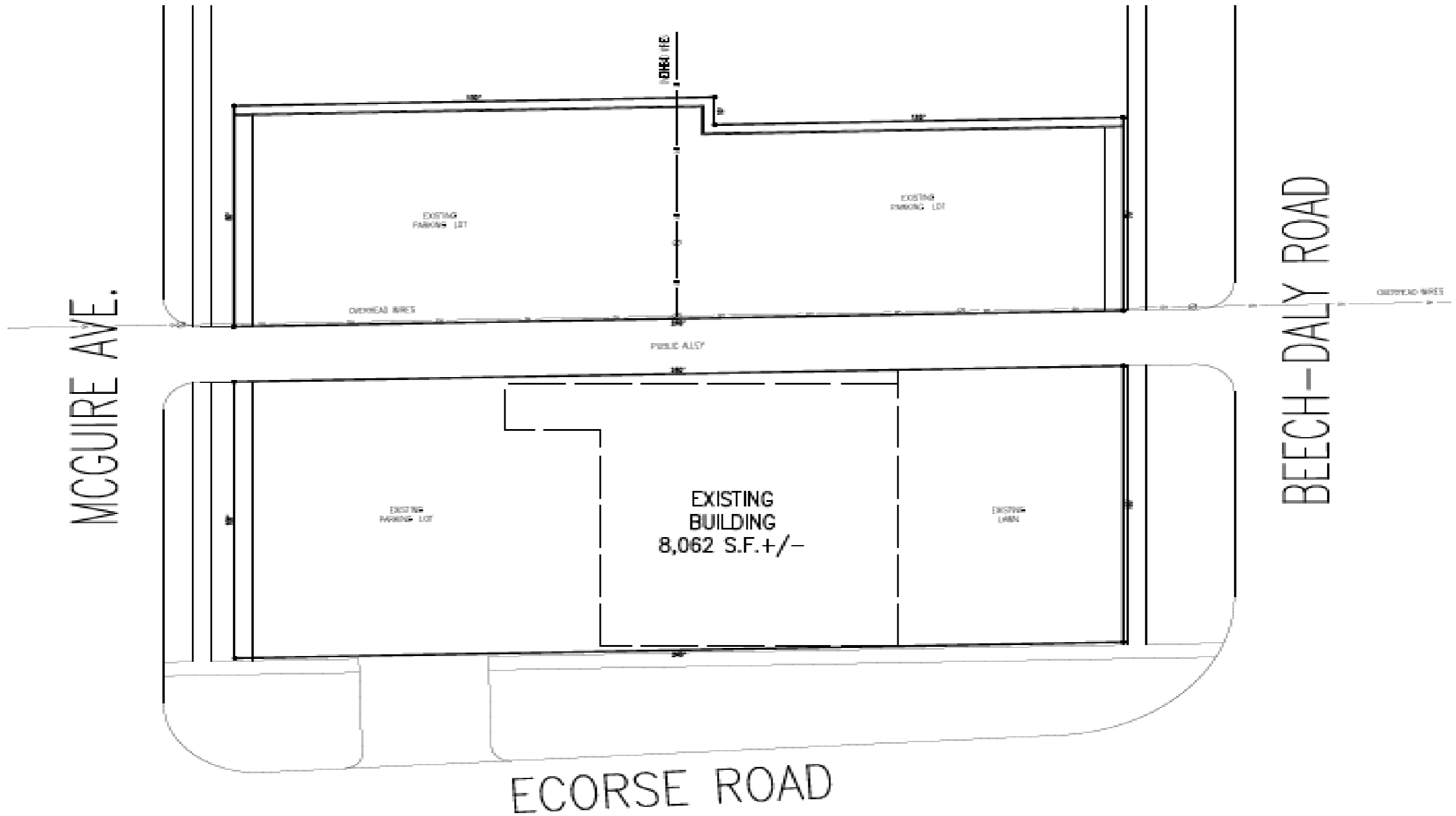
Freestanding building available at the NWC of Ecorse and Beech Daly Roads.

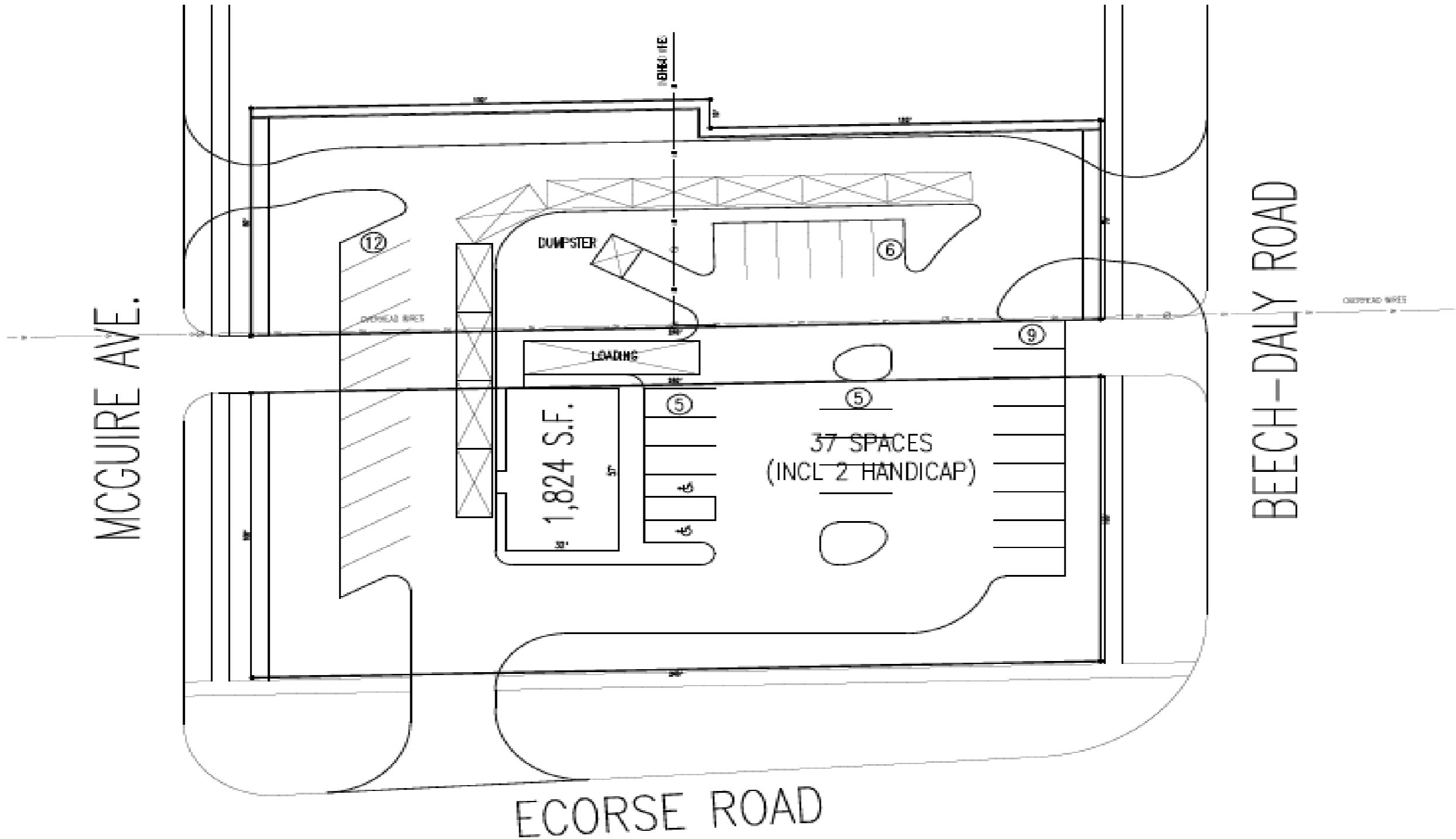
Great site for a fast food user to take advantage of with access to I-94 less than half a mile away.

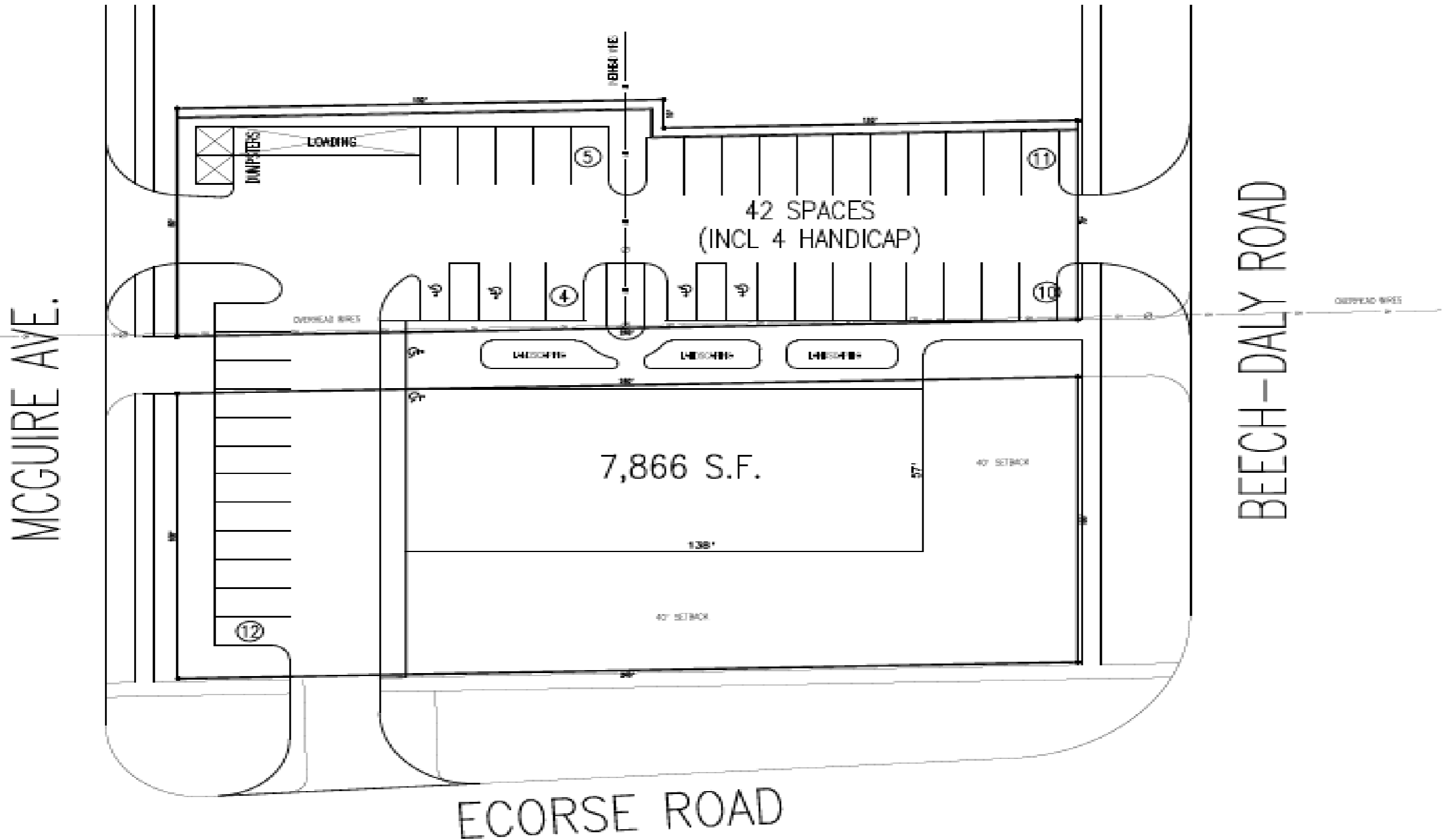
Detroit Metropolitan Airport is located within minutes way from this site.

Great accessibility with curb cuts off of Ecorse and Beech Daly.

Walmart Supercenter, Dollar Tree, and The Department of Human Services located near this site.







MORTGAGE SURVEY

Certified to:

PARAMOUNT BANK

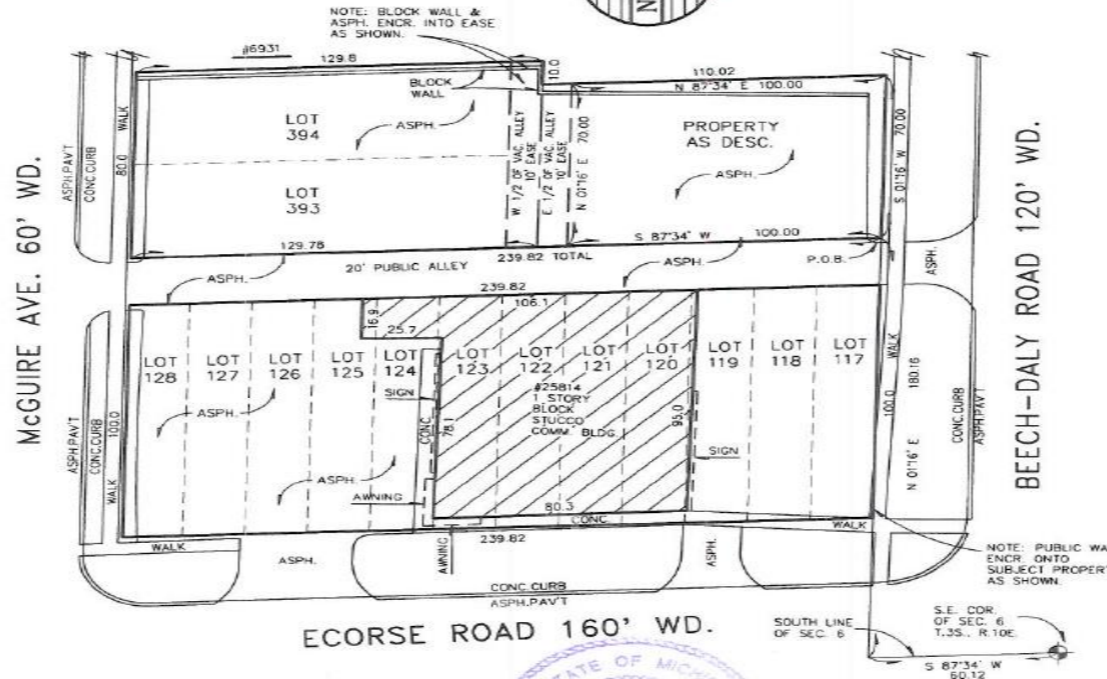
Applicant: TAYLOR PROPERTY INVESTMENTS, LLC

Property Description:

Land in the City of Taylor, Wayne County, Michigan, described as:
Lots 117 through 128, inclusive, Lots 393 and 394, including the West 1/2 of the vacated alley lying adjacent thereto; HITCHMAN'S ROUGE HILLS SUBDIVISION, according to the plat thereof as recorded in Liber 55, Page 84 of Plats, Wayne County Records, also part of the Southeast 1/4 of Section 6, Town 3 South, Range 10 East, City of Taylor, Wayne County, Michigan, described as beginning at a point located distant South 87 degrees 34 minutes West along the South Section line, 60.12 * feet from the Southeast corner of said Section 6; thence South 87 degrees 34 minutes West 100 feet; thence North 01 degree 16 minutes East 70.00 feet; thence North 87 degrees 34 minutes East 100.00 feet; thence South 01 degree 16 minutes West 70.00 feet to the point of beginning. Also the East 1/2 of the vacated alley originally dedicated in Hitchman's Rouge Hills Subdivision, Liber 55, page 84 of Plats, Wayne County Records, lying adjacent thereto.

Note: The property description is as furnished by client.
* Line missing should read thence North 01 degrees 16 minutes East 180.16

NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES, AND TO DETERMINE THE EXACT AMOUNT OF ENCRoACHMENT.



CERTIFICATE. We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

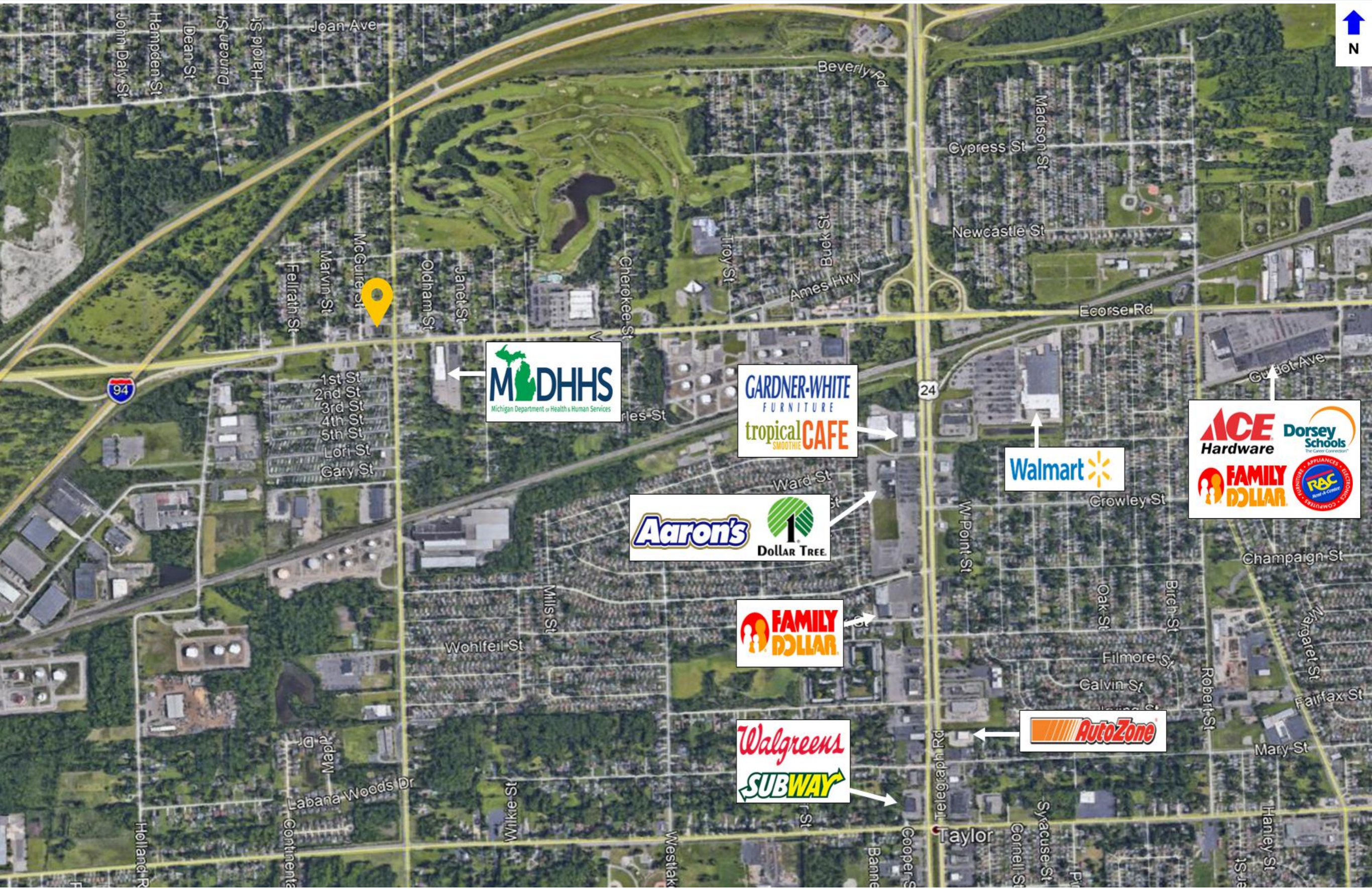


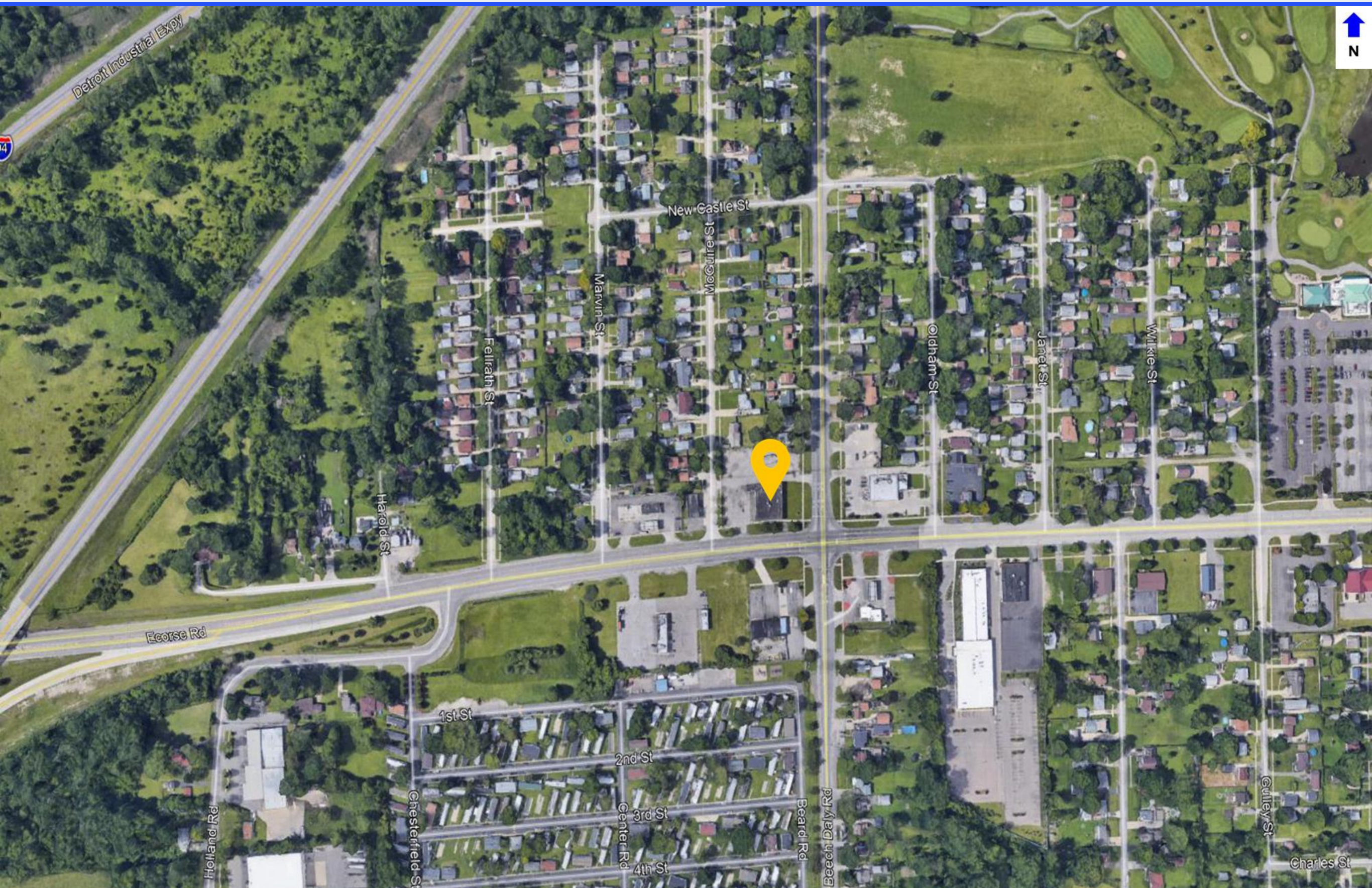
THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

Anthony E. Sykes, Jr.

JOB NO: 09-01848 SCALE: 1"=40'
DATE: 05-14-09 DR BY: LAO

KEM-TEC Professional Engineers & Surveyors
Eastpointe (800) 286.7222 Detroit (313) 758.0677 Ann Arbor (734) 994.0888 Grand Blanc (888) 594.0001
FAX: (586) 772.4048 FAX: (586) 772.4048 FAX: (734) 994.0667 FAX: (810) 694.9555
www.kemtecsurvey.com





POPULATION	1 MILE	3 MILE	5 MILE
2022 Projection	8,580	80,353	223,692
2017 Estimate	8,697	81,589	227,231
2010 Census	8,894	84,061	234,558
Growth 2017-2022	-1.35%	-1.51%	-1.56%
Growth 2010-2017	-2.21%	-2.94%	-3.12%
2017 Population Hispanic Origin	465	4,531	13,220

2017 Population by Race:

White	8,021	61,350	175,349
Black	349	16,476	40,330
Am. Indian & Alaskan	57	486	1,217
Asian	61	1,167	4,400
Hawaiian & Pacific Island	2	15	54
Other	207	2,095	5,880
U.S. Armed Forces:	0	0	21

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2022 Projection	3,237	31,404	87,750
2017 Estimate	3,284	31,903	89,184
2010 Census	3,357	32,936	92,228
Growth 2017 - 2022	-1.43%	-1.56%	-1.61%
Growth 2010 - 2017	-2.17%	-3.14%	-3.30%
Owner Occupied	2,676	23,298	64,516
Renter Occupied	608	8,605	24,669
2017 Avg Household Income	\$54,060	\$54,055	\$60,089
2017 Med Household Income	\$44,280	\$44,166	\$47,550

2017 Households by Household Inc:

<\$25,000	917	8,747	23,111
\$25,000 - \$50,000	881	8,818	23,237
\$50,000 - \$75,000	756	6,856	17,727
\$75,000 - \$100,000	344	3,879	11,423
\$100,000 - \$125,000	223	2,042	6,327
\$125,000 - \$150,000	49	683	3,149
\$150,000 - \$200,000	77	625	2,709
\$200,000+	37	254	1,502

DAYTIME EMPLOYMENT

NUMBER OF BUSINESSES

NUMBER OF EMPLOYEES

	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE
Total Businesses	127	2,481	7,969	1,532	27,709	89,143
Retail	27	378	1,197	537	4,543	14,835
Wholesale	11	129	220	89	1,155	1,957
Hospitality & Food Service	7	194	631	49	2,981	12,508
Real Estate, Renting, Leasing	2	108	325	9	1,285	2,703
Finance & Insurance	12	140	534	42	659	2,437
Information	0	34	127	0	268	1,286
Scientific & Technology Services	4	173	613	21	1,464	4,224
Management of Companies	0	2	3	0	6	9
Health Care & Social Assistance	8	401	2,098	25	3,676	18,348
Education Services	2	69	208	46	1,910	6,927
Public Administration & Sales	6	90	171	282	2,488	4,188
Arts, Entertainment, Recreation	2	31	87	17	326	4,842
Utilities	0	1	4	0	1	15
Admin Support & Waste Management	6	84	233	29	730	1,982
Construction	12	182	401	51	1,292	2,465
Manufacturing	6	126	242	244	3,311	5,552
Agriculture, Mining, Fishing	1	4	8	6	26	37
Other Services	21	335	867	85	1,588	4,828



Specializing in retail real estate services, our team is committed to working with each client in to achieve their objectives from assisting with project leasing, site selection, acquisitions/dispositions of income producing properties or property management.

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