



Former
CVS

FOR SUBLEASE

3090 Carpenter Road Ypsilanti, MI

12,627 SF of Retail Space Available

Property Highlights

- Former CVS
- Co-tenants Include: Kroger, TJ Maxx, PetSmart, and The Tile Shop
- Area Retailers Include: Home Depot, Lowes, Target, and Aldi
- Endcap with Good Visibility and Parking
- Traffic Counts: 29,000 ADT on Carpenter Rd
21,000 ADT on Packard St

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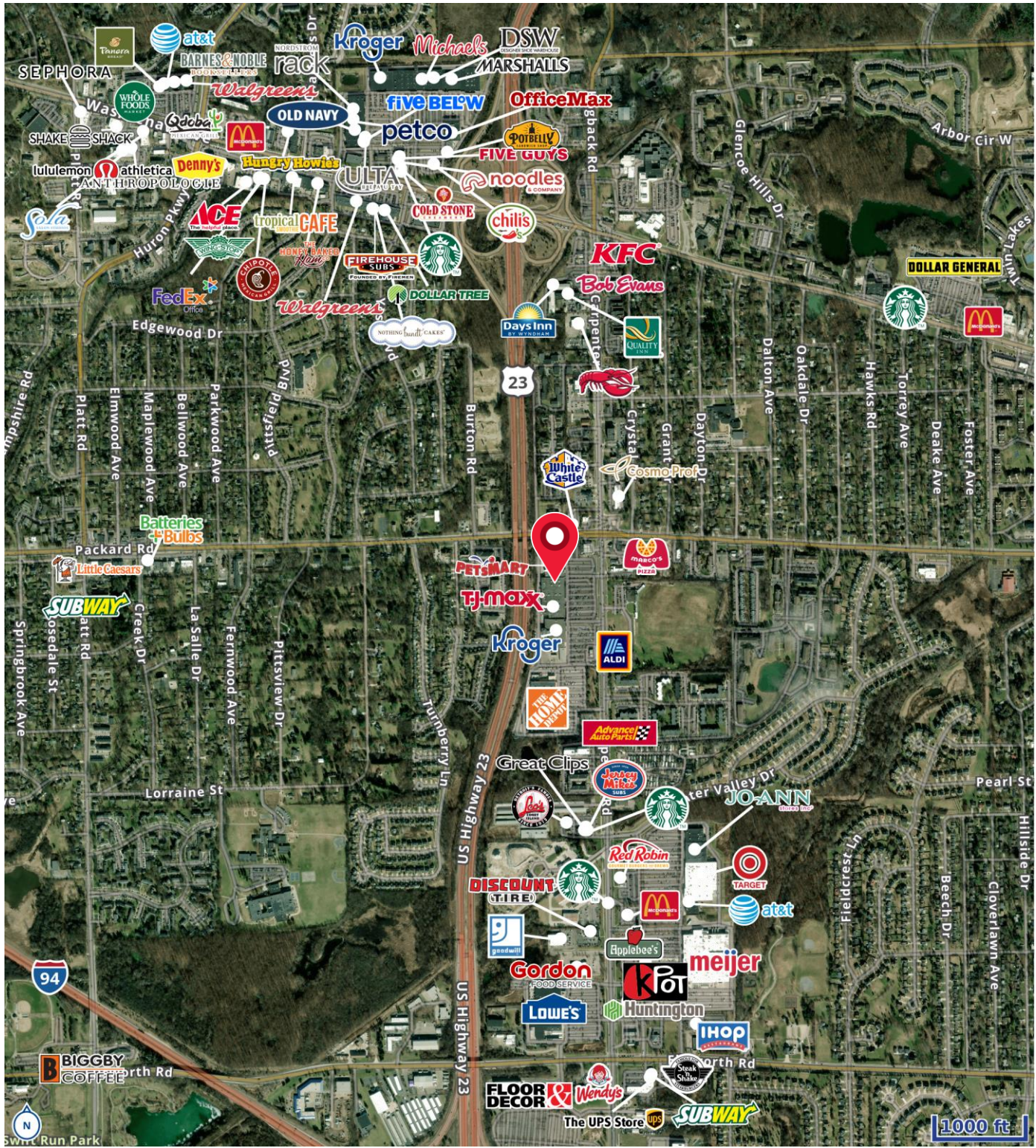
Aerial Map



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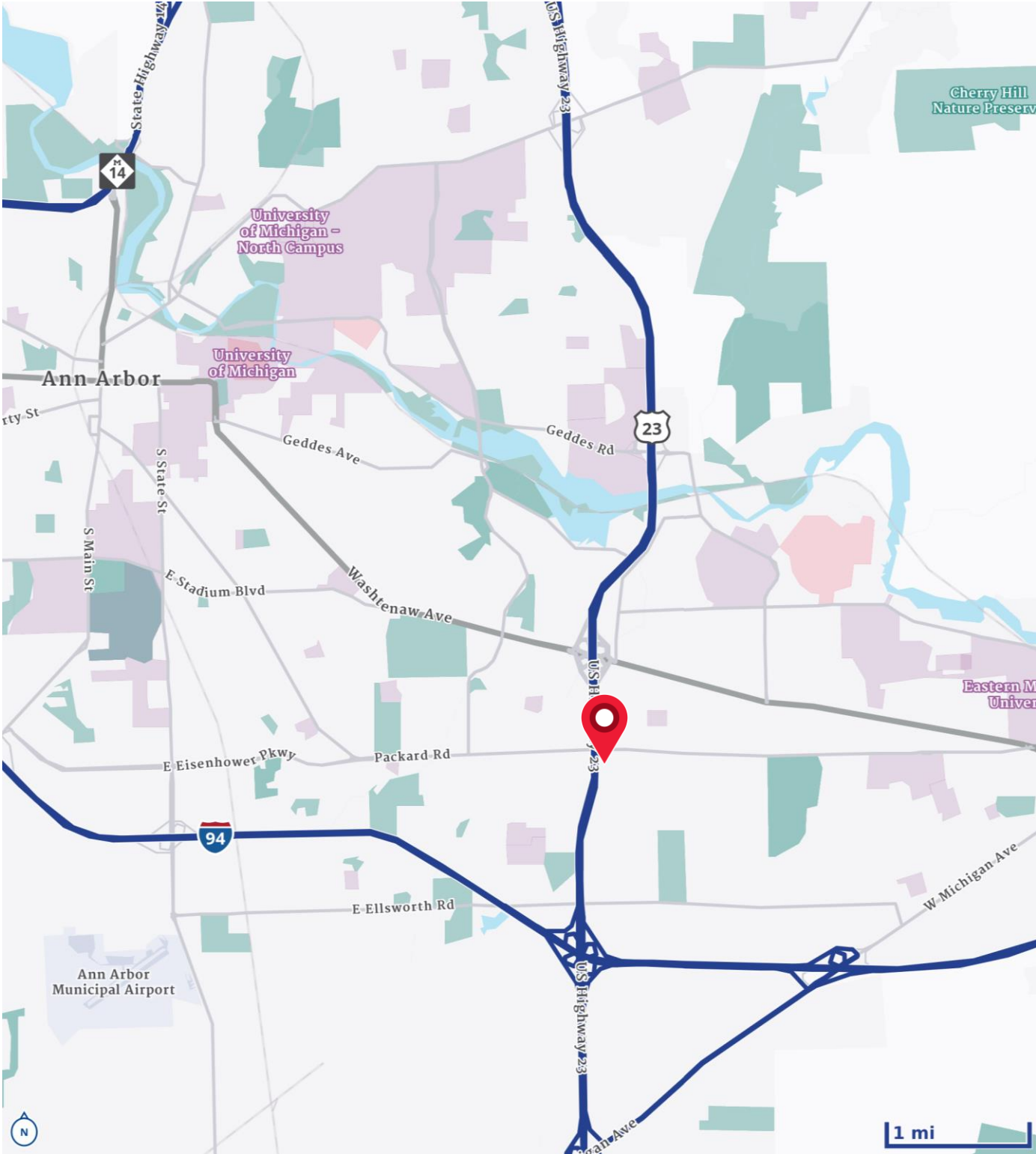
Merchant Map



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Location Map



Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	2 MILE RADIUS	3 MILE RADIUS
Total Population	11,640	37,840	68,096
Total Households	5,592	17,339	30,283
Total Family Households	2,512	8,179	14,843
Average Household Size	2.04	2.14	2.16
Median Age	35.7	35.0	34.9
Population Age 25+	8,510	27,279	47,729
2010 – 2021 Population: Annual Growth Rate (CAGR)	-0.32%	0.45%	0.51%
2022 – 2023 Population: Annual Growth Rate (CAGR)	-0.99%	-0.21%	-0.29%
5 YEAR PROJECTED TRENDS: ANNUAL RATE	1 MILE RADIUS	2 MILE RADIUS	3 MILE RADIUS
Population	-0.10%	0.01%	-0.06%
Households	0.32%	0.45%	0.38%
Families	0.06%	0.15%	0.15%
Median Household Income	3.00%	3.72%	3.49%
CURRENT YEAR POPULATION BY SEX	1 MILE RADIUS	2 MILE RADIUS	3 MILE RADIUS
Male Population / % Male	5,882 / 50.5%	18,654 / 49.3%	33,458 / 49.1%
Female Population / % Female	5,758 / 49.5%	19,186 / 50.7%	34,638 / 50.9%
INCOME & HOUSEHOLDS SUMMARY	1 MILE RADIUS	2 MILE RADIUS	3 MILE RADIUS
2020 Median Household Income	\$61,587	\$61,121	\$71,453
Average Household Income	\$91,374	\$94,354	\$111,087
Per Capita Income	\$44,776	\$44,084	\$50,443
SUMMARY BUSINESS DATA	1 MILE RADIUS	2 MILE RADIUS	3 MILE RADIUS
Total Businesses	668	1,803	3,211
Total Daytime Population	12,331	43,121	78,070
Daytime Population: Workers	7,357	27,375	49,586
Daytime Population: Residents	4,974	15,746	28,484

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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