



Former CVS

Freestanding Building

CONTACT US



Lou Frango

248 226 1678

lou.frango@colliers.com

Colliers Detroit

400 W 4th Street, Suite 350

Royal Oak, MI 48067

colliers.com/detroit



FOR SUBLEASE

1025 St Clair River Dr (M-29) Algonac, MI

12,970 SF of Retail Space Available

Property Highlights

- Former CVS: Approximately 95' x 136'
- Zoning: CBD (Central Business District)
- Traffic Counts: 6,200 ADT on M-29
- 64 Car Parking
- Built in 2006
- Building has Drive-Thru Window, Fire Suppression, and Mezzanine

RETAIL AVAILABLE FOR SUBLEASE

Colliers

Property Photos



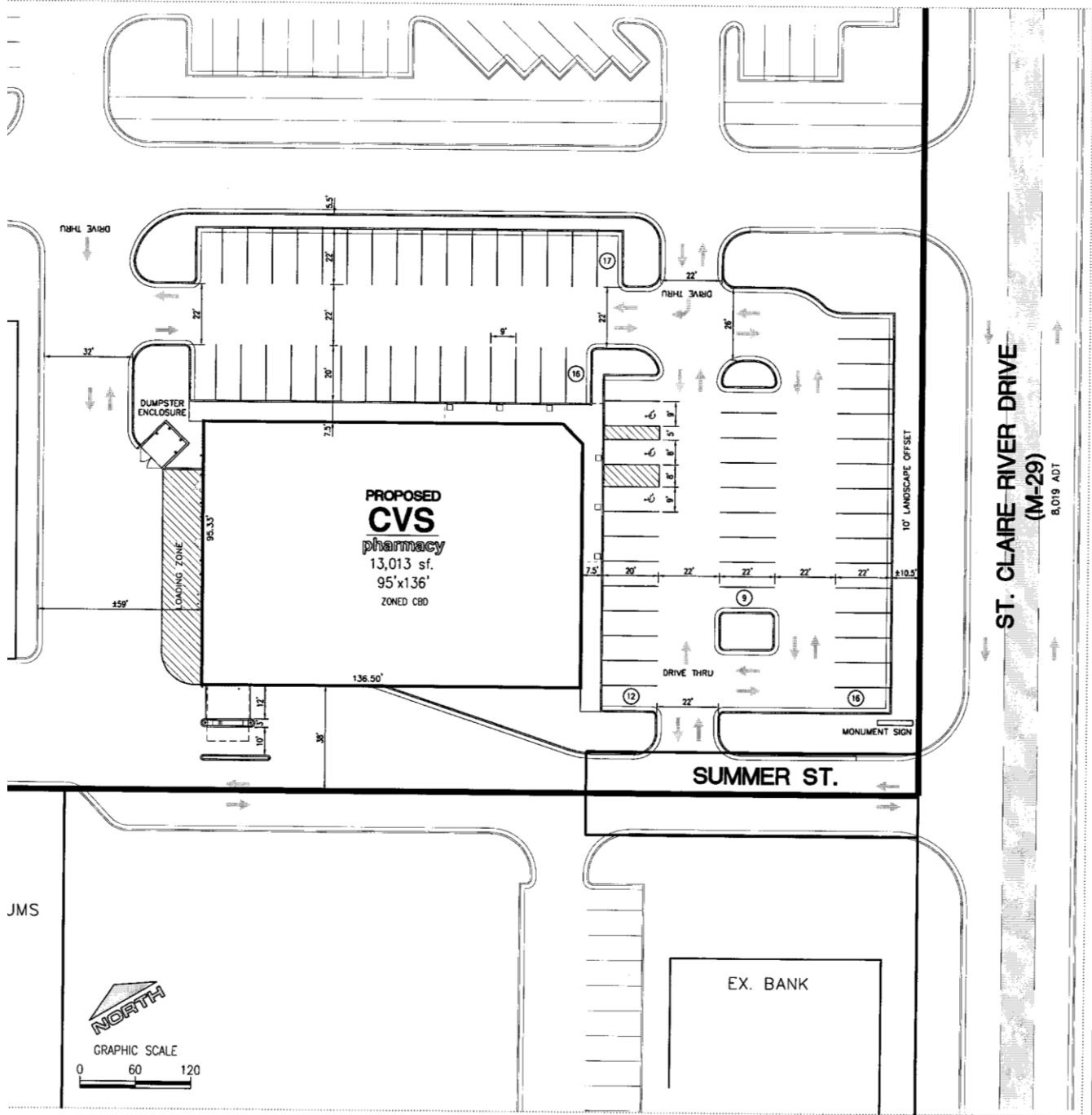
RETAIL AVAILABLE FOR SUBLEASE

Colliers

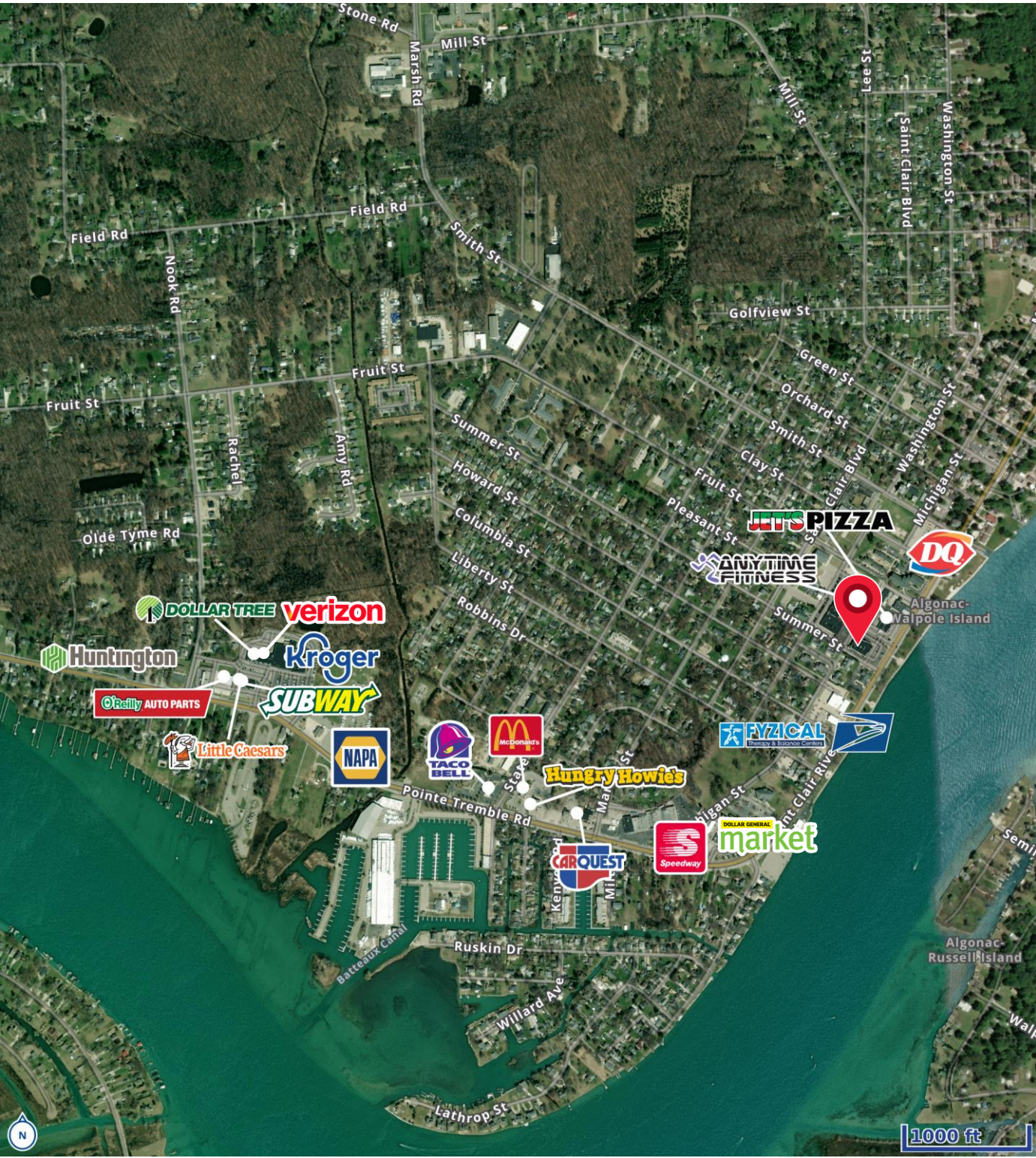
Aerial Map



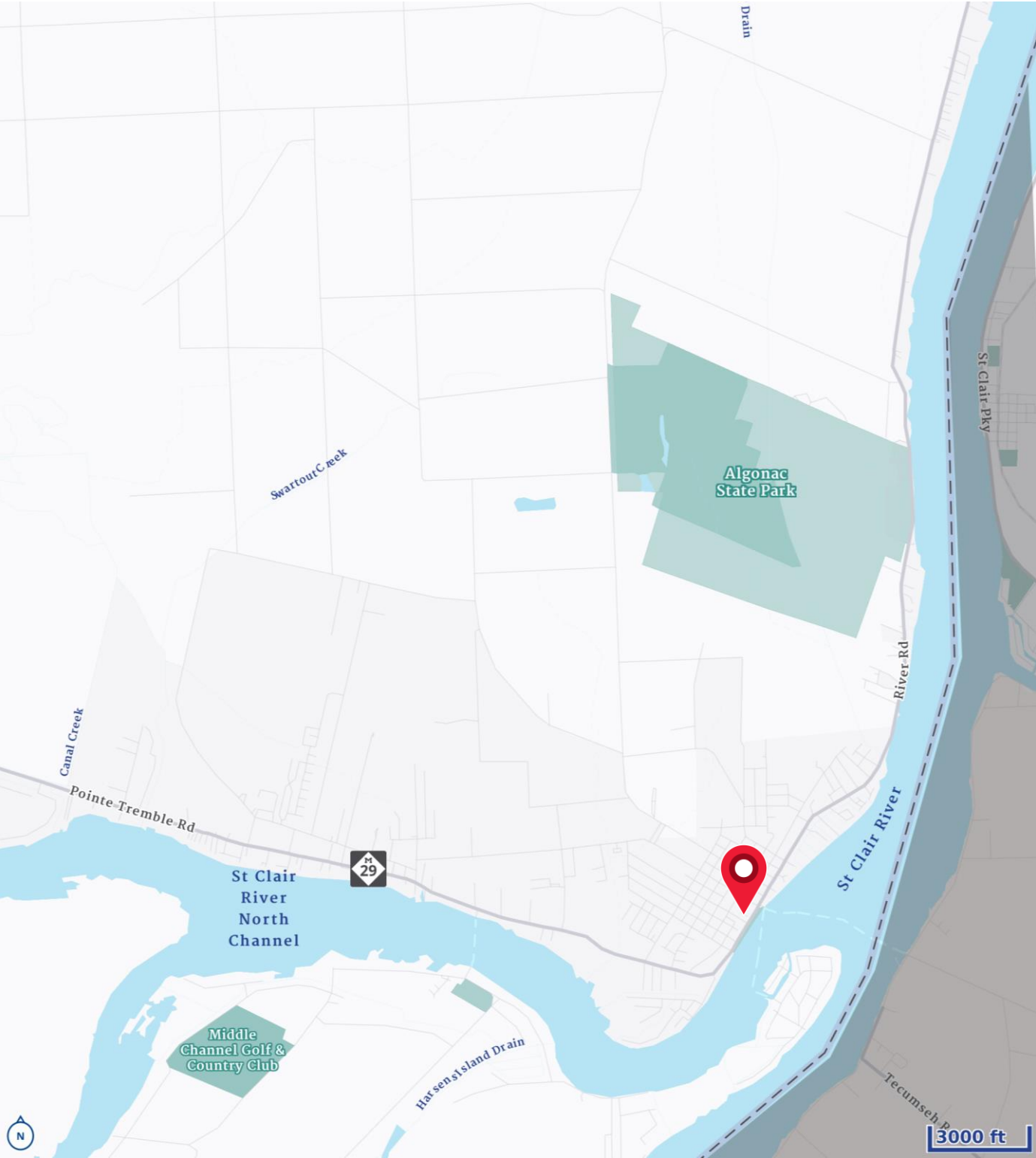
Site Plan



Merchant Map



Location Map



Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	4,313	8,784	12,468
Total Households	1,960	3,923	5,649
Total Family Households	1,116	2,345	3,438
Average Household Size	2.20	2.24	2.21
Median Age	45.0	48.0	51.2
Population Age 25+	3,217	6,666	9,688
2010 – 2021 Population: Annual Growth Rate (CAGR)	0.16%	-0.25%	-0.32%
2022 – 2023 Population: Annual Growth Rate (CAGR)	-0.09%	-0.26%	-0.07%
5 YEAR PROJECTED TRENDS: ANNUAL RATE	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	-0.14%	-0.12%	-0.14%
Households	0.28%	0.27%	0.23%
Families	0.05%	0.06%	0.03%
Median Household Income	2.37%	3.10%	3.07%
CURRENT YEAR POPULATION BY SEX	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Male Population / % Male	2,191 / 50.8%	4,522 / 51.5%	6,436 / 51.6%
Female Population / % Female	2,122 / 49.2%	4,262 / 48.5%	6,032 / 48.4%
INCOME & HOUSEHOLDS SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2020 Median Household Income	\$53,794	\$60,090	\$64,541
Average Household Income	\$70,348	\$79,656	\$86,167
Per Capita Income	\$32,269	\$35,922	\$38,932
SUMMARY BUSINESS DATA	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Businesses	128	234	298
Total Daytime Population	3,570	7,077	9,667
Daytime Population: Workers	1,144	2,156	2,606
Daytime Population: Residents	2,426	4,921	7,061

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.



Lou Frango
248 226 1678
lou.frango@colliers.com