



Former CVS

FOR SUBLEASE

35 N Walnut Street Mount Clemens, MI

6,741 SF of Retail Available

Property Highlights

- Former CVS
- Adjacent to Emerald Theater
- 4 On-Site Parking Spaces with Municipal Lot Behind
- Strong Daytime Population
- Zoning: CB Central Business

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



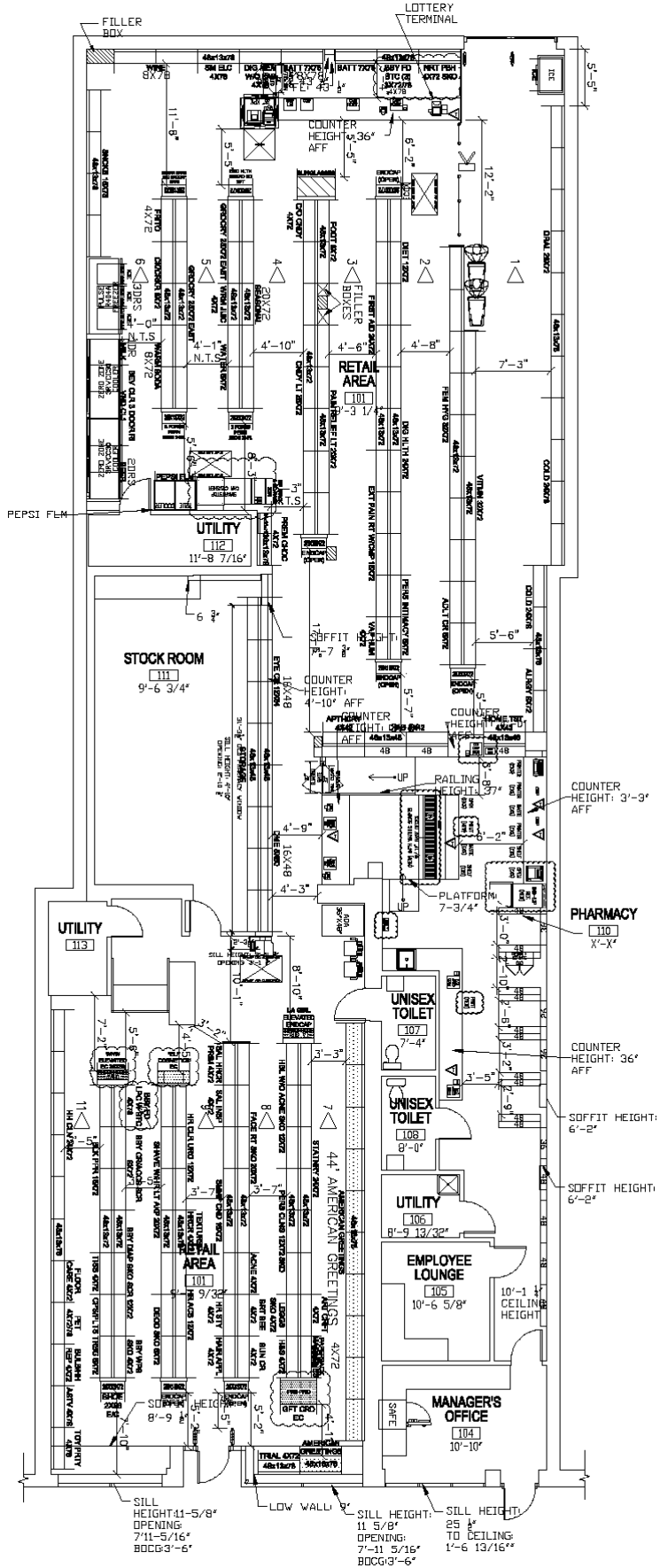
6,741 SF RETAIL FOR SUBLEASE

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Property Photos



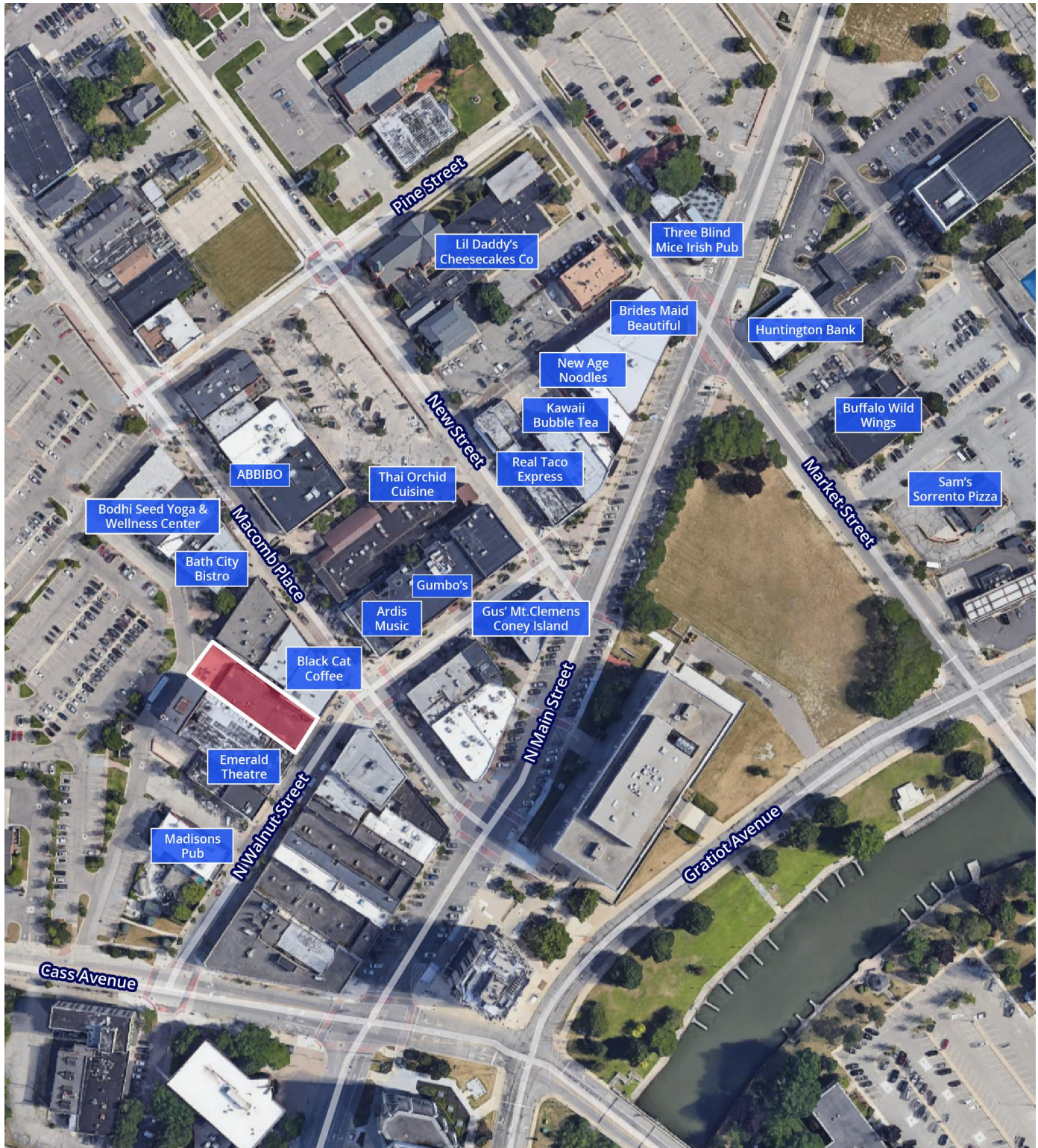
Floor Plan



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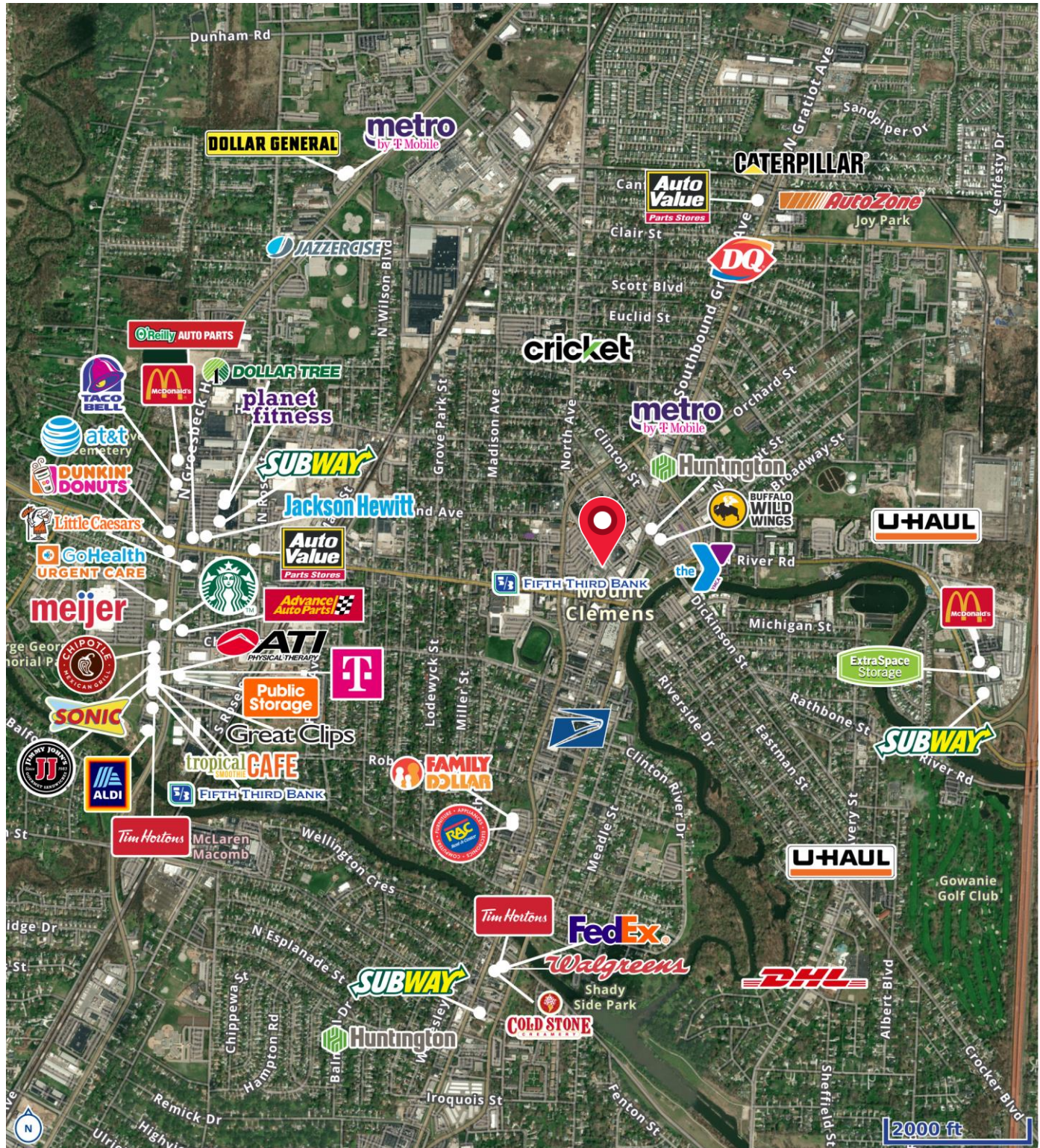
Aerial Map



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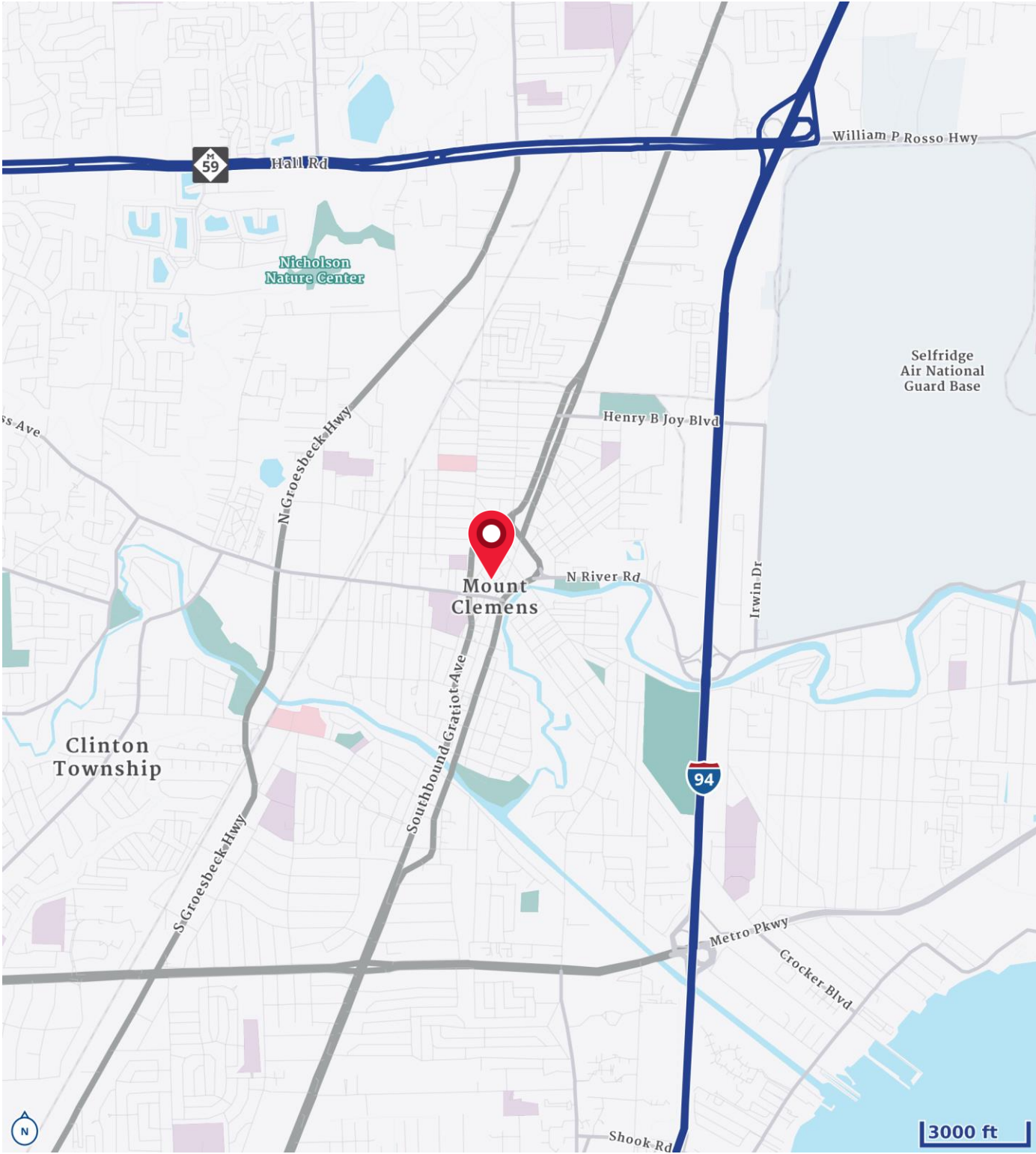
Merchant Map



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Location Map



Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	2 MILE RADIUS	3 MILE RADIUS
Total Population	11,898	31,268	79,513
Total Households	5,565	13,687	35,576
Total Family Households	2,679	7,414	19,821
Average Household Size	2.13	2.21	2.20
Median Age	40.7	41.2	41.1
Population Age 25+	8,534	22,569	58,224
2010 – 2021 Population: Annual Growth Rate (CAGR)	0.05%	-0.03%	0.39%
2022 – 2023 Population: Annual Growth Rate (CAGR)	-0.43%	-0.25%	-0.24%
5 YEAR PROJECTED TRENDS: ANNUAL RATE	1 MILE RADIUS	2 MILE RADIUS	3 MILE RADIUS
Population	-0.18%	-0.19%	-0.18%
Households	0.15%	0.14%	0.16%
Families	-0.16%	-0.12%	-0.07%
Median Household Income	2.66%	2.62%	2.83%
CURRENT YEAR POPULATION BY SEX	1 MILE RADIUS	2 MILE RADIUS	3 MILE RADIUS
Male Population / % Male	5,980 / 50.3%	15,651 / 50.0%	38,911 / 48.9%
Female Population / % Female	5,918 / 49.7%	15,617 / 50.0%	40,602 / 51.1%
INCOME & HOUSEHOLDS SUMMARY	1 MILE RADIUS	2 MILE RADIUS	3 MILE RADIUS
2020 Median Household Income	\$52,065	\$58,104	\$66,831
Average Household Income	\$66,471	\$76,590	\$89,144
Per Capita Income	\$31,416	\$33,709	\$39,954
SUMMARY BUSINESS DATA	1 MILE RADIUS	2 MILE RADIUS	3 MILE RADIUS
Total Businesses	735	1,689	2,717
Total Daytime Population	13,000	38,760	75,770
Daytime Population: Workers	6,793	22,596	37,035
Daytime Population: Residents	6,207	16,164	38,735

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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