



For Lease

Former CVS • Property Highlights

15255 17 Mile Road | Clinton Twp, MI

- 13,013 SF Freestanding Building
- Former CVS with Drive-Thru
- Zoning: B-3 General Business
- Signalized Intersection
- Built in 2004
- ADT: 28,600 on Hayes Road
- ADT: 4,900 on 17 Mile Road
- 49 Parking Spaces



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Property Photos

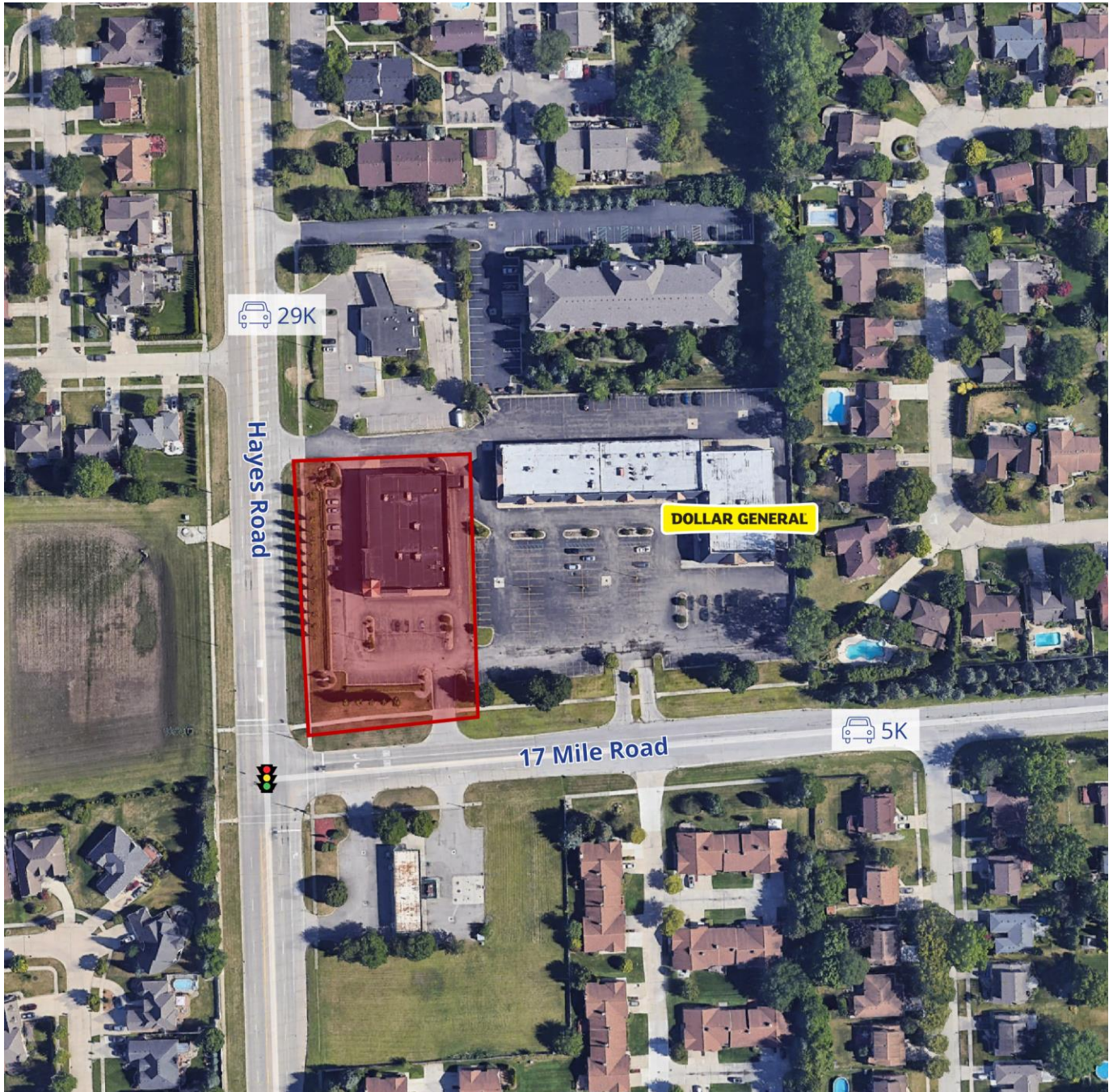


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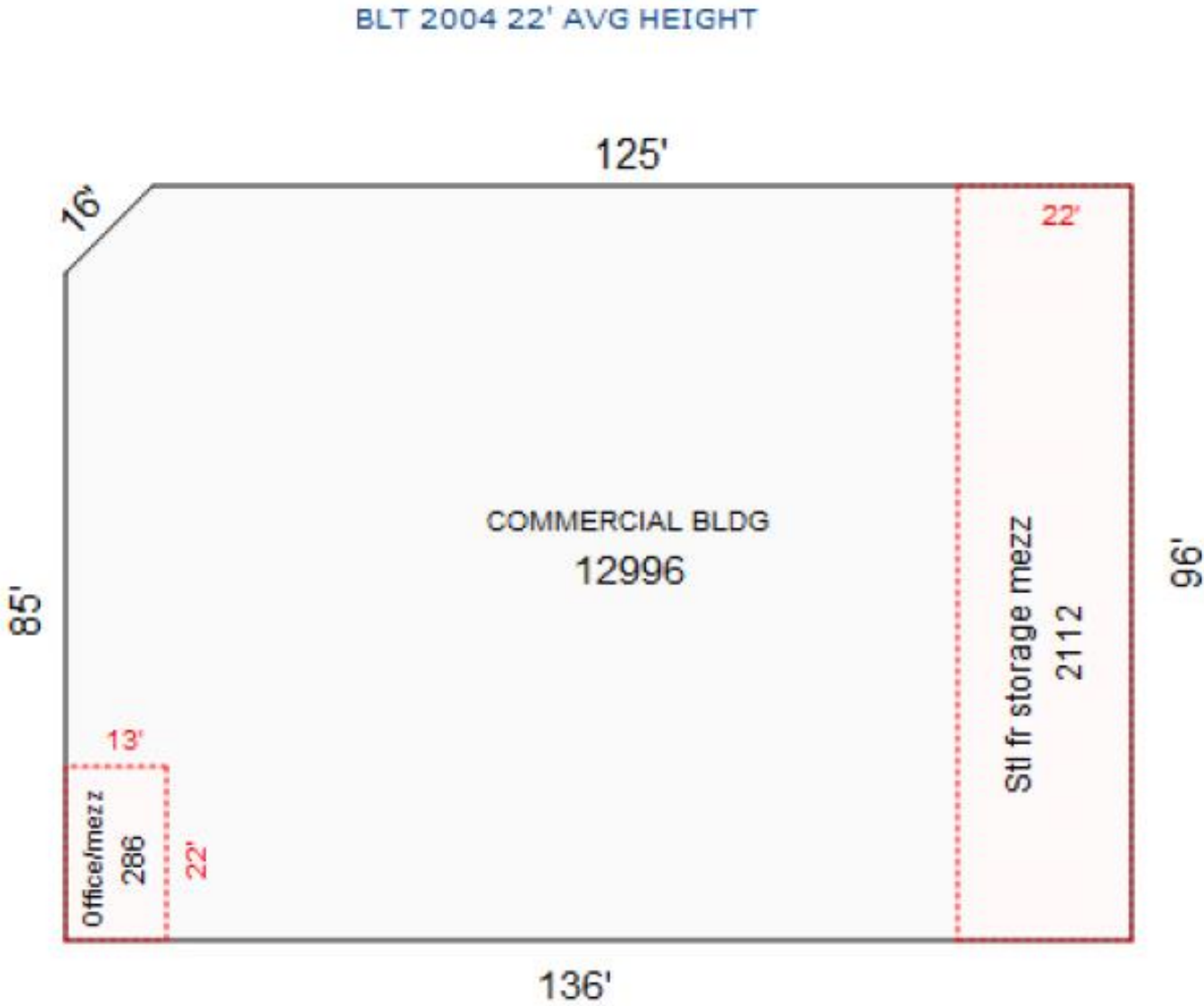


Aerial





Site Plan

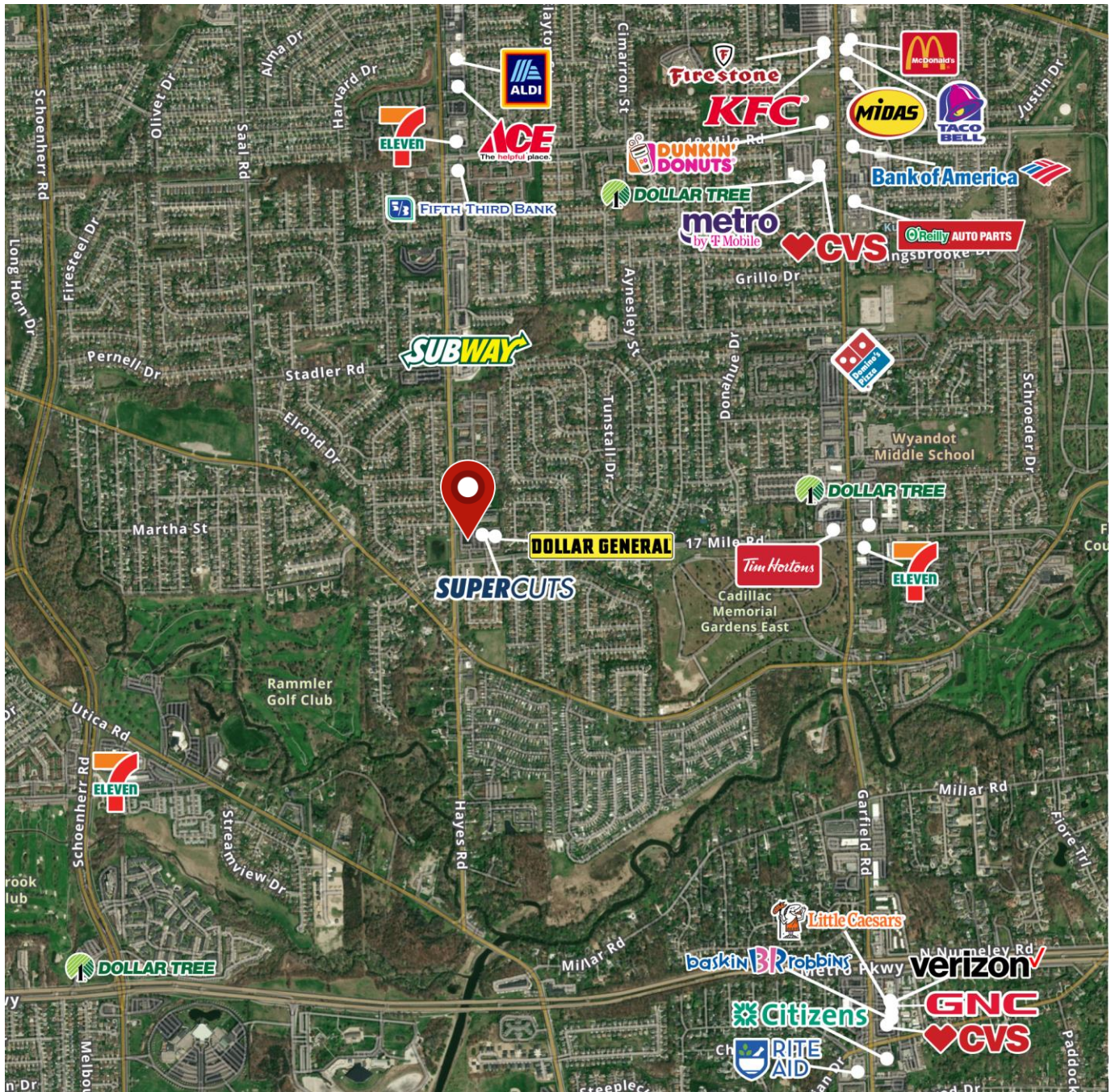


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Merchant Map

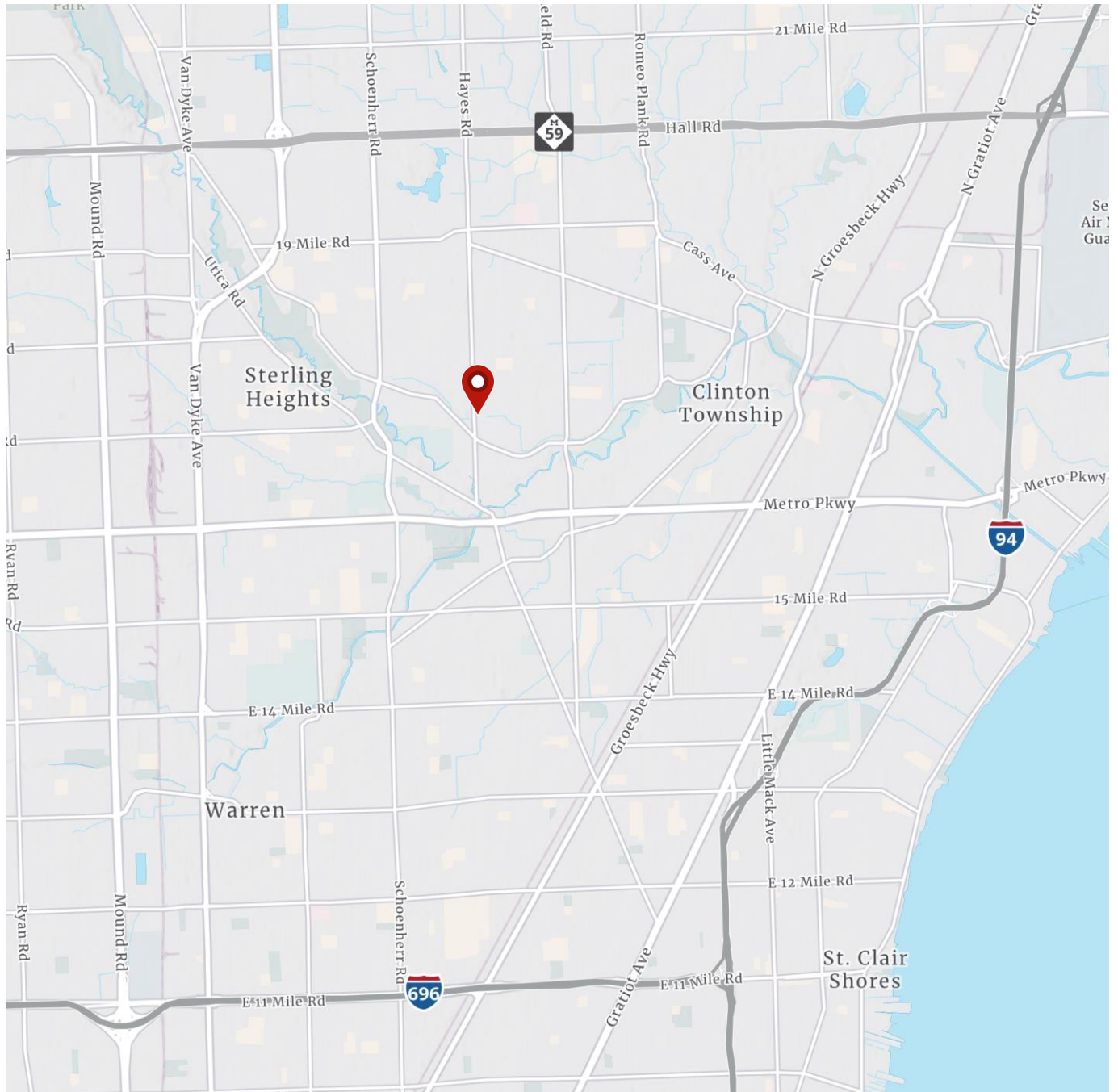


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Location Map



Demographics

Current Year Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Population	11,595	46,618	111,437
Total Households	4,688	19,194	47,254
Total Family Households	3,037	12,191	28,801
Average Household Size	2.47	2.41	2.34
Median Age	48.7	46.5	46.5
Population Age 25+	8,949	35,477	85,234
2010 – 2021 Population: Annual Growth Rate (CAGR)	0.12%	0.21%	0.37%
2022 – 2023 Population: Annual Growth Rate (CAGR)	0.96%	0.18%	0.06%
Five Year Projected Trends: Annual Rate	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	0.46%	-0.04%	-0.08%
Households	0.59%	0.14%	0.11%
Families	0.43%	0.00%	-0.02%
Median Household Income	1.94%	1.68%	2.28%
Current Year Population by Sex	1 Mile Radius	3 Mile Radius	5 Mile Radius
Male Population / % Male	5,554 / 47.9%	22,228 / 47.7%	52,821 / 47.4%
Female Population / % Female	6,041 / 52.1%	24,390 / 52.3%	58,616 / 52.6%
Income and Households Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
2020 Median Household Income	\$80,224	\$75,451	\$71,096
Average Household income	\$103,823	\$96,190	\$94,430
Per Capita Income	\$42,367	\$39,573	\$40,084
Summary Business Data	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Businesses	221	1,004	2,510
Total Daytime Population	8,393	34,390	86,983
Daytime Population: Workers	2,292	10,559	30,810
Daytime Population: Residents	6,101	23,831	56,173

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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