



For Lease

Former CVS • Property Highlights

50980 North Avenue | Macomb Twp, MI

- 12,970 SF Freestanding Building
- Former CVS with Drive-Thru
- Zoning: C-2 General Commercial
- Signalized Intersection
- Built in 2007
- ADT: 20,700 on 23 Mile Road
- ADT: 14,600 on North Avenue
- 86 Parking Spaces



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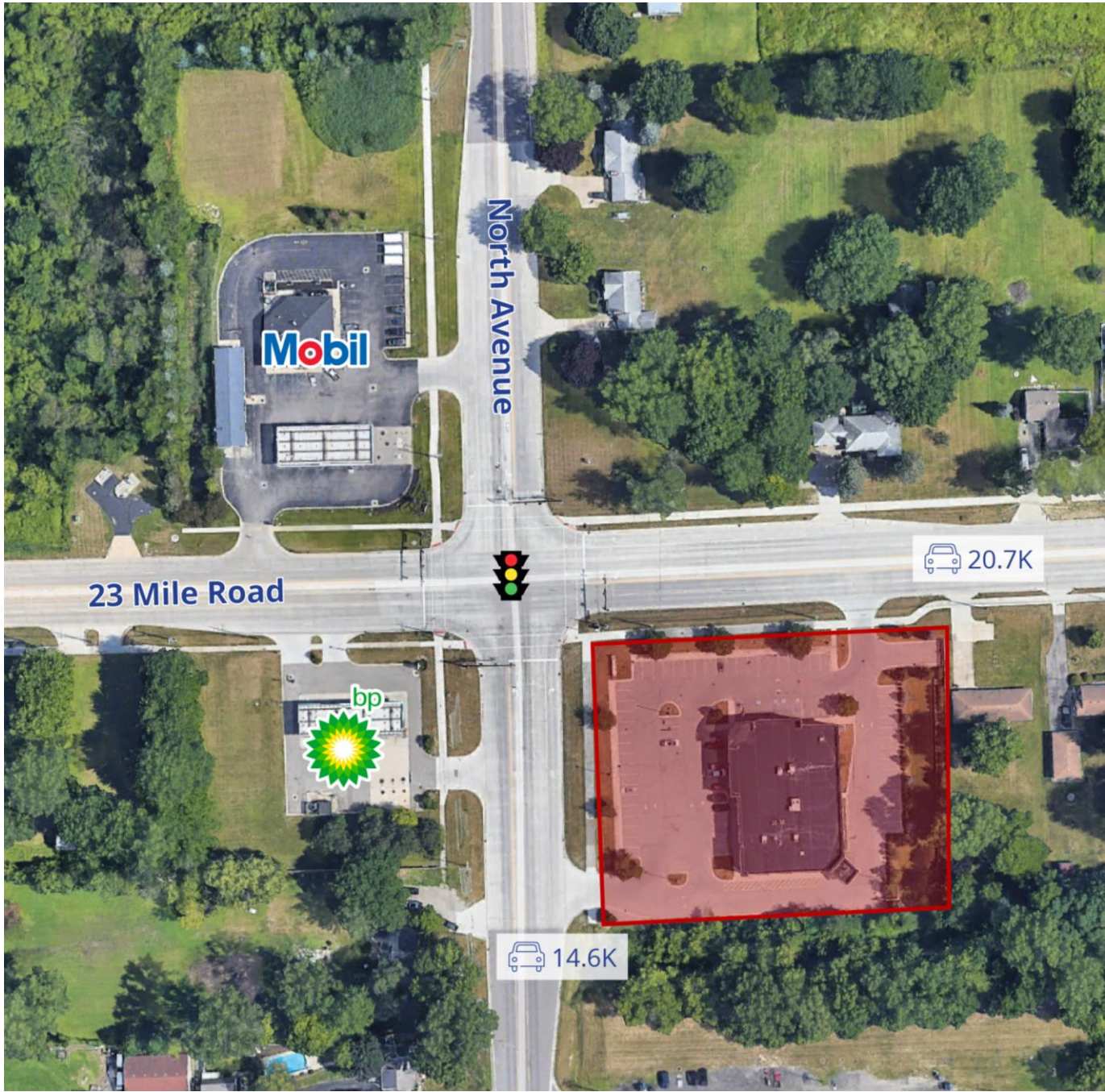
50980 North Avenue | Macomb Twp, MI



Property Photos

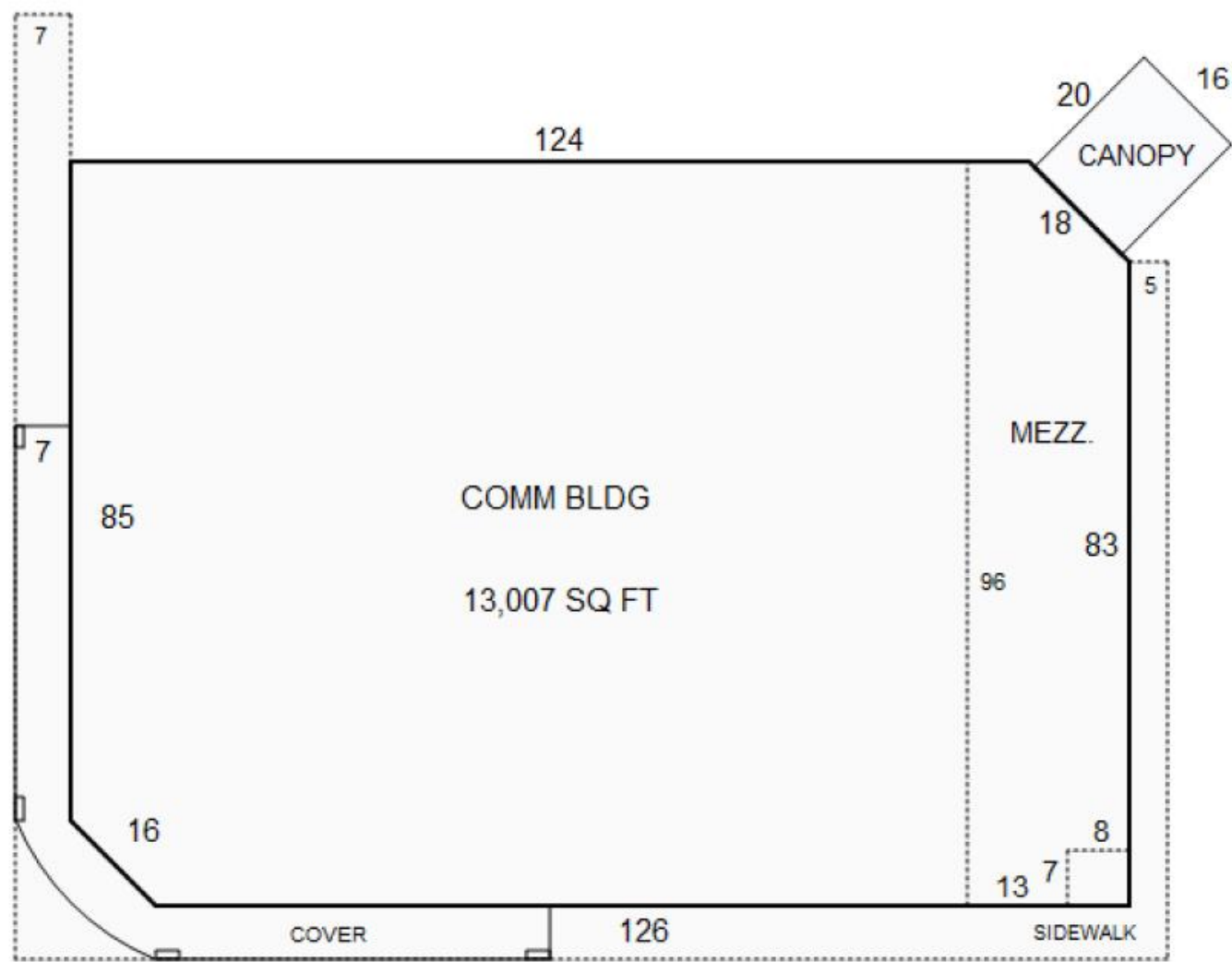


Aerial





Site Plan

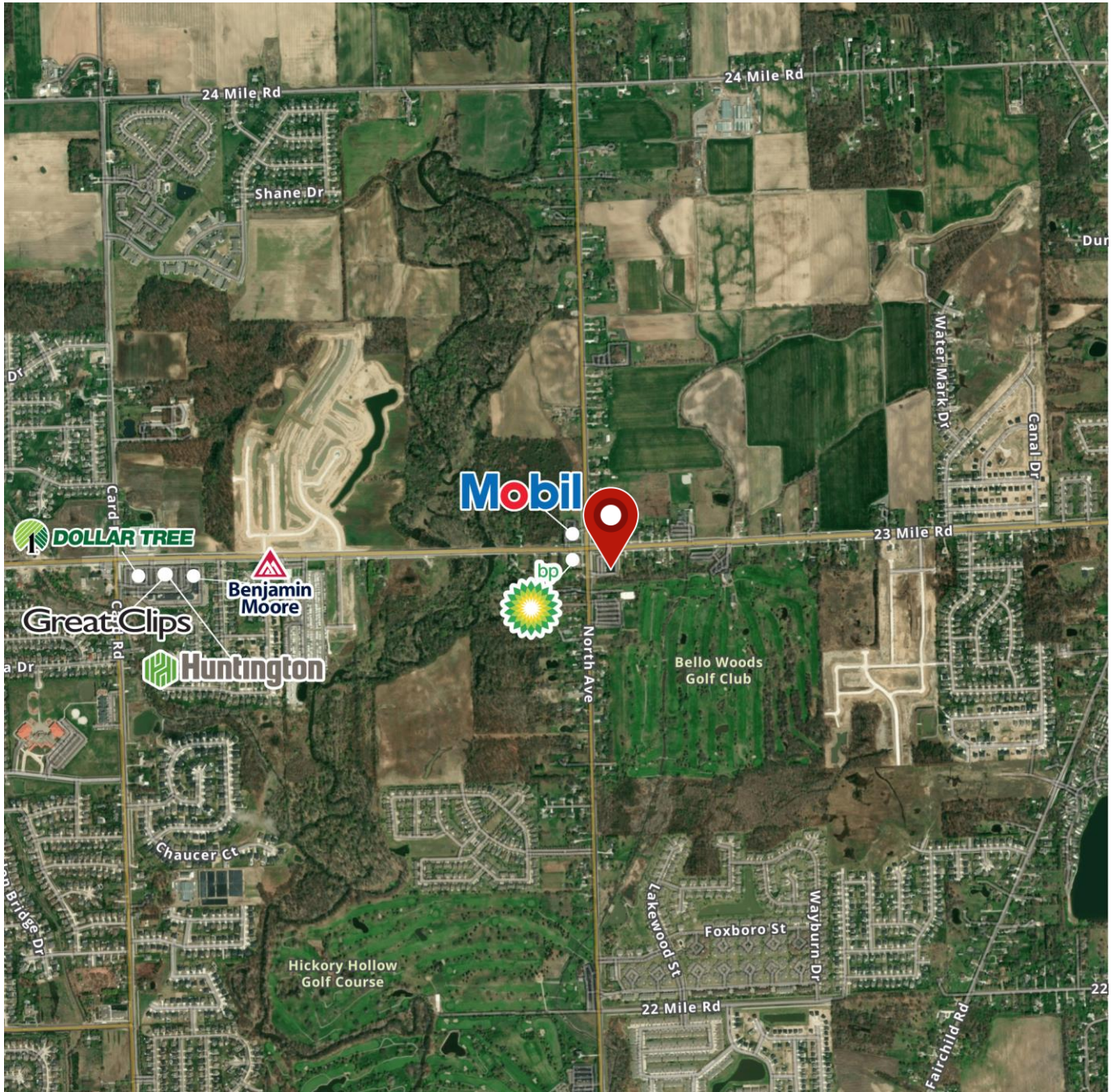


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Merchant Map

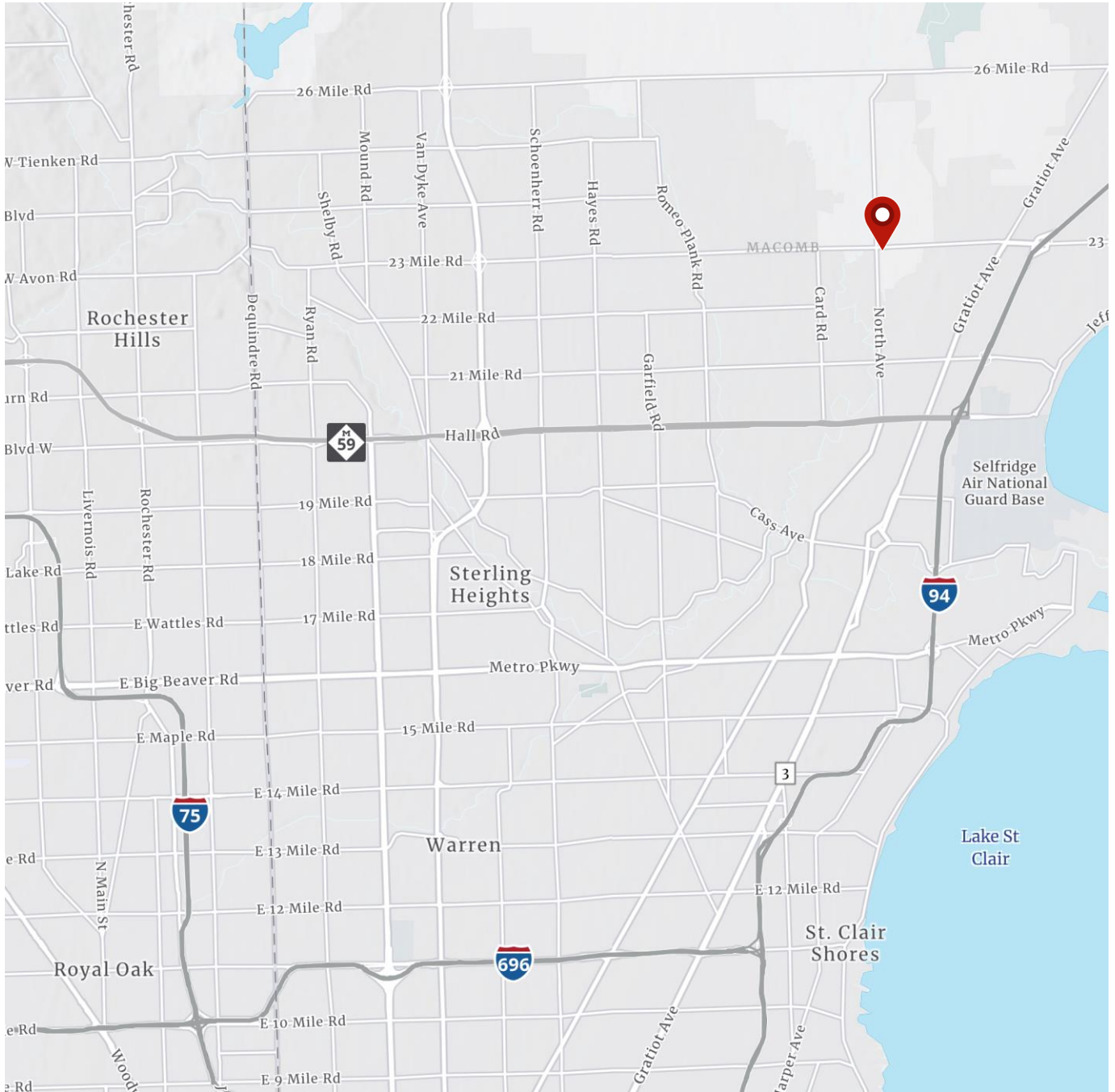


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Location Map



Demographics

Current Year Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Population	2,974	52,665	150,054
Total Households	1,167	18,334	55,878
Total Family Households	874	14,408	40,520
Average Household Size	2.55	2.87	2.67
Median Age	40.1	37.9	38.6
Population Age 25+	2,038	35,116	102,339
2010 – 2021 Population: Annual Growth Rate (CAGR)	7.83%	1.55%	1.08%
2022 – 2023 Population: Annual Growth Rate (CAGR)	3.16%	0.69%	0.46%
Five Year Projected Trends: Annual Rate	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	0.83%	0.19%	0.12%
Households	0.97%	0.44%	0.35%
Families	0.88%	0.32%	0.26%
Median Household Income	2.53%	1.63%	2.11%
Current Year Population by Sex	1 Mile Radius	3 Mile Radius	5 Mile Radius
Male Population / % Male	1,468 / 49.4%	26,272 / 49.9%	74,215 / 49.5%
Female Population / % Female	1,506 / 50.6%	26,393 / 50.1%	75,839 / 50.5%
Income and Households Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
2020 Median Household Income	\$117,998	\$105,047	\$91,410
Average Household income	\$154,783	\$133,339	\$116,689
Per Capita Income	\$57,123	\$46,362	\$43,518
Summary Business Data	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Businesses	58	1,034	3,361
Total Daytime Population	2,079	40,665	126,081
Daytime Population: Workers	567	15,884	52,758
Daytime Population: Residents	1,512	24,781	73,323

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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