RETAIL SPACE FOR SUBLEASE

Former Freestanding CVS Store

33021 Garfield Road
Fraser, MI

Property Highlights

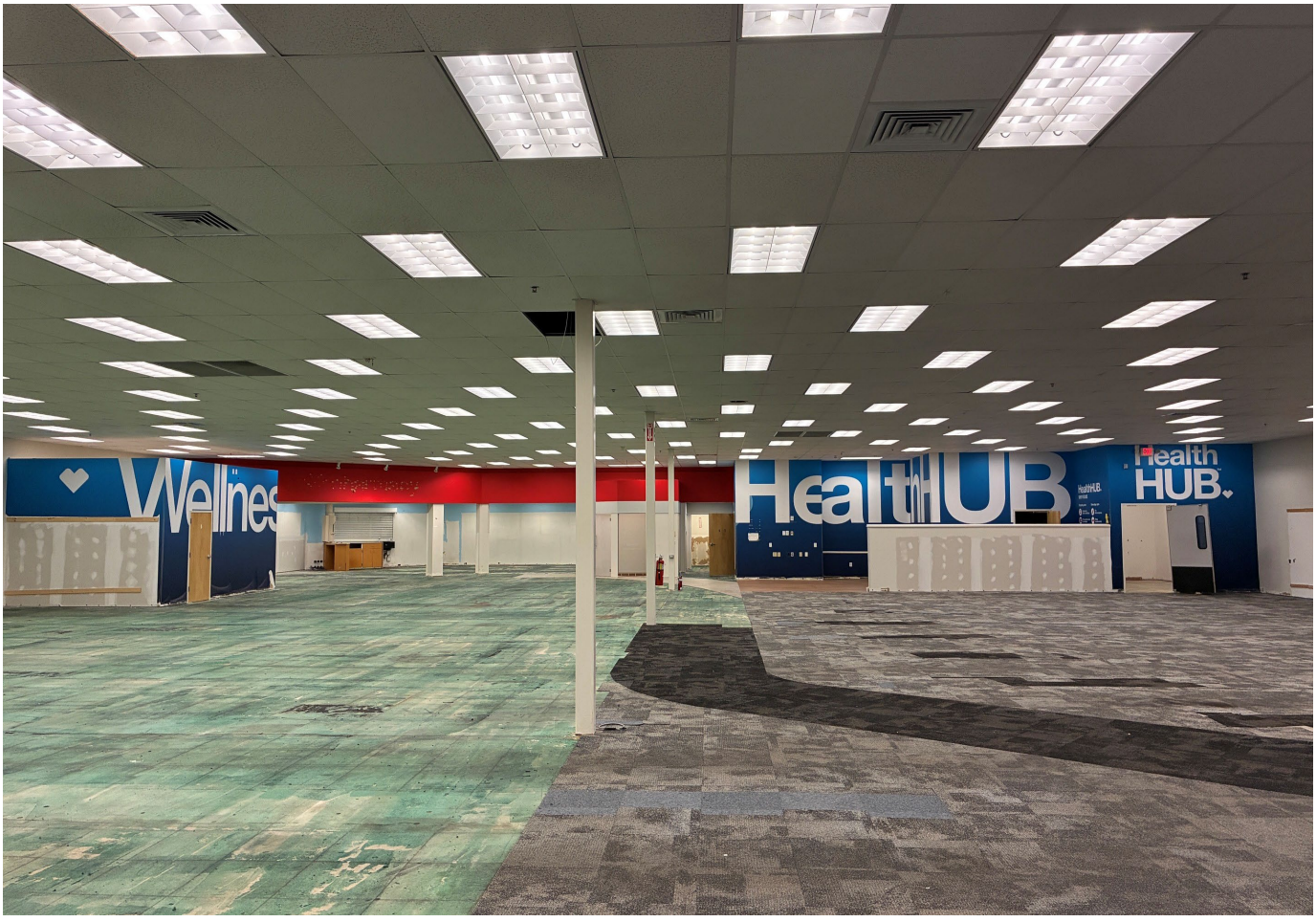
- 13,013 SF with 1,500 SF Mezzanine
- Former CVS with Drive-Thru
- Zoning: Community Business District
- ADT of 15,000 on 14 Mile Road and 12,000 on Garfield Road
- Built in 2006
- Property Includes - 74 parking Spaces
- Large Pylon Sign Offers Great Visibility to both Garfield Road and 14 Mile Road.

CONTACT US

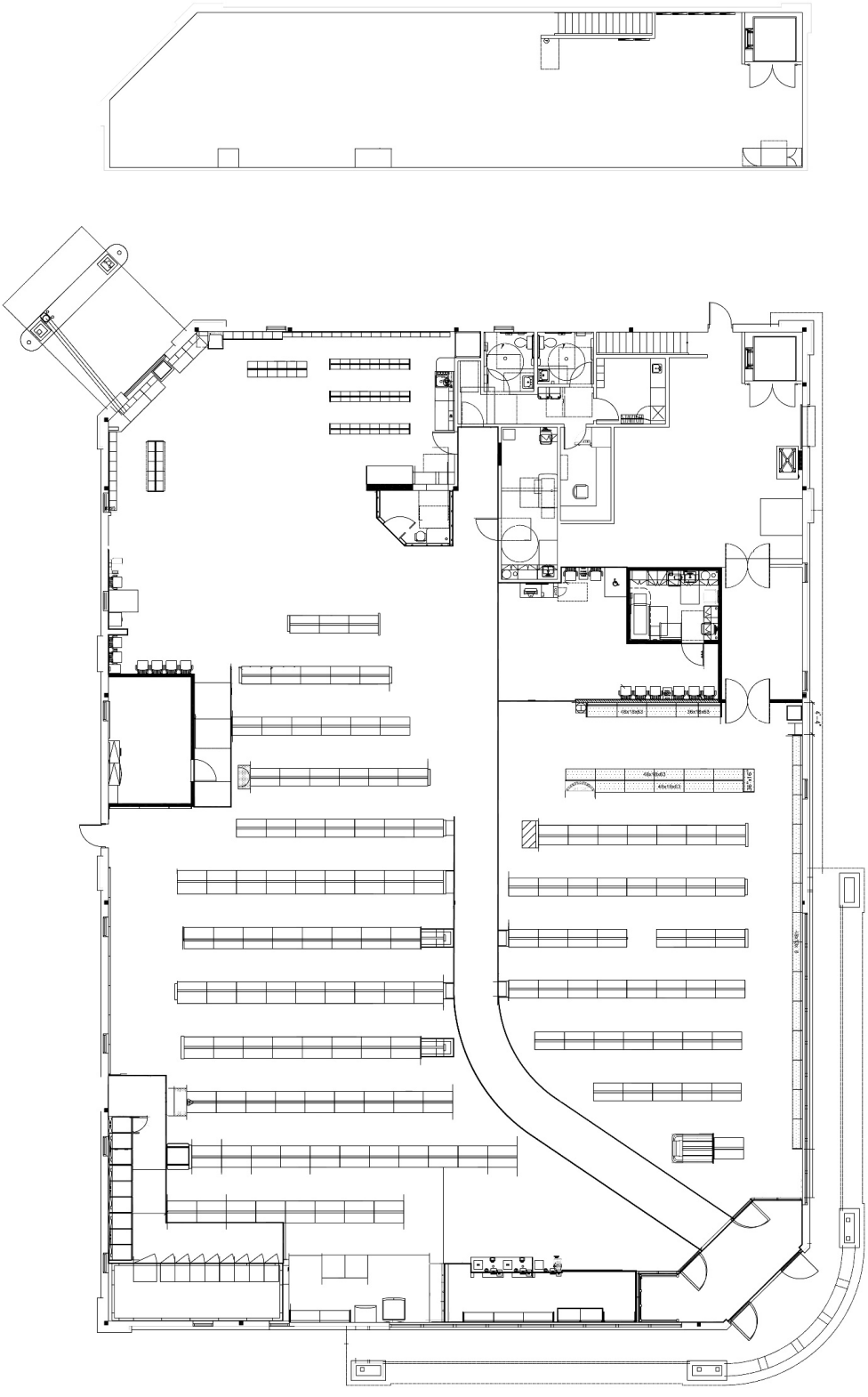
Lou Frango
248 226 1678
lou.frango@colliers.com

Colliers Detroit
400 W 4th Street, Suite 350
Royal Oak, MI 48067
colliers.com/detroit

Interior Photos

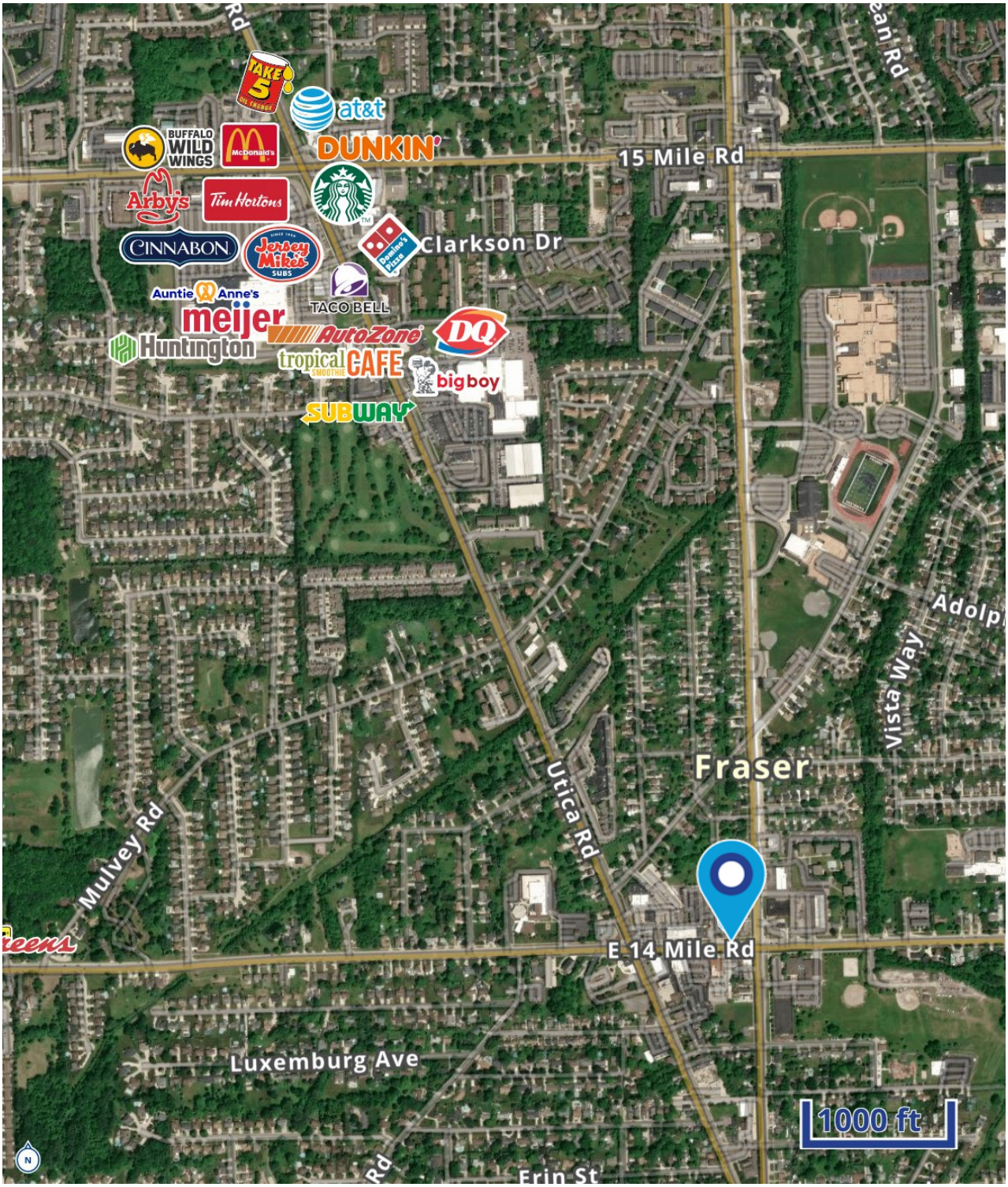


Floor Plan

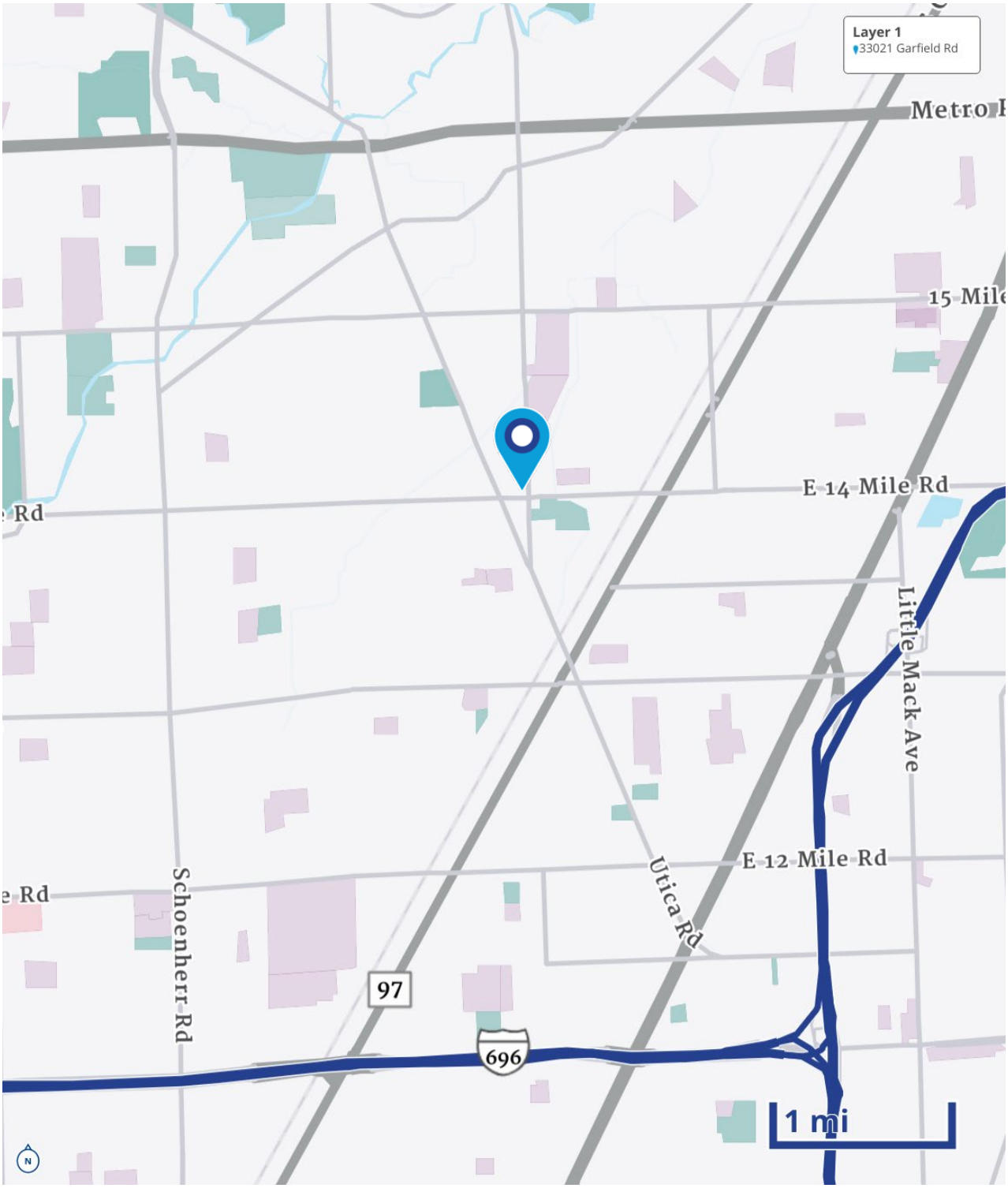


Property Aerial

Merchant Map



Location Map



Demographics

	1 mile radius	2 mile radius	3 mile radius
Current Year Summary			
Total Population	9,823	53,229	111,018
Total Households	4,327	23,324	48,585
Total Family Households	2,577	13,756	28,568
Average Household Size	2.24	2.25	2.27
Median Age	45.4	43.7	43.1
Population Age 25+	7,530	40,189	83,184
2010-2020 Total Population: Annual Growth Rate (CAGR)	0.17%	0.10%	0.15%
2020-2026 Total Population: Annual Growth Rate (CAGR)	-0.26%	-0.24%	-0.18%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.16%	-0.04%	-0.06%
Households	0.17%	0.24%	0.22%
Families	-0.02%	0.06%	0.04%
Median Household Income	2.18%	2.60%	2.78%
Current Year Population by Sex			
Male Population	4,609	25,778	54,100
% Male	46.9%	48.4%	48.7%
Female Population	5,214	27,451	56,918
% Female	53.1%	51.6%	51.3%
Current Year Race and Ethnicity			
Total	9,822	53,229	111,018
White Alone	78.5%	71.4%	71.7%
Black Alone	11.0%	16.8%	16.5%
American Indian Alone	0.4%	0.3%	0.3%
Asian Alone	2.7%	4.1%	4.0%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	0.5%	0.8%	0.8%
Two or More Races	6.8%	6.6%	6.6%
Hispanic Origin	3.0%	3.0%	2.9%
Diversity Index	40.3	48.7	48.4
Current Year Educational Attainment			
Total	7,534	40,188	83,182
Less than 9th Grade	2.0%	2.2%	2.9%
9th - 12th Grade, No Diploma	5.2%	5.5%	5.5%
High School Graduate	26.7%	27.6%	28.1%
GED/Alternative Credential	1.7%	3.6%	3.8%
Some College, No Degree	25.0%	22.8%	22.2%
Associate Degree	13.8%	14.3%	13.7%
Bachelor's Degree	19.7%	16.7%	17.0%
Graduate/Professional Degree	5.9%	7.3%	6.8%
Current Year Income and Households Summary			
Median Household Income	$75,746	$72,043	$71,257
Average Household Income	$98,435	$92,012	$90,369
Per Capita Income	$43,625	$40,587	$39,743
Current Year Summary Business Data			
Total Businesses			
Total Daytime Population	12,002	49,661	99,178
Daytime Population: Workers	7,535	23,660	44,541
Daytime Population: Residents	4,467	26,001	54,637

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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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it.
All information should be verified prior to purchase and/or lease.