

FOR LEASE, GROUND LEASE OR BUILD TO SUIT > RETAIL

# FORMER CVS PHARMACY

3525 SAGINAW ROAD | BURTON, MICHIGAN



## EXCELLENT VISIBILITY, PARKING & ACCESS

### > PROPERTY HIGHLIGHTS

- 10,900 SF Former CVS (85' x 128') Built in 1988
- Signalized Intersection, Just a ½ Mile East of I-475
- 47 Parking Spaces, Pylon Signage & Drive-Thru Window
- Traffic Count Approximately 20,000 on both Saginaw & Bristol
- 2016 Real Estate Taxes: \$27,000
- Potential Redevelopment Site

### > DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	10,672	56,927	137,200
AVG. INCOME	\$46,065	\$45,376	\$50,315
HOUSEHOLDS	4,476	24,728	58,378

**COLLIERS INTERNATIONAL**  
2 Corporate Drive | Suite 300  
Southfield, Michigan 48076

For More Information Call:

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[colliers.com/detroit](http://colliers.com/detroit)



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## > AERIAL WITH TRAFFIC COUNTS



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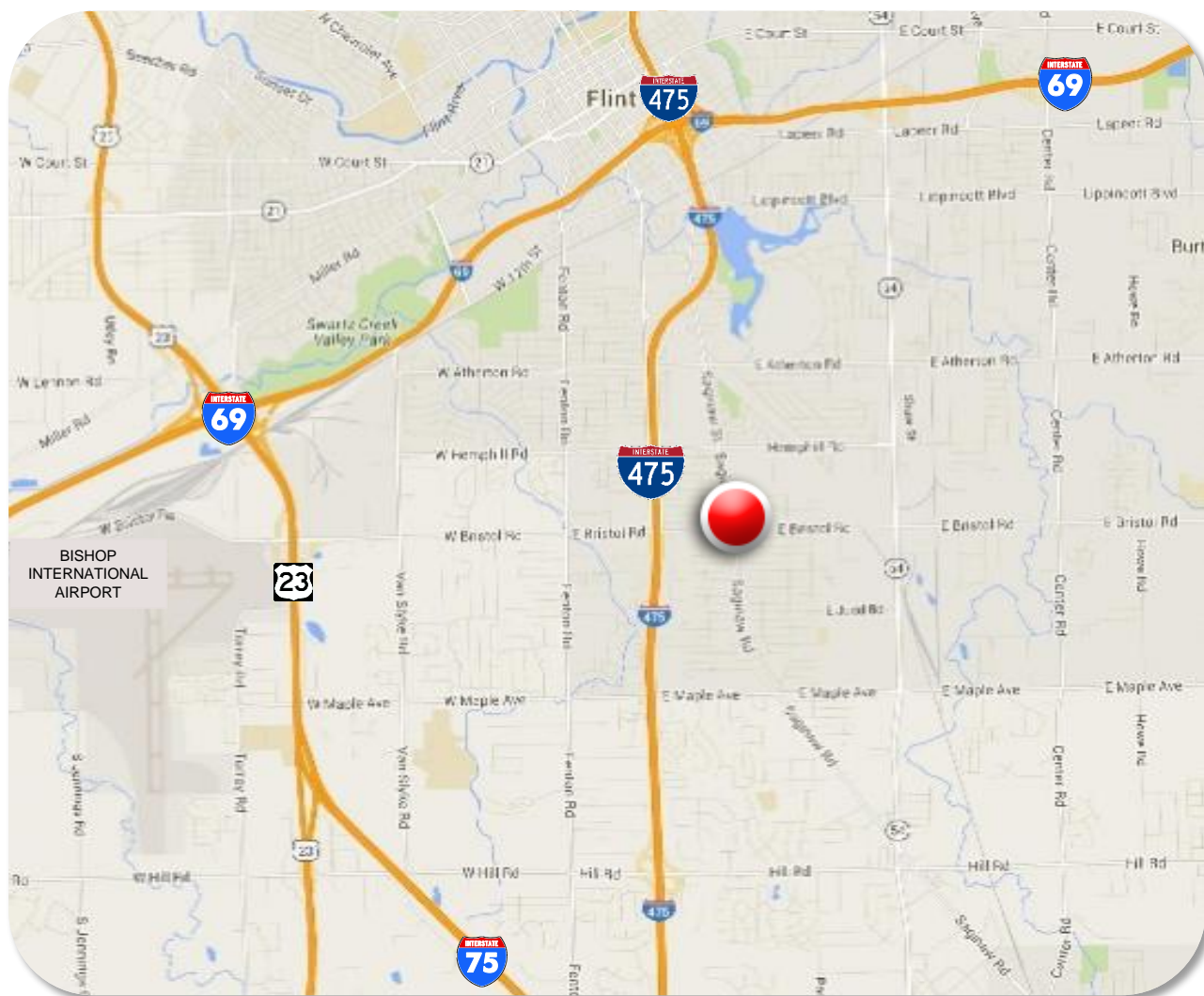
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## > LOCATION MAP



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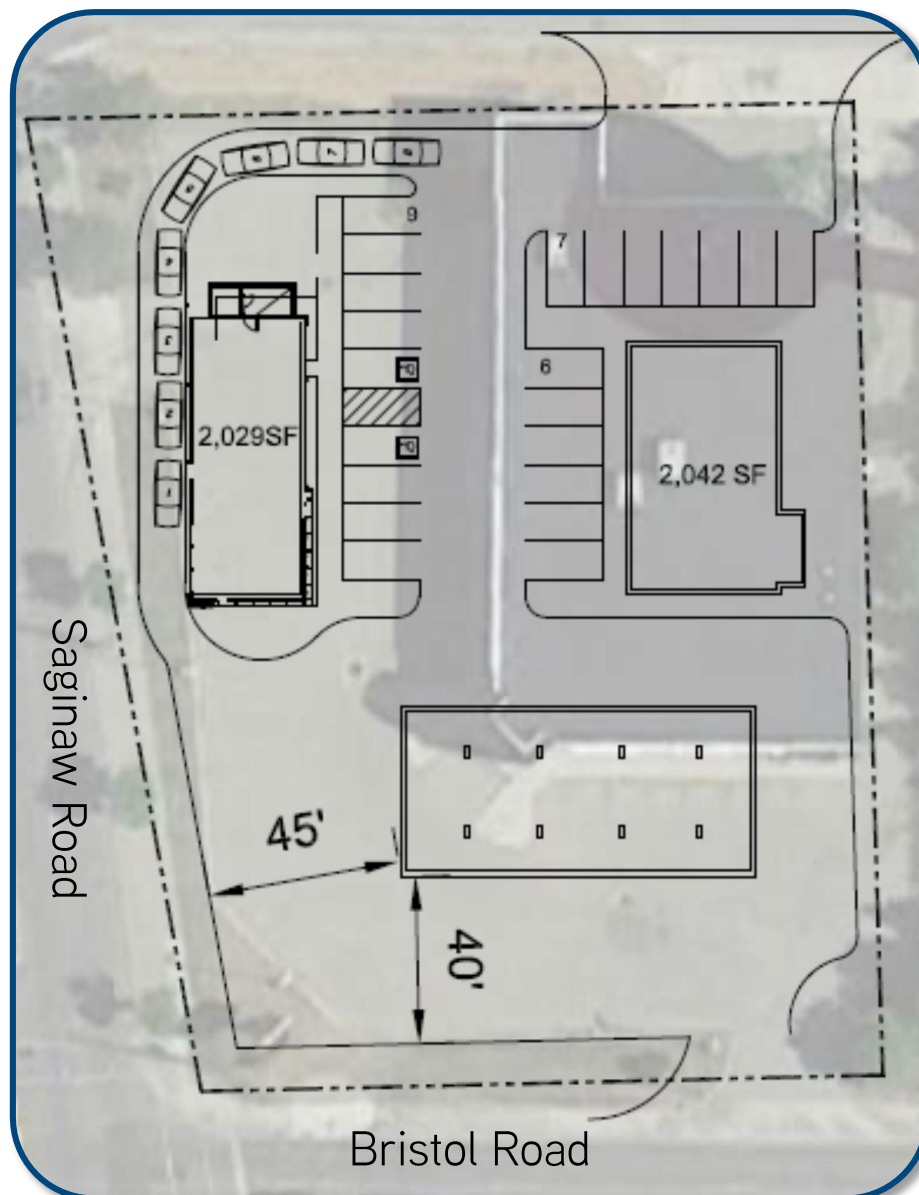
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## > CONCEPTUAL PLAN



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## > AREA MERCHANT MAP



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# SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.9748/-83.6727

RS1

3525 Saginaw Rd		1 mi radius	3 mi radius	5 mi radius
Burton, MI 48529				
POPULATION	2017 Estimated Population	10,672	56,927	137,200
	2022 Projected Population	10,107	55,478	136,284
	2010 Census Population	11,153	59,455	143,819
	2000 Census Population	11,983	63,030	153,472
	Projected Annual Growth 2017 to 2022	-1.1%	-0.5%	-0.1%
	Historical Annual Growth 2000 to 2017	-0.6%	-0.6%	-0.6%
	2017 Median Age	33.9	36.5	36.6
HOUSEHOLDS	2017 Estimated Households	4,476	24,728	58,378
	2022 Projected Households	4,421	25,104	60,305
	2010 Census Households	4,453	24,608	58,341
	2000 Census Households	4,906	26,313	62,203
	Projected Annual Growth 2017 to 2022	-0.2%	0.3%	0.7%
	Historical Annual Growth 2000 to 2017	-0.5%	-0.4%	-0.4%
RACE AND ETHNICITY	2017 Estimated White	82.3%	67.2%	65.6%
	2017 Estimated Black or African American	11.9%	26.4%	27.7%
	2017 Estimated Asian or Pacific Islander	0.5%	1.0%	1.4%
	2017 Estimated American Indian or Native Alaskan	0.7%	0.5%	0.5%
	2017 Estimated Other Races	4.6%	4.8%	4.8%
	2017 Estimated Hispanic	4.0%	3.9%	4.2%
INCOME	2017 Estimated Average Household Income	\$46,065	\$45,376	\$50,315
	2017 Estimated Median Household Income	\$34,596	\$37,178	\$41,601
	2017 Estimated Per Capita Income	\$19,442	\$20,042	\$21,696
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	2.5%	3.0%	2.9%
	2017 Estimated Some High School (Grade Level 9 to 11)	12.4%	9.5%	8.8%
	2017 Estimated High School Graduate	40.2%	34.5%	33.1%
	2017 Estimated Some College	27.3%	27.9%	27.6%
	2017 Estimated Associates Degree Only	8.3%	9.2%	9.4%
	2017 Estimated Bachelors Degree Only	6.8%	10.3%	11.4%
	2017 Estimated Graduate Degree	2.6%	5.6%	6.7%
BUSINESS	2017 Estimated Total Businesses	441	2,767	6,762
	2017 Estimated Total Employees	3,095	30,061	80,428
	2017 Estimated Employee Population per Business	7.0	10.9	11.9
	2017 Estimated Residential Population per Business	24.2	20.6	20.3

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.