



FOR LEASE

2,000 SF Retail Space

1001-1005 N Leory Street,
Fenton, MI

Property Highlights

- 2,000 SF Highly Visible Suite, Ample Parking, & Easy Traffic
- Great Leasing Opportunity at a Rite Aid Anchored Center
- Property Located on a Hard Corner with High Traffic
- Area Offers Strong Residential & Business Synergy
- More than 4MM SF of Commercial & Industrial Companies with a 2 Mile Radius
- Less than a Mile from US-23 Freeway & Minutes from I-75, I-47, & I-69 Expressways

CONTACT US

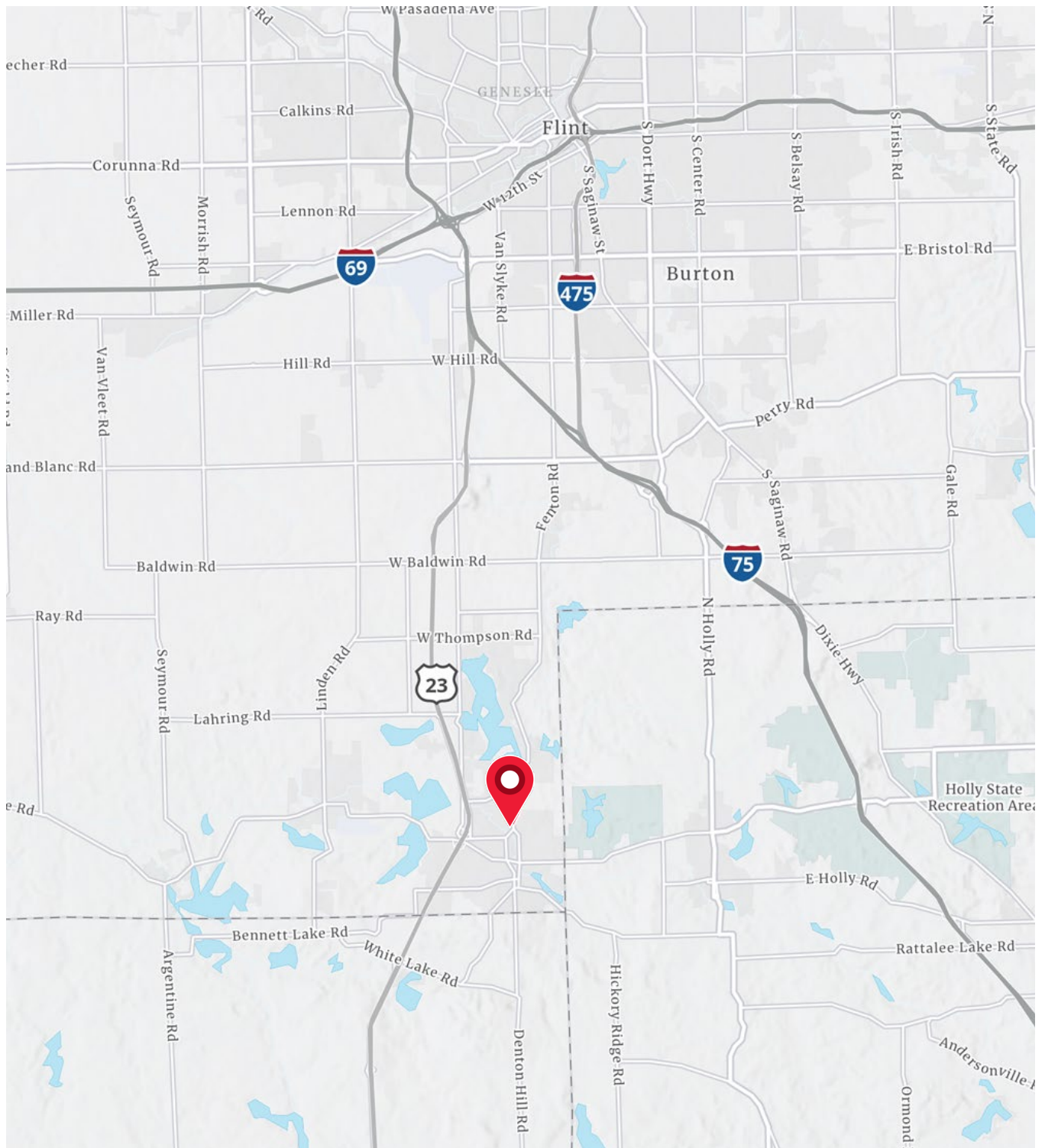


Arthur Itkis
248 226 1676
arthur.itkis@colliers.com

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



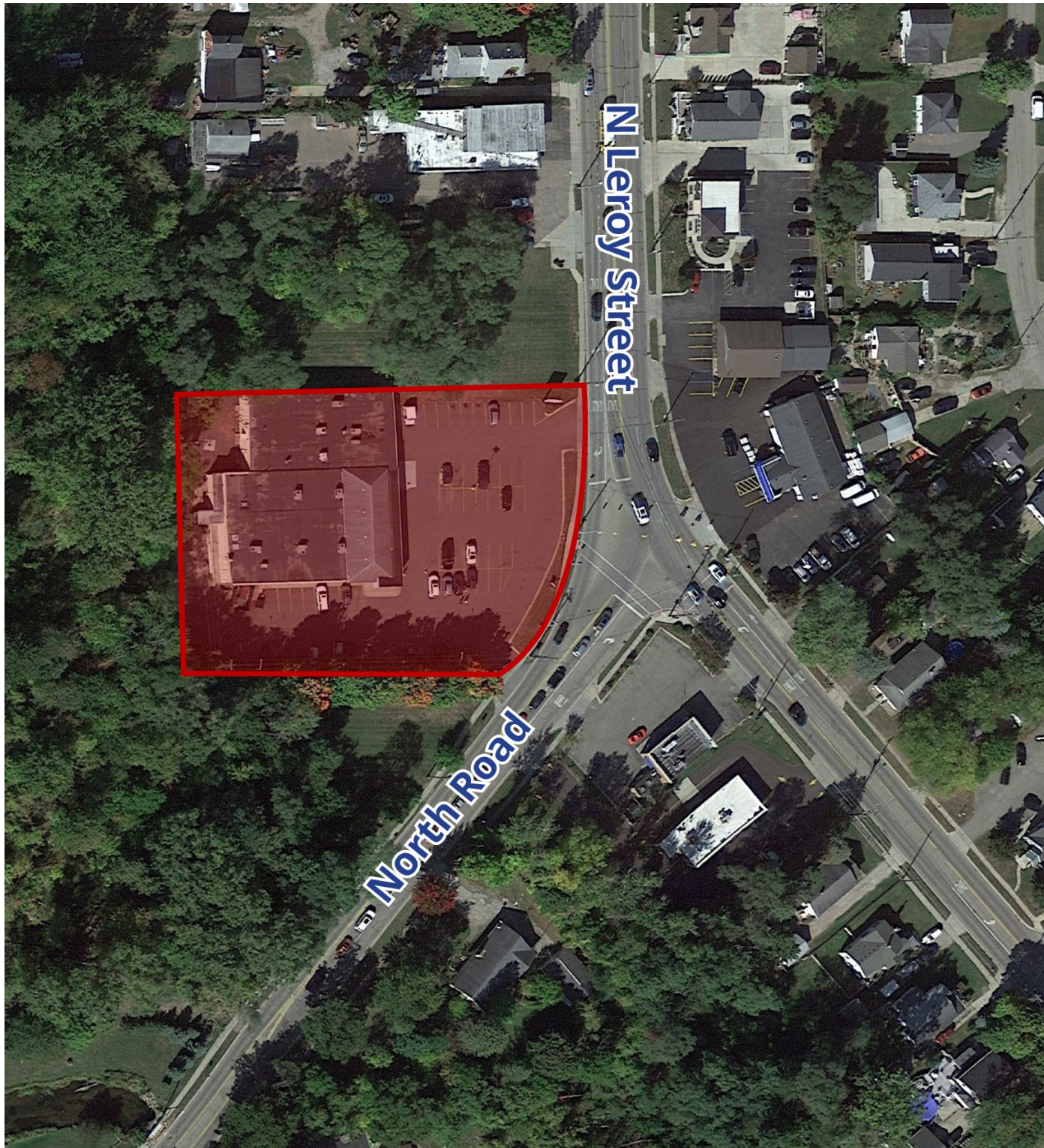
Location Map



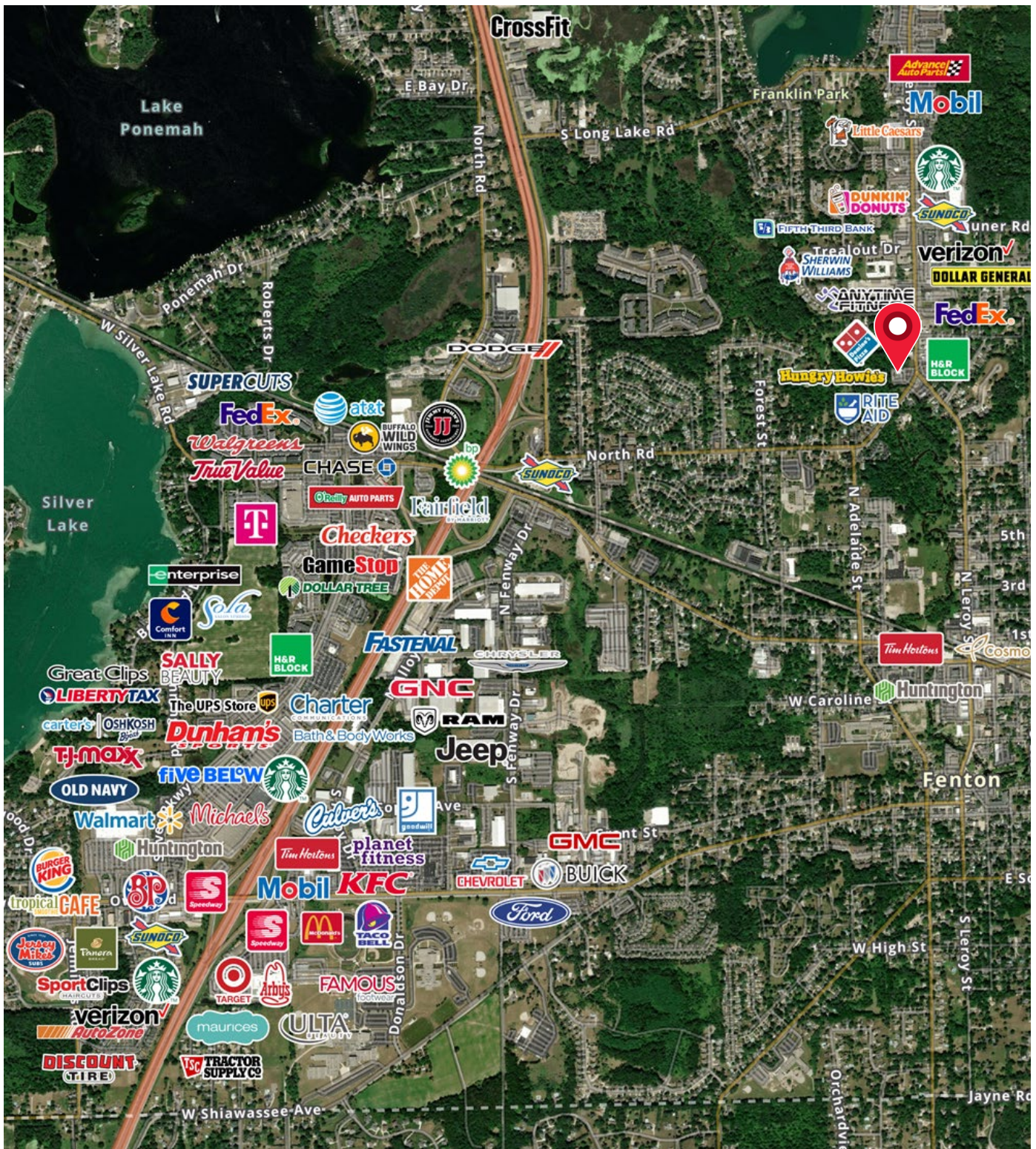
RETAIL SPACE FOR LEASE

Colliers

Property Aerial



Merchant Map



Demographics

Current Year Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Population	6,033	22,532	49,620
Total Households	2,676	9,645	20,103
Total Family Households	1,526	6,015	13,423
Average Household Size	2.20	2.32	2.45
Median Age	37.3	42.0	42.0
Population Age 25+	4,082	16,040	35,093
2010 – 2021 Population: Annual Growth Rate (CAGR)	0.18%	0.48%	0.49%
2022 – 2023 Population: Annual Growth Rate (CAGR)	-0.82%	-0.24%	-0.10%
Five Year Projected Trends: Annual Rate(CAGR)	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	-0.33%	-0.18%	-0.13%
Households	-0.10%	0.04%	0.08%
Families	-0.22%	-0.05%	0.01%
Median Household Income	2.74%	2.88%	3.27%
Current Year Population by Sex	1 Mile Radius	3 Mile Radius	5 Mile Radius
Male Population / % Male	2,979 / 49.4%	11,026 / 48.9%	24,485 / 49.4%
Female Population / % Female	3,054 / 50.6%	11,506 / 51.1%	25,135 / 50.7%
Income and Households Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
2020 Median Household Income	\$66,586	\$80,453	\$83,842
Average Household income	\$91,185	\$110,488	\$111,744
Per Capita Income	\$40,313	\$47,028	\$45,217
Summary Business Data	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Businesses	369	999	1,663
Total Daytime Population	6,105	22,026	42,729
Daytime Population: Workers	2,802	9,712	15,822
Daytime Population: Residents	3,303	12,314	26,907

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.



Arthur Itkis
248 226 1676
arthur.itkis@colliers.com