

FOR LEASE



8350 Richardson Road | Commerce, MI

PINE COVE PLAZA

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PROPERTY OVERVIEW

PROPERTY INFORMATION

Property Address	8350 Richardson Road
City/Township	Commerce
Shopping Center Size	27,711 SF
Space Available	2,828 SF
Minimum Available	1,373 SF
Maximum Available	1,455 SF
Asking Rental Rate	\$19.00 PSF
Estimated NNN's	\$5.20 PSF
Parking	125 Spaces

DEMOGRAPHICS (5-MILE RADIUS)



152,818
PEOPLE



\$132,203
AVG. HOUSEHOLD INCOME



61,939
HOUSEHOLDS



\$2.3B
OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

- Highly visible neighborhood retail center located at the signalized intersection of Union Lake Road and Richardson Road in Commerce Township, Michigan.
- Strong daily traffic counts and excellent accessibility with multiple points of ingress and egress.
- Complementary mix of national, regional, and local retailers that generate consistent daily customer traffic.
- Surrounded by dense residential neighborhoods, established businesses, schools, and community amenities that provide a stable customer base.
- Convenient access to major thoroughfares including M-5, Haggerty Road, and Commerce Road, providing connectivity throughout Oakland County.
- Ideal location for retail, restaurant, medical, professional office, personal service, fitness, and other neighborhood-serving users seeking a proven community shopping center.

JOIN



AREA TENANTS



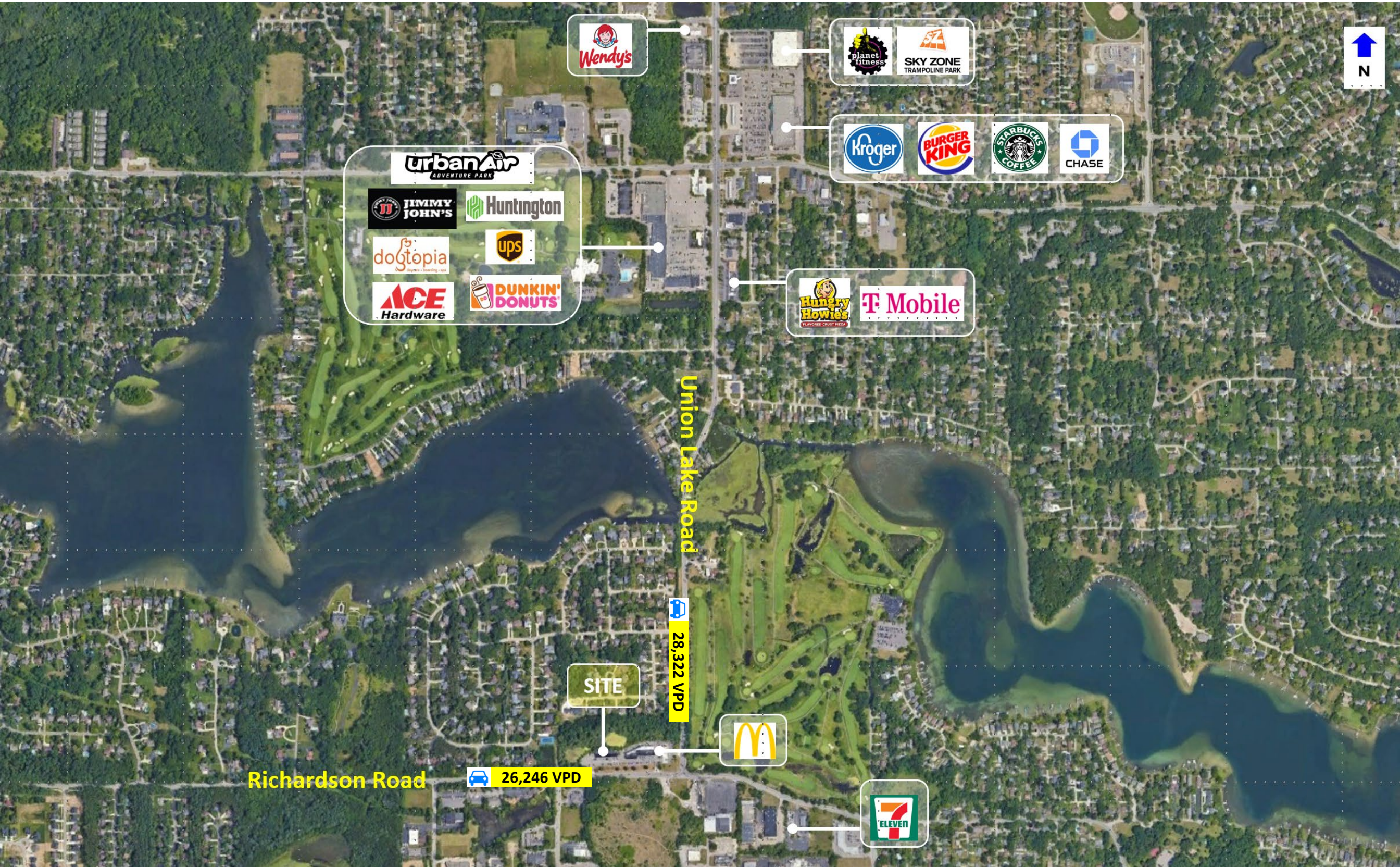


8366: Einstein Bagels (1,875 SF)
8362: Dentist Office (1,815 SF)
8358: Hair Salon - Available (1,455 SF)
8354: Dry Cleaners (1,950 SF)
8350: Triumph Physical Therapy (2,500 SF)
8346: Winton Design Center (4,000 SF - Divisible)

PHOTOS



AERIAL



DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	3,695	49,332	150,408
2025 Population	3,820	50,808	152,818
2030 Population Projection	3,915	52,028	156,029
Annual Growth 2020-2025	0.7%	0.6%	0.3%
Annual Growth 2025-2030	0.5%	0.5%	0.4%
HOUSEHOLDS			
2020 Households	1,357	19,229	60,740
2025 Households	1,406	19,841	61,938
2029 Household Projection	1,441	20,335	63,320
Annual Growth 2020-2025	0.8%	0.6%	0.5%
Annual Growth 2025-2030	0.5%	0.5%	0.4%
Avg Household Size	2.60	2.50	2.40
Avg Household Vehicles	2.00	2.00	2.00
HOUSEHOLD INCOME			
Avg Household Income	\$153,118	\$136,776	\$132,203
Median Household Income	\$122,793	\$107,191	\$102,323

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	\$425,269	\$375,240	\$369,173
Median Year Built	1977	1981	1986
Owner Occupied Households	1,324	16,878	48,187
Renter Occupied Households	117	3,457	15,133
HOUSING COMPOSITION			
1-Person Households	269	4,874	17,718
2-Person Households	528	6,987	21,335
3-Person Households	242	3,231	9,405
4-Person Households	228	3,052	8,499
5-Person Households	102	1,222	3,541
6-Person Households	30	368	1,102
7-Person Households	7	106	338
EMPLOYMENT			
Civilian Employed	2,090	26,616	79,985
Civilian Unemployed	80	1,134	3,105
Civilian Non-Labor Force	984	14,684	44,702

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