

# Cooley Lake Plaza

NEQ Cooley Lake & South Williams Roads  
7710-7726 Cooley Lake Road - Waterford, MI

**For Lease - Neighborhood Retail Center**



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**Retail Leasing | Tenant Representation | Investment Sales | Acquisitions | Disposition | Market Analysis**

The information contained herein has been given to us by the owner of the property or has been obtained by sources deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it.

# COOLEY LAKE PLAZA

## Property Summary

### Location:

NEQ Cooley Lake & William Lake Roads  
7710-7726 Cooley Lake Road  
Waterford, Michigan

### Total Shopping Center Size:

18,900 square feet

### Total Space Available:

11,660 square feet

### Available Unit:

**Unit #1:** 6,060 SF @ \$12.00 PSF

**Unit #2:** 2,100 SF @ \$14.00 PSF

**Unit #3:** 3,500 SF @ \$16.00 PSF

### Estimated NNN Charges:

\$3.00 per square foot

### Parking:

Ample

### Demographics (Five Mile Radius):

**Population:** Approximately 124,672 people

**Households:** Approximately 48,416 homes

**Average Household Income:** Approximately \$91,793 annually

**Employment:** Approximately 44,068 people

**Traffic Count:** Approximately 39,260 vehicles travel by the site each day

### Property Highlights:

- Cooley Lake Plaza is a great neighborhood retail shopping center located at the corner of Cooley Lake Road just East of South Williams Lake Road, surrounded by a huge residential community. The neighborhood shopping center has strong visibility and great accessibility to the main roads. In addition, it is within close proximity to M-5, I-275, I-96 and I-696 express ways.
- National retailers including: CVS, Dollar Tree, O'Reilly Auto Parts, Pet Supplies Plus & Advance Auto Parts are all operating within a half mile of the site. Oakland Community College (Highland Lakes Campus) is also located just east of Cooley Lake Road.
- This site is a tremendous opportunity for a restaurant and various neighborhood retailers looking to service the highly populated trade area.



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## Site Plan

Cooley Plaza



# COOLEY LAKE PLAZA

## Pictures



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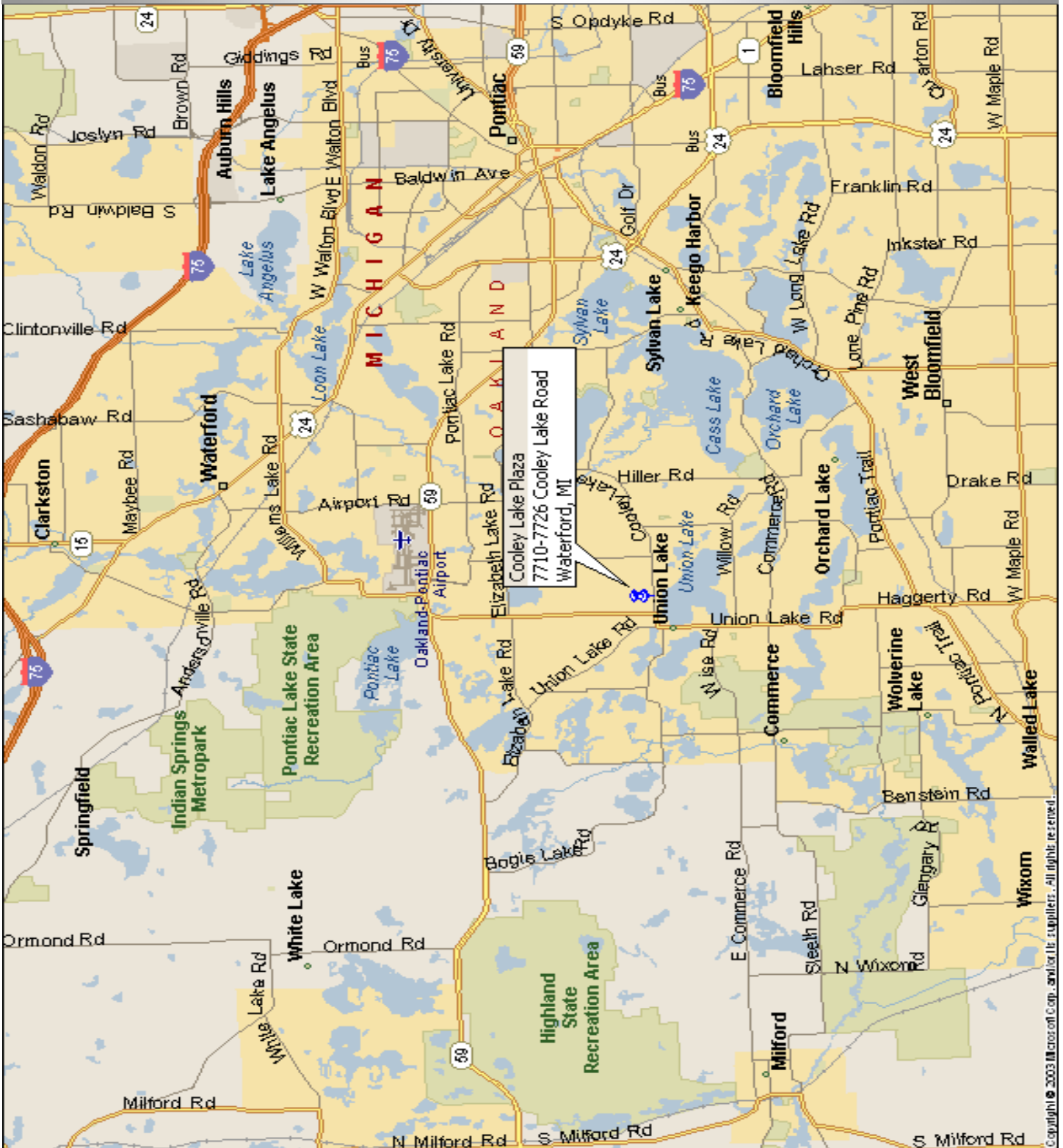
## Aerial



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# COOLEY LAKE PLAZA

## Area Map



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## Demographics

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**Cooley Lake Plaza**  
**7710 Cooley Lake Road**  
**Waterford, MI**

<b>Population &amp; Housing</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2011 Total Population	3,745	53,031	124,672
2011 Total Households	1,563	20,200	48,416
Population Change 1990-2011	1,222	12,511	21,698
Household Change 1990-2011	559	5,567	10,499
% Population Change 1990-2011	48.43%	30.88%	21.07%
% Household Change 1990-2011	55.68%	38.04%	27.69%
Population Change 2000-2011	507	2,198	4,179
Household Change 2000-2011	211	1,304	2,544
% Population Change 2000-2011	15.66%	4.32%	3.47%
% Households Change 2000-2011	15.61%	6.90%	5.55%
<b>Population (Gender/Race/Age)</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2011 Male Population	3,092	26,959	68,980
2011 Female Population	3,068	26,962	68,463
% 2011 Male Population	50.19%	50.00%	50.19%
% 2011 Female Population	49.81%	50.00%	49.81%
2011 Total Adult Population	4,872	41,598	103,539
2011 Total Daytime Population	7,669	45,724	116,536
2011 Total Daytime Work Population	4,224	17,857	44,068
2011 Median Age Total Population	35	35	35
2011 Median Age Adult Population	43	43	44
2011 White Population	5,514	48,691	117,600
2011 Black Population	259	2,150	10,511
2011 Asian/Hawaiian/Pacific Islander	144	847	2,875
2011 American Indian/Alaska Native	21	219	574
2011 Other Population (Incl 2+ Races)	221	2,014	5,883
2011 Hispanic Population	366	3,203	8,809
2011 Non-Hispanic Population	5,794	50,717	128,635
% 2011 White Population	89.53%	90.30%	85.56%
% 2011 Black Population	4.21%	3.99%	7.65%
% 2011 Asian/Hawaiian/Pacific Islander	2.34%	1.57%	2.09%
% 2011 American Indian/Alaska Native	0.34%	0.41%	0.42%
% 2011 Other Population (Incl 2+ Races)	3.59%	3.74%	4.28%
% 2011 Hispanic Population	5.94%	5.94%	6.41%
% 2011 Non-Hispanic Population	94.06%	94.06%	93.59%
<b>Income</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2011 Median Household Income	\$66,114	\$76,788	\$73,986
2011 Per Capita Income	\$32,751	\$35,740	\$35,647
2011 Average Household Income	\$78,472	\$93,827	\$91,793
2011 Household Income < \$10,000	59	694	1,629
2011 Household Income \$10,000-\$14,999	30	413	1,121
2011 Household Income \$15,000-\$19,999	107	488	1,308
2011 Household Income \$20,000-\$24,999	38	515	1,591
2011 Household Income \$25,000-\$29,999	68	611	1,473
2011 Household Income \$30,000-\$34,999	65	642	1,651
2011 Household Income \$35,000-\$39,999	79	823	2,131
2011 Household Income \$40,000-\$44,999	57	846	2,129
2011 Household Income \$45,000-\$49,999	75	851	1,853
2011 Household Income \$50,000-\$59,999	113	1,352	3,938
2011 Household Income \$60,000-\$74,999	222	2,590	5,773
2011 Household Income \$75,000-\$99,999	299	3,843	8,045
2011 Household Income \$100,000-\$124,999	185	2,503	5,769
2011 Household Income \$125,000-\$149,999	95	1,564	3,281
2011 Household Income \$150,000-\$199,999	60	1,548	3,829
2011 Household Income \$200,000-\$249,999	3	208	859
2011 Household Income \$250,000-\$499,999	7	658	1,884
2011 Household Income \$500,000+	1	51	150
2011 Household Income \$200,000+	12	917	2,893