

For Sale

# Retail Investment

12,500 SF



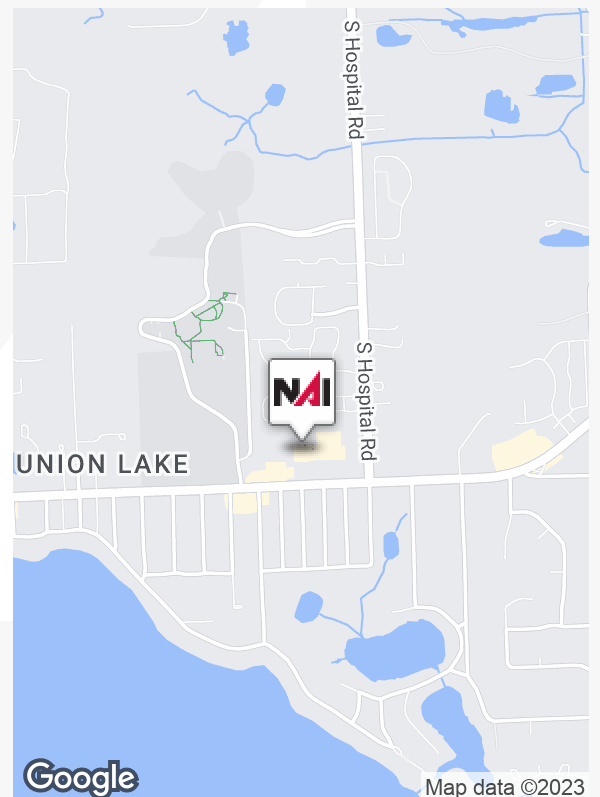
**9.5% Cap Rate & Rent Escalations!**

## 7150 Cooley Lake Rd

Waterford Township, Michigan 48327

### Property Highlights

- Ten year lease with IncrediPets-Nine years remaining
- 9.5% Cap Rate with Rent Escalations
- Price: \$899,000.00
- 12,500 SF with Tremendous Visibility
- Ample Parking and Smooth Ingress / Egress
- Attractive Lease Structure
- IncrediPets has a Long and Successful Track Record within a Fast Growing Industry



For more information

**Brad Margolis**

O: 248 351 4367

[bmargolis@farbman.com](mailto:bmargolis@farbman.com)

**NAI Farbman**

Commercial Real Estate Services, Worldwide.

28400 Northwestern Hwy  
Fourth Floor  
Southfield, MI 48034  
248 353 0500 tel  
[naifarbman.com](http://naifarbman.com)

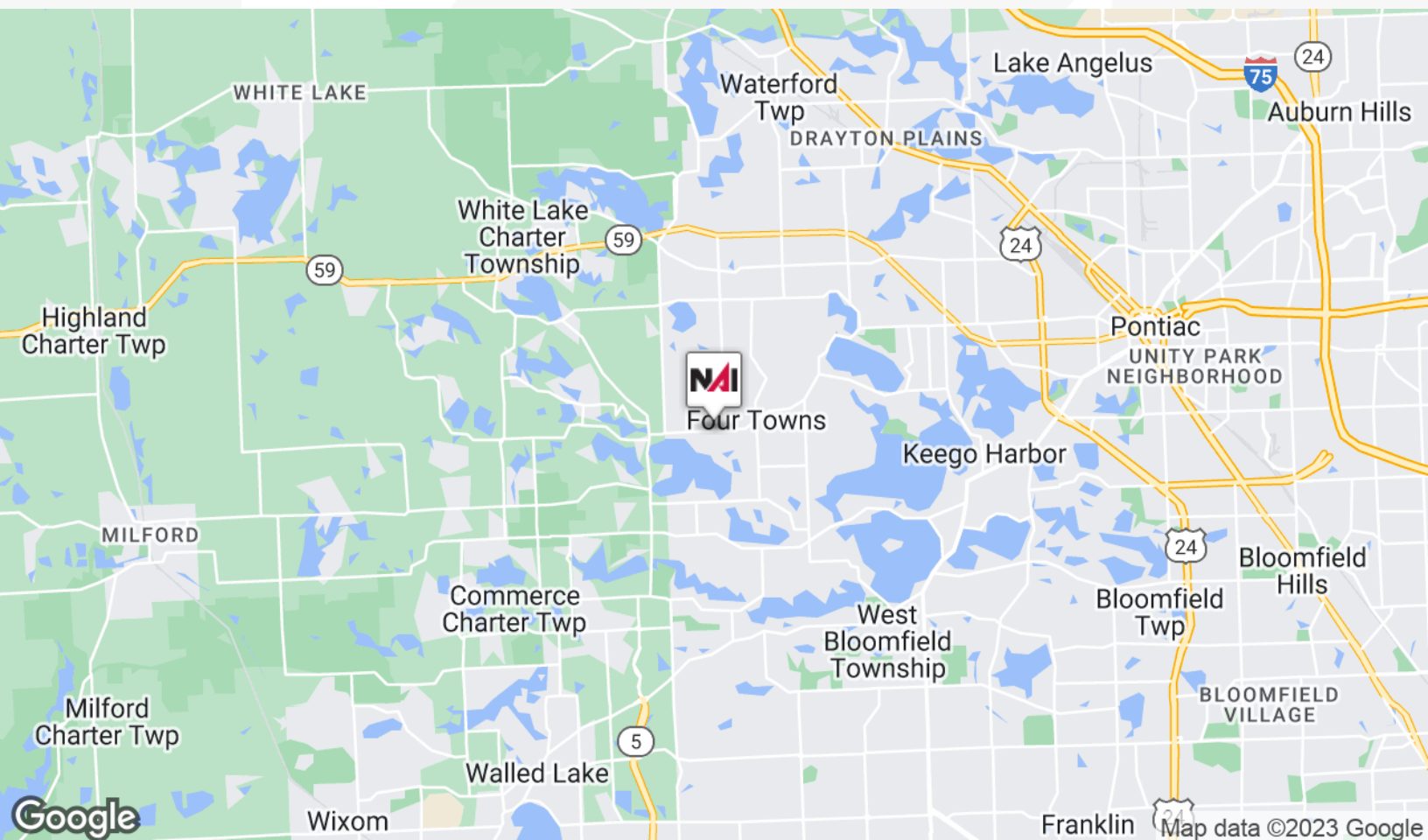


## Additional Photos



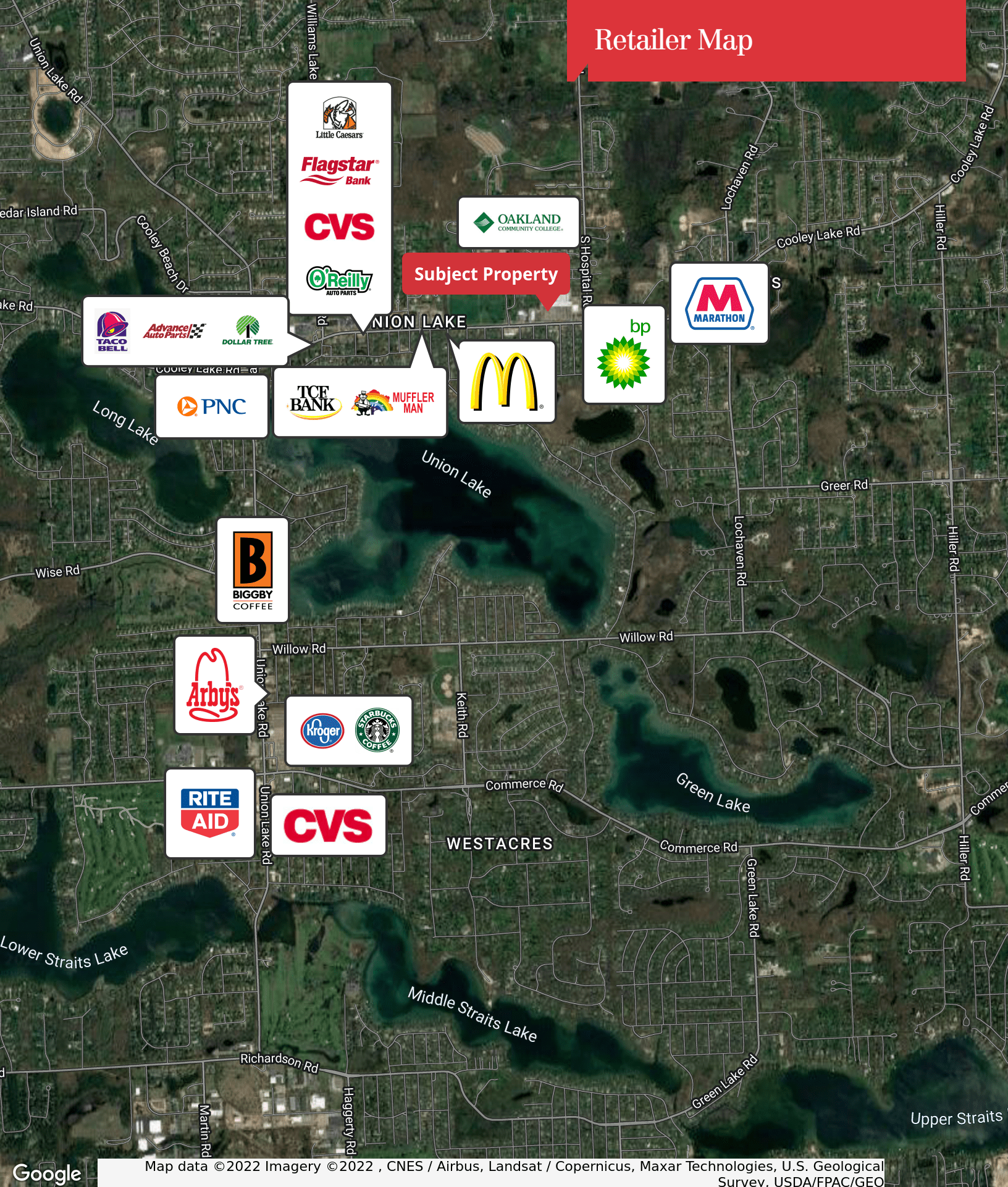


## Location Maps





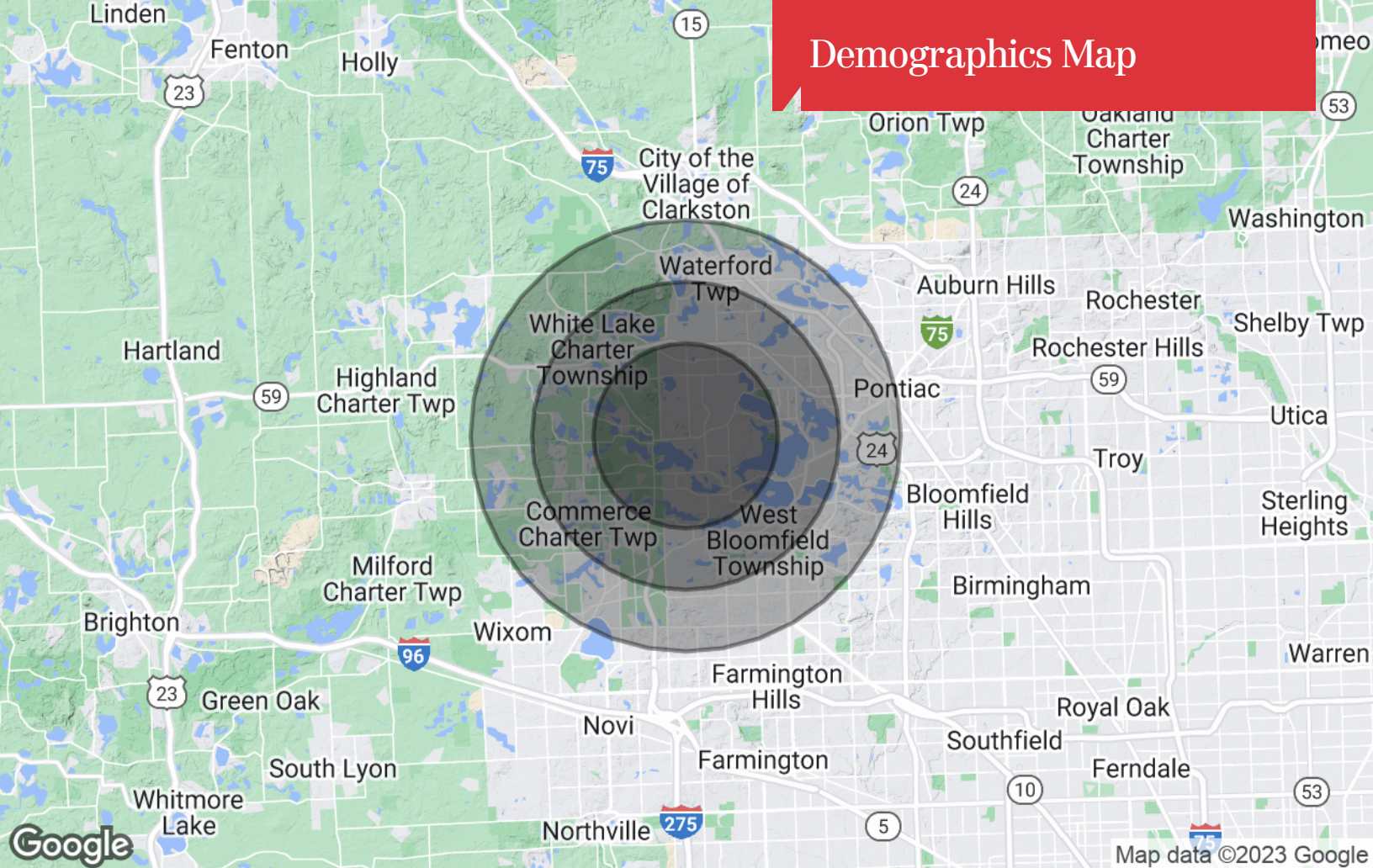
# Retailer Map



Google

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### Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	52,789	129,126	259,517
MEDIAN AGE	39.2	40.0	40.7
MEDIAN AGE (MALE)	38.0	38.6	39.6
MEDIAN AGE (FEMALE)	40.2	41.0	41.6

### Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	19,778	49,741	101,584
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$91,441	\$88,995	\$91,670
AVERAGE HOUSE VALUE	\$247,801	\$247,997	\$251,941

### Race

	3 Miles	5 Miles	7 Miles
% WHITE	93.1%	91.9%	89.1%
% BLACK	3.6%	4.3%	5.5%
% ASIAN	2.5%	2.8%	4.3%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.2%	0.3%	0.3%
% OTHER	0.6%	0.7%	0.8%

### Ethnicity

	3 Miles	5 Miles	7 Miles
% HISPANIC	2.6%	2.8%	3.3%

\* Demographic data derived from 2020 ACS - US Census