

NET LEASE INVESTMENT OPPORTUNITY

1055 - 1095 9 MILE ROAD

HAZEL PARK, MICHIGAN

FOR SALE

BUILDING SIZE:
3,060 SQ. FT.

LOT SIZE:
0.25 ACRES

BUILDING DIMENSIONS:
45' X 70'

ASKING PRICE:
\$475,000

CAP RATE:
14.01%

NOI:
\$66,532.44

PARKING:
18 SURFACE SPACES

TRAFFIC COUNTS:
9 MILE, BETWEEN JOHN R &
DEQUINDRE: 6,530
DEQUINDRE, NORTH OF
9 MILE: 22,869
JOHN R, NORTH OF
9 MILE: 15,927

CONTACT:
DOUG LACOUVER
DLACOUVER@LUDWIGSEELEY.COM
&
MATTHEW SEELEY
MSEELEY@LUDWIGSEELEY.COM



100% OCCUPIED

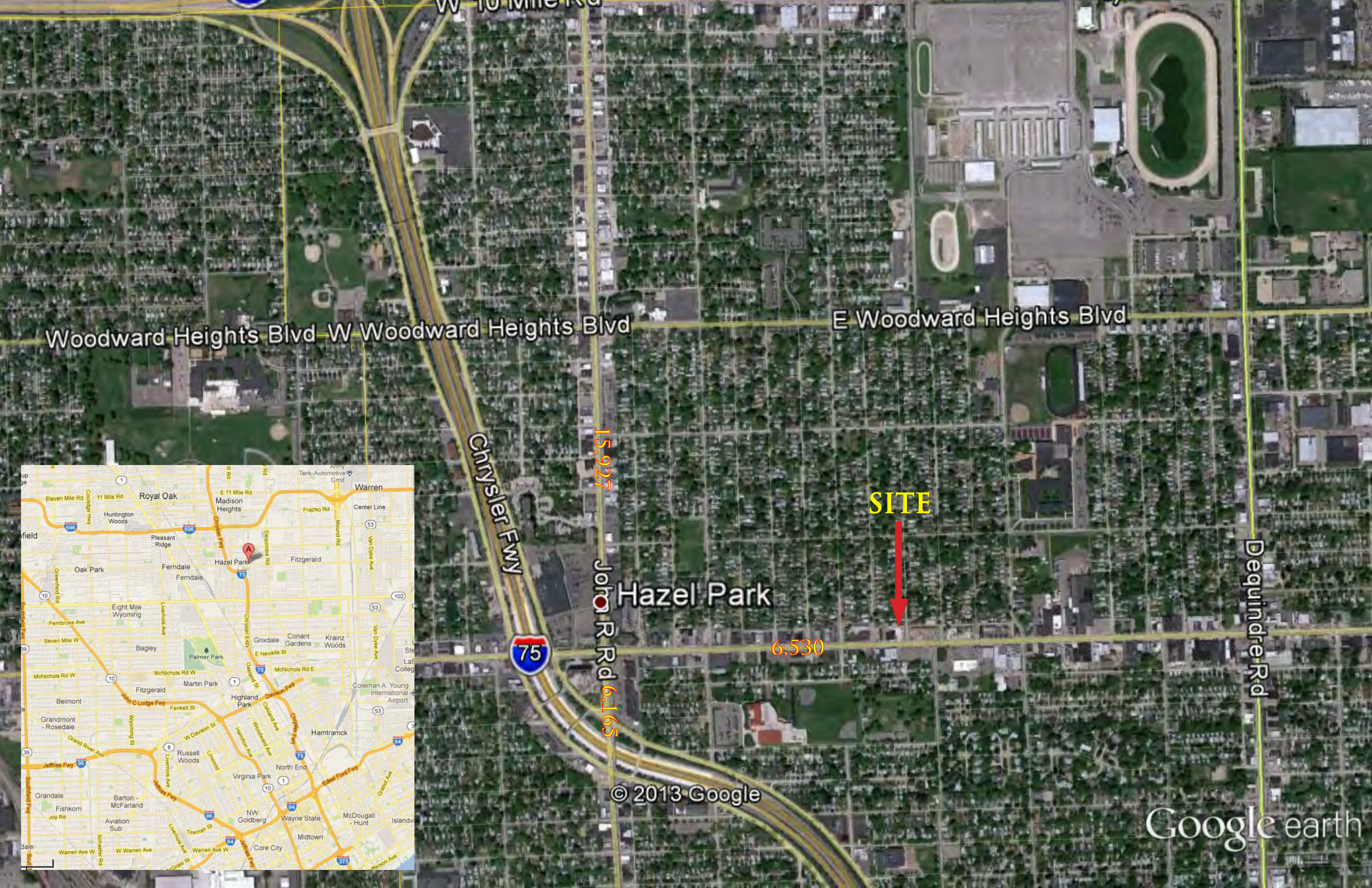
BUILT IN 2007

**TENANT ROSTER: AT&T AND
MED PARK PHARMACY**

DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	18,074	133,951	373,695
	AVERAGE INCOME	\$41,623	\$50,050	\$52,344
	HOUSEHOLDS	7,425	57,319	153,931

Ludwig & Seeley
REAL ESTATE

29580 NORTHWESTERN HWY. SUITE 110 SOUTHFIELD MI 48034
PHONE: 248.750.1700 FAX: 248.750.1771
WWW.LUDWIGSEELEY.COM



Woodward Heights Blvd W Woodward Heights Blvd

E Woodward Heights Blvd

Chrysler Fwy

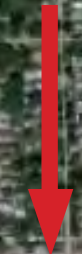
15,927

John R Rd 6,165

Hazel Park

6,530

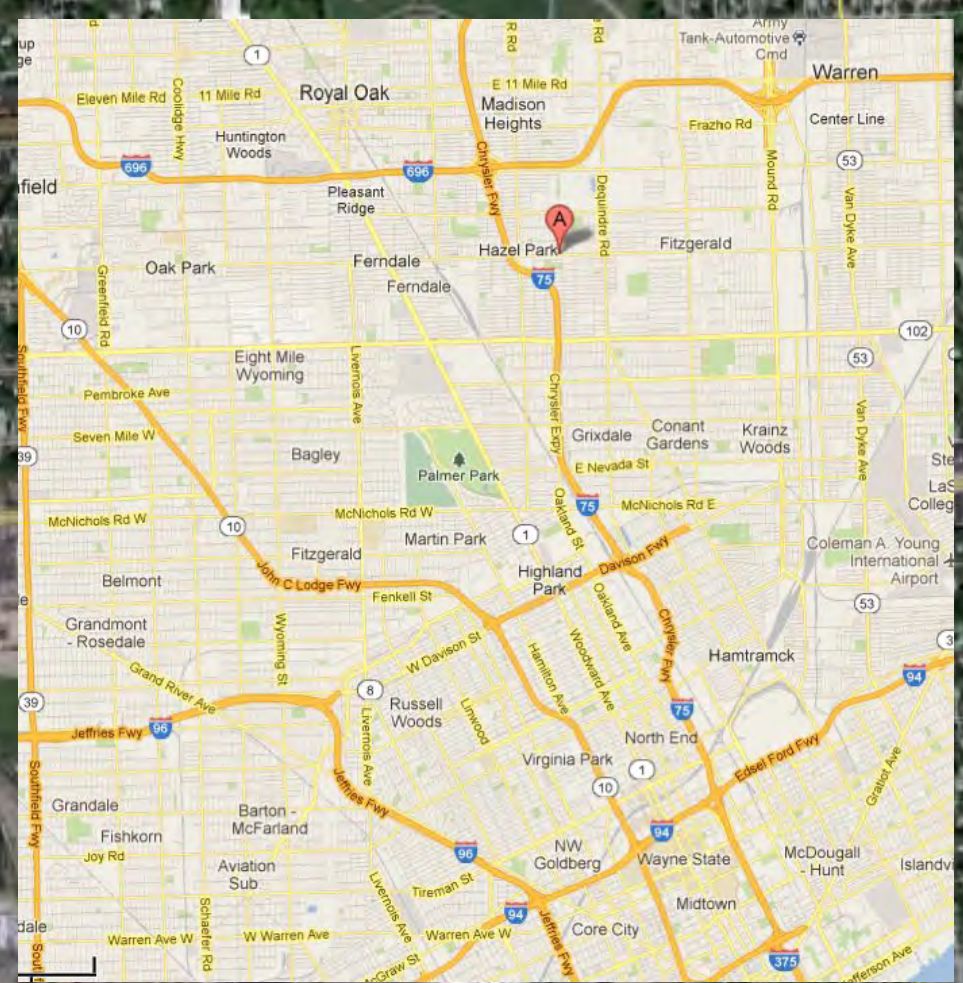
SITE

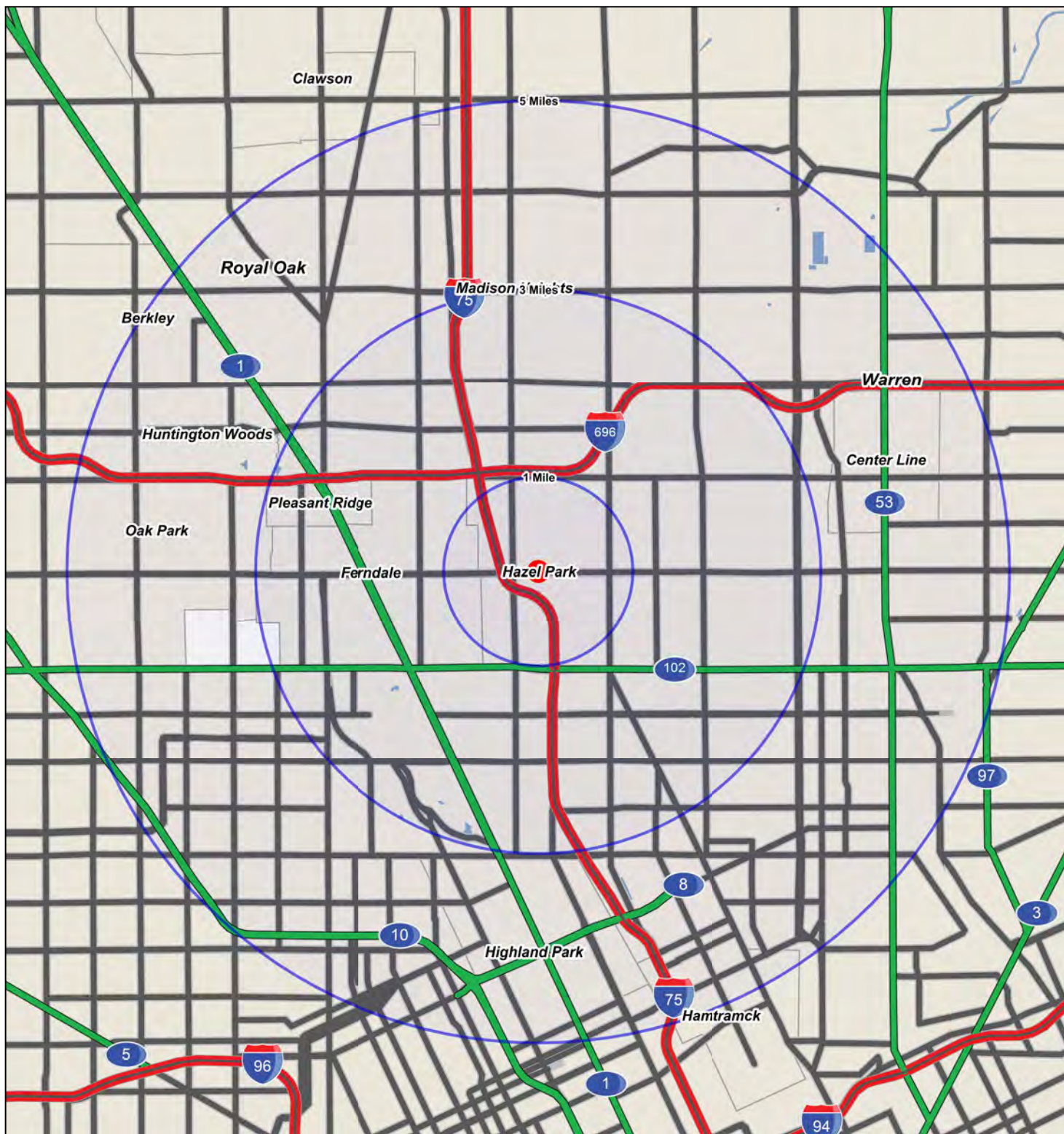


Dequindre Rd

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Google earth





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Hazel Park, MI

March 2013

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.4618/-83.0950

RF5

1055 E 9 Mile Rd	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2012)	18,074	133,951	373,695
Projected Population (2017)	18,137	131,694	363,177
Forecasted Population (2022)	18,140	131,603	362,741
Census Population (2010)	18,034	134,978	378,561
Census Population (2000)	20,494	157,526	439,403
Projected Annual Growth (2012 to 2017)	63 0.1%	-2,257 -0.3%	-10,518 -0.6%
Historical Annual Growth (2010 to 2012)	40 0.1%	-1,027 -0.4%	-4,866 -0.6%
Historical Annual Growth (2000 to 2010)	-2,460 -1.2%	-22,548 -1.4%	-60,841 -1.4%
Estimated Population Density (2012)	5,756 psm	4,739 psm	4,760 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.51 sq mi
Households			
Estimated Households (2012)	7,425	57,319	153,931
Projected Households (2017)	7,577	58,687	157,859
Forecasted Households (2022)	7,578	58,712	157,959
Census Households (2010)	7,369	56,720	152,102
Census Households (2000)	8,098	63,089	170,548
Estimated Households with Children (2012)	2,410 32.5%	16,289 28.4%	47,174 30.6%
Estimated Average Household Size (2012)	2.43	2.33	2.39
Average Household Income			
Estimated Average Household Income (2012)	\$41,623	\$50,050	\$52,344
Projected Average Household Income (2017)	\$46,902	\$56,296	\$58,331
Estimated Average Family Income (2012)	\$47,056	\$58,063	\$62,060
Median Household Income			
Estimated Median Household Income (2012)	\$35,529	\$45,556	\$45,476
Projected Median Household Income (2017)	\$38,976	\$50,852	\$50,653
Estimated Median Family Income (2012)	\$40,863	\$54,883	\$56,623
Per Capita Income			
Estimated Per Capita Income (2012)	\$17,112	\$21,489	\$21,814
Projected Per Capita Income (2017)	\$19,609	\$25,171	\$25,648
Estimated Per Capita income 5 Year Growth	\$2,497 14.6%	\$3,681 17.1%	\$3,834 17.6%
Other Income			
Estimated Median Disposable Income (2012)	\$31,328	\$38,648	\$38,773
Projected Median Disposable Income (2017)	\$34,078	\$42,701	\$41,945
Disposable Income Estimated 5 Year Growth	\$2,749 8.8%	\$4,053 10.5%	\$3,171 8.2%
Estimated Average Household Net Worth (2012)	\$344,699	\$399,000	\$402,837
Daytime Demos (2012)			
Total Businesses	576	4,720	13,022
Total Employees	4,835	47,884	145,221
Company Headquarter Businesses	1 0.2%	22 0.5%	86 0.7%
Company Headquarter Employees	20 0.4%	1,440 3.0%	9,820 6.8%
Employee Population per Business	8.4	10.1	11.2
Residential Population per Business	31.4	28.4	28.7

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EXPANDED PROFILE

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Lat/Lon: 42.4618/-83.0950

RF5

1055 E 9 Mile Rd

1 mi radius

3 mi radius

5 mi radius

Race & Ethnicity

White (2012)	14,385	79.6%	81,917	61.2%	186,814	50.0%
Black or African American (2012)	2,250	12.4%	42,908	32.0%	158,073	42.3%
American Indian or Alaska Native (2012)	167	0.9%	667	0.5%	1,534	0.4%
Asian (2012)	333	1.8%	3,675	2.7%	15,198	4.1%
Hawaiian or Pacific Islander (2012)	6	-	39	-	97	-
Other Race (2012)	26	0.1%	213	0.2%	650	0.2%
Two or More Races (2012)	908	5.0%	4,532	3.4%	11,329	3.0%
Not Hispanic or Latino Population (2012)	17,577	97.2%	130,953	97.8%	366,685	98.1%
Hispanic or Latino Population (2012)	498	2.8%	2,998	2.2%	7,010	1.9%
Not Hispanic or Latino Population (2017)	17,585	97.0%	128,261	97.4%	354,886	97.7%
Hispanic or Latino Population (2017)	552	3.0%	3,432	2.6%	8,291	2.3%
Not Hispanic or Latino Population (2010)	17,563	97.4%	132,134	97.9%	371,901	98.2%
Hispanic or Latino Population (2010)	472	2.6%	2,844	2.1%	6,660	1.8%
Not Hispanic or Latino Population (2000)	20,095	98.0%	155,353	98.6%	434,131	98.8%
Hispanic or Latino Population (2000)	400	2.0%	2,174	1.4%	5,271	1.2%
Projected Hispanic Annual Growth (2012 to 2017)	55	2.2%	434	2.9%	1,281	3.7%
Historic Hispanic Annual Growth (2000 to 2012)	98	2.0%	825	3.2%	1,739	2.7%

Age Distribution (2012)

Age Under 5	1,215	6.7%	8,561	6.4%	24,018	6.4%
Age 5 to 9 Years	1,104	6.1%	7,456	5.6%	22,032	5.9%
Age 10 to 14 Years	1,191	6.6%	7,883	5.9%	23,220	6.2%
Age 15 to 19 Years	1,319	7.3%	8,998	6.7%	27,123	7.3%
Age 20 to 24 Years	1,345	7.4%	9,339	7.0%	26,369	7.1%
Age 25 to 29 Years	1,223	6.8%	10,165	7.6%	25,954	6.9%
Age 30 to 34 Years	1,358	7.5%	10,279	7.7%	25,688	6.9%
Age 35 to 39 Years	1,228	6.8%	9,326	7.0%	24,636	6.6%
Age 40 to 44 Years	1,250	6.9%	9,097	6.8%	24,902	6.7%
Age 45 to 49 Years	1,303	7.2%	9,359	7.0%	25,499	6.8%
Age 50 to 54 Years	1,390	7.7%	9,847	7.4%	26,939	7.2%
Age 55 to 59 Years	1,148	6.4%	8,781	6.6%	24,947	6.7%
Age 60 to 64 Years	823	4.6%	6,875	5.1%	19,917	5.3%
Age 65 to 74 Years	1,141	6.3%	9,405	7.0%	26,900	7.2%
Age 75 to 84 Years	692	3.8%	5,761	4.3%	17,019	4.6%
Age 85 Years or Over	344	1.9%	2,820	2.1%	8,529	2.3%
Median Age	35.5		36.5		36.8	

Gender Age Distribution (2012)

Female Population	9,226	51.0%	68,790	51.4%	193,793	51.9%
Age 0 to 19 Years	2,372	25.7%	15,979	23.2%	47,074	24.3%
Age 20 to 64 Years	5,573	60.4%	42,063	61.1%	115,030	59.4%
Age 65 Years or Over	1,282	13.9%	10,748	15.6%	31,690	16.4%
Female Median Age	36.3		38.0		38.5	
Male Population	8,848	49.0%	65,161	48.6%	179,902	48.1%
Age 0 to 19 Years	2,457	27.8%	16,919	26.0%	49,320	27.4%
Age 20 to 64 Years	5,496	62.1%	41,005	62.9%	109,823	61.0%
Age 65 Years or Over	896	10.1%	7,237	11.1%	20,759	11.5%
Male Median Age	34.8		35.1		34.9	

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Lat/Lon: 42.4618/-83.0950

RF5

1055 E 9 Mile Rd

1 mi radius

3 mi radius

5 mi radius

Household Income Distribution (2012)

HH Income \$200,000 or More	81	1.1%	1,068	1.9%	3,778	2.5%
HH Income \$150,000 to \$199,999	8	0.1%	780	1.4%	2,608	1.7%
HH Income \$100,000 to \$149,999	345	4.6%	5,252	9.2%	13,938	9.1%
HH Income \$75,000 to \$99,999	512	6.9%	6,438	11.2%	15,725	10.2%
HH Income \$50,000 to \$74,999	1,648	22.2%	10,910	19.0%	27,277	17.7%
HH Income \$35,000 to \$49,999	1,192	16.1%	8,562	14.9%	23,100	15.0%
HH Income \$25,000 to \$34,999	1,211	16.3%	7,097	12.4%	18,957	12.3%
HH Income \$15,000 to \$24,999	1,037	14.0%	7,910	13.8%	20,664	13.4%
HH Income Under \$15,000	1,390	18.7%	9,302	16.2%	27,885	18.1%
HH Income \$35,000 or More	3,786	51.0%	33,010	57.6%	86,425	56.1%
HH Income \$75,000 or More	946	12.7%	13,538	23.6%	36,049	23.4%

Housing (2012)

Total Housing Units	8,422		64,827		175,548	
Housing Units Occupied	7,425	88.2%	57,319	88.4%	153,931	87.7%
Housing Units Owner-Occupied	4,470	60.2%	36,831	64.3%	94,246	61.2%
Housing Units, Renter-Occupied	2,954	39.8%	20,488	35.7%	59,685	38.8%
Housing Units, Vacant	997	11.8%	7,509	11.6%	21,616	12.3%
Median Years in Residence	4.3		4.7		4.7	

Marital Status (2012)

Never Married	5,334	44.5%	38,666	42.6%	107,164	42.5%
Currently Married	4,733	39.4%	34,622	38.2%	94,683	37.6%
Separated	306	2.6%	3,188	3.5%	11,988	4.8%
Widowed	267	2.2%	3,441	3.8%	9,746	3.9%
Divorced	1,358	11.3%	10,824	11.9%	28,291	11.2%

Household Type (2012)

Population Family	13,637	75.5%	97,369	72.7%	275,652	73.8%
Population Non-Family	4,425	24.5%	36,183	27.0%	92,396	24.7%
Population Group Quarters	12	0.1%	399	0.3%	5,646	1.5%
Family Households	4,376	58.9%	32,673	57.0%	91,809	59.6%
Non-Family Households	3,049	41.1%	24,645	43.0%	62,122	40.4%
Married Couple with Children	1,121	23.7%	8,254	23.8%	23,508	24.8%
Average Family Household Size	3.1		3.0		3.0	

Household Size (2012)

1 Person Households	2,430	32.7%	19,728	34.4%	51,460	33.4%
2 Person Households	2,150	29.0%	17,247	30.1%	44,971	29.2%
3 Person Households	1,250	16.8%	8,924	15.6%	24,003	15.6%
4 Person Households	833	11.2%	6,205	10.8%	17,456	11.3%
5 Person Households	460	6.2%	3,006	5.2%	8,815	5.7%
6 or More Person Households	301	4.1%	2,208	3.9%	7,226	4.7%

Household Vehicles (2012)

Households with 0 Vehicles Available	1,046	14.1%	6,943	12.1%	21,264	13.8%
Households with 1 Vehicles Available	3,004	40.5%	24,438	42.6%	67,363	43.8%
Households with 2 or More Vehicles Available	3,375	45.5%	25,938	45.3%	65,305	42.4%
Total Vehicles Available	11,064		86,847		225,265	
Average Vehicles Per Household	1.5		1.5		1.5	

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EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

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Lat/Lon: 42.4618/-83.0950

RF5

1055 E 9 Mile Rd

1 mi radius

3 mi radius

5 mi radius

Labor Force (2012)

Estimated Labor Population Age 16 Years or Over	14,338		108,386		299,293	
Estimated Civilian Employed	7,127	49.7%	56,416	52.1%	148,508	49.6%
Estimated Civilian Unemployed	2,306	16.1%	13,323	12.3%	34,580	11.6%
Estimated in Armed Forces	4	-	78	0.1%	178	0.1%
Estimated Not in Labor Force	4,901	34.2%	38,569	35.6%	116,028	38.8%
Unemployment Rate	16.1%		12.3%		11.6%	

Occupation (2010)

Occupation: Population Age 16 Years or Over	7,303		55,641		145,758	
Management, Business, Financial Operations	723	9.9%	6,968	12.5%	18,130	12.4%
Professional, Related	1,066	14.6%	11,594	20.8%	29,750	20.4%
Service	1,682	23.0%	11,374	20.4%	31,117	21.3%
Sales, Office	1,773	24.3%	13,951	25.1%	37,518	25.7%
Farming, Fishing, Forestry	9	0.1%	76	0.1%	279	0.2%
Construct, Extraction, Maintenance	780	10.7%	4,144	7.4%	9,015	6.2%
Production, Transport Material Moving	1,270	17.4%	7,534	13.5%	19,949	13.7%
White Collar Workers		48.8%		58.4%		58.6%
Blue Collar Workers		51.2%		41.6%		41.4%

Consumer Expenditure (2012)

Total Household Expenditure	\$287 M		\$2.49 B		\$6.87 B	
Total Non-Retail Expenditure	\$164 M	57.1%	\$1.43 B	57.3%	\$3.94 B	57.3%
Total Retail Expenditure	\$123 M	42.9%	\$1.06 B	42.7%	\$2.93 B	42.7%
Apparel	\$13.7 M	4.8%	\$119 M	4.8%	\$329 M	4.8%
Contributions	\$9.63 M	3.4%	\$88.0 M	3.5%	\$247 M	3.6%
Education	\$6.16 M	2.1%	\$57.2 M	2.3%	\$162 M	2.4%
Entertainment	\$15.8 M	5.5%	\$138 M	5.5%	\$381 M	5.5%
Food and Beverages	\$45.5 M	15.8%	\$387 M	15.5%	\$1.07 B	15.5%
Furnishings and Equipment	\$12.0 M	4.2%	\$107 M	4.3%	\$296 M	4.3%
Gifts	\$7.01 M	2.4%	\$63.6 M	2.6%	\$177 M	2.6%
Health Care	\$18.7 M	6.5%	\$157 M	6.3%	\$432 M	6.3%
Household Operations	\$9.51 M	3.3%	\$86.0 M	3.5%	\$240 M	3.5%
Miscellaneous Expenses	\$4.97 M	1.7%	\$42.5 M	1.7%	\$117 M	1.7%
Personal Care	\$4.21 M	1.5%	\$36.3 M	1.5%	\$100 M	1.5%
Personal Insurance	\$2.70 M	0.9%	\$24.4 M	1.0%	\$68.1 M	1.0%
Reading	\$938 K	0.3%	\$8.18 M	0.3%	\$22.6 M	0.3%
Shelter	\$54.9 M	19.1%	\$478 M	19.2%	\$1.32 B	19.3%
Tobacco	\$2.15 M	0.7%	\$17.3 M	0.7%	\$47.5 M	0.7%
Transportation	\$57.9 M	20.2%	\$499 M	20.1%	\$1.37 B	19.9%
Utilities	\$21.4 M	7.4%	\$179 M	7.2%	\$494 M	7.2%

Educational Attainment (2012)

Adult Population Age 25 Years or Over	11,901		91,714		250,932	
Elementary (Grade Level 0 to 8)	607	5.1%	4,598	5.0%	12,079	4.8%
Some High School (Grade Level 9 to 11)	1,852	15.6%	10,857	11.8%	30,396	12.1%
High School Graduate	4,349	36.5%	27,771	30.3%	73,114	29.1%
Some College	2,999	25.2%	22,101	24.1%	60,777	24.2%
Associate Degree Only	583	4.9%	5,512	6.0%	16,931	6.7%
Bachelor Degree Only	1,034	8.7%	12,727	13.9%	34,092	13.6%
Graduate Degree	476	4.0%	8,148	8.9%	23,543	9.4%

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RF5

1055 E 9 Mile Rd						
	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2010)						
1 Detached Unit	5,701	77.4%	44,685	78.8%	113,234	74.4%
1 Attached Unit	106	1.4%	1,934	3.4%	8,139	5.4%
2 to 4 Units	295	4.0%	2,546	4.5%	9,461	6.2%
5 to 9 Units	189	2.6%	1,580	2.8%	5,292	3.5%
10 to 19 Units	127	1.7%	1,023	1.8%	3,640	2.4%
20 to 49 Units	78	1.1%	1,089	1.9%	3,151	2.1%
50 or More Units	440	6.0%	2,554	4.5%	6,964	4.6%
Mobile Home or Trailer	432	5.9%	1,298	2.3%	2,209	1.5%
Other Structure	-	-	11	-	13	-
Homes Built By Year (2010)						
Homes Built 2005 or later	171	2.3%	965	1.7%	2,769	1.8%
Homes Built 2000 to 2004	199	2.7%	1,713	3.0%	4,411	2.9%
Homes Built 1990 to 1999	447	6.1%	3,340	5.9%	8,855	5.8%
Homes Built 1980 to 1989	483	6.6%	3,000	5.3%	7,903	5.2%
Homes Built 1970 to 1979	890	12.1%	6,020	10.6%	15,221	10.0%
Homes Built 1960 to 1969	1,074	14.6%	7,358	13.0%	20,187	13.3%
Homes Built 1950 to 1959	2,099	28.5%	14,222	25.1%	37,797	24.8%
Homes Built Before 1949	2,007	27.2%	20,101	35.4%	54,958	36.1%
Home Values (2010)						
Home Values \$1,000,000 or More	18	0.4%	134	0.4%	298	0.3%
Home Values \$500,000 to \$999,999	26	0.6%	422	1.1%	1,143	1.2%
Home Values \$400,000 to \$499,999	22	0.5%	336	0.9%	948	1.0%
Home Values \$300,000 to \$399,999	84	1.8%	1,008	2.7%	2,854	2.9%
Home Values \$200,000 to \$299,999	208	4.5%	3,038	8.0%	8,942	9.2%
Home Values \$150,000 to \$199,999	347	7.5%	5,676	14.9%	15,699	16.1%
Home Values \$100,000 to \$149,999	1,096	23.8%	9,260	24.4%	21,661	22.3%
Home Values \$70,000 to \$99,999	1,238	26.9%	7,871	20.7%	18,875	19.4%
Home Values \$50,000 to \$69,999	583	12.7%	4,243	11.2%	11,055	11.4%
Home Values \$25,000 to \$49,999	595	12.9%	3,525	9.3%	9,686	10.0%
Home Values Under \$25,000	390	8.5%	2,484	6.5%	6,083	6.3%
Owner-Occupied Median Home Value	\$85,553		\$111,823		\$115,503	
Renter-Occupied Median Rent	\$648		\$646		\$618	
Transportation To Work (2010)						
Drive to Work Alone	5,539	80.0%	44,956	83.2%	115,946	81.7%
Drive to Work in Carpool	928	13.4%	4,593	8.5%	12,284	8.7%
Travel to Work by Public Transportation	146	2.1%	1,608	3.0%	4,850	3.4%
Drive to Work on Motorcycle	6	0.1%	57	0.1%	119	0.1%
Walk or Bicycle to Work	139	2.0%	1,009	1.9%	3,111	2.2%
Other Means	27	0.4%	313	0.6%	939	0.7%
Work at Home	140	2.0%	1,488	2.8%	4,623	3.3%
Travel Time (2010)						
Travel to Work in 14 Minutes or Less	1,847	27.2%	11,785	22.4%	30,717	22.4%
Travel to Work in 15 to 29 Minutes	2,996	44.2%	23,491	44.7%	61,385	44.7%
Travel to Work in 30 to 59 Minutes	1,657	24.4%	14,818	28.2%	39,234	28.6%
Travel to Work in 60 Minutes or More	286	4.2%	2,442	4.6%	5,913	4.3%
Average Minutes Travel to Work	20.6		22.1		22.1	

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