

Vacant Land 9 Mile & Lahser Southfield, MI 48075

For Sale

Lot Size:
42,120 Square Feet

Lot Dimensions:
180' x 234'

Date Available:
Immediately

Zoning:
Office Service
(B-2 Zoning Possible)

Traffic Counts:
9 Mile East of Lahser: 16,000
Lahser South of 9 Mile: 11,890
Lahser North of 9 Mile: 12,020



Contact:
Lou Frango
lfrango@ludwigseeley.com



**Excellent Demographics & Traffic Counts
Near Walgreen's & Plum Hollow Market
Great for Medical Office or
Neighborhood Retail**

Demographics

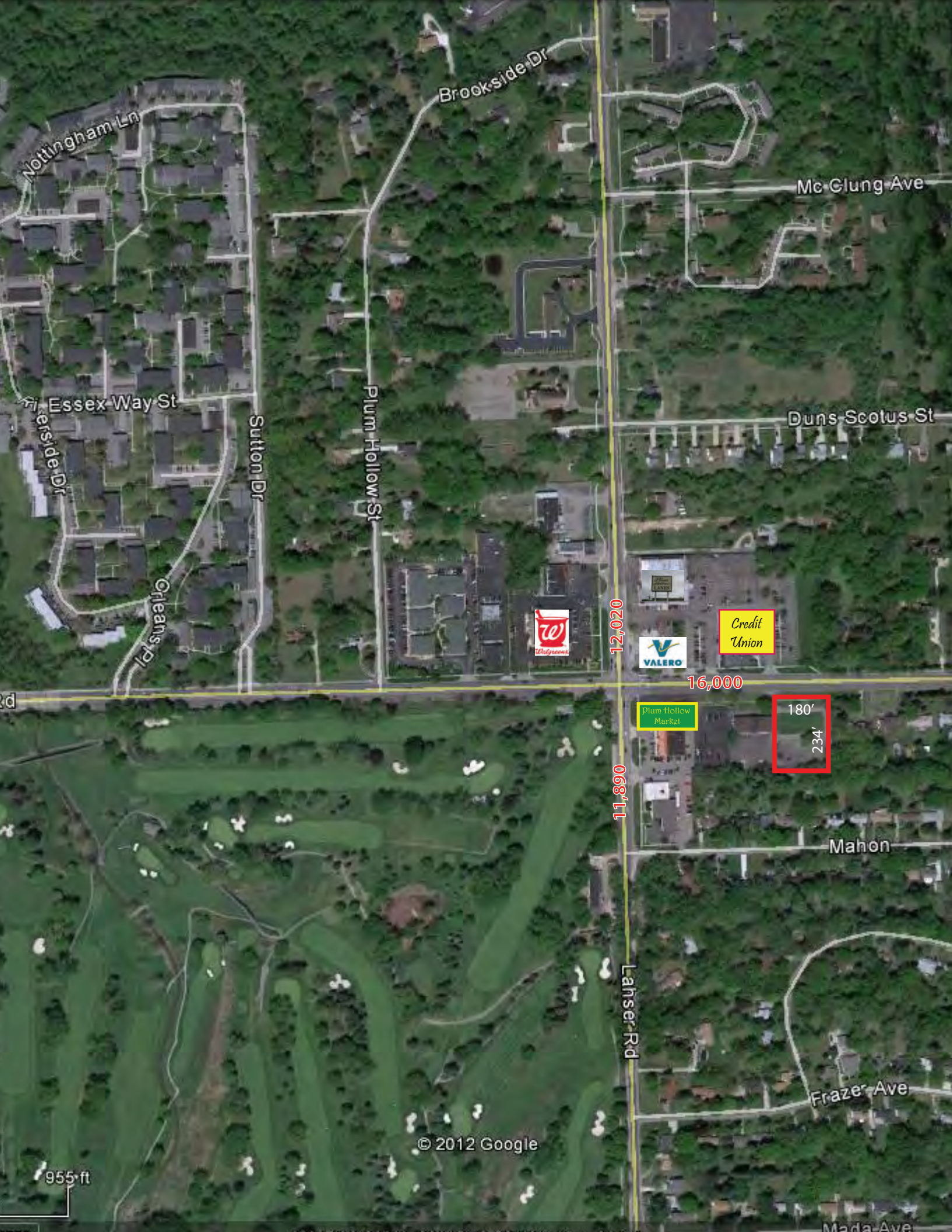
Category	1 Mile:	2 Mile:	3 Mile:
Population	6,163	37,182	101,844
Average Income	\$76,700	\$68,665	\$65,237
Households	2,549	15,054	39,921

Ludwig & Seeley
REAL ESTATE

29580 Northwestern Hwy. Suite 110 Southfield MI 48034

Phone: 248.750.1700 Fax: 248.750.1771

www.ludwigseeley.com



Nottingham Ln

Brookside Dr

Mc Clung Ave

Essex Way St

Plum Hollow St

Sutton Dr

Orleans Pl

Duns Scotus St



Credit Union

12,020

16,000

Plum Hollow Market

180'
234'

11,890

Mahon

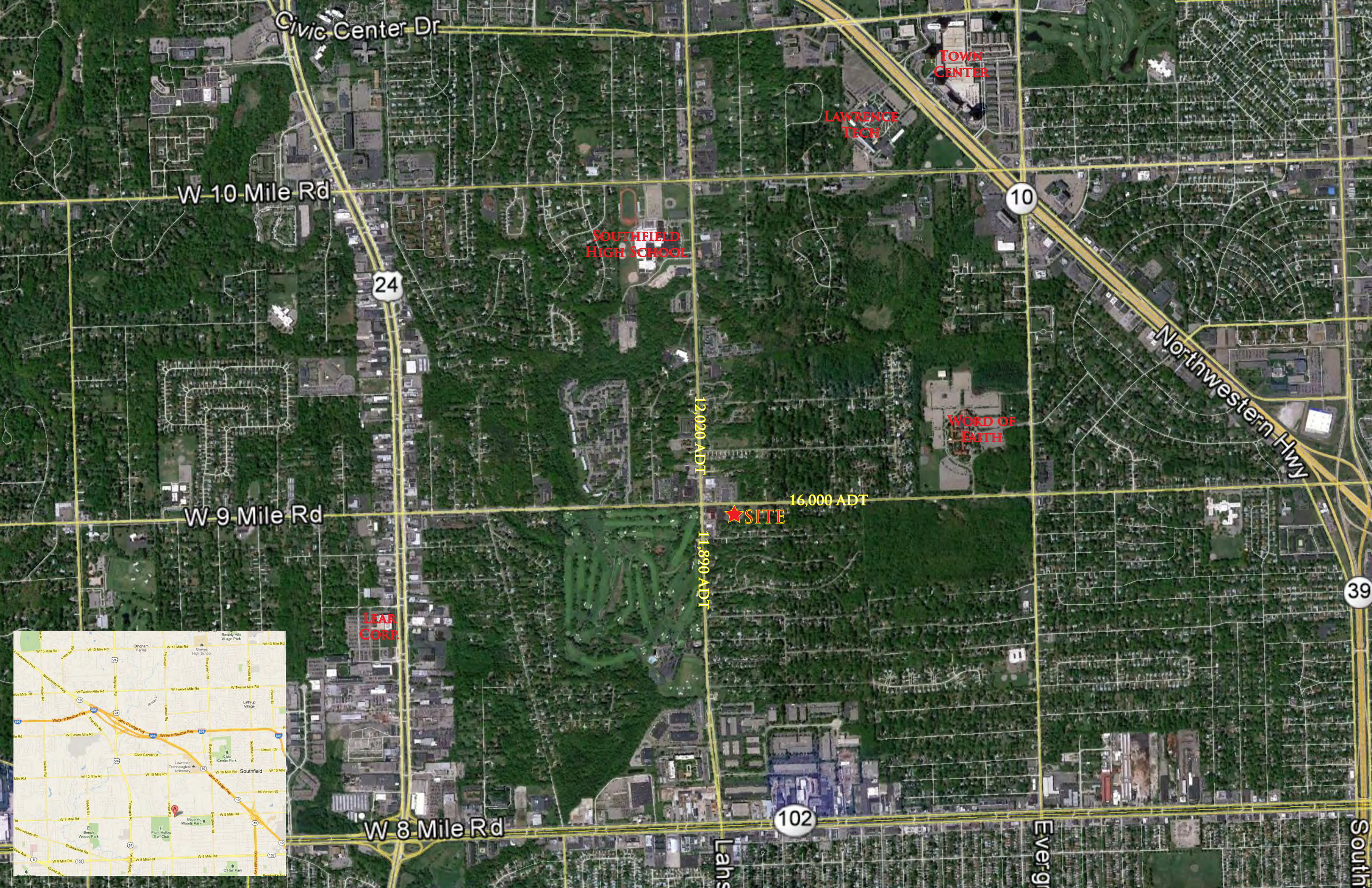
Lausser Rd

Frazer Ave

© 2012 Google

955 ft

Mada Ave



Civic Center Dr

TOWN
CENTER

LAWRENCE
TECH

W 10 Mile Rd

SOUTHFIELD
HIGH SCHOOL

24

10

Northwestern Hwy

WORD OF
FAITH

W 9 Mile Rd

★ SITE

16,000 ADT

LEAR
CORP.

12,020 ADT

11,890 ADT

39

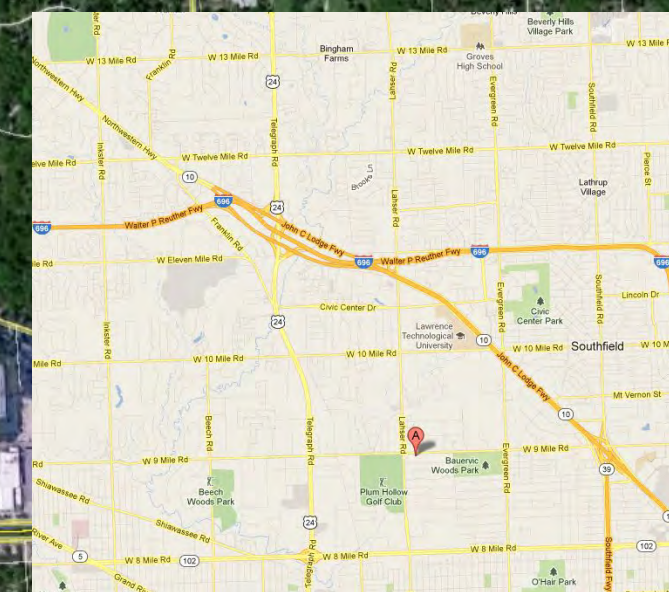
W 8 Mile Rd

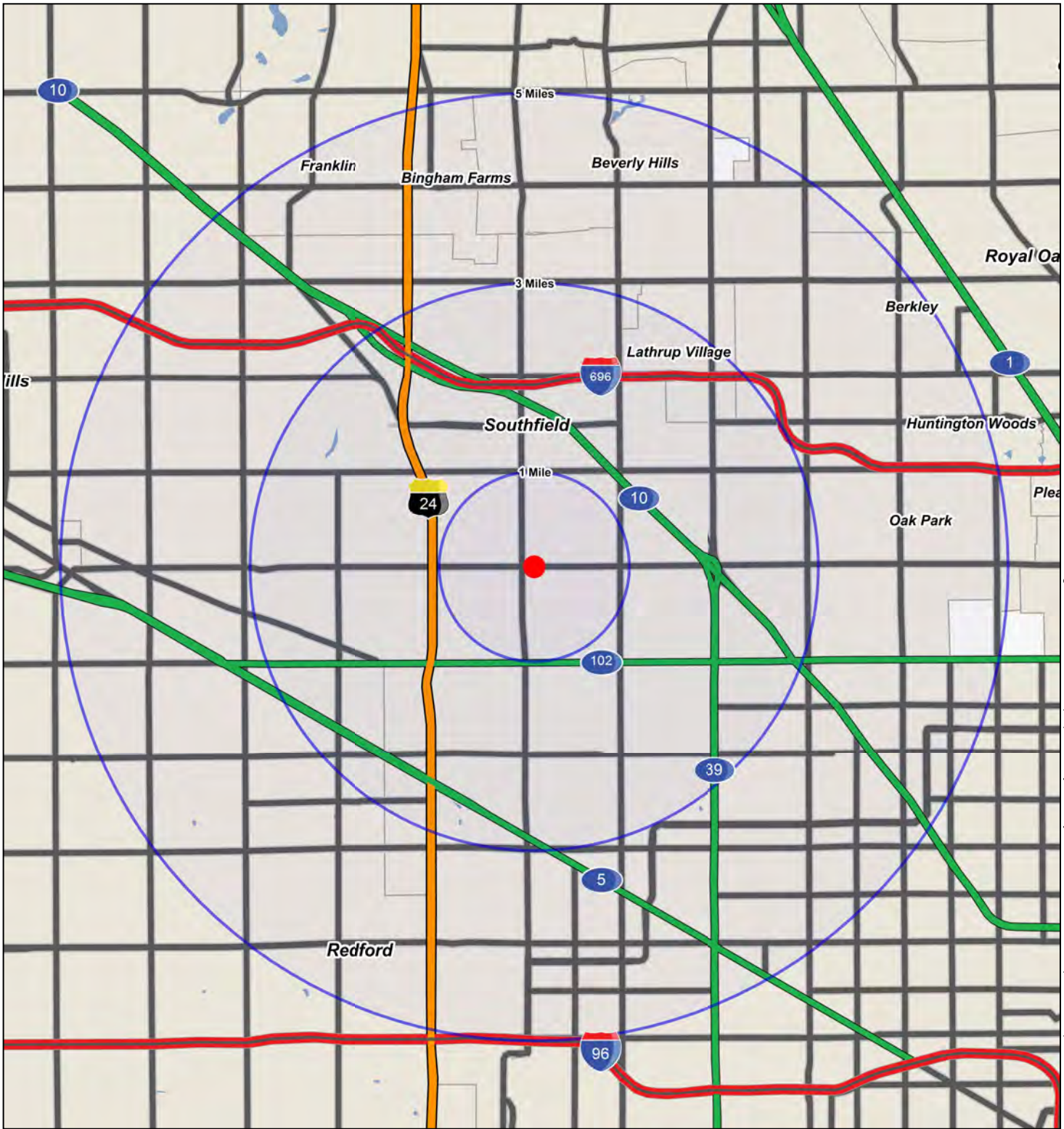
102

Evergreen

South

Lahs





Lat: 42.2578 Lon: 83.4579 Zoom: 10.89 mi

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**21751 W 9 Mile Road
Southfield, MI**

November 2012

Ludwig & Seeley, Inc.

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EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
Calculated using Proportional Block Groups



Ludwig & Seeley, Inc.
Lat/Lon: 42.4579/-83.25757

21751 West 9 Mile Road						
Southfield, MI						
	1 Mile		2 Miles		3 Miles	
Population (2010)						
Estimated Population	6,163		37,182		101,844	
Census Population (1990)	6,168		40,707		114,147	
Census Population (2000)	6,181		40,159		112,329	
Projected Population (2015)	6,185		36,416		98,459	
Forecasted Population (2020)	6,184		34,318		90,703	
Historical Annual Growth (1990 to 2000)	13	0.02%	-549	-0.13%	-1,818	-0.16%
Historical Annual Growth (2000 to 2010)	-17	-0.03%	-2,976	-0.74%	-10,485	-0.93%
Projected Annual Growth (2010 to 2015)	21	0.07%	-766	-0.41%	-3,385	-0.66%
Estimated Population Density	1,963 <i>psm</i>		2,961 <i>psm</i>		3,603 <i>psm</i>	
Trade Area Size	3.14 <i>sq mil</i>		12.56 <i>sq mil</i>		28.26 <i>sq mil</i>	
Households (2010)						
Estimated Households	2,549		15,054		39,921	
Census Households (1990)	2,514		16,073		43,526	
Census Households (2000)	2,531		16,385		44,335	
Projected Households (2015)	2,549		15,094		39,752	
Forecasted Households (2020)	2,557		14,362		37,161	
Households with Children	814	31.93%	4,738	31.48%	13,284	33.28%
Average Household Size	2.32		2.41		2.51	
Average Household Income (2010)						
Est. Average Household Income	\$76,700		\$68,665		\$65,327	
Proj. Average Household Income (2015)	\$80,515		\$72,146		\$68,220	
Average Family Income	\$87,615		\$82,096		\$77,623	
Median Household Income (2010)						
Est. Median Household Income	\$62,897		\$53,737		\$51,997	
Proj. Median Household Income (2015)	\$64,307		\$55,172		\$53,555	
Median Family Income	\$71,668		\$66,083		\$64,166	
Per Capita Income (2010)						
Est. Per Capita Income	\$32,626		\$28,886		\$26,232	
Proj. Per Capita Income (2015)	\$34,114		\$31,055		\$28,214	
Per Capita Income Est. 5 year change	\$1,488	4.56%	\$2,169	7.51%	\$1,982	7.55%
Other Income (2010)						
Est. Median Disposable Income	\$51,818		\$45,029		\$43,622	
Proj. Median Disposable Income (2015)	\$52,837		\$46,057		\$44,697	
Disposable Income Est. 5 year change	\$1,018	1.97%	\$1,028	2.28%	\$1,075	2.46%
Est. Average Household Net Worth	\$270,936		\$242,080		\$232,321	
Daytime Demos (2010)						
Total Number of Businesses	375		2,965		6,351	
Total Number of Employees	4,552		41,078		74,374	
Company Headqtrs: Businesses	1	0.19%	15	0.49%	20	0.31%
Company Headqtrs: Employees	184	4.05%	2,860	6.96%	3,518	4.73%
Unemployment Rate	10.54%		10.63%		10.04%	
Employee Population per Business	12.1 to 1		13.9 to 1		11.7 to 1	
Residential Population per Business	16.4 to 1		12.5 to 1		16.0 to 1	

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21751 West 9 Mile Road

Southfield, MI

Race & Ethnicity (2010)

	1 Mile		2 Miles		3 Miles	
White	1,785	28.97%	8,342	22.44%	27,381	26.88%
Black or African American	3,986	64.68%	26,986	72.58%	69,588	68.33%
American Indian & Alaska Native	14	0.23%	87	0.23%	245	0.24%
Asian	177	2.87%	720	1.94%	1,879	1.84%
Hawaiian & Pacific Islander	7	0.12%	21	0.06%	48	0.05%
Other Race	37	0.61%	206	0.55%	509	0.50%
Two or More Races	156	2.53%	820	2.21%	2,196	2.16%
Not Hispanic or Latino Population	6,023	97.72%	36,431	97.98%	99,892	98.08%
Hispanic or Latino Population	140	2.28%	751	2.02%	1,952	1.92%
Not of Hispanic Origin Population (1990)	6,045	98.01%	40,258	98.90%	112,899	98.91%
Hispanic Origin Population (1990)	123	1.99%	449	1.10%	1,248	1.09%
Not Hispanic or Latino Population (2000)	6,081	98.38%	39,687	98.82%	111,116	98.92%
Hispanic or Latino Population (2000)	100	1.62%	472	1.18%	1,212	1.08%
Not Hispanic or Latino Population (2015)	6,026	97.44%	35,505	97.50%	96,092	97.60%
Hispanic or Latino Population (2015)	158	2.56%	911	2.50%	2,367	2.40%
Hist. Hispanic Ann Growth (1990 to 2010)	18	0.72%	302	3.37%	704	2.82%
Proj. Hispanic Ann Growth (2015 to 2010)	18	2.55%	160	4.25%	415	4.25%

Age Distribution (2010)

0 to 4 yrs	329	5.33%	1,946	5.23%	5,817	5.71%
5 to 9 yrs	330	5.36%	2,093	5.63%	6,395	6.28%
10 to 14 yrs	370	6.00%	2,313	6.22%	6,800	6.68%
15 to 19 yrs	447	7.25%	2,525	6.79%	7,175	7.05%
20 to 24 yrs	526	8.53%	2,539	6.83%	6,882	6.76%
25 to 29 yrs	413	6.71%	2,304	6.20%	6,493	6.38%
30 to 34 yrs	373	6.05%	2,083	5.60%	5,996	5.89%
35 to 39 yrs	351	5.70%	2,075	5.58%	5,892	5.79%
40 to 44 yrs	407	6.60%	2,356	6.34%	6,608	6.49%
45 to 49 yrs	501	8.13%	2,886	7.76%	7,813	7.67%
50 to 54 yrs	560	9.09%	3,392	9.12%	8,732	8.57%
55 to 59 yrs	448	7.26%	2,942	7.91%	7,467	7.33%
60 to 64 yrs	343	5.57%	2,252	6.06%	5,766	5.66%
65 to 74 yrs	442	7.17%	2,746	7.39%	7,106	6.98%
75 to 84 yrs	229	3.71%	1,553	4.18%	4,180	4.10%
85 yrs plus	95	1.53%	1,177	3.17%	2,722	2.67%
Median Age	38.04 yrs		40.43 yrs		38.64 yrs	

Gender Age Distribution (2010)

Female Population	3,249	52.72%	20,040	53.90%	54,751	53.76%
0 to 19 yrs	746	22.95%	4,499	22.45%	13,055	23.84%
20 to 64 yrs	2,070	63.70%	12,319	61.47%	33,391	60.99%
65 yrs plus	434	13.35%	3,222	16.08%	8,305	15.17%
Female Median Age	40 yrs		42 yrs		40 yrs	
Male Population	2,914	47.28%	17,142	46.10%	47,093	46.24%
0 to 19 yrs	730	25.05%	4,378	25.54%	13,133	27.89%
20 to 64 yrs	1,853	63.59%	10,510	61.31%	28,257	60.00%
65 yrs plus	331	11.37%	2,254	13.15%	5,703	12.11%
Male Median Age	35.70 yrs		38.53 yrs		36.49 yrs	

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Ludwig & Seeley, Inc.
Lat/Lon: 42.4579/-83.25757

21751 West 9 Mile Road							
		1 Mile		2 Miles		3 Miles	
Southfield, MI							
Household Income Distribution (2010)							
\$200,000 or More	66	2.57%	375	2.49%	924	2.32%	
\$150,000 to \$199,999	171	6.71%	590	3.92%	1,605	4.02%	
\$100,000 to \$149,999	365	14.34%	1,946	12.93%	4,869	12.20%	
\$75,000 to \$99,999	359	14.08%	1,972	13.10%	4,628	11.59%	
\$50,000 to \$74,999	592	23.20%	2,914	19.36%	7,530	18.86%	
\$35,000 to \$49,999	427	16.74%	2,256	14.99%	6,147	15.40%	
\$25,000 to \$34,999	236	9.24%	1,588	10.55%	4,396	11.01%	
\$15,000 to \$24,999	186	7.28%	1,499	9.96%	4,314	10.81%	
\$0 to \$14,999	149	5.83%	1,914	12.72%	5,507	13.80%	
\$35,000+	1,980	77.64%	10,052	66.78%	25,704	64.39%	
\$75,000+	961	37.70%	4,883	32.44%	12,027	30.13%	
Housing (2010)							
Total Housing Units	2,779		16,896		45,133		
Housing Units, Occupied	2,549	91.75%	15,054	89.09%	39,921	88.45%	
<i>Housing Units, Owner-Occupied</i>	1,563	61.29%	9,576	63.61%	25,547	63.99%	
<i>Housing Units, Renter-Occupied</i>	987	38.71%	5,477	36.39%	14,375	36.01%	
Housing Units, Vacant	229	8.25%	1,843	10.91%	5,212	11.55%	
Median Years in Residence	4 yrs		4 yrs		4 yrs		
Marital Status (2010)							
Never Married	1,863	36.26%	10,832	35.14%	29,841	36.05%	
Now Married	2,245	43.70%	12,212	39.62%	32,103	38.78%	
Separated	230	4.47%	1,471	4.77%	4,159	5.02%	
Widowed	267	5.19%	2,438	7.91%	6,144	7.42%	
Divorced	533	10.38%	3,870	12.55%	10,539	12.73%	
Household Type (2010)							
Population Family	4,809	78.03%	29,614	79.64%	82,606	81.11%	
Population Non-Family	1,095	17.77%	6,692	18.00%	17,501	17.18%	
Population Group Qtrs	259	4.20%	877	2.36%	1,737	1.71%	
Family Households	1,595	62.57%	9,163	60.87%	24,623	61.68%	
<i>Married Couple With Children</i>	407	18.15%	2,190	17.93%	6,109	19.03%	
<i>Average Family Household Size</i>	3.0		3.2		3.4		
Non-Family Households	954	37.43%	5,891	39.13%	15,299	38.32%	
Household Size (2010)							
1 Person Household	852	33.42%	5,292	35.15%	13,706	34.33%	
2 Person Households	806	31.60%	4,109	27.30%	10,386	26.02%	
3 Person Households	404	15.85%	2,322	15.42%	6,031	15.11%	
4 Person Households	289	11.35%	1,842	12.24%	5,162	12.93%	
5 Person Households	127	5.00%	879	5.84%	2,644	6.62%	
6+ Person Households	71	2.78%	609	4.04%	1,992	4.99%	
Household Vehicles (2010)							
Total Vehicles Available	4,602		24,662		66,548		
Household: 0 Vehicles Available	122	4.78%	1,396	9.27%	3,684	9.23%	
Household: 1 Vehicles Available	1,003	39.35%	6,355	42.22%	17,002	42.59%	
Household: 2+ Vehicles Available	1,424	55.87%	7,302	48.51%	19,235	48.18%	
Average Vehicles Per Household	1.8		1.6		1.7		

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21751 West 9 Mile Road

Southfield, MI

Labor Force (2010)

	1 Mile	2 Miles	3 Miles
Est. Labor: Population Age 16+	5,054	30,340	81,384
Est. Civilian Employed	2,989 59.14%	16,274 53.64%	43,887 53.93%
Est. Civilian Unemployed	533 10.54%	3,226 10.63%	8,174 10.04%
Est. in Armed Forces	- -	5 0.01%	8 0.01%
Est. not in Labor Force	1,532 30.32%	10,835 35.71%	29,315 36.02%

Occupation (2000)

	1 Mile	2 Miles	3 Miles
Occupation: Population Age 16+	3,342	18,798	51,398
Mgmt, Business, & Financial Operations	528 15.80%	2,348 12.49%	5,975 11.63%
Professional and Related	805 24.08%	4,170 22.18%	10,767 20.95%
Service	367 10.97%	2,724 14.49%	7,465 14.52%
Sales and Office	968 28.96%	5,352 28.47%	15,008 29.20%
Farming, Fishing, and Forestry	- -	11 0.06%	34 0.07%
Construct, Extraction, & Maintenance	242 7.25%	1,085 5.77%	3,218 6.26%
Production, Transp. & Material Moving	433 12.94%	3,106 16.53%	8,929 17.37%
Percent White Collar Workers	68.83%	63.15%	61.78%
Percent Blue Collar Workers	31.17%	36.85%	38.22%

Consumer Expenditure (2010)

	1 Mile	2 Miles	3 Miles
Total Household Expenditure	\$150 M	\$815 M	\$2.08 B
Total Non-Retail Expenditures	\$86.3 M 57.67%	\$469 M 57.49%	\$1.20 B 57.46%
Total Retail Expenditures	\$63.4 M 42.33%	\$347 M 42.51%	\$887 M 42.54%
Apparel	\$7.17 M 4.79%	\$39.0 M 4.79%	\$99.9 M 4.79%
Contributions	\$5.70 M 3.81%	\$29.9 M 3.67%	\$76.5 M 3.67%
Education	\$3.65 M 2.44%	\$19.6 M 2.41%	\$50.2 M 2.41%
Entertainment	\$8.39 M 5.61%	\$45.4 M 5.57%	\$116 M 5.57%
Food And Beverages	\$22.7 M 15.16%	\$125 M 15.35%	\$321 M 15.38%
Furnishings And Equipment	\$6.70 M 4.48%	\$35.9 M 4.40%	\$91.2 M 4.37%
Gifts	\$4.04 M 2.70%	\$21.4 M 2.63%	\$54.8 M 2.63%
Health Care	\$9.03 M 6.03%	\$50.1 M 6.14%	\$128 M 6.16%
Household Operations	\$5.45 M 3.64%	\$29.1 M 3.57%	\$74.2 M 3.56%
Miscellaneous Expenses	\$2.48 M 1.66%	\$13.7 M 1.68%	\$35.0 M 1.68%
Personal Care	\$2.17 M 1.45%	\$11.9 M 1.46%	\$30.3 M 1.45%
Personal Insurance	\$1.56 M 1.04%	\$8.27 M 1.01%	\$21.1 M 1.01%
Reading	\$496 K 0.33%	\$2.69 M 0.33%	\$6.86 M 0.33%
Shelter	\$28.9 M 19.28%	\$157 M 19.30%	\$402 M 19.30%
Tobacco	\$940 K 0.63%	\$5.36 M 0.66%	\$13.8 M 0.66%
Transportation	\$30.0 M 20.05%	\$163 M 20.01%	\$416 M 19.97%
Utilities	\$10.3 M 6.89%	\$57.3 M 7.03%	\$147 M 7.05%

Educational Attainment (2010)

	1 Mile	2 Miles	3 Miles
Adult Population (25 Years or Older)	4,162	25,767	68,775
Elementary (0 to 8)	48 1.16%	725 2.81%	2,019 2.94%
Some High School (9 to 11)	256 6.14%	2,036 7.90%	5,859 8.52%
High School Graduate (12)	892 21.43%	6,553 25.43%	18,624 27.08%
Some College (13 to 16)	894 21.49%	6,565 25.48%	17,666 25.69%
Associate Degree Only	377 9.05%	2,099 8.15%	5,261 7.65%
Bachelor Degree Only	992 23.84%	4,510 17.50%	11,129 16.18%
Graduate Degree	703 16.89%	3,278 12.72%	8,218 11.95%

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	1 Mile		2 Miles		3 Miles	
Units In Structure (2000)						
1 Detached Unit	1,479	56.35%	10,624	62.06%	30,579	65.77%
1 Attached Unit	290	11.05%	650	3.80%	1,510	3.25%
2 to 4 Units	146	5.56%	801	4.68%	1,699	3.66%
5 to 9 Units	355	13.51%	1,440	8.41%	2,816	6.06%
10 to 19 Units	25	0.97%	670	3.92%	1,783	3.83%
20 to 49 Units	142	5.41%	862	5.04%	2,083	4.48%
50 or more Units	185	7.04%	1,897	11.08%	5,782	12.44%
Mobile Home or Trailer	3	0.11%	173	1.01%	239	0.51%
Other Structure	-	-	-	-	-	-
Homes Built By Year						
1999 to 2000	11	0.42%	59	0.34%	160	0.34%
1995 to 1998	34	1.28%	173	1.01%	304	0.65%
1990 to 1994	17	0.66%	312	1.82%	643	1.38%
1980 to 1989	112	4.27%	1,386	8.10%	3,168	6.81%
1970 to 1979	718	27.36%	2,898	16.93%	7,048	15.16%
1960 to 1969	651	24.82%	4,100	23.95%	11,000	23.66%
1950 to 1959	560	21.32%	5,422	31.68%	14,299	30.76%
Built Before 1949	522	19.87%	2,767	16.16%	9,869	21.23%
Home Values (2000)						
\$1,000,000 or More	-	-	8	0.09%	20	0.08%
\$500,000 to \$999,999	2	0.12%	19	0.21%	25	0.10%
\$400,000 to \$499,999	1	0.06%	8	0.09%	36	0.14%
\$300,000 to \$399,999	8	0.60%	76	0.83%	241	0.95%
\$200,000 to \$299,999	89	6.39%	489	5.32%	2,116	8.37%
\$150,000 to \$199,999	316	22.79%	1,758	19.15%	4,594	18.16%
\$100,000 to \$149,999	552	39.86%	2,637	28.73%	5,496	21.73%
\$70,000 to \$99,999	337	24.33%	2,619	28.54%	6,823	26.98%
\$50,000 to \$69,999	50	3.60%	1,025	11.17%	3,704	14.65%
\$25,000 to \$49,999	23	1.65%	445	4.85%	1,777	7.03%
\$0 to \$24,999	8	0.59%	95	1.03%	461	1.82%
Owner Occupied Median Home Value	\$122,660		\$114,856		\$114,978	
Renter Occupied Median Rent	\$815		\$707		\$636	
Transportation To Work (2000)						
Drive to Work Alone	2,888	86.41%	15,625	83.08%	42,125	81.94%
Drive to Work in Carpool	216	6.46%	1,955	10.39%	5,987	11.65%
Travel to Work - Public Transportation	24	0.72%	282	1.50%	1,325	2.58%
Drive to Work on Motorcycle	-	-	15	0.08%	19	0.04%
Walk or Bicycle to Work	111	3.33%	396	2.10%	735	1.43%
Other Means	11	0.33%	118	0.63%	271	0.53%
Work at Home	92	2.75%	415	2.21%	947	1.84%
Travel Time (2000)						
Travel to Work in 14 Minutes or Less	639	19.68%	3,241	17.62%	9,042	17.92%
Travel to Work in 14 to 29 Minutes	1,499	46.12%	8,071	43.88%	22,056	43.71%
Travel to Work in 30 to 59 Minutes	1,022	31.44%	6,292	34.21%	17,083	33.85%
Travel to Work in 60 Minutes or More	90	2.76%	788	4.28%	2,281	4.52%
Average Travel Time to Work	23.5 mins		25.1 mins		24.9 mins	

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