

INVESTMENT OPPORTUNITY 2274 TELEGRAPH ROAD BLOOMFIELD TOWNSHIP, MICHIGAN

FOR SALE

SINGLE-TENANT NET LEASE

BUILDING SIZE:
4,700 SQUARE FEET

LOT SIZE:
0.23 ACRES

ASKING PRICE:
\$1,250,000

ZONING:
B -1: RESTRICTED BUSINESS

TRAFFIC COUNTS:
TELEGRAPH, NORTH OF
SQUARE LAKE: 56,350
TELEGRAPH, SOUTH OF
SQUARE LAKE: 48,818
SQUARE LAKE, WEST OF
TELEGRAPH: 38,652
SQUARE LAKE, EAST OF
TELEGRAPH: 54,692



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A-LINK'S FLAGSHIP STORE & TRAINING CENTER

EXCELLENT VISIBILITY ON TELEGRAPH

AREA RETAILERS:

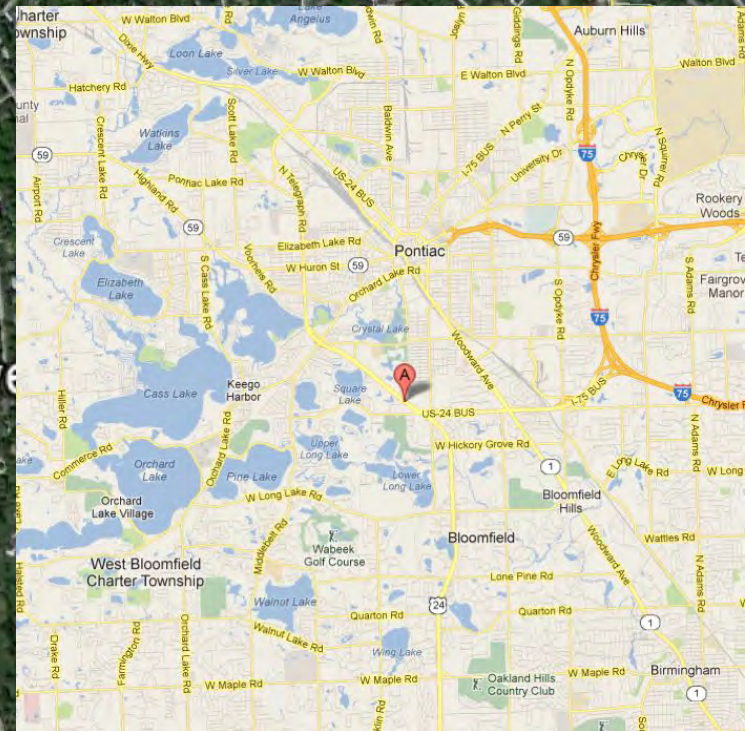


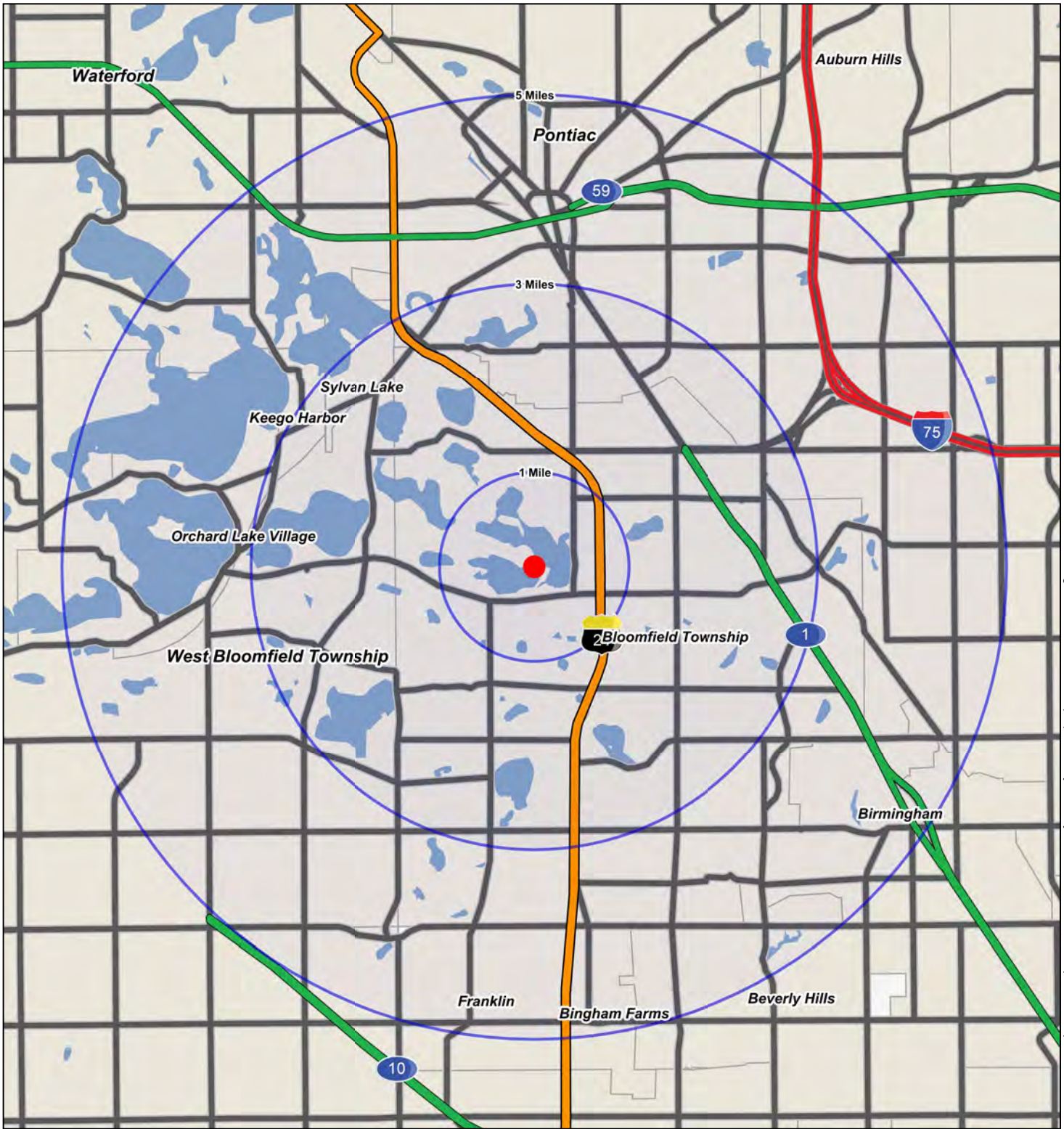
DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	4,920	55,822	155,041
	AVERAGE INCOME	\$100,933	\$93,680	\$106,429
	HOUSEHOLDS	2,057	22,476	61,227

Ludwig & Seeley

REAL ESTATE

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





Lat: 43.296 Lon: 42.5852 Zoom: 10.91 mi

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Bloomfield Hills, MI

March 2013

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.6049/-83.2936

RF5

S Telegraph Rd	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2012)	4,920	55,822	155,041
Projected Population (2017)	4,926	55,784	154,984
Forecasted Population (2022)	4,926	55,781	154,976
Census Population (2010)	4,915	55,809	154,987
Census Population (2000)	5,570	62,706	167,101
Projected Annual Growth (2012 to 2017)	6 -	-38 -	-57 -
Historical Annual Growth (2010 to 2012)	5 0.1%	13 -	54 -
Historical Annual Growth (2000 to 2010)	-655 -1.2%	-6,896 -1.1%	-12,114 -0.7%
Estimated Population Density (2012)	1,567 psm	1,975 psm	1,975 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.51 sq mi
Households			
Estimated Households (2012)	2,057	22,476	61,227
Projected Households (2017)	2,100	22,947	62,505
Forecasted Households (2022)	2,101	22,954	62,529
Census Households (2010)	2,040	22,297	60,737
Census Households (2000)	2,192	24,081	63,624
Estimated Households with Children (2012)	515 25.1%	7,057 31.4%	19,658 32.1%
Estimated Average Household Size (2012)	2.38	2.42	2.48
Average Household Income			
Estimated Average Household Income (2012)	\$100,933	\$93,680	\$106,429
Projected Average Household Income (2017)	\$110,812	\$103,223	\$116,739
Estimated Average Family Income (2012)	\$127,983	\$119,939	\$132,308
Median Household Income			
Estimated Median Household Income (2012)	\$79,340	\$69,586	\$80,877
Projected Median Household Income (2017)	\$89,500	\$79,150	\$91,380
Estimated Median Family Income (2012)	\$102,495	\$94,043	\$106,850
Per Capita Income			
Estimated Per Capita Income (2012)	\$42,394	\$38,432	\$42,765
Projected Per Capita Income (2017)	\$47,459	\$43,259	\$47,904
Estimated Per Capita income 5 Year Growth	\$5,065 11.9%	\$4,827 12.6%	\$5,139 12.0%
Other Income			
Estimated Median Disposable Income (2012)	\$65,890	\$56,855	\$65,731
Projected Median Disposable Income (2017)	\$70,367	\$71,273	\$75,453
Disposable Income Estimated 5 Year Growth	\$4,477 6.8%	\$14,417 25.4%	\$9,721 14.8%
Estimated Average Household Net Worth (2012)	\$629,984	\$615,936	\$653,587
Daytime Demos (2012)			
Total Businesses	392	3,339	6,956
Total Employees	4,757	39,366	84,454
Company Headquarter Businesses	8 2.0%	25 0.8%	56 0.8%
Company Headquarter Employees	717 15.1%	3,951 10.0%	7,340 8.7%
Employee Population per Business	12.1	11.8	12.1
Residential Population per Business	12.5	16.7	22.3

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S Telegraph Rd

	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2012)	2,235	45.4%	30,740	55.1%	101,272	65.3%
Black or African American (2012)	2,253	45.8%	19,130	34.3%	36,191	23.3%
American Indian or Alaska Native (2012)	6	0.1%	206	0.4%	621	0.4%
Asian (2012)	256	5.2%	2,652	4.8%	7,462	4.8%
Hawaiian or Pacific Islander (2012)	-	-	6	-	25	-
Other Race (2012)	12	0.3%	221	0.4%	489	0.3%
Two or More Races (2012)	157	3.2%	2,865	5.1%	8,980	5.8%
Not Hispanic or Latino Population (2012)	4,751	96.6%	52,110	93.4%	142,004	91.6%
Hispanic or Latino Population (2012)	169	3.4%	3,711	6.6%	13,036	8.4%
Not Hispanic or Latino Population (2017)	4,739	96.2%	51,679	92.6%	140,529	90.7%
Hispanic or Latino Population (2017)	187	3.8%	4,105	7.4%	14,455	9.3%
Not Hispanic or Latino Population (2010)	4,755	96.7%	52,281	93.7%	142,595	92.0%
Hispanic or Latino Population (2010)	160	3.3%	3,529	6.3%	12,393	8.0%
Not Hispanic or Latino Population (2000)	5,425	97.4%	59,238	94.5%	156,826	93.9%
Hispanic or Latino Population (2000)	145	2.6%	3,468	5.5%	10,275	6.1%
Projected Hispanic Annual Growth (2012 to 2017)	18	2.2%	394	2.1%	1,418	2.2%
Historic Hispanic Annual Growth (2000 to 2012)	24	1.4%	244	0.6%	2,762	2.2%
Age Distribution (2012)						
Age Under 5	283	5.7%	3,284	5.9%	9,637	6.2%
Age 5 to 9 Years	250	5.1%	3,119	5.6%	9,505	6.1%
Age 10 to 14 Years	299	6.1%	3,644	6.5%	10,454	6.7%
Age 15 to 19 Years	327	6.6%	4,015	7.2%	11,299	7.3%
Age 20 to 24 Years	281	5.7%	3,283	5.9%	9,190	5.9%
Age 25 to 29 Years	230	4.7%	2,604	4.7%	7,691	5.0%
Age 30 to 34 Years	238	4.8%	2,913	5.2%	8,229	5.3%
Age 35 to 39 Years	242	4.9%	3,177	5.7%	9,010	5.8%
Age 40 to 44 Years	305	6.2%	3,702	6.6%	10,113	6.5%
Age 45 to 49 Years	358	7.3%	4,019	7.2%	11,279	7.3%
Age 50 to 54 Years	394	8.0%	4,442	8.0%	12,140	7.8%
Age 55 to 59 Years	415	8.4%	4,400	7.9%	11,670	7.5%
Age 60 to 64 Years	350	7.1%	3,908	7.0%	10,338	6.7%
Age 65 to 74 Years	523	10.6%	5,377	9.6%	13,891	9.0%
Age 75 to 84 Years	280	5.7%	2,796	5.0%	7,360	4.7%
Age 85 Years or Over	146	3.0%	1,140	2.0%	3,234	2.1%
Median Age	43.7		41.5		40.4	
Gender Age Distribution (2012)						
Female Population	2,563	52.1%	28,518	51.1%	79,447	51.2%
Age 0 to 19 Years	553	21.6%	6,775	23.8%	19,841	25.0%
Age 20 to 64 Years	1,467	57.2%	16,624	58.3%	46,194	58.1%
Age 65 Years or Over	543	21.2%	5,118	17.9%	13,411	16.9%
Female Median Age	45.4		42.6		41.3	
Male Population	2,357	47.9%	27,304	48.9%	75,594	48.8%
Age 0 to 19 Years	605	25.7%	7,287	26.7%	21,054	27.9%
Age 20 to 64 Years	1,346	57.1%	15,822	57.9%	43,467	57.5%
Age 65 Years or Over	406	17.2%	4,195	15.4%	11,073	14.6%
Male Median Age	41.7		40.3		39.4	

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RF5

S Telegraph Rd

	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2012)						
HH Income \$200,000 or More	255	12.4%	2,661	11.8%	8,376	13.7%
HH Income \$150,000 to \$199,999	82	4.0%	1,067	4.7%	3,017	4.9%
HH Income \$100,000 to \$149,999	251	12.2%	2,507	11.2%	7,744	12.6%
HH Income \$75,000 to \$99,999	235	11.4%	2,121	9.4%	6,256	10.2%
HH Income \$50,000 to \$74,999	367	17.8%	3,266	14.5%	9,164	15.0%
HH Income \$35,000 to \$49,999	307	14.9%	2,732	12.2%	7,466	12.2%
HH Income \$25,000 to \$34,999	199	9.7%	1,978	8.8%	5,252	8.6%
HH Income \$15,000 to \$24,999	212	10.3%	2,521	11.2%	6,100	10.0%
HH Income Under \$15,000	150	7.3%	3,623	16.1%	7,852	12.8%
HH Income \$35,000 or More	1,496	72.7%	14,354	63.9%	42,023	68.6%
HH Income \$75,000 or More	822	40.0%	8,357	37.2%	25,393	41.5%
Housing (2012)						
Total Housing Units	2,390		26,200		68,905	
Housing Units Occupied	2,057	86.1%	22,476	85.8%	61,227	88.9%
Housing Units Owner-Occupied	1,381	67.1%	14,564	64.8%	41,203	67.3%
Housing Units, Renter-Occupied	676	32.9%	7,912	35.2%	20,024	32.7%
Housing Units, Vacant	333	13.9%	3,724	14.2%	7,678	11.1%
Median Years in Residence	4.0		4.3		4.6	
Marital Status (2012)						
Never Married	1,329	37.5%	14,627	37.3%	37,269	34.8%
Currently Married	1,559	44.0%	17,351	44.2%	52,513	49.0%
Separated	166	4.7%	1,435	3.7%	3,603	3.4%
Widowed	72	2.0%	1,020	2.6%	2,464	2.3%
Divorced	414	11.7%	4,811	12.3%	11,222	10.5%
Household Type (2012)						
Population Family	3,837	78.0%	42,283	75.7%	120,645	77.8%
Population Non-Family	1,066	21.7%	12,141	21.7%	31,095	20.1%
Population Group Quarters	17	0.3%	1,398	2.5%	3,301	2.1%
Family Households	1,301	63.2%	14,048	62.5%	40,119	65.5%
Non-Family Households	757	36.8%	8,428	37.5%	21,108	34.5%
Married Couple with Children	339	21.8%	3,968	22.9%	12,584	24.0%
Average Family Household Size	3.0		3.0		3.0	
Household Size (2012)						
1 Person Households	640	31.1%	7,045	31.3%	17,394	28.4%
2 Person Households	683	33.2%	7,263	32.3%	20,297	33.2%
3 Person Households	303	14.7%	3,423	15.2%	9,676	15.8%
4 Person Households	243	11.8%	2,526	11.2%	7,684	12.5%
5 Person Households	123	6.0%	1,294	5.8%	3,835	6.3%
6 or More Person Households	66	3.2%	925	4.1%	2,341	3.8%
Household Vehicles (2012)						
Households with 0 Vehicles Available	75	3.6%	2,180	9.7%	4,719	7.7%
Households with 1 Vehicles Available	777	37.8%	8,811	39.2%	22,239	36.3%
Households with 2 or More Vehicles Available	1,205	58.6%	11,485	51.1%	34,269	56.0%
Total Vehicles Available	3,775		36,911		106,597	
Average Vehicles Per Household	1.8		1.6		1.7	

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RF5

S Telegraph Rd

1 mi radius

3 mi radius

5 mi radius

Labor Force (2012)

Estimated Labor Population Age 16 Years or Over	4,034		45,003		123,251
Estimated Civilian Employed	2,079	51.5%	22,643	50.3%	64,727
Estimated Civilian Unemployed	484	12.0%	5,633	12.5%	13,780
Estimated in Armed Forces	-	-	1	-	27
Estimated Not in Labor Force	1,471	36.5%	16,727	37.2%	44,717
Unemployment Rate	12.0%		12.5%		11.2%

Occupation (2010)

Occupation: Population Age 16 Years or Over	2,095		22,153		63,147
Management, Business, Financial Operations	403	19.2%	3,598	16.2%	10,539
Professional, Related	461	22.0%	5,549	25.0%	15,715
Service	332	15.9%	4,389	19.8%	11,548
Sales, Office	518	24.7%	5,066	22.9%	15,477
Farming, Fishing, Forestry	4	0.2%	35	0.2%	113
Construct, Extraction, Maintenance	127	6.0%	1,337	6.0%	3,817
Production, Transport Material Moving	251	12.0%	2,179	9.8%	5,937
White Collar Workers		65.9%		64.2%	
Blue Collar Workers		34.1%		35.8%	

Consumer Expenditure (2012)

Total Household Expenditure	\$143 M		\$1.48 B		\$4.43 B
Total Non-Retail Expenditure	\$82.4 M	57.7%	\$851 M	57.7%	\$2.56 B
Total Retail Expenditure	\$60.3 M	42.3%	\$625 M	42.3%	\$1.87 B
Apparel	\$6.89 M	4.8%	\$71.5 M	4.8%	\$215 M
Contributions	\$6.40 M	4.5%	\$65.1 M	4.4%	\$200 M
Education	\$3.98 M	2.8%	\$41.2 M	2.8%	\$126 M
Entertainment	\$8.09 M	5.7%	\$83.3 M	5.6%	\$251 M
Food and Beverages	\$21.0 M	14.7%	\$219 M	14.8%	\$650 M
Furnishings and Equipment	\$6.50 M	4.6%	\$66.6 M	4.5%	\$202 M
Gifts	\$4.29 M	3.0%	\$43.7 M	3.0%	\$133 M
Health Care	\$8.23 M	5.8%	\$86.0 M	5.8%	\$254 M
Household Operations	\$5.62 M	3.9%	\$57.7 M	3.9%	\$176 M
Miscellaneous Expenses	\$2.31 M	1.6%	\$23.8 M	1.6%	\$70.8 M
Personal Care	\$2.03 M	1.4%	\$21.1 M	1.4%	\$63.1 M
Personal Insurance	\$1.65 M	1.2%	\$16.8 M	1.1%	\$51.5 M
Reading	\$471 K	0.3%	\$4.87 M	0.3%	\$14.6 M
Shelter	\$27.9 M	19.6%	\$289 M	19.6%	\$867 M
Tobacco	\$792 K	0.6%	\$8.44 M	0.6%	\$24.3 M
Transportation	\$27.3 M	19.1%	\$281 M	19.1%	\$842 M
Utilities	\$9.28 M	6.5%	\$97.3 M	6.6%	\$287 M

Educational Attainment (2012)

Adult Population Age 25 Years or Over	3,481		38,477		104,956
Elementary (Grade Level 0 to 8)	32	0.9%	1,209	3.1%	3,657
Some High School (Grade Level 9 to 11)	336	9.7%	3,821	9.9%	8,960
High School Graduate	687	19.7%	8,284	21.5%	21,602
Some College	806	23.2%	7,689	20.0%	20,993
Associate Degree Only	262	7.5%	2,492	6.5%	6,998
Bachelor Degree Only	957	27.5%	8,797	22.9%	24,434
Graduate Degree	402	11.5%	6,185	16.1%	18,311

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Units In Structure (2010)						
1 Detached Unit	1,609	78.9%	16,046	72.0%	43,953	72.4%
1 Attached Unit	39	1.9%	1,412	6.3%	3,831	6.3%
2 to 4 Units	26	1.3%	1,452	6.5%	2,818	4.6%
5 to 9 Units	142	6.9%	1,187	5.3%	3,338	5.5%
10 to 19 Units	135	6.6%	697	3.1%	2,541	4.2%
20 to 49 Units	38	1.9%	346	1.6%	1,115	1.8%
50 or More Units	37	1.8%	866	3.9%	1,974	3.3%
Mobile Home or Trailer	15	0.7%	291	1.3%	1,167	1.9%
Other Structure	-	-	-	-	-	-
Homes Built By Year (2010)						
Homes Built 2005 or later	82	4.0%	618	2.8%	1,433	2.4%
Homes Built 2000 to 2004	105	5.2%	957	4.3%	3,003	4.9%
Homes Built 1990 to 1999	250	12.2%	1,768	7.9%	5,719	9.4%
Homes Built 1980 to 1989	161	7.9%	2,314	10.4%	6,537	10.8%
Homes Built 1970 to 1979	289	14.1%	3,129	14.0%	9,879	16.3%
Homes Built 1960 to 1969	322	15.8%	3,732	16.7%	9,810	16.2%
Homes Built 1950 to 1959	509	24.9%	4,273	19.2%	12,257	20.2%
Homes Built Before 1949	323	15.8%	5,508	24.7%	12,099	19.9%
Home Values (2010)						
Home Values \$1,000,000 or More	59	4.2%	548	3.7%	1,447	3.4%
Home Values \$500,000 to \$999,999	127	9.0%	1,098	7.3%	3,068	7.2%
Home Values \$400,000 to \$499,999	30	2.1%	472	3.2%	1,607	3.8%
Home Values \$300,000 to \$399,999	76	5.4%	941	6.3%	3,236	7.6%
Home Values \$200,000 to \$299,999	161	11.3%	1,854	12.4%	5,560	13.1%
Home Values \$150,000 to \$199,999	204	14.4%	2,157	14.4%	6,110	14.4%
Home Values \$100,000 to \$149,999	244	17.2%	2,602	17.4%	7,383	17.4%
Home Values \$70,000 to \$99,999	235	16.5%	2,273	15.2%	5,986	14.1%
Home Values \$50,000 to \$69,999	143	10.1%	1,141	7.6%	2,905	6.9%
Home Values \$25,000 to \$49,999	101	7.1%	1,102	7.4%	2,880	6.8%
Home Values Under \$25,000	38	2.7%	782	5.2%	2,166	5.1%
Owner-Occupied Median Home Value	\$158,573		\$165,616		\$176,902	
Renter-Occupied Median Rent	\$745		\$657		\$689	
Transportation To Work (2010)						
Drive to Work Alone	1,787	86.7%	17,759	82.5%	51,927	84.2%
Drive to Work in Carpool	159	7.7%	2,120	9.9%	5,748	9.3%
Travel to Work by Public Transportation	30	1.5%	197	0.9%	388	0.6%
Drive to Work on Motorcycle	-	-	5	-	25	-
Walk or Bicycle to Work	35	1.7%	480	2.2%	923	1.5%
Other Means	14	0.7%	189	0.9%	438	0.7%
Work at Home	36	1.7%	773	3.6%	2,248	3.6%
Travel Time (2010)						
Travel to Work in 14 Minutes or Less	530	26.2%	5,242	25.3%	15,031	25.3%
Travel to Work in 15 to 29 Minutes	735	36.3%	7,832	37.7%	22,459	37.8%
Travel to Work in 30 to 59 Minutes	588	29.0%	6,464	31.1%	18,724	31.5%
Travel to Work in 60 Minutes or More	173	8.5%	1,214	5.8%	3,234	5.4%
Average Minutes Travel to Work	21.7		22.8		22.5	

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