

POTENTIAL REDEVELOPMENT 23700 ORCHARD LAKE ROAD FARMINGTON HILLS, MICHIGAN



FOR SALE OR LEASE

LOT SIZE:
1.06 ACRES
(126' X 367')

ZONING:
OS-2
(PLANNED OFFICE SVC.)

TRAFFIC COUNTS:
ORCHARD LAKE, IN FRONT
OF SITE: 20,960



CONTACT:
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LFRANGO@LUDWIGSEELEY.COM
&
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BWEISS@LUDWIGSEELEY.COM

IDEAL FOR BANKS, FAST FOOD OR
OTHER RETAIL

EXCELLENT TRAFFIC COUNTS
& DEMOGRAPHICS

CLOSE PROXIMITY TO I-696

DEMOGRAPHICS	CATEGORY	1 MILE:	2 MILE:	3 MILE:
	POPULATION	8,804	32,135	74,801
	AVERAGE INCOME	\$72,947	\$77,309	\$80,591
	HOUSEHOLDS	3,803	13,744	33,003

Ludwig & Seeley
REAL ESTATE

29580 NORTHWESTERN HWY. SUITE 110 SOUTHFIELD MI 48034
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W 10 Mile Rd

DOLLAR
GENERAL

Walgreens



Leelané St

Beacon St

096'02"



SITE

Gora Ave

Orchard Lake Rd

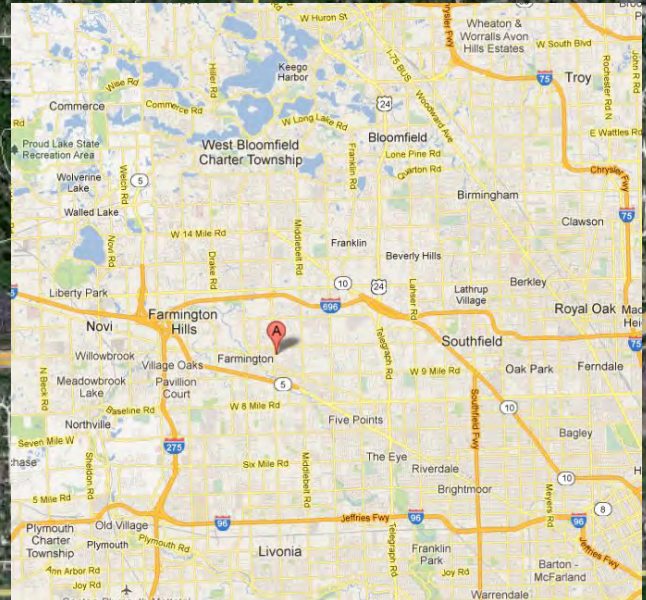
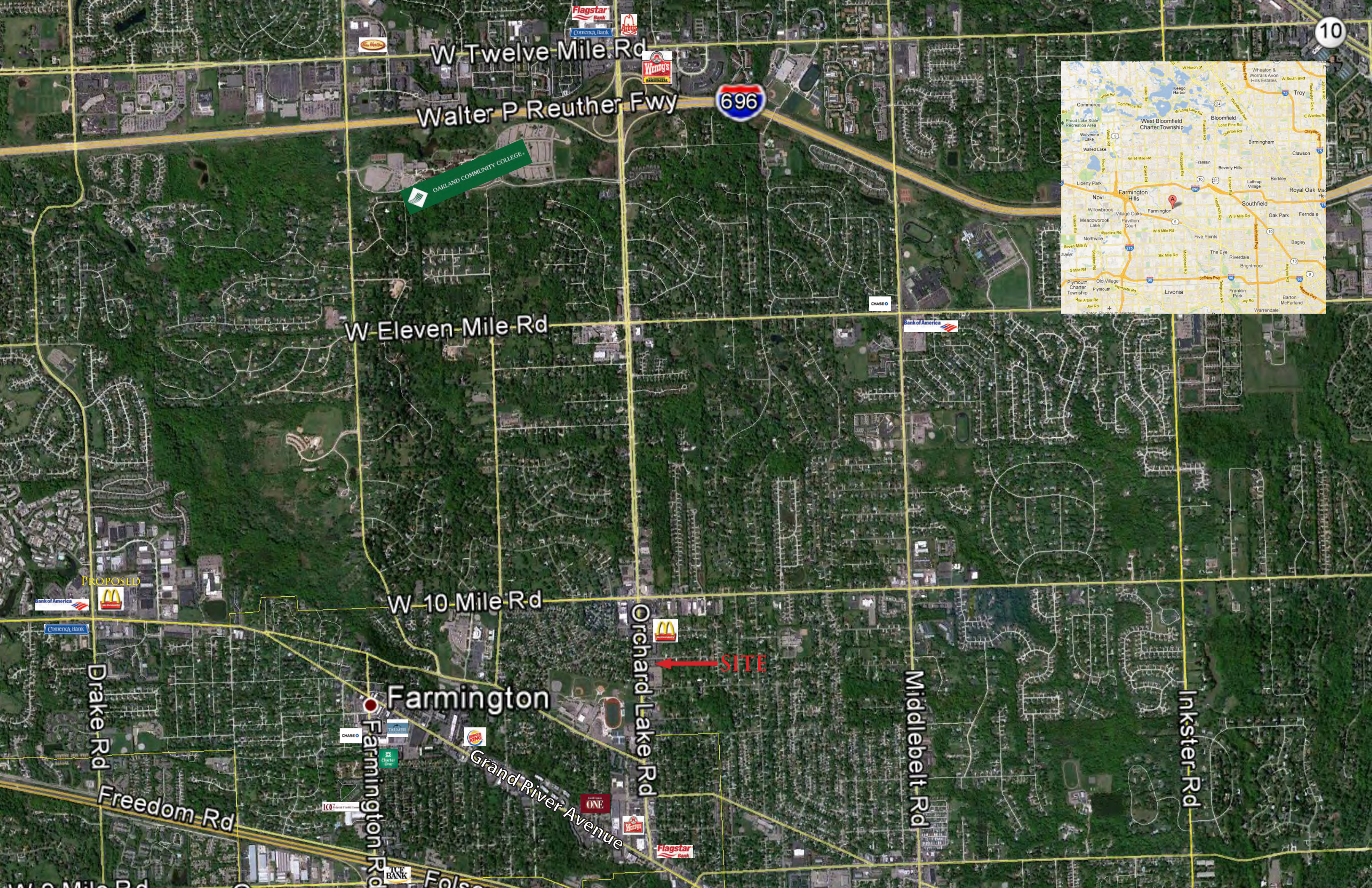
FARMINGTON
HIGH SCHOOL

Rockdale Ave

© 2013 Google

Fink Ave

Google



W Twelve Mile Rd

Walter P Reuther Fwy



W Eleven Mile Rd

W 10 Mile Rd

Farmington

Orchard Lake Rd

SITE

Middlebelt Rd

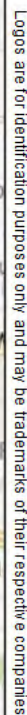
Inkster Rd

Drake Rd

Freedom Rd

Grand River Avenue

Folsom Rd



March 2013

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.4667/-83.3560

RF5

23700 Orchard Lake Rd	1 mi radius	2 mi radius	3 mi radius
Population			
Estimated Population (2012)	8,804	32,135	74,801
Projected Population (2017)	8,812	32,078	73,854
Forecasted Population (2022)	8,812	32,075	73,814
Census Population (2010)	8,796	32,147	75,214
Census Population (2000)	9,143	33,549	77,636
Projected Annual Growth (2012 to 2017)	9 -	-57 -	-947 -0.3%
Historical Annual Growth (2010 to 2012)	8 -	-12 -	-413 -0.3%
Historical Annual Growth (2000 to 2010)	-347 -0.4%	-1,402 -0.4%	-2,422 -0.3%
Estimated Population Density (2012)	2,804 psm	2,558 psm	2,647 psm
Trade Area Size	3.14 sq mi	12.56 sq mi	28.26 sq mi
Households			
Estimated Households (2012)	3,803	13,744	33,003
Projected Households (2017)	3,881	14,034	33,768
Forecasted Households (2022)	3,884	14,042	33,791
Census Households (2010)	3,772	13,627	32,675
Census Households (2000)	3,850	13,982	33,063
Estimated Households with Children (2012)	1,101 28.9%	4,308 31.3%	9,814 29.7%
Estimated Average Household Size (2012)	2.30	2.30	2.24
Average Household Income			
Estimated Average Household Income (2012)	\$72,947	\$77,309	\$80,591
Projected Average Household Income (2017)	\$84,290	\$88,149	\$90,462
Estimated Average Family Income (2012)	\$87,907	\$96,260	\$101,227
Median Household Income			
Estimated Median Household Income (2012)	\$67,263	\$65,702	\$65,027
Projected Median Household Income (2017)	\$76,721	\$75,077	\$74,070
Estimated Median Family Income (2012)	\$81,857	\$84,008	\$85,508
Per Capita Income			
Estimated Per Capita Income (2012)	\$31,766	\$33,641	\$35,936
Projected Per Capita Income (2017)	\$37,412	\$39,215	\$41,794
Estimated Per Capita income 5 Year Growth	\$5,647 17.8%	\$5,574 16.6%	\$5,858 16.3%
Other Income			
Estimated Median Disposable Income (2012)	\$54,610	\$53,559	\$53,281
Projected Median Disposable Income (2017)	\$61,290	\$61,060	\$62,923
Disposable Income Estimated 5 Year Growth	\$6,680 12.2%	\$7,501 14.0%	\$9,641 18.1%
Estimated Average Household Net Worth (2012)	\$627,266	\$622,428	\$581,428
Daytime Demos (2012)			
Total Businesses	537	1,758	3,902
Total Employees	4,312	16,995	42,735
Company Headquarter Businesses	1 0.2%	7 0.4%	28 0.7%
Company Headquarter Employees	3 0.1%	701 4.1%	3,003 7.0%
Employee Population per Business	8.0	9.7	11.0
Residential Population per Business	16.4	18.3	19.2

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RF5

23700 Orchard Lake Rd

1 mi radius

2 mi radius

3 mi radius

Race & Ethnicity

White (2012)	7,173	81.5%	24,117	75.0%	51,339	68.6%
Black or African American (2012)	852	9.7%	4,659	14.5%	14,419	19.3%
American Indian or Alaska Native (2012)	18	0.2%	99	0.3%	253	0.3%
Asian (2012)	492	5.6%	2,305	7.2%	6,544	8.7%
Hawaiian or Pacific Islander (2012)	4	-	10	-	15	-
Other Race (2012)	13	0.1%	60	0.2%	168	0.2%
Two or More Races (2012)	252	2.9%	886	2.8%	2,063	2.8%
Not Hispanic or Latino Population (2012)	8,603	97.7%	31,389	97.7%	73,065	97.7%
Hispanic or Latino Population (2012)	200	2.3%	746	2.3%	1,736	2.3%
Not Hispanic or Latino Population (2017)	8,588	97.5%	31,243	97.4%	71,905	97.4%
Hispanic or Latino Population (2017)	224	2.5%	835	2.6%	1,949	2.6%
Not Hispanic or Latino Population (2010)	8,606	97.8%	31,438	97.8%	73,561	97.8%
Hispanic or Latino Population (2010)	190	2.2%	709	2.2%	1,653	2.2%
Not Hispanic or Latino Population (2000)	9,049	99.0%	33,102	98.7%	76,395	98.4%
Hispanic or Latino Population (2000)	94	1.0%	447	1.3%	1,240	1.6%
Projected Hispanic Annual Growth (2012 to 2017)	24	2.4%	89	2.4%	213	2.5%
Historic Hispanic Annual Growth (2000 to 2012)	106	9.3%	299	5.6%	496	3.3%

Age Distribution (2012)

Age Under 5	519	5.9%	1,778	5.5%	4,170	5.6%
Age 5 to 9 Years	480	5.5%	1,799	5.6%	4,053	5.4%
Age 10 to 14 Years	516	5.9%	1,919	6.0%	4,280	5.7%
Age 15 to 19 Years	558	6.3%	2,038	6.3%	4,641	6.2%
Age 20 to 24 Years	421	4.8%	1,638	5.1%	4,400	5.9%
Age 25 to 29 Years	507	5.8%	1,791	5.6%	4,915	6.6%
Age 30 to 34 Years	547	6.2%	1,881	5.9%	4,789	6.4%
Age 35 to 39 Years	587	6.7%	2,071	6.4%	4,823	6.4%
Age 40 to 44 Years	639	7.3%	2,178	6.8%	4,925	6.6%
Age 45 to 49 Years	693	7.9%	2,454	7.6%	5,416	7.2%
Age 50 to 54 Years	743	8.4%	2,714	8.4%	6,073	8.1%
Age 55 to 59 Years	706	8.0%	2,459	7.7%	5,513	7.4%
Age 60 to 64 Years	534	6.1%	2,019	6.3%	4,596	6.1%
Age 65 to 74 Years	692	7.9%	2,572	8.0%	5,945	7.9%
Age 75 to 84 Years	427	4.9%	1,747	5.4%	3,901	5.2%
Age 85 Years or Over	234	2.7%	1,077	3.4%	2,362	3.2%
Median Age	41.3		42.0		41.1	

Gender Age Distribution (2012)

Female Population	4,648	52.8%	16,970	52.8%	39,652	53.0%
Age 0 to 19 Years	1,027	22.1%	3,700	21.8%	8,426	21.3%
Age 20 to 64 Years	2,807	60.4%	9,974	58.8%	23,809	60.0%
Age 65 Years or Over	814	17.5%	3,296	19.4%	7,417	18.7%
Female Median Age	43.2		43.8		42.8	
Male Population	4,156	47.2%	15,165	47.2%	35,149	47.0%
Age 0 to 19 Years	1,045	25.1%	3,835	25.3%	8,718	24.8%
Age 20 to 64 Years	2,571	61.9%	9,230	60.9%	21,640	61.6%
Age 65 Years or Over	540	13.0%	2,101	13.9%	4,792	13.6%
Male Median Age	39.1		39.9		39.1	

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RF5

23700 Orchard Lake Rd

	1 mi radius		2 mi radius		3 mi radius	
Household Income Distribution (2012)						
HH Income \$200,000 or More	180	4.7%	886	6.4%	2,357	7.1%
HH Income \$150,000 to \$199,999	182	4.8%	694	5.1%	1,441	4.4%
HH Income \$100,000 to \$149,999	644	16.9%	2,054	14.9%	4,702	14.2%
HH Income \$75,000 to \$99,999	661	17.4%	2,030	14.8%	4,492	13.6%
HH Income \$50,000 to \$74,999	702	18.5%	2,387	17.4%	6,155	18.6%
HH Income \$35,000 to \$49,999	517	13.6%	1,826	13.3%	4,465	13.5%
HH Income \$25,000 to \$34,999	400	10.5%	1,489	10.8%	3,347	10.1%
HH Income \$15,000 to \$24,999	337	8.9%	1,452	10.6%	3,523	10.7%
HH Income Under \$15,000	180	4.7%	924	6.7%	2,520	7.6%
HH Income \$35,000 or More	2,886	75.9%	9,878	71.9%	23,613	71.5%
HH Income \$75,000 or More	1,667	43.8%	5,665	41.2%	12,993	39.4%
Housing (2012)						
Total Housing Units	4,024		14,771		35,470	
Housing Units Occupied	3,803	94.5%	13,744	93.0%	33,003	93.0%
Housing Units Owner-Occupied	2,901	76.3%	9,385	68.3%	19,830	60.1%
Housing Units, Renter-Occupied	902	23.7%	4,359	31.7%	13,173	39.9%
Housing Units, Vacant	221	5.5%	1,028	7.0%	2,467	7.0%
Median Years in Residence	5.4		4.8		4.3	
Marital Status (2012)						
Never Married	1,903	30.5%	7,661	33.4%	17,790	33.6%
Currently Married	3,284	52.6%	11,720	51.1%	26,422	49.9%
Separated	161	2.6%	543	2.4%	1,340	2.5%
Widowed	173	2.8%	648	2.8%	1,765	3.3%
Divorced	723	11.6%	2,353	10.3%	5,637	10.6%
Household Type (2012)						
Population Family	6,743	76.6%	24,270	75.5%	55,627	74.4%
Population Non-Family	2,010	22.8%	7,367	22.9%	18,406	24.6%
Population Group Quarters	51	0.6%	498	1.6%	768	1.0%
Family Households	2,319	61.0%	8,353	60.8%	19,608	59.4%
Non-Family Households	1,484	39.0%	5,391	39.2%	13,395	40.6%
Married Couple with Children	852	26.0%	3,281	28.0%	6,891	26.1%
Average Family Household Size	2.9		2.9		2.8	
Household Size (2012)						
1 Person Households	1,287	33.8%	4,631	33.7%	11,465	34.7%
2 Person Households	1,176	30.9%	4,294	31.2%	10,371	31.4%
3 Person Households	595	15.6%	2,109	15.3%	5,006	15.2%
4 Person Households	470	12.4%	1,687	12.3%	3,930	11.9%
5 Person Households	183	4.8%	687	5.0%	1,516	4.6%
6 or More Person Households	91	2.4%	335	2.4%	716	2.2%
Household Vehicles (2012)						
Households with 0 Vehicles Available	173	4.5%	775	5.6%	1,927	5.8%
Households with 1 Vehicles Available	1,227	32.3%	5,042	36.7%	13,574	41.1%
Households with 2 or More Vehicles Available	2,403	63.2%	7,927	57.7%	17,501	53.0%
Total Vehicles Available	6,851		24,244		57,121	
Average Vehicles Per Household	1.8		1.8		1.7	

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RF5

23700 Orchard Lake Rd

	1 mi radius	2 mi radius	3 mi radius
Labor Force (2012)			
Estimated Labor Population Age 16 Years or Over	7,157	26,198	61,333
Estimated Civilian Employed	4,381 61.2%	15,331 58.5%	36,383 59.3%
Estimated Civilian Unemployed	440 6.1%	1,709 6.5%	4,097 6.7%
Estimated in Armed Forces	- -	- -	41 0.1%
Estimated Not in Labor Force	2,336 32.6%	9,158 35.0%	20,812 33.9%
Unemployment Rate	6.1%	6.5%	6.7%
Occupation (2010)			
Occupation: Population Age 16 Years or Over	4,357	14,900	35,473
Management, Business, Financial Operations	710 16.3%	2,572 17.3%	5,588 15.8%
Professional, Related	1,173 26.9%	4,118 27.6%	10,546 29.7%
Service	712 16.4%	2,419 16.2%	5,566 15.7%
Sales, Office	1,025 23.5%	3,508 23.5%	8,793 24.8%
Farming, Fishing, Forestry	4 0.1%	19 0.1%	36 0.1%
Construct, Extraction, Maintenance	327 7.5%	762 5.1%	1,681 4.7%
Production, Transport Material Moving	406 9.3%	1,502 10.1%	3,263 9.2%
White Collar Workers	66.7%	68.4%	70.3%
Blue Collar Workers	33.3%	31.6%	29.7%
Consumer Expenditure (2012)			
Total Household Expenditure	\$215 M	\$802 M	\$1.98 B
Total Non-Retail Expenditure	\$124 M 57.6%	\$463 M 57.6%	\$1.14 B 57.6%
Total Retail Expenditure	\$91.1 M 42.4%	\$340 M 42.4%	\$839 M 42.4%
Apparel	\$10.2 M 4.7%	\$38.4 M 4.8%	\$95.0 M 4.8%
Contributions	\$8.29 M 3.9%	\$32.1 M 4.0%	\$79.7 M 4.0%
Education	\$5.29 M 2.5%	\$20.4 M 2.5%	\$50.9 M 2.6%
Entertainment	\$12.1 M 5.6%	\$45.2 M 5.6%	\$111 M 5.6%
Food and Beverages	\$32.4 M 15.1%	\$120 M 15.0%	\$298 M 15.0%
Furnishings and Equipment	\$9.70 M 4.5%	\$36.1 M 4.5%	\$88.9 M 4.5%
Gifts	\$5.86 M 2.7%	\$22.3 M 2.8%	\$55.4 M 2.8%
Health Care	\$13.0 M 6.0%	\$47.9 M 6.0%	\$118 M 6.0%
Household Operations	\$7.91 M 3.7%	\$30.0 M 3.7%	\$74.1 M 3.7%
Miscellaneous Expenses	\$3.57 M 1.7%	\$13.2 M 1.6%	\$32.7 M 1.6%
Personal Care	\$3.10 M 1.4%	\$11.6 M 1.4%	\$28.6 M 1.4%
Personal Insurance	\$2.26 M 1.0%	\$8.62 M 1.1%	\$21.3 M 1.1%
Reading	\$711 K 0.3%	\$2.65 M 0.3%	\$6.56 M 0.3%
Shelter	\$41.6 M 19.4%	\$156 M 19.4%	\$384 M 19.4%
Tobacco	\$1.33 M 0.6%	\$4.88 M 0.6%	\$12.0 M 0.6%
Transportation	\$43.0 M 20.0%	\$158 M 19.7%	\$390 M 19.7%
Utilities	\$14.7 M 6.8%	\$54.3 M 6.8%	\$135 M 6.8%
Educational Attainment (2012)			
Adult Population Age 25 Years or Over	6,311	22,963	53,257
Elementary (Grade Level 0 to 8)	214 3.4%	696 3.0%	1,328 2.5%
Some High School (Grade Level 9 to 11)	313 5.0%	1,416 6.2%	2,889 5.4%
High School Graduate	1,306 20.7%	5,010 21.8%	10,986 20.6%
Some College	1,401 22.2%	4,897 21.3%	12,099 22.7%
Associate Degree Only	440 7.0%	1,336 5.8%	3,537 6.6%
Bachelor Degree Only	1,471 23.3%	5,176 22.5%	12,322 23.1%
Graduate Degree	1,166 18.5%	4,431 19.3%	10,095 19.0%

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1 mi radius

2 mi radius

3 mi radius

Units In Structure (2010)

1 Detached Unit	2,937	77.9%	9,118	66.9%	19,152	58.6%
1 Attached Unit	185	4.9%	765	5.6%	2,044	6.3%
2 to 4 Units	103	2.7%	395	2.9%	1,435	4.4%
5 to 9 Units	128	3.4%	1,051	7.7%	3,800	11.6%
10 to 19 Units	174	4.6%	975	7.2%	3,030	9.3%
20 to 49 Units	77	2.0%	380	2.8%	980	3.0%
50 or More Units	134	3.5%	544	4.0%	1,600	4.9%
Mobile Home or Trailer	34	0.9%	400	2.9%	606	1.9%
Other Structure	-	-	-	-	28	0.1%

Homes Built By Year (2010)

Homes Built 2005 or later	51	1.4%	210	1.5%	566	1.7%
Homes Built 2000 to 2004	157	4.2%	528	3.9%	1,305	4.0%
Homes Built 1990 to 1999	349	9.3%	1,541	11.3%	3,807	11.6%
Homes Built 1980 to 1989	287	7.6%	1,458	10.7%	5,047	15.4%
Homes Built 1970 to 1979	538	14.3%	2,432	17.8%	6,675	20.4%
Homes Built 1960 to 1969	824	21.8%	2,825	20.7%	5,124	15.7%
Homes Built 1950 to 1959	935	24.8%	2,590	19.0%	5,745	17.6%
Homes Built Before 1949	632	16.7%	2,043	15.0%	4,407	13.5%

Home Values (2010)

Home Values \$1,000,000 or More	10	0.3%	37	0.4%	141	0.7%
Home Values \$500,000 to \$999,999	31	1.0%	132	1.4%	313	1.5%
Home Values \$400,000 to \$499,999	32	1.1%	139	1.4%	388	1.9%
Home Values \$300,000 to \$399,999	139	4.7%	527	5.5%	1,398	6.9%
Home Values \$200,000 to \$299,999	563	18.9%	2,125	22.0%	4,467	21.9%
Home Values \$150,000 to \$199,999	738	24.8%	2,108	21.9%	4,205	20.6%
Home Values \$100,000 to \$149,999	681	22.8%	1,841	19.1%	3,802	18.6%
Home Values \$70,000 to \$99,999	365	12.2%	1,078	11.2%	2,356	11.6%
Home Values \$50,000 to \$69,999	181	6.1%	638	6.6%	1,323	6.5%
Home Values \$25,000 to \$49,999	144	4.8%	626	6.5%	1,181	5.8%
Home Values Under \$25,000	97	3.3%	393	4.1%	819	4.0%
Owner-Occupied Median Home Value	\$154,195		\$155,250		\$162,704	
Renter-Occupied Median Rent	\$677		\$720		\$750	

Transportation To Work (2010)

Drive to Work Alone	3,631	87.2%	12,555	86.9%	30,099	86.9%
Drive to Work in Carpool	247	5.9%	960	6.6%	2,379	6.9%
Travel to Work by Public Transportation	16	0.4%	154	1.1%	311	0.9%
Drive to Work on Motorcycle	-	-	1	-	14	-
Walk or Bicycle to Work	34	0.8%	153	1.1%	446	1.3%
Other Means	31	0.7%	94	0.7%	134	0.4%
Work at Home	204	4.9%	538	3.7%	1,242	3.6%

Travel Time (2010)

Travel to Work in 14 Minutes or Less	930	23.5%	3,118	22.4%	7,579	22.7%
Travel to Work in 15 to 29 Minutes	1,749	44.2%	5,783	41.6%	13,529	40.5%
Travel to Work in 30 to 59 Minutes	1,170	29.6%	4,521	32.5%	11,166	33.4%
Travel to Work in 60 Minutes or More	110	2.8%	495	3.6%	1,109	3.3%
Average Minutes Travel to Work	21.6		22.5		22.9	

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