

FOR SALE OR LEASE
7,000 SF OFFICE BUILDING
24355 W. 10 MILE, SOUTHFIELD, MI



ZONING: OFFICE SERVICE

MASTER PLAN:
LOCAL MIXED USE

26 CAR PARKING

4,900 SF OFFICE
2,100 SF HIGH BAY/STORAGE

LOT SIZE: 34,398 SF
(126' X 273')

1 - 10' X 9' OVERHEAD DOOR



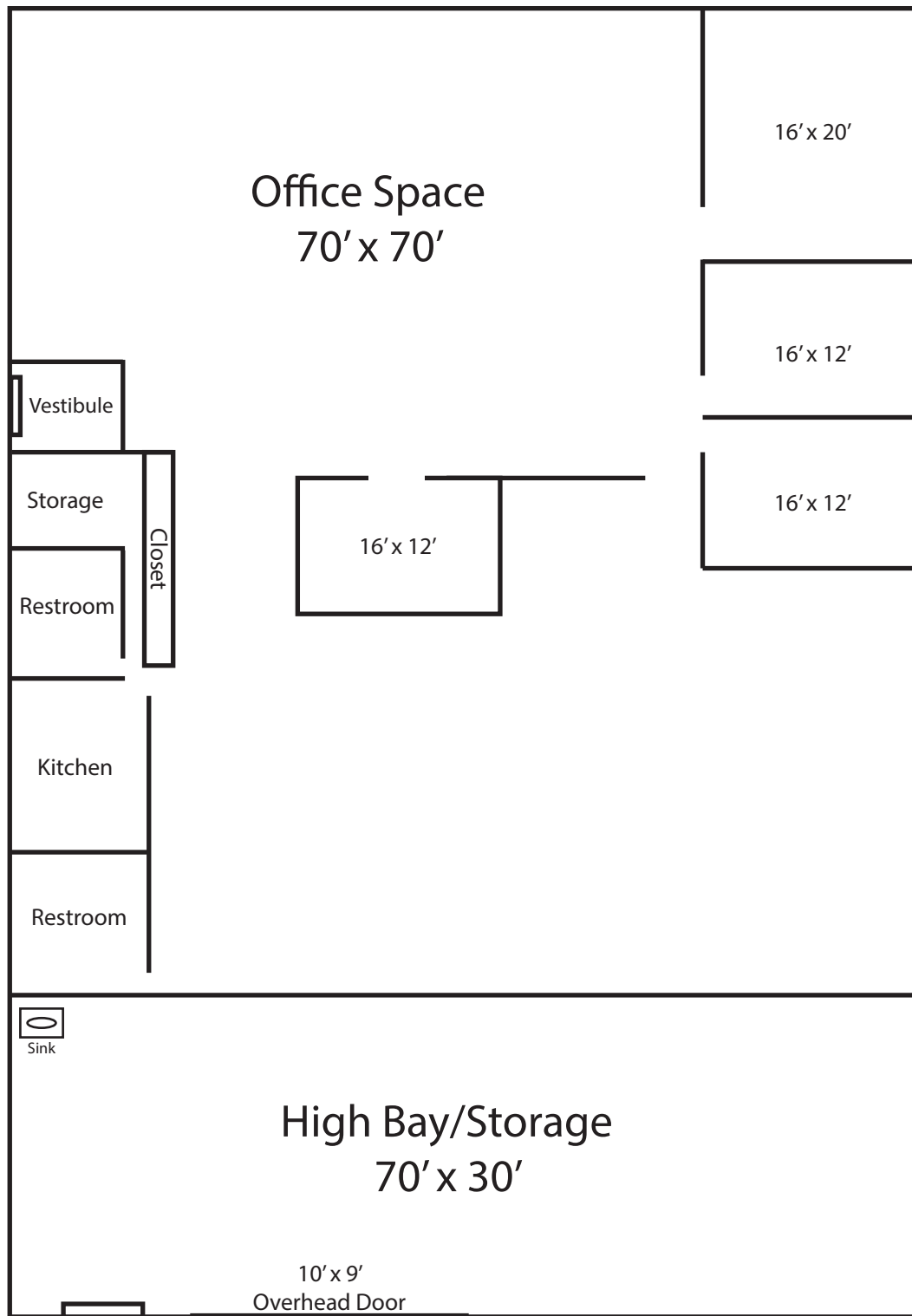
CONTACT:
LOU FRANGO
LFRANGO@LUDWIGSEELEY.COM

CENTRALLY LOCATED
EXCELLENT ACCESS TO I-696 & M-10
ONE BLOCK WEST OF TELEGRAPH



Ludwig & Seeley
REAL ESTATE

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



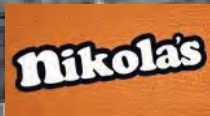
7,000 SQ. FT. OFFICE BUILDING
24355 WEST 10 MILE ROAD
SOUTHFIELD, MICHIGAN



126'

273'

Kinsel St



13,649

W 10 Mile Rd

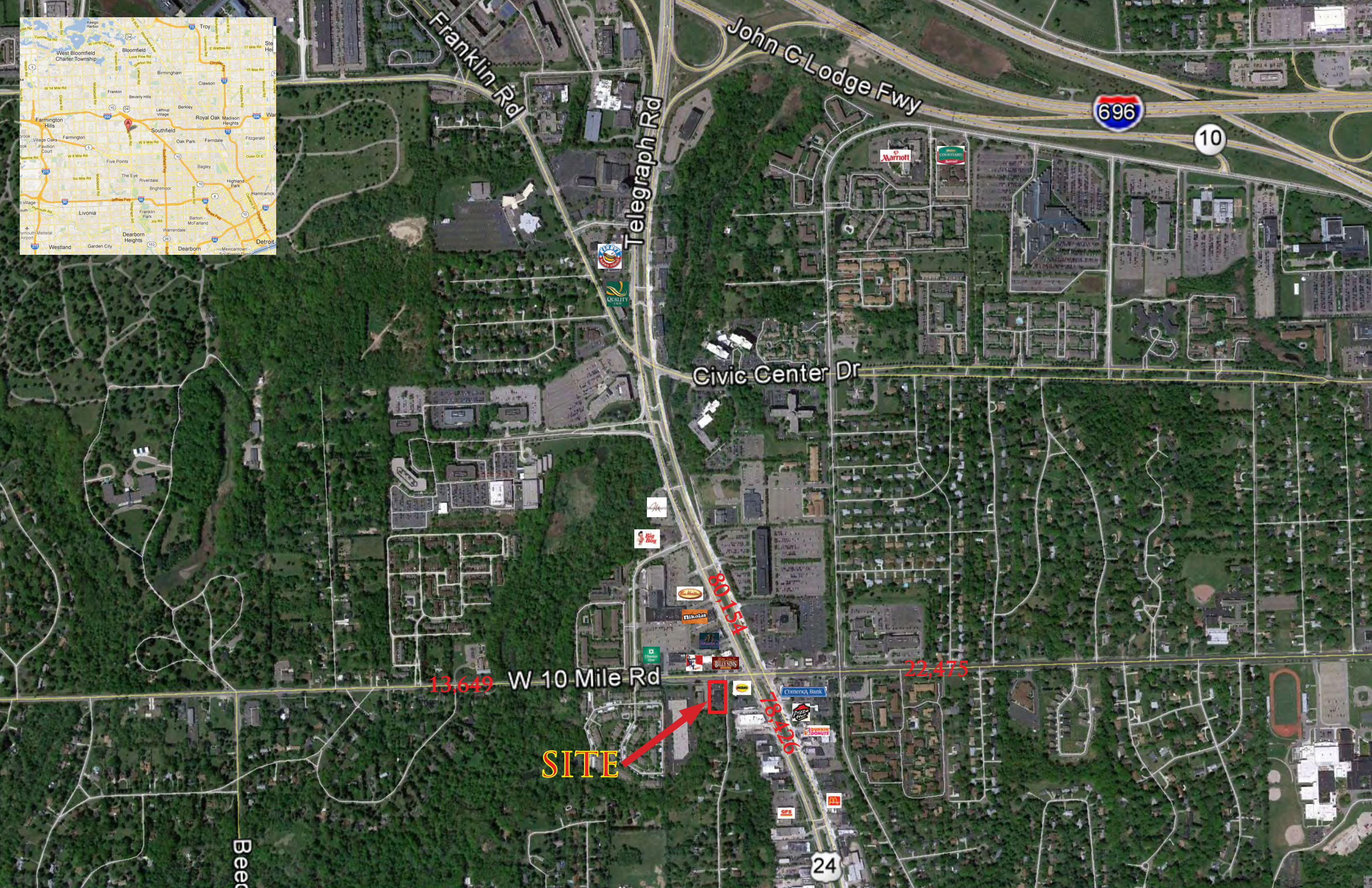
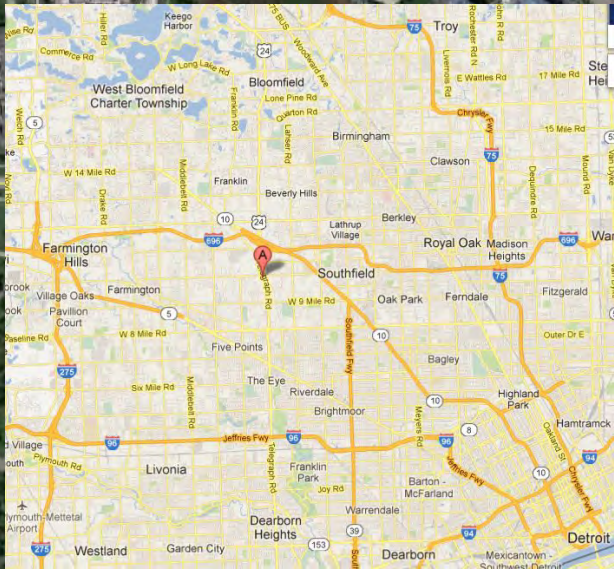
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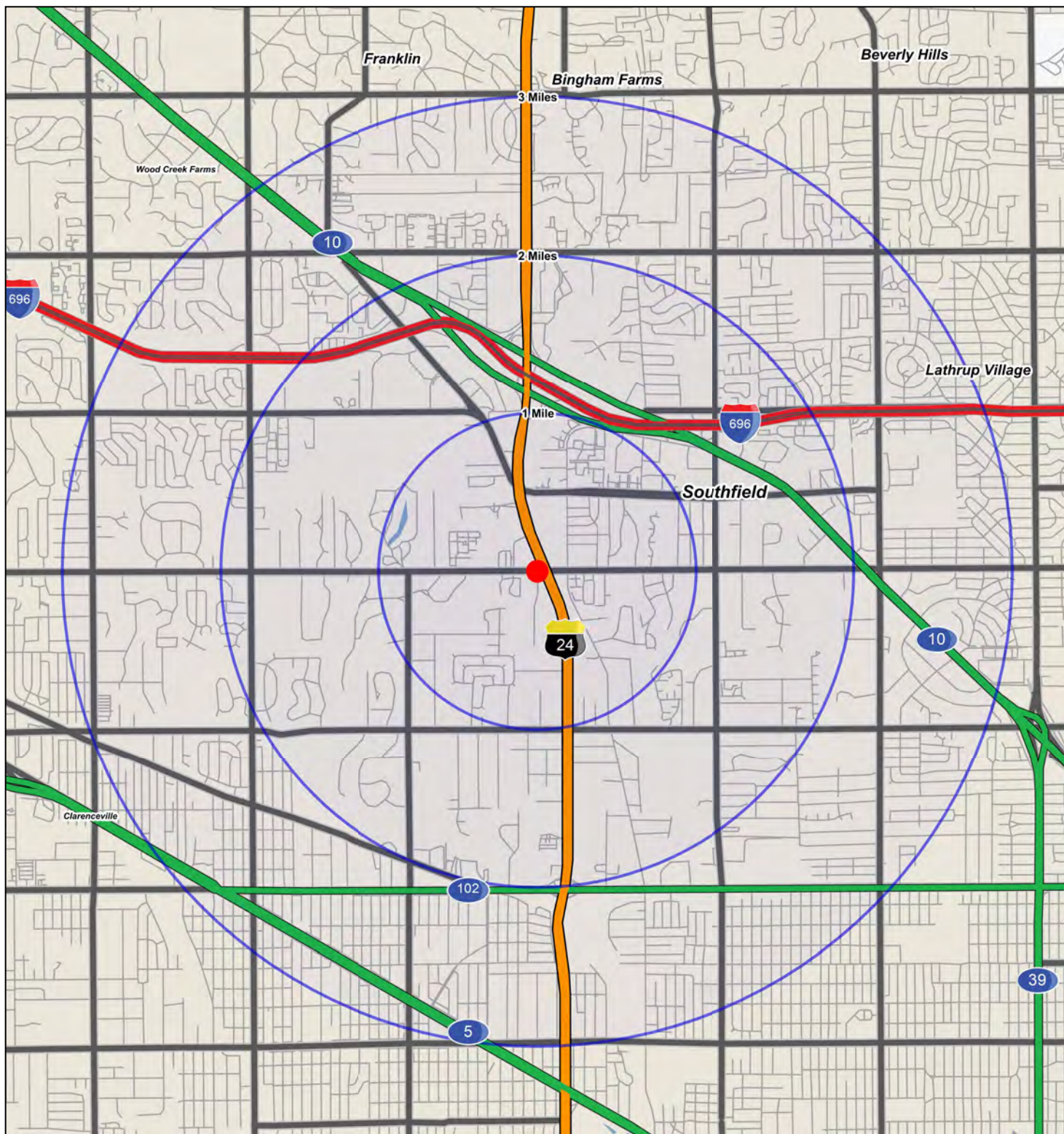
22,475

18,426

SITE







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24355 W 10 Mile Road Southfield, MI

March 2013

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.4713/-83.2829

RF5

24355 W 10 Mile Rd	1 mi radius	2 mi radius	3 mi radius
Population			
Estimated Population (2012)	6,328	24,785	75,267
Projected Population (2017)	6,329	24,760	73,917
Forecasted Population (2022)	6,329	24,758	73,858
Census Population (2010)	6,325	24,786	75,879
Census Population (2000)	6,945	26,665	82,968
Projected Annual Growth (2012 to 2017)	-	-25	-1,350
Historical Annual Growth (2010 to 2012)	3	-1	-613
Historical Annual Growth (2000 to 2010)	-620 -0.9%	-1,879 -0.7%	-7,089 -0.9%
Estimated Population Density (2012)	2,015 psm	1,973 psm	2,663 psm
Trade Area Size	3.14 sq mi	12.56 sq mi	28.26 sq mi
Households			
Estimated Households (2012)	3,113	11,777	33,271
Projected Households (2017)	3,177	12,025	34,065
Forecasted Households (2022)	3,180	12,034	34,093
Census Households (2010)	3,088	11,682	32,920
Census Households (2000)	3,319	12,596	35,056
Estimated Households with Children (2012)	780 25.0%	3,247 27.6%	10,265 30.9%
Estimated Average Household Size (2012)	2.00	2.05	2.23
Average Household Income			
Estimated Average Household Income (2012)	\$49,602	\$56,726	\$63,955
Projected Average Household Income (2017)	\$57,875	\$65,233	\$72,369
Estimated Average Family Income (2012)	\$62,196	\$71,960	\$79,418
Median Household Income			
Estimated Median Household Income (2012)	\$52,683	\$51,677	\$55,256
Projected Median Household Income (2017)	\$59,305	\$58,189	\$62,434
Estimated Median Family Income (2012)	\$71,148	\$65,986	\$69,934
Per Capita Income			
Estimated Per Capita Income (2012)	\$24,904	\$28,260	\$28,942
Projected Per Capita Income (2017)	\$29,612	\$33,143	\$34,122
Estimated Per Capita income 5 Year Growth	\$4,708 18.9%	\$4,883 17.3%	\$5,179 17.9%
Other Income			
Estimated Median Disposable Income (2012)	\$44,322	\$43,561	\$46,023
Projected Median Disposable Income (2017)	\$48,980	\$48,144	\$51,259
Disposable Income Estimated 5 Year Growth	\$4,658 10.5%	\$4,584 10.5%	\$5,237 11.4%
Estimated Average Household Net Worth (2012)	\$455,416	\$476,991	\$496,293
Daytime Demos (2012)			
Total Businesses	438	2,414	5,572
Total Employees	6,835	39,096	73,427
Company Headquarter Businesses	6 1.3%	62 2.6%	89 1.6%
Company Headquarter Employees	1,156 16.9%	8,951 22.9%	11,064 15.1%
Employee Population per Business	15.6	16.2	13.2
Residential Population per Business	14.4	10.3	13.5

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EXPANDED PROFILE

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24355 W 10 Mile Rd

1 mi radius

2 mi radius

3 mi radius

Race & Ethnicity

White (2012)	1,573	24.9%	5,807	23.4%	24,020	31.9%
Black or African American (2012)	4,495	71.0%	17,705	71.4%	47,049	62.5%
American Indian or Alaska Native (2012)	21	0.3%	85	0.3%	266	0.4%
Asian (2012)	58	0.9%	414	1.7%	1,560	2.1%
Hawaiian or Pacific Islander (2012)	1	-	7	-	15	-
Other Race (2012)	15	0.2%	80	0.3%	207	0.3%
Two or More Races (2012)	166	2.6%	687	2.8%	2,149	2.9%
Not Hispanic or Latino Population (2012)	6,261	98.9%	24,431	98.6%	74,047	98.4%
Hispanic or Latino Population (2012)	68	1.1%	354	1.4%	1,219	1.6%
Not Hispanic or Latino Population (2017)	6,253	98.8%	24,368	98.4%	72,512	98.1%
Hispanic or Latino Population (2017)	76	1.2%	392	1.6%	1,405	1.9%
Not Hispanic or Latino Population (2010)	6,261	99.0%	24,452	98.7%	74,719	98.5%
Hispanic or Latino Population (2010)	64	1.0%	334	1.3%	1,160	1.5%
Not Hispanic or Latino Population (2000)	6,853	98.7%	26,298	98.6%	81,855	98.7%
Hispanic or Latino Population (2000)	93	1.3%	367	1.4%	1,114	1.3%
Projected Hispanic Annual Growth (2012 to 2017)	8	2.3%	38	2.1%	186	3.0%
Historic Hispanic Annual Growth (2000 to 2012)	-25	-2.2%	-13	-0.3%	106	0.8%

Age Distribution (2012)

Age Under 5	237	3.7%	1,157	4.7%	3,958	5.3%
Age 5 to 9 Years	254	4.0%	1,085	4.4%	3,842	5.1%
Age 10 to 14 Years	337	5.3%	1,329	5.4%	4,623	6.1%
Age 15 to 19 Years	366	5.8%	1,654	6.7%	5,270	7.0%
Age 20 to 24 Years	349	5.5%	1,840	7.4%	5,084	6.8%
Age 25 to 29 Years	321	5.1%	1,475	6.0%	4,266	5.7%
Age 30 to 34 Years	318	5.0%	1,420	5.7%	4,337	5.8%
Age 35 to 39 Years	376	5.9%	1,486	6.0%	4,676	6.2%
Age 40 to 44 Years	406	6.4%	1,545	6.2%	4,903	6.5%
Age 45 to 49 Years	398	6.3%	1,568	6.3%	5,160	6.9%
Age 50 to 54 Years	460	7.3%	1,806	7.3%	5,756	7.6%
Age 55 to 59 Years	506	8.0%	1,891	7.6%	5,783	7.7%
Age 60 to 64 Years	496	7.8%	1,762	7.1%	5,237	7.0%
Age 65 to 74 Years	680	10.7%	2,267	9.1%	6,409	8.5%
Age 75 to 84 Years	446	7.0%	1,420	5.7%	3,586	4.8%
Age 85 Years or Over	380	6.0%	1,080	4.4%	2,379	3.2%
Median Age	47.2		42.6		40.9	

Gender Age Distribution (2012)

Female Population	3,605	57.0%	13,844	55.9%	40,905	54.3%
Age 0 to 19 Years	574	15.9%	2,584	18.7%	8,718	21.3%
Age 20 to 64 Years	2,074	57.5%	8,319	60.1%	24,800	60.6%
Age 65 Years or Over	957	26.5%	2,942	21.2%	7,386	18.1%
Female Median Age	49.8		45.1		43.0	
Male Population	2,723	43.0%	10,941	44.1%	34,362	45.7%
Age 0 to 19 Years	619	22.7%	2,641	24.1%	8,974	26.1%
Age 20 to 64 Years	1,555	57.1%	6,474	59.2%	20,401	59.4%
Age 65 Years or Over	549	20.2%	1,826	16.7%	4,987	14.5%
Male Median Age	42.7		38.9		38.3	

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RF5

24355 W 10 Mile Rd

1 mi radius

2 mi radius

3 mi radius

Household Income Distribution (2012)

HH Income \$200,000 or More	27	0.9%	344	2.9%	1,416	4.3%
HH Income \$150,000 to \$199,999	72	2.3%	310	2.6%	981	2.9%
HH Income \$100,000 to \$149,999	439	14.1%	1,336	11.3%	3,993	12.0%
HH Income \$75,000 to \$99,999	371	11.9%	1,384	11.7%	4,220	12.7%
HH Income \$50,000 to \$74,999	647	20.8%	2,228	18.9%	6,109	18.4%
HH Income \$35,000 to \$49,999	386	12.4%	1,968	16.7%	5,338	16.0%
HH Income \$25,000 to \$34,999	384	12.3%	1,455	12.4%	3,637	10.9%
HH Income \$15,000 to \$24,999	276	8.9%	1,225	10.4%	3,315	10.0%
HH Income Under \$15,000	512	16.4%	1,527	13.0%	4,262	12.8%
HH Income \$35,000 or More	1,942	62.4%	7,570	64.3%	22,056	66.3%
HH Income \$75,000 or More	908	29.2%	3,374	28.6%	10,609	31.9%

Housing (2012)

Total Housing Units	3,422		13,810		37,774	
Housing Units Occupied	3,113	91.0%	11,777	85.3%	33,271	88.1%
Housing Units Owner-Occupied	1,339	43.0%	4,781	40.6%	18,088	54.4%
Housing Units, Renter-Occupied	1,775	57.0%	6,997	59.4%	15,183	45.6%
Housing Units, Vacant	309	9.0%	2,033	14.7%	4,503	11.9%
Median Years in Residence	3.3		3.3		3.9	

Marital Status (2012)

Never Married	1,675	34.5%	6,597	36.5%	20,514	38.3%
Currently Married	1,891	39.0%	6,968	38.5%	21,321	39.8%
Separated	237	4.9%	826	4.6%	2,497	4.7%
Widowed	265	5.5%	814	4.5%	1,892	3.5%
Divorced	780	16.1%	2,888	16.0%	7,297	13.6%

Household Type (2012)

Population Family	4,254	67.2%	16,698	67.4%	54,831	72.8%
Population Non-Family	1,983	31.3%	7,425	30.0%	19,262	25.6%
Population Group Quarters	91	1.4%	662	2.7%	1,174	1.6%
Family Households	1,523	48.9%	5,973	50.7%	19,180	57.6%
Non-Family Households	1,590	51.1%	5,805	49.3%	14,090	42.4%
Married Couple with Children	399	21.1%	1,365	19.6%	4,946	23.2%
Average Family Household Size	2.8		2.8		2.9	

Household Size (2012)

1 Person Households	1,409	45.3%	5,055	42.9%	12,198	36.7%
2 Person Households	924	29.7%	3,565	30.3%	10,098	30.4%
3 Person Households	380	12.2%	1,587	13.5%	5,024	15.1%
4 Person Households	230	7.4%	907	7.7%	3,373	10.1%
5 Person Households	92	2.9%	402	3.4%	1,591	4.8%
6 or More Person Households	79	2.5%	261	2.2%	985	3.0%

Household Vehicles (2012)

Households with 0 Vehicles Available	346	11.1%	1,199	10.2%	2,838	8.5%
Households with 1 Vehicles Available	1,527	49.0%	6,063	51.5%	15,498	46.6%
Households with 2 or More Vehicles Available	1,241	39.8%	4,515	38.3%	14,935	44.9%
Total Vehicles Available	4,854		17,918		53,106	
Average Vehicles Per Household	1.6		1.5		1.6	

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RF5

24355 W 10 Mile Rd

1 mi radius

2 mi radius

3 mi radius

Labor Force (2012)

Estimated Labor Population Age 16 Years or Over	5,439		20,947		61,843	
Estimated Civilian Employed	2,686	49.4%	11,240	53.7%	33,722	54.5%
Estimated Civilian Unemployed	551	10.1%	2,004	9.6%	5,877	9.5%
Estimated in Armed Forces	-	-	-	-	9	-
Estimated Not in Labor Force	2,201	40.5%	7,702	36.8%	22,235	36.0%
Unemployment Rate	10.1%		9.6%		9.5%	

Occupation (2010)

Occupation: Population Age 16 Years or Over	2,526		11,021		33,121	
Management, Business, Financial Operations	353	14.0%	1,767	16.0%	4,853	14.7%
Professional, Related	637	25.2%	2,638	23.9%	7,908	23.9%
Service	337	13.3%	1,660	15.1%	5,857	17.7%
Sales, Office	667	26.4%	3,013	27.3%	8,832	26.7%
Farming, Fishing, Forestry	3	0.1%	12	0.1%	72	0.2%
Construct, Extraction, Maintenance	85	3.4%	490	4.4%	1,586	4.8%
Production, Transport Material Moving	444	17.6%	1,441	13.1%	4,012	12.1%
White Collar Workers		65.6%		67.3%		65.2%
Blue Collar Workers		34.4%		32.7%		34.8%

Consumer Expenditure (2012)

Total Household Expenditure	\$135 M		\$558 M		\$1.70 B	
Total Non-Retail Expenditure	\$77.5 M	57.3%	\$320 M	57.4%	\$977 M	57.5%
Total Retail Expenditure	\$57.7 M	42.7%	\$238 M	42.6%	\$722 M	42.5%
Apparel	\$6.44 M	4.8%	\$26.6 M	4.8%	\$81.3 M	4.8%
Contributions	\$4.73 M	3.5%	\$20.4 M	3.6%	\$64.1 M	3.8%
Education	\$3.19 M	2.4%	\$13.3 M	2.4%	\$41.6 M	2.4%
Entertainment	\$7.48 M	5.5%	\$30.9 M	5.5%	\$94.8 M	5.6%
Food and Beverages	\$20.9 M	15.5%	\$85.9 M	15.4%	\$260 M	15.3%
Furnishings and Equipment	\$5.89 M	4.4%	\$24.4 M	4.4%	\$75.0 M	4.4%
Gifts	\$3.50 M	2.6%	\$14.7 M	2.6%	\$45.5 M	2.7%
Health Care	\$8.48 M	6.3%	\$34.8 M	6.2%	\$104 M	6.1%
Household Operations	\$4.67 M	3.5%	\$19.6 M	3.5%	\$61.1 M	3.6%
Miscellaneous Expenses	\$2.31 M	1.7%	\$9.47 M	1.7%	\$28.5 M	1.7%
Personal Care	\$1.97 M	1.5%	\$8.14 M	1.5%	\$24.7 M	1.5%
Personal Insurance	\$1.32 M	1.0%	\$5.58 M	1.0%	\$17.5 M	1.0%
Reading	\$451 K	0.3%	\$1.86 M	0.3%	\$5.62 M	0.3%
Shelter	\$26.0 M	19.3%	\$107 M	19.2%	\$328 M	19.3%
Tobacco	\$912 K	0.7%	\$3.73 M	0.7%	\$11.0 M	0.6%
Transportation	\$27.2 M	20.1%	\$111 M	20.0%	\$338 M	19.9%
Utilities	\$9.67 M	7.2%	\$39.7 M	7.1%	\$119 M	7.0%

Educational Attainment (2012)

Adult Population Age 25 Years or Over	4,787		17,720		52,491	
Elementary (Grade Level 0 to 8)	126	2.6%	379	2.1%	1,366	2.6%
Some High School (Grade Level 9 to 11)	296	6.2%	940	5.3%	3,361	6.4%
High School Graduate	1,177	24.6%	3,682	20.8%	11,424	21.8%
Some College	1,202	25.1%	4,682	26.4%	13,766	26.2%
Associate Degree Only	294	6.1%	1,051	5.9%	3,484	6.6%
Bachelor Degree Only	1,062	22.2%	4,160	23.5%	10,411	19.8%
Graduate Degree	630	13.2%	2,826	15.9%	8,680	16.5%

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1 mi radius

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3 mi radius

Units In Structure (2010)

1 Detached Unit	1,364	44.2%	4,505	38.6%	18,716	56.9%
1 Attached Unit	125	4.0%	817	7.0%	1,929	5.9%
2 to 4 Units	215	6.9%	552	4.7%	1,359	4.1%
5 to 9 Units	323	10.5%	1,408	12.1%	2,768	8.4%
10 to 19 Units	321	10.4%	1,105	9.5%	2,229	6.8%
20 to 49 Units	124	4.0%	819	7.0%	1,708	5.2%
50 or More Units	594	19.2%	2,399	20.5%	3,682	11.2%
Mobile Home or Trailer	23	0.8%	75	0.6%	526	1.6%
Other Structure	-	-	1	-	2	-

Homes Built By Year (2010)

Homes Built 2005 or later	46	1.5%	181	1.6%	501	1.5%
Homes Built 2000 to 2004	86	2.8%	526	4.5%	1,395	4.2%
Homes Built 1990 to 1999	227	7.3%	891	7.6%	2,484	7.5%
Homes Built 1980 to 1989	565	18.3%	1,596	13.7%	3,250	9.9%
Homes Built 1970 to 1979	733	23.7%	3,213	27.5%	6,782	20.6%
Homes Built 1960 to 1969	501	16.2%	2,015	17.2%	6,124	18.6%
Homes Built 1950 to 1959	566	18.3%	1,799	15.4%	6,839	20.8%
Homes Built Before 1949	365	11.8%	1,462	12.5%	5,544	16.8%

Home Values (2010)

Home Values \$1,000,000 or More	9	0.6%	40	0.8%	121	0.7%
Home Values \$500,000 to \$999,999	10	0.8%	51	1.0%	261	1.4%
Home Values \$400,000 to \$499,999	18	1.3%	68	1.4%	258	1.4%
Home Values \$300,000 to \$399,999	57	4.2%	207	4.2%	774	4.2%
Home Values \$200,000 to \$299,999	245	17.8%	847	17.2%	2,961	15.9%
Home Values \$150,000 to \$199,999	308	22.4%	1,132	23.0%	3,367	18.1%
Home Values \$100,000 to \$149,999	337	24.5%	1,090	22.2%	4,532	24.4%
Home Values \$70,000 to \$99,999	194	14.1%	660	13.4%	2,795	15.0%
Home Values \$50,000 to \$69,999	81	5.9%	409	8.3%	1,444	7.8%
Home Values \$25,000 to \$49,999	44	3.2%	212	4.3%	1,231	6.6%
Home Values Under \$25,000	71	5.2%	199	4.1%	860	4.6%
Owner-Occupied Median Home Value	\$138,496		\$143,178		\$138,753	
Renter-Occupied Median Rent	\$983		\$871		\$805	

Transportation To Work (2010)

Drive to Work Alone	2,070	84.6%	8,984	84.9%	27,388	85.4%
Drive to Work in Carpool	284	11.6%	1,074	10.1%	2,522	7.9%
Travel to Work by Public Transportation	16	0.7%	133	1.3%	495	1.5%
Drive to Work on Motorcycle	1	-	1	-	14	-
Walk or Bicycle to Work	20	0.8%	140	1.3%	578	1.8%
Other Means	18	0.7%	92	0.9%	210	0.7%
Work at Home	37	1.5%	163	1.5%	862	2.7%

Travel Time (2010)

Travel to Work in 14 Minutes or Less	580	24.1%	2,235	21.4%	6,347	20.3%
Travel to Work in 15 to 29 Minutes	1,007	41.8%	4,717	45.2%	13,870	44.4%
Travel to Work in 30 to 59 Minutes	777	32.2%	3,187	30.6%	9,807	31.4%
Travel to Work in 60 Minutes or More	46	1.9%	285	2.7%	1,182	3.8%
Average Minutes Travel to Work	22.6		22.2		22.7	

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