

FORMER MERVYN'S 250 NORTH TELEGRAPH ROAD PONTIAC, MICHIGAN

FOR LEASE

SPACE SIZE:
77,319 SQ. FT.
(CAN BE DIVIDED)

AVAILABLE:
IMMEDIATELY

TRAFFIC COUNTS:
TELEGRAPH ROAD, JUST
NORTH OF SITE: 32,499
TELEGRAPH ROAD, JUST
SOUTH OF SITE: 37,039
ELIZABETH LAKE ROAD AT
TELEGRAPH: 9,864



LOCATED ADJACENT TO
OAKLAND POINTE SHOPPING CENTER
AT THE NEC TELEGRAPH
& ELIZABETH LAKE ROAD

JOIN:



CONTACT:
BRYAN WEISS
BWEISS@LUDWIGSEELEY.COM

DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	10,807	76,437	155,336
	AVERAGE INCOME	\$47,544	\$51,303	\$69,490
	HOUSEHOLDS	4,040	30,511	62,040

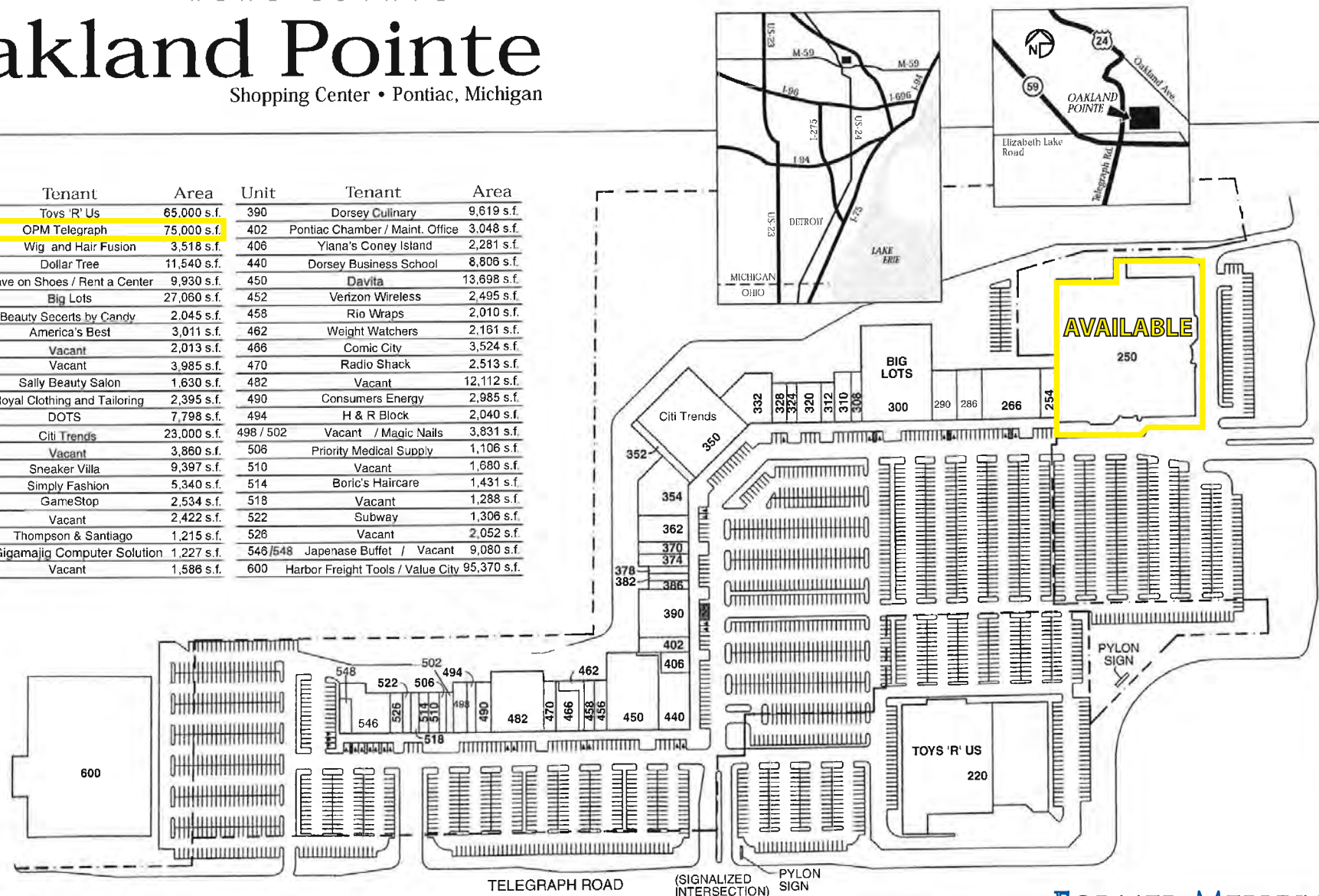
Ludwig & Seeley
REAL ESTATE

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

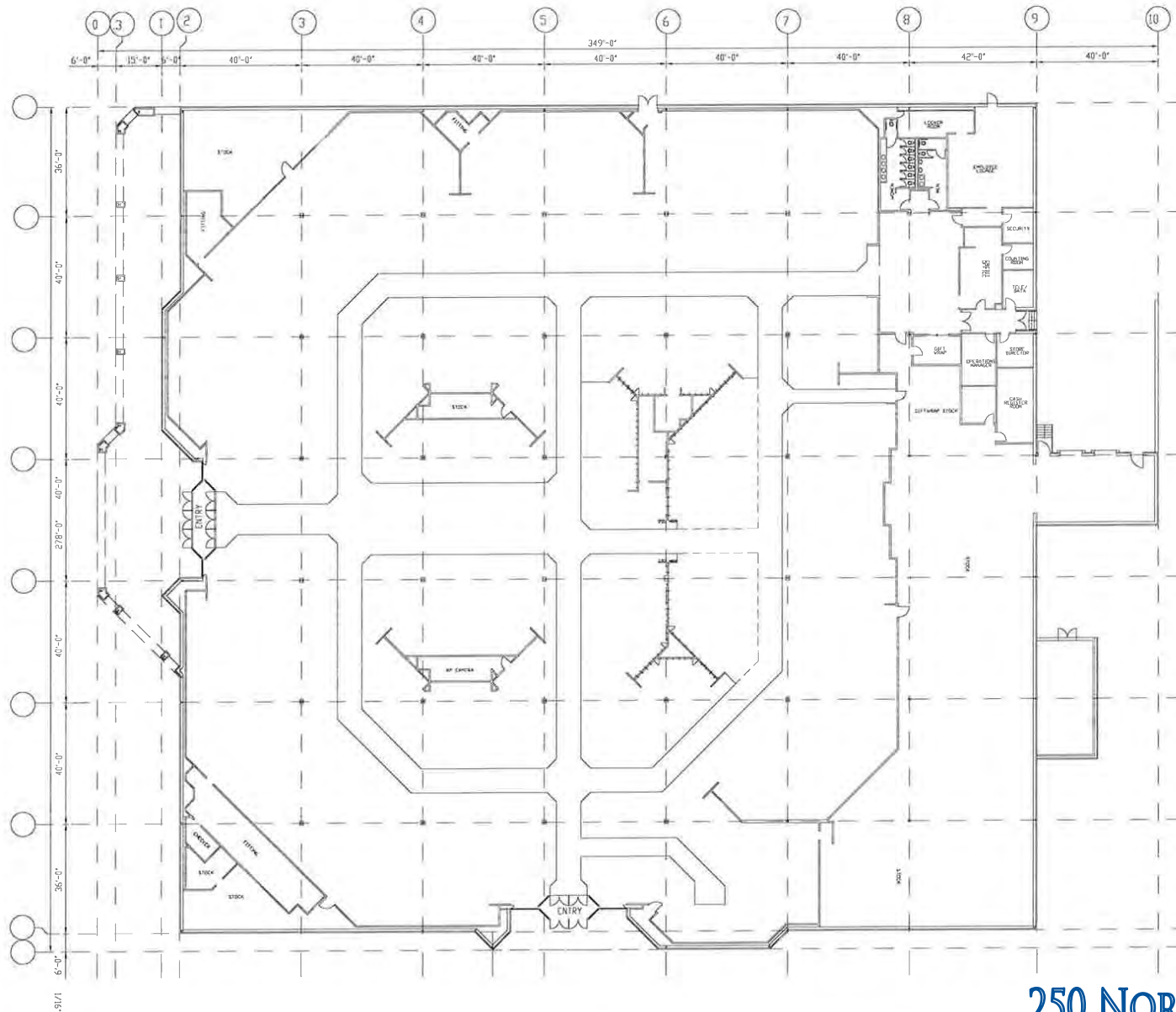
Oakland Pointe

Shopping Center • Pontiac, Michigan

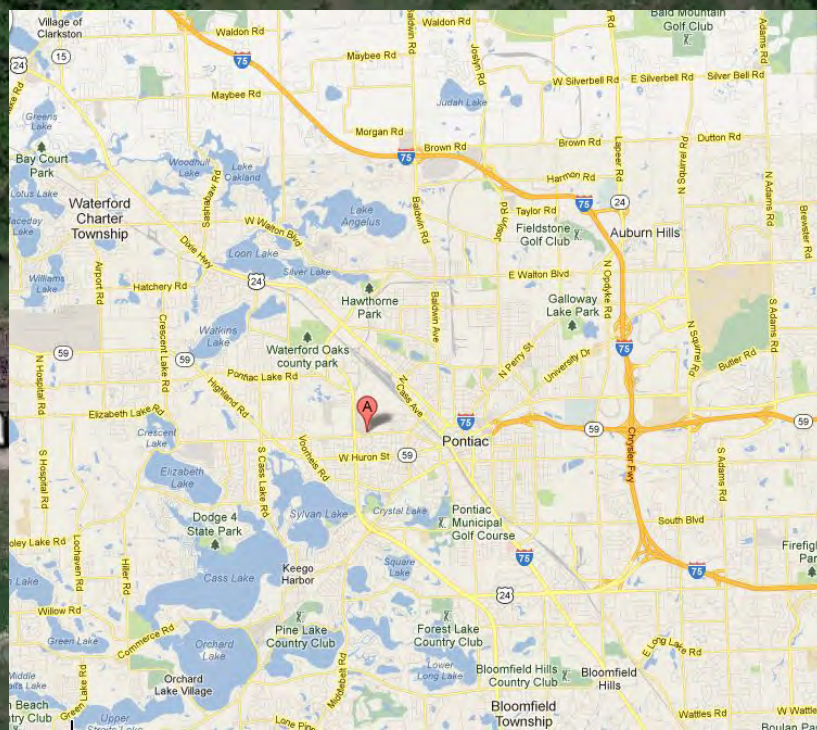
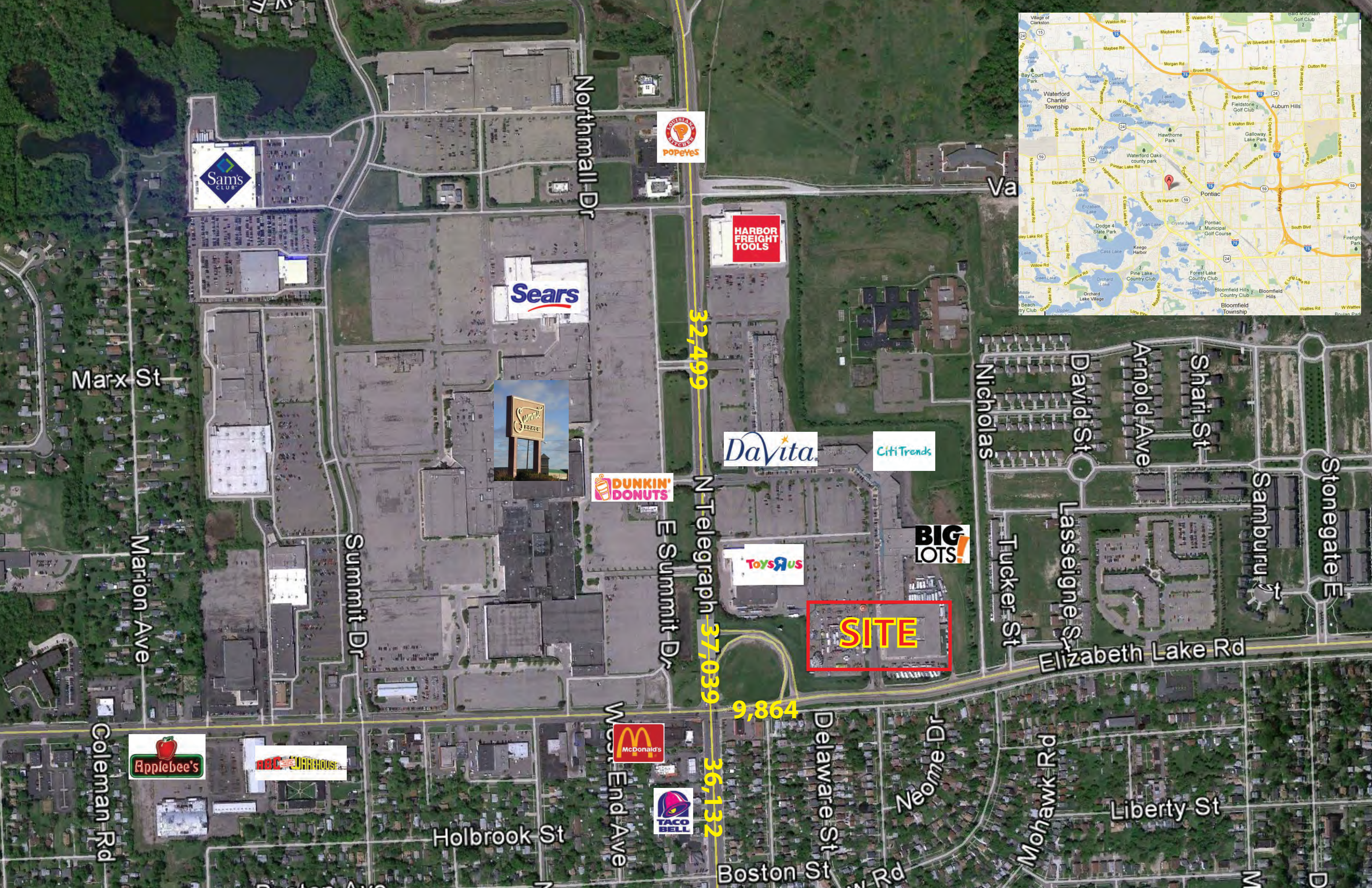
Unit	Tenant	Area	Unit	Tenant	Area
220	Toys 'R' Us	65,000 s.f.	390	Dorsey Culinary	9,619 s.f.
250	OPM Telegraph	75,000 s.f.	402	Pontiac Chamber / Maint. Office	3,048 s.f.
254	Wig and Hair Fusion	3,518 s.f.	406	Yiana's Coney Island	2,281 s.f.
266	Dollar Tree	11,540 s.f.	440	Dorsey Business School	8,806 s.f.
286 / 290	Save on Shoes / Rent a Center	9,930 s.f.	450	Davita	13,698 s.f.
300	Big Lots	27,060 s.f.	452	Verizon Wireless	2,495 s.f.
308	Beauty Secerts by Candy	2,045 s.f.	458	Rio Wraps	2,010 s.f.
310	America's Best	3,011 s.f.	462	Weight Watchers	2,161 s.f.
312	Vacant	2,013 s.f.	466	Comic City	3,524 s.f.
320	Vacant	3,985 s.f.	470	Radio Shack	2,513 s.f.
324	Sally Beauty Salon	1,630 s.f.	482	Vacant	12,112 s.f.
328	Royal Clothing and Tailoring	2,395 s.f.	490	Consumers Energy	2,985 s.f.
332	DOTS	7,798 s.f.	494	H & R Block	2,040 s.f.
350	Citi Trends	23,000 s.f.	498 / 502	Vacant / Magic Nails	3,831 s.f.
352	Vacant	3,860 s.f.	506	Priority Medical Supply	1,106 s.f.
354	Sneaker Villa	9,397 s.f.	510	Vacant	1,680 s.f.
362	Simply Fashion	5,340 s.f.	514	Boric's Haircare	1,431 s.f.
370	GameStop	2,534 s.f.	518	Vacant	1,288 s.f.
374	Vacant	2,422 s.f.	522	Subway	1,306 s.f.
378	Thompson & Santiago	1,215 s.f.	526	Vacant	2,052 s.f.
382	Gigamajig Computer Solution	1,227 s.f.	546 / 548	Japenase Buffet / Vacant	9,080 s.f.
386	Vacant	1,586 s.f.	600	Harbor Freight Tools / Value City	95,370 s.f.



FORMER MERVYN'S
250 NORTH TELEGRAPH ROAD
PONTIAC, MICHIGAN



FORMER MERVYN'S
250 NORTH TELEGRAPH ROAD
PONTIAC, MICHIGAN



Northmall Dr

Va



32,499

N Telegraph 37,039

9,864

36,132

E Summit Dr

West End Ave

Holbrook St

Boston St

Delaware St

Neome Dr

Liberty St

Liberty St

Elizabeth Lake Rd

Sambur St

Stonegate E

Shari St

Arnold Ave

David St

Lasseigne St

Tucker St

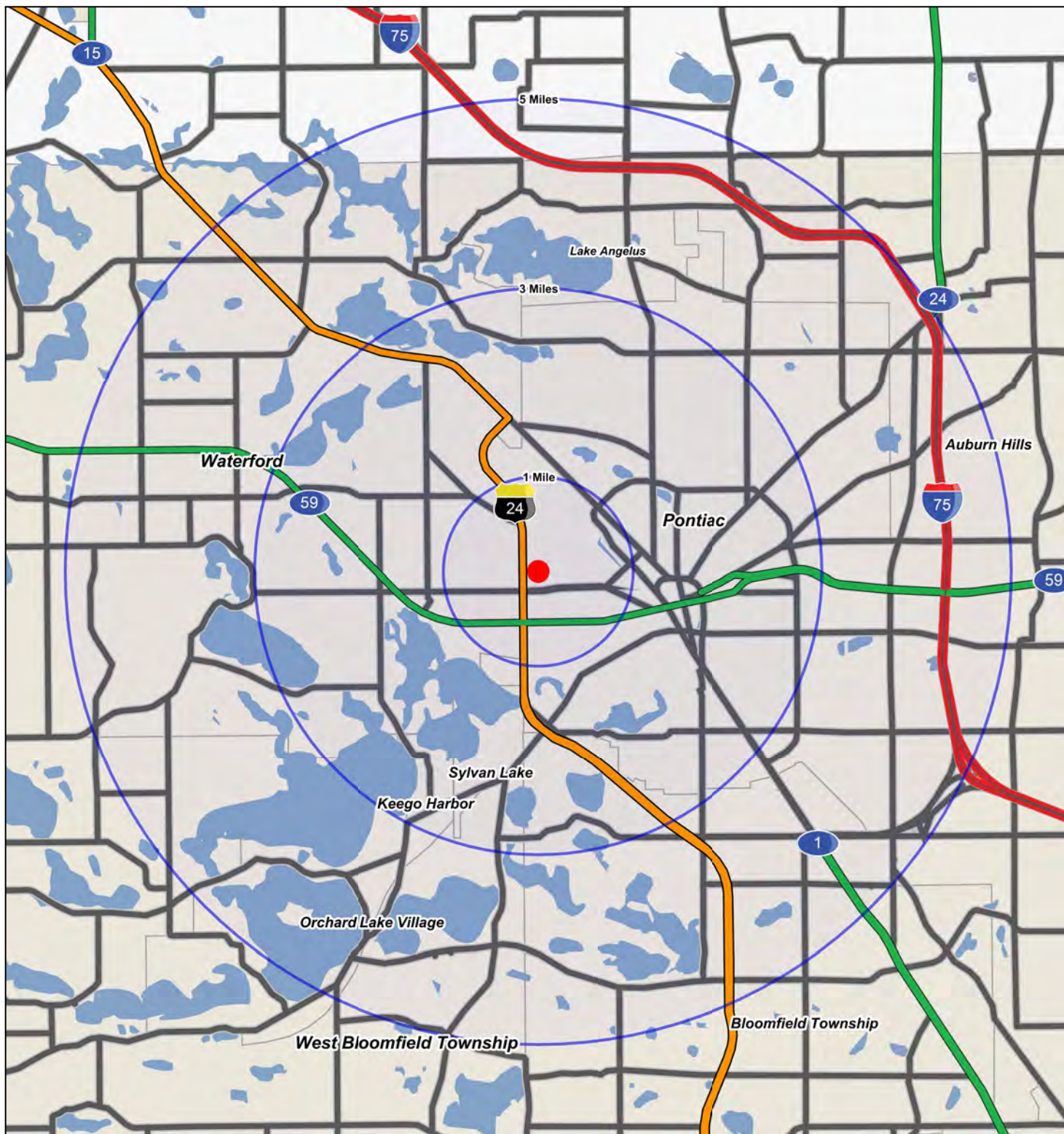
Nicholas

Marx St

Marion Ave

Coleman Rd





May 2013

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.6435/-83.3260

RF5

250 N Telegraph Rd	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2012)	10,807	76,437	155,336
Projected Population (2017)	10,712	76,314	155,283
Forecasted Population (2022)	10,707	76,306	155,275
Census Population (2010)	10,845	76,454	155,283
Census Population (2000)	10,210	84,495	163,994
Projected Annual Growth (2012 to 2017)	-95 -0.2%	-123 -	-53 -
Historical Annual Growth (2010 to 2012)	-38 -0.2%	-18 -	52 -
Historical Annual Growth (2000 to 2010)	635 0.6%	-8,040 -1.0%	-8,711 -0.5%
Estimated Population Density (2012)	3,441 psm	2,704 psm	1,979 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.51 sq mi
Households			
Estimated Households (2012)	4,040	30,511	62,040
Projected Households (2017)	4,126	31,149	63,334
Forecasted Households (2022)	4,127	31,158	63,363
Census Households (2010)	4,009	30,270	61,545
Census Households (2000)	4,037	32,495	63,351
Estimated Households with Children (2012)	1,248 30.9%	9,547 31.3%	20,098 32.4%
Estimated Average Household Size (2012)	2.35	2.41	2.45
Average Household Income			
Estimated Average Household Income (2012)	\$47,544	\$51,303	\$69,490
Projected Average Household Income (2017)	\$54,167	\$58,058	\$78,003
Estimated Average Family Income (2012)	\$55,568	\$61,064	\$84,774
Median Household Income			
Estimated Median Household Income (2012)	\$41,274	\$42,626	\$56,327
Projected Median Household Income (2017)	\$46,128	\$47,398	\$63,531
Estimated Median Family Income (2012)	\$52,278	\$53,140	\$71,107
Per Capita Income			
Estimated Per Capita Income (2012)	\$20,440	\$21,292	\$28,356
Projected Per Capita Income (2017)	\$23,874	\$24,611	\$32,490
Estimated Per Capita income 5 Year Growth	\$3,434 16.8%	\$3,319 15.6%	\$4,134 14.6%
Other Income			
Estimated Median Disposable Income (2012)	\$35,552	\$36,416	\$46,673
Projected Median Disposable Income (2017)	\$39,048	\$40,118	\$53,413
Disposable Income Estimated 5 Year Growth	\$3,496 9.8%	\$3,702 10.2%	\$6,739 14.4%
Estimated Average Household Net Worth (2012)	\$402,229	\$425,771	\$523,336
Daytime Demos (2012)			
Total Businesses	512	3,272	6,970
Total Employees	9,557	39,202	85,734
Company Headquarter Businesses	- 0.1%	7 0.2%	49 0.7%
Company Headquarter Employees	3 -	1,816 4.6%	7,060 8.2%
Employee Population per Business	18.7	12.0	12.3
Residential Population per Business	21.1	23.4	22.3

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.6435/-83.3260

RF5

250 N Telegraph Rd

	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2012)	6,028	55.8%	43,947	57.5%	99,812	64.3%
Black or African American (2012)	3,613	33.4%	23,807	31.1%	38,502	24.8%
American Indian or Alaska Native (2012)	90	0.8%	490	0.6%	797	0.5%
Asian (2012)	186	1.7%	1,662	2.2%	5,127	3.3%
Hawaiian or Pacific Islander (2012)	-	-	17	-	25	-
Other Race (2012)	29	0.3%	284	0.4%	478	0.3%
Two or More Races (2012)	861	8.0%	6,230	8.2%	10,594	6.8%
Not Hispanic or Latino Population (2012)	9,593	88.8%	66,286	86.7%	139,154	89.6%
Hispanic or Latino Population (2012)	1,214	11.2%	10,151	13.3%	16,182	10.4%
Not Hispanic or Latino Population (2017)	9,373	87.5%	65,078	85.3%	137,347	88.4%
Hispanic or Latino Population (2017)	1,339	12.5%	11,236	14.7%	17,936	11.6%
Not Hispanic or Latino Population (2010)	9,688	89.3%	66,801	87.4%	139,899	90.1%
Hispanic or Latino Population (2010)	1,157	10.7%	9,653	12.6%	15,384	9.9%
Not Hispanic or Latino Population (2000)	9,281	90.9%	76,212	90.2%	152,255	92.8%
Hispanic or Latino Population (2000)	929	9.1%	8,283	9.8%	11,739	7.2%
Projected Hispanic Annual Growth (2012 to 2017)	124	2.0%	1,085	2.1%	1,754	2.2%
Historic Hispanic Annual Growth (2000 to 2012)	286	2.6%	1,868	1.9%	4,443	3.2%
Age Distribution (2012)						
Age Under 5	686	6.3%	5,764	7.5%	10,861	7.0%
Age 5 to 9 Years	597	5.5%	4,757	6.2%	9,693	6.2%
Age 10 to 14 Years	617	5.7%	4,659	6.1%	10,023	6.5%
Age 15 to 19 Years	849	7.9%	5,600	7.3%	11,126	7.2%
Age 20 to 24 Years	888	8.2%	5,608	7.3%	10,700	6.9%
Age 25 to 29 Years	774	7.2%	4,803	6.3%	9,176	5.9%
Age 30 to 34 Years	830	7.7%	5,220	6.8%	9,875	6.4%
Age 35 to 39 Years	851	7.9%	5,241	6.9%	10,190	6.6%
Age 40 to 44 Years	831	7.7%	5,268	6.9%	10,637	6.8%
Age 45 to 49 Years	794	7.3%	5,396	7.1%	11,134	7.2%
Age 50 to 54 Years	785	7.3%	5,669	7.4%	11,669	7.5%
Age 55 to 59 Years	625	5.8%	5,058	6.6%	10,687	6.9%
Age 60 to 64 Years	517	4.8%	4,079	5.3%	9,055	5.8%
Age 65 to 74 Years	656	6.1%	5,120	6.7%	11,692	7.5%
Age 75 to 84 Years	349	3.2%	2,792	3.7%	6,018	3.9%
Age 85 Years or Over	160	1.5%	1,405	1.8%	2,798	1.8%
Median Age	35.4		35.8		37.4	
Gender Age Distribution (2012)						
Female Population	5,281	48.9%	38,736	50.7%	79,436	51.1%
Age 0 to 19 Years	1,307	24.8%	10,100	26.1%	20,197	25.4%
Age 20 to 64 Years	3,251	61.6%	23,177	59.8%	47,551	59.9%
Age 65 Years or Over	723	13.7%	5,459	14.1%	11,688	14.7%
Female Median Age	37.2		37.0		38.6	
Male Population	5,526	51.1%	37,701	49.3%	75,900	48.9%
Age 0 to 19 Years	1,440	26.1%	10,679	28.3%	21,507	28.3%
Age 20 to 64 Years	3,644	65.9%	23,164	61.4%	45,573	60.0%
Age 65 Years or Over	441	8.0%	3,858	10.2%	8,820	11.6%
Male Median Age	33.6		34.6		36.2	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.6435/-83.3260

RF5

250 N Telegraph Rd

1 mi radius

3 mi radius

5 mi radius

Household Income Distribution (2012)

HH Income \$200,000 or More	60	1.5%	880	2.9%	3,726	6.0%
HH Income \$150,000 to \$199,999	36	0.9%	511	1.7%	1,948	3.1%
HH Income \$100,000 to \$149,999	423	10.5%	2,524	8.3%	6,995	11.3%
HH Income \$75,000 to \$99,999	358	8.9%	2,918	9.6%	6,936	11.2%
HH Income \$50,000 to \$74,999	797	19.7%	5,453	17.9%	10,899	17.6%
HH Income \$35,000 to \$49,999	581	14.4%	4,780	15.7%	9,027	14.6%
HH Income \$25,000 to \$34,999	480	11.9%	3,650	12.0%	6,516	10.5%
HH Income \$15,000 to \$24,999	548	13.6%	4,326	14.2%	7,366	11.9%
HH Income Under \$15,000	757	18.7%	5,469	17.9%	8,627	13.9%
HH Income \$35,000 or More	2,256	55.8%	17,066	55.9%	39,530	63.7%
HH Income \$75,000 or More	878	21.7%	6,833	22.4%	19,605	31.6%

Housing (2012)

Total Housing Units	4,762		35,587		70,204	
Housing Units Occupied	4,040	84.9%	30,511	85.7%	62,040	88.4%
Housing Units Owner-Occupied	2,203	54.5%	16,968	55.6%	38,491	62.0%
Housing Units, Renter-Occupied	1,838	45.5%	13,544	44.4%	23,548	38.0%
Housing Units, Vacant	721	15.1%	5,075	14.3%	8,164	11.6%
Median Years in Residence	3.2		3.7		4.0	

Marital Status (2012)

Never Married	3,300	46.9%	21,175	41.9%	39,781	38.2%
Currently Married	2,236	31.8%	18,383	36.4%	45,466	43.6%
Separated	242	3.4%	2,371	4.7%	3,814	3.7%
Widowed	219	3.1%	1,330	2.6%	2,499	2.4%
Divorced	1,041	14.8%	7,219	14.3%	12,612	12.1%

Household Type (2012)

Population Family	6,949	64.3%	55,326	72.4%	117,887	75.9%
Population Non-Family	2,529	23.4%	18,324	24.0%	34,140	22.0%
Population Group Quarters	1,328	12.3%	2,787	3.6%	3,308	2.1%
Family Households	2,243	55.5%	17,772	58.2%	38,662	62.3%
Non-Family Households	1,797	44.5%	12,740	41.8%	23,377	37.7%
Married Couple with Children	605	27.1%	4,938	26.9%	11,672	25.7%
Average Family Household Size	3.1		3.1		3.0	

Household Size (2012)

1 Person Households	1,462	36.2%	10,311	33.8%	18,913	30.5%
2 Person Households	1,146	28.4%	8,878	29.1%	19,399	31.3%
3 Person Households	610	15.1%	4,839	15.9%	10,024	16.2%
4 Person Households	452	11.2%	3,424	11.2%	7,656	12.3%
5 Person Households	214	5.3%	1,733	5.7%	3,592	5.8%
6 or More Person Households	157	3.9%	1,327	4.4%	2,457	4.0%

Household Vehicles (2012)

Households with 0 Vehicles Available	476	11.8%	3,846	12.6%	5,852	9.4%
Households with 1 Vehicles Available	1,925	47.6%	13,024	42.7%	24,124	38.9%
Households with 2 or More Vehicles Available	1,639	40.6%	13,642	44.7%	32,063	51.7%
Total Vehicles Available	5,789		46,600		102,723	
Average Vehicles Per Household	1.4		1.5		1.7	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.6435/-83.3260

RF5

250 N Telegraph Rd

1 mi radius

3 mi radius

5 mi radius

Labor Force (2012)

Estimated Labor Population Age 16 Years or Over	8,779		60,330		122,795
Estimated Civilian Employed	4,264	48.6%	30,198	50.1%	65,197
Estimated Civilian Unemployed	1,219	13.9%	8,411	13.9%	15,083
Estimated in Armed Forces	1	-	20	-	39
Estimated Not in Labor Force	3,295	37.5%	21,701	36.0%	42,475
Unemployment Rate	13.9%		13.9%		12.3%

Occupation (2010)

Occupation: Population Age 16 Years or Over	3,916		29,578		64,271
Management, Business, Financial Operations	424	10.8%	3,387	11.5%	8,514
Professional, Related	732	18.7%	4,828	16.3%	13,174
Service	934	23.8%	6,985	23.6%	13,386
Sales, Office	1,051	26.9%	7,759	26.2%	16,593
Farming, Fishing, Forestry	4	0.1%	59	0.2%	98
Construct, Extraction, Maintenance	330	8.4%	2,679	9.1%	4,854
Production, Transport Material Moving	441	11.3%	3,882	13.1%	7,651
White Collar Workers		56.4%		54.0%	
Blue Collar Workers		43.6%		46.0%	

Consumer Expenditure (2012)

Total Household Expenditure	\$170 M		\$1.34 B		\$3.33 B
Total Non-Retail Expenditure	\$97.3 M	57.3%	\$771 M	57.3%	\$1.92 B
Total Retail Expenditure	\$72.6 M	42.7%	\$574 M	42.7%	\$1.42 B
Apparel	\$8.12 M	4.8%	\$64.4 M	4.8%	\$160 M
Contributions	\$5.86 M	3.4%	\$48.4 M	3.6%	\$131 M
Education	\$3.93 M	2.3%	\$31.7 M	2.4%	\$84.2 M
Entertainment	\$9.37 M	5.5%	\$74.5 M	5.5%	\$187 M
Food and Beverages	\$26.6 M	15.6%	\$209 M	15.5%	\$506 M
Furnishings and Equipment	\$7.25 M	4.3%	\$57.8 M	4.3%	\$147 M
Gifts	\$4.31 M	2.5%	\$34.7 M	2.6%	\$91.5 M
Health Care	\$10.8 M	6.3%	\$84.6 M	6.3%	\$202 M
Household Operations	\$5.81 M	3.4%	\$46.8 M	3.5%	\$122 M
Miscellaneous Expenses	\$2.92 M	1.7%	\$22.9 M	1.7%	\$55.4 M
Personal Care	\$2.48 M	1.5%	\$19.6 M	1.5%	\$48.2 M
Personal Insurance	\$1.64 M	1.0%	\$13.4 M	1.0%	\$35.3 M
Reading	\$559 K	0.3%	\$4.42 M	0.3%	\$11.0 M
Shelter	\$32.6 M	19.2%	\$259 M	19.2%	\$646 M
Tobacco	\$1.20 M	0.7%	\$9.33 M	0.7%	\$21.1 M
Transportation	\$34.1 M	20.1%	\$268 M	19.9%	\$656 M
Utilities	\$12.4 M	7.3%	\$96.8 M	7.2%	\$230 M

Educational Attainment (2012)

Adult Population Age 25 Years or Over	7,172		50,050		102,932
Elementary (Grade Level 0 to 8)	350	4.9%	2,677	5.3%	4,128
Some High School (Grade Level 9 to 11)	887	12.4%	6,924	13.8%	10,799
High School Graduate	2,055	28.7%	13,729	27.4%	27,069
Some College	1,594	22.2%	12,051	24.1%	22,997
Associate Degree Only	736	10.3%	3,524	7.0%	7,561
Bachelor Degree Only	1,050	14.6%	7,153	14.3%	18,380
Graduate Degree	499	7.0%	3,992	8.0%	11,998

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.6435/-83.3260

RF5

250 N Telegraph Rd	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2010)						
1 Detached Unit	2,437	60.8%	20,729	68.5%	42,797	69.5%
1 Attached Unit	225	5.6%	1,250	4.1%	3,025	4.9%
2 to 4 Units	348	8.7%	1,651	5.5%	2,839	4.6%
5 to 9 Units	328	8.2%	1,803	6.0%	3,813	6.2%
10 to 19 Units	202	5.0%	1,870	6.2%	3,311	5.4%
20 to 49 Units	137	3.4%	889	2.9%	1,606	2.6%
50 or More Units	282	7.0%	1,590	5.3%	2,678	4.4%
Mobile Home or Trailer	51	1.3%	487	1.6%	1,477	2.4%
Other Structure	-	-	-	-	-	-
Homes Built By Year (2010)						
Homes Built 2005 or later	103	2.6%	869	2.9%	1,613	2.6%
Homes Built 2000 to 2004	333	8.3%	1,548	5.1%	3,585	5.8%
Homes Built 1990 to 1999	310	7.7%	2,612	8.6%	7,272	11.8%
Homes Built 1980 to 1989	306	7.6%	2,735	9.0%	6,305	10.2%
Homes Built 1970 to 1979	471	11.8%	4,380	14.5%	9,039	14.7%
Homes Built 1960 to 1969	381	9.5%	3,547	11.7%	8,883	14.4%
Homes Built 1950 to 1959	620	15.5%	6,559	21.7%	12,179	19.8%
Homes Built Before 1949	1,486	37.1%	8,019	26.5%	12,670	20.6%
Home Values (2010)						
Home Values \$1,000,000 or More	5	0.2%	119	0.7%	586	1.5%
Home Values \$500,000 to \$999,999	36	1.6%	421	2.4%	1,371	3.5%
Home Values \$400,000 to \$499,999	22	1.0%	259	1.5%	810	2.0%
Home Values \$300,000 to \$399,999	58	2.6%	531	3.0%	1,928	4.9%
Home Values \$200,000 to \$299,999	203	9.0%	1,709	9.8%	5,002	12.6%
Home Values \$150,000 to \$199,999	417	18.4%	2,970	17.0%	7,291	18.4%
Home Values \$100,000 to \$149,999	586	25.8%	3,950	22.6%	8,432	21.3%
Home Values \$70,000 to \$99,999	399	17.6%	3,342	19.2%	6,195	15.7%
Home Values \$50,000 to \$69,999	233	10.3%	1,535	8.8%	2,981	7.5%
Home Values \$25,000 to \$49,999	190	8.4%	1,513	8.7%	2,824	7.1%
Home Values Under \$25,000	119	5.2%	1,096	6.3%	2,147	5.4%
Owner-Occupied Median Home Value	\$116,370		\$121,038		\$142,488	
Renter-Occupied Median Rent	\$606		\$608		\$650	
Transportation To Work (2010)						
Drive to Work Alone	2,985	78.6%	23,518	82.2%	52,065	83.3%
Drive to Work in Carpool	569	15.0%	3,598	12.6%	6,810	10.9%
Travel to Work by Public Transportation	16	0.4%	173	0.6%	470	0.8%
Drive to Work on Motorcycle	1	-	13	-	34	0.1%
Walk or Bicycle to Work	110	2.9%	445	1.6%	919	1.5%
Other Means	29	0.8%	244	0.9%	434	0.7%
Work at Home	87	2.3%	633	2.2%	1,739	2.8%
Travel Time (2010)						
Travel to Work in 14 Minutes or Less	1,060	28.6%	7,171	25.6%	14,759	24.3%
Travel to Work in 15 to 29 Minutes	1,147	30.9%	9,989	35.7%	21,939	36.1%
Travel to Work in 30 to 59 Minutes	1,201	32.4%	9,007	32.2%	19,669	32.4%
Travel to Work in 60 Minutes or More	301	8.1%	1,825	6.5%	4,364	7.2%
Average Minutes Travel to Work	23.4		23.3		23.4	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.