

VACANT LAND SEC HAGGERTY & OAKLEY PARK WEST BLOOMFIELD, MICHIGAN

FOR SALE OR GROUND LEASE

LOT SIZE:
APPROX. 2.88 ACRES

LOT DIMENSIONS:
299' X 420'

AVAILABLE:
IMMEDIATELY

ZONING:
I - OP: INDUSTRIAL OFFICE
PARK

TRAFFIC COUNTS:
HAGGERTY, SOUTH OF
OAKLEY PARK: 28,000
HAGGERTY, NORTH OF
OAKLEY PARK: 26,000



EXCELLENT OPPORTUNITY FOR MEDICAL
OFFICE, ASSISTED LIVING, BANKS,
CREDIT UNIONS & MORE

AREA RETAILERS:



CONTACT:
BRYAN WEISS
BWEISS@LUDWIGSEELEY.COM

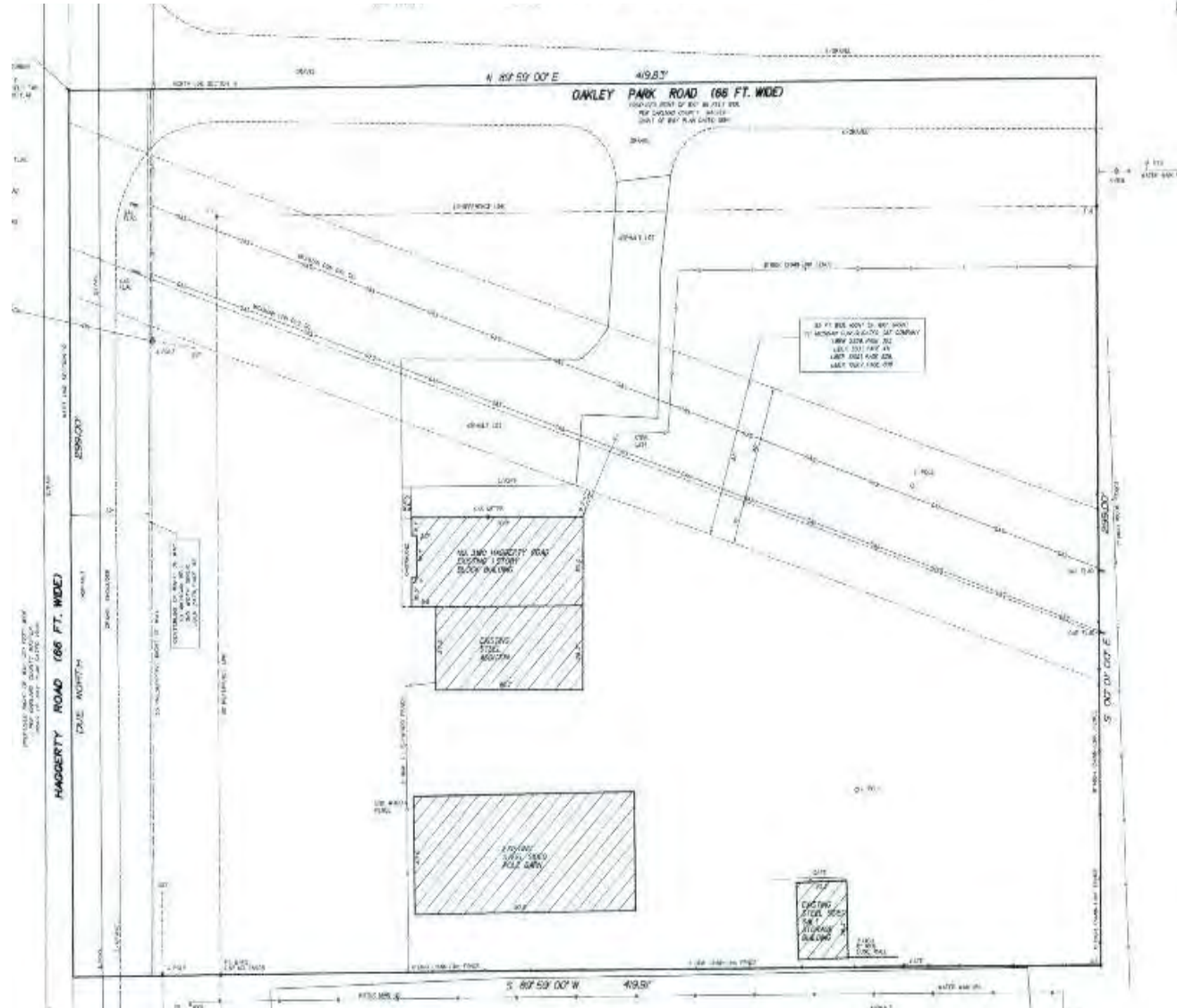
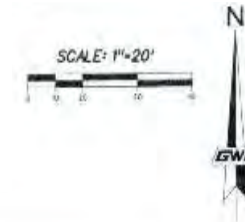
DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	4,972	50,362	147,816
	AVERAGE INCOME	\$109,216	\$101,002	\$101,942
	HOUSEHOLDS	1,719	19,573	58,059

Ludwig & Seeley
REAL ESTATE

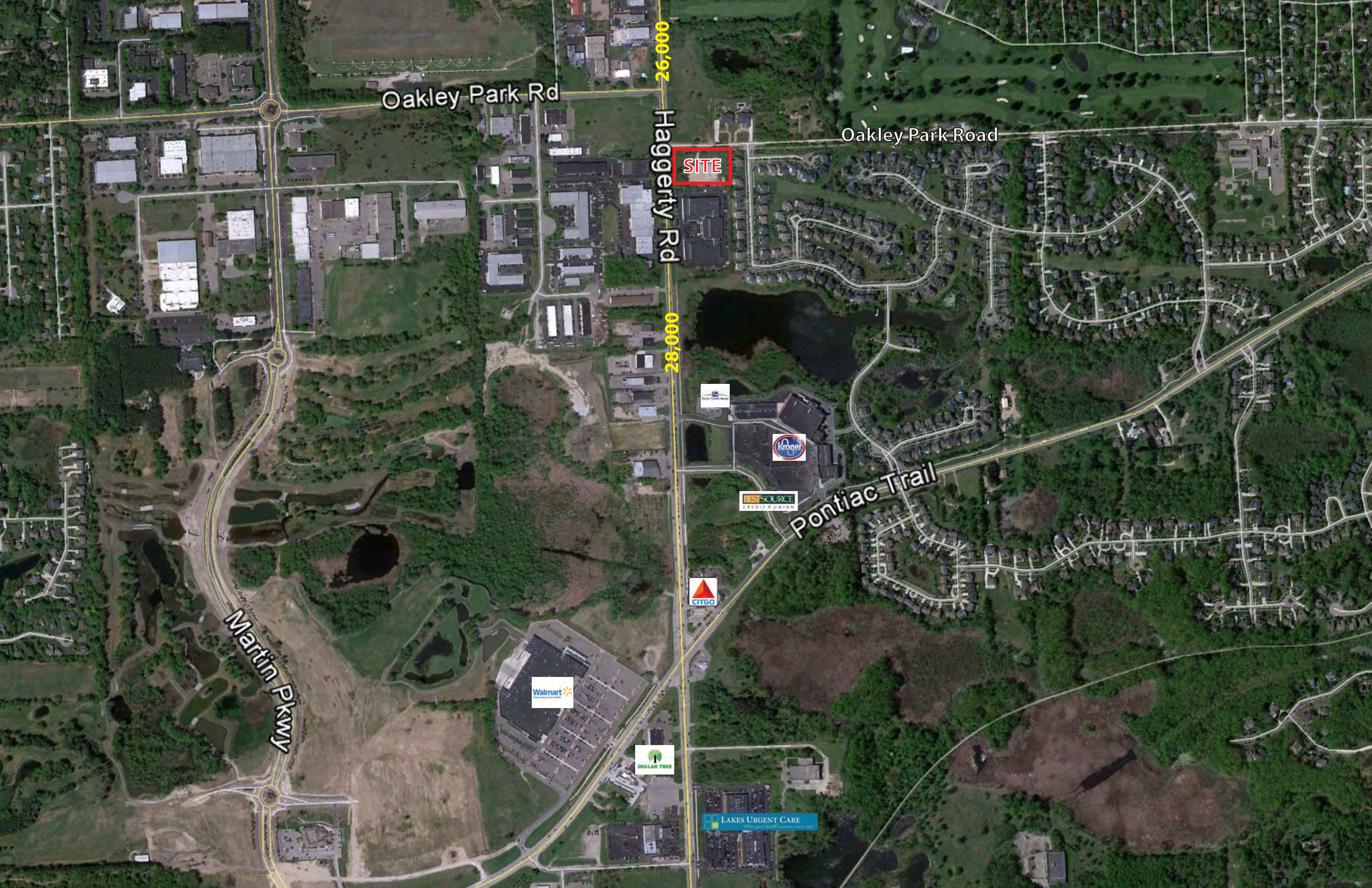
29580 NORTHWESTERN HWY. SUITE 110 SOUTHFIELD MI 48034

PHONE: 248.750.1700 FAX: 248.750.1771

WWW.LUDWIGSEELEY.COM



VACANT LAND
SEC HAGGERTY & OAKLEY PARK
WEST BLOOMFIELD, MICHIGAN



Oakley Park Rd

26.00

Haggerty Rd

28.82

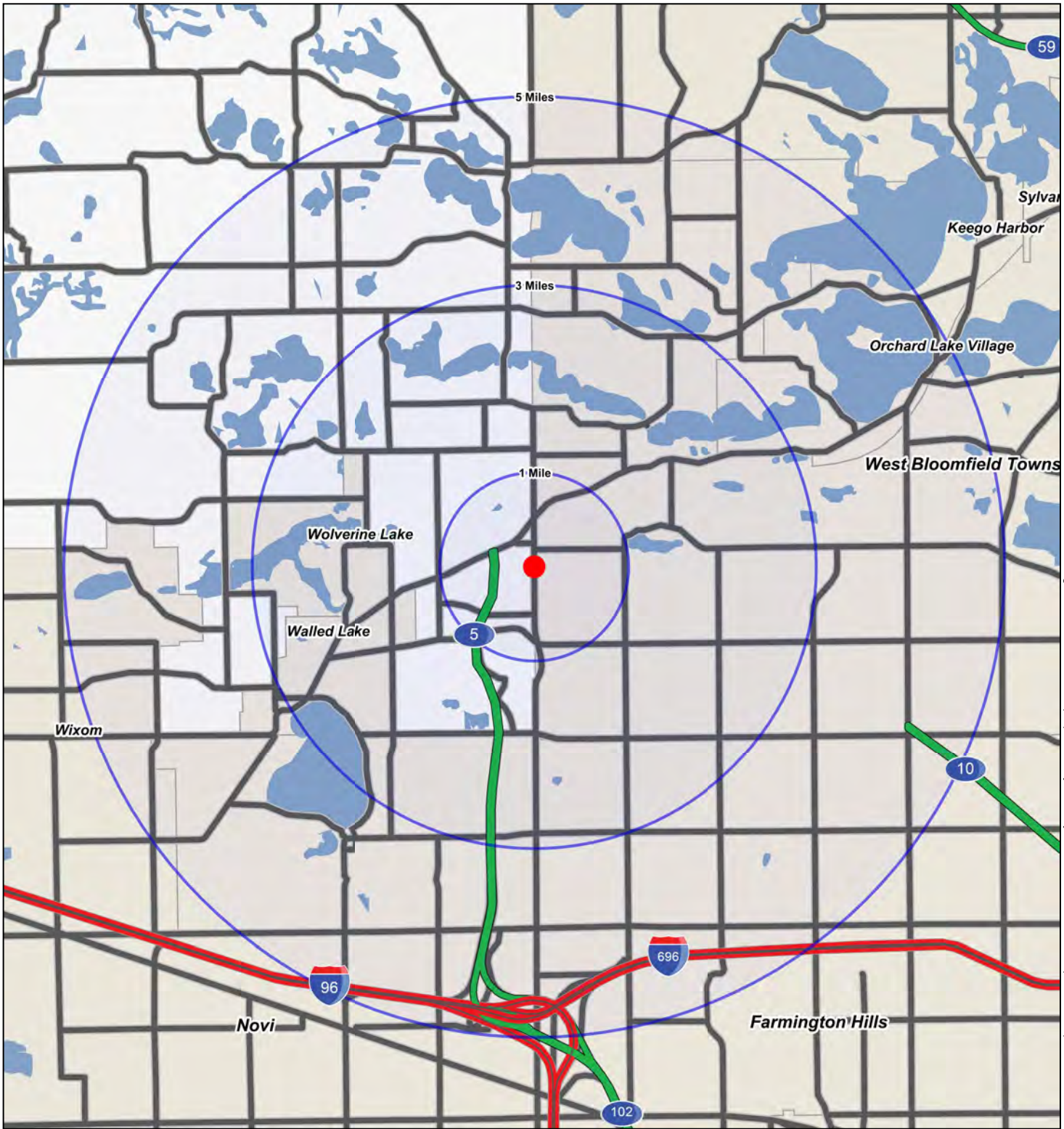
SITE

Oakley Park Road

Pontiac Trail

Martin Pkwy





Lat: -83.4391 Lon: 42.5527 Zoom: 10.92 mi

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3190 Haggerty Road West Bloomfield, MI

February 2013

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.5696/-83.4397

RF5

3190 Haggerty Rd	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2012)	4,972	50,362	147,816
Projected Population (2017)	4,977	50,414	147,955
Forecasted Population (2022)	4,977	50,414	147,954
Census Population (2010)	4,969	50,319	147,686
Census Population (2000)	4,590	48,288	138,544
Projected Annual Growth (2012 to 2017)	5 -	52 -	139 -
Historical Annual Growth (2010 to 2012)	3 -	44 -	131 -
Historical Annual Growth (2000 to 2010)	379 0.8%	2,031 0.4%	9,142 0.7%
Estimated Population Density (2012)	1,583 psm	1,782 psm	1,883 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.51 sq mi
Households			
Estimated Households (2012)	1,719	19,573	58,059
Projected Households (2017)	1,755	19,979	59,271
Forecasted Households (2022)	1,755	19,992	59,312
Census Households (2010)	1,705	19,412	57,586
Census Households (2000)	1,604	18,043	52,224
Estimated Households with Children (2012)	764 44.5%	6,474 33.1%	19,402 33.4%
Estimated Average Household Size (2012)	2.87	2.56	2.53
Average Household Income			
Estimated Average Household Income (2012)	\$109,216	\$101,002	\$101,942
Projected Average Household Income (2017)	\$125,216	\$114,784	\$115,389
Estimated Average Family Income (2012)	\$122,185	\$120,055	\$121,657
Median Household Income			
Estimated Median Household Income (2012)	\$94,404	\$85,674	\$86,257
Projected Median Household Income (2017)	\$109,443	\$98,493	\$99,280
Estimated Median Family Income (2012)	\$106,005	\$103,254	\$106,504
Per Capita Income			
Estimated Per Capita Income (2012)	\$38,162	\$39,593	\$40,449
Projected Per Capita Income (2017)	\$44,614	\$45,869	\$46,684
Estimated Per Capita income 5 Year Growth	\$6,451 16.9%	\$6,276 15.9%	\$6,235 15.4%
Other Income			
Estimated Median Disposable Income (2012)	\$74,246	\$67,803	\$68,303
Projected Median Disposable Income (2017)	\$85,270	\$77,701	\$83,866
Disposable Income Estimated 5 Year Growth	\$11,024 14.8%	\$9,897 14.6%	\$15,563 22.8%
Estimated Average Household Net Worth (2012)	\$860,562	\$769,768	\$760,850
Daytime Demos (2012)			
Total Businesses	331	1,987	5,125
Total Employees	3,097	18,745	45,802
Company Headquarter Businesses	2 0.7%	11 0.6%	30 0.6%
Company Headquarter Employees	68 2.2%	1,097 5.9%	2,197 4.8%
Employee Population per Business	9.4	9.4	8.9
Residential Population per Business	15.0	25.3	28.8

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RF5

3190 Haggerty Rd

	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2012)	4,393	88.4%	42,461	84.3%	121,868	82.4%
Black or African American (2012)	201	4.0%	3,766	7.5%	12,372	8.4%
American Indian or Alaska Native (2012)	7	0.1%	103	0.2%	344	0.2%
Asian (2012)	241	4.8%	2,679	5.3%	9,127	6.2%
Hawaiian or Pacific Islander (2012)	1	-	7	-	16	-
Other Race (2012)	3	0.1%	99	0.2%	267	0.2%
Two or More Races (2012)	126	2.5%	1,247	2.5%	3,823	2.6%
Not Hispanic or Latino Population (2012)	4,898	98.5%	49,359	98.0%	144,144	97.5%
Hispanic or Latino Population (2012)	74	1.5%	1,003	2.0%	3,672	2.5%
Not Hispanic or Latino Population (2017)	4,894	98.3%	49,293	97.8%	143,867	97.2%
Hispanic or Latino Population (2017)	83	1.7%	1,121	2.2%	4,088	2.8%
Not Hispanic or Latino Population (2010)	4,898	98.6%	49,367	98.1%	144,207	97.6%
Hispanic or Latino Population (2010)	70	1.4%	951	1.9%	3,479	2.4%
Not Hispanic or Latino Population (2000)	4,540	98.9%	47,618	98.6%	136,439	98.5%
Hispanic or Latino Population (2000)	51	1.1%	670	1.4%	2,105	1.5%
Projected Hispanic Annual Growth (2012 to 2017)	9	2.5%	118	2.4%	416	2.3%
Historic Hispanic Annual Growth (2000 to 2012)	24	3.9%	333	4.1%	1,567	6.2%
Age Distribution (2012)						
Age Under 5	285	5.7%	2,679	5.3%	8,109	5.5%
Age 5 to 9 Years	373	7.5%	3,014	6.0%	9,006	6.1%
Age 10 to 14 Years	395	8.0%	3,425	6.8%	10,208	6.9%
Age 15 to 19 Years	395	7.9%	3,570	7.1%	10,254	6.9%
Age 20 to 24 Years	256	5.1%	2,612	5.2%	7,731	5.2%
Age 25 to 29 Years	190	3.8%	2,211	4.4%	7,197	4.9%
Age 30 to 34 Years	239	4.8%	2,513	5.0%	7,792	5.3%
Age 35 to 39 Years	304	6.1%	2,870	5.7%	8,858	6.0%
Age 40 to 44 Years	366	7.4%	3,490	6.9%	10,323	7.0%
Age 45 to 49 Years	478	9.6%	4,226	8.4%	11,903	8.1%
Age 50 to 54 Years	451	9.1%	4,402	8.7%	12,492	8.5%
Age 55 to 59 Years	385	7.7%	3,955	7.9%	11,403	7.7%
Age 60 to 64 Years	288	5.8%	3,352	6.7%	9,730	6.6%
Age 65 to 74 Years	334	6.7%	4,378	8.7%	12,340	8.3%
Age 75 to 84 Years	148	3.0%	2,384	4.7%	6,828	4.6%
Age 85 Years or Over	86	1.7%	1,280	2.5%	3,642	2.5%
Median Age	39.8		42.5		41.9	
Gender Age Distribution (2012)						
Female Population	2,495	50.2%	25,889	51.4%	76,354	51.7%
Age 0 to 19 Years	686	27.5%	6,127	23.7%	18,323	24.0%
Age 20 to 64 Years	1,499	60.1%	15,217	58.8%	45,208	59.2%
Age 65 Years or Over	311	12.5%	4,546	17.6%	12,822	16.8%
Female Median Age	40.7		44.1		43.0	
Male Population	2,477	49.8%	24,473	48.6%	71,463	48.3%
Age 0 to 19 Years	762	30.8%	6,562	26.8%	19,254	26.9%
Age 20 to 64 Years	1,458	58.9%	14,415	58.9%	42,221	59.1%
Age 65 Years or Over	257	10.4%	3,496	14.3%	9,988	14.0%
Male Median Age	38.8		40.9		40.6	

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RF5

3190 Haggerty Rd

	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2012)						
HH Income \$200,000 or More	213	12.4%	2,242	11.5%	6,722	11.6%
HH Income \$150,000 to \$199,999	174	10.1%	1,554	7.9%	4,556	7.8%
HH Income \$100,000 to \$149,999	409	23.8%	4,017	20.5%	11,450	19.7%
HH Income \$75,000 to \$99,999	303	17.7%	3,007	15.4%	8,534	14.7%
HH Income \$50,000 to \$74,999	317	18.4%	3,340	17.1%	9,932	17.1%
HH Income \$35,000 to \$49,999	152	8.9%	1,953	10.0%	6,212	10.7%
HH Income \$25,000 to \$34,999	97	5.6%	1,308	6.7%	4,072	7.0%
HH Income \$15,000 to \$24,999	34	2.0%	1,368	7.0%	3,813	6.6%
HH Income Under \$15,000	20	1.2%	783	4.0%	2,767	4.8%
HH Income \$35,000 or More	1,568	91.2%	16,114	82.3%	47,407	81.7%
HH Income \$75,000 or More	1,099	64.0%	10,820	55.3%	31,262	53.8%
Housing (2012)						
Total Housing Units	1,802		20,927		61,936	
Housing Units Occupied	1,719	95.4%	19,573	93.5%	58,059	93.7%
Housing Units Owner-Occupied	1,530	89.0%	15,108	77.2%	43,777	75.4%
Housing Units, Renter-Occupied	189	11.0%	4,464	22.8%	14,282	24.6%
Housing Units, Vacant	83	4.6%	1,354	6.5%	3,877	6.3%
Median Years in Residence	4.3		4.4		4.4	
Marital Status (2012)						
Never Married	1,149	34.2%	10,119	28.4%	29,960	28.8%
Currently Married	1,874	55.9%	21,025	59.0%	60,634	58.4%
Separated	33	1.0%	849	2.4%	2,245	2.2%
Widowed	51	1.5%	772	2.2%	2,224	2.1%
Divorced	248	7.4%	2,870	8.1%	8,797	8.5%
Household Type (2012)						
Population Family	4,256	85.6%	41,367	82.1%	120,381	81.4%
Population Non-Family	669	13.5%	8,693	17.3%	26,489	17.9%
Population Group Quarters	47	0.9%	303	0.6%	946	0.6%
Family Households	1,343	78.1%	13,823	70.6%	40,376	69.5%
Non-Family Households	376	21.9%	5,749	29.4%	17,683	30.5%
Married Couple with Children	611	32.6%	5,227	24.9%	15,549	25.6%
Average Family Household Size	3.2		3.0		3.0	
Household Size (2012)						
1 Person Households	290	16.9%	4,796	24.5%	14,656	25.2%
2 Person Households	539	31.4%	6,579	33.6%	19,573	33.7%
3 Person Households	314	18.3%	3,213	16.4%	9,384	16.2%
4 Person Households	340	19.8%	3,048	15.6%	8,903	15.3%
5 Person Households	157	9.1%	1,267	6.5%	3,720	6.4%
6 or More Person Households	78	4.6%	669	3.4%	1,822	3.1%
Household Vehicles (2012)						
Households with 0 Vehicles Available	39	2.3%	701	3.6%	2,196	3.8%
Households with 1 Vehicles Available	342	19.9%	5,162	26.4%	17,668	30.4%
Households with 2 or More Vehicles Available	1,338	77.8%	13,710	70.0%	38,195	65.8%
Total Vehicles Available	3,658		39,165		111,881	
Average Vehicles Per Household	2.1		2.0		1.9	

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EXPANDED PROFILE

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Lat/Lon: 42.5696/-83.4397

RF5

3190 Haggerty Rd

1 mi radius

3 mi radius

5 mi radius

Labor Force (2012)

Estimated Labor Population Age 16 Years or Over	3,836		40,434		118,249	
Estimated Civilian Employed	2,369	61.8%	24,137	59.7%	70,948	60.0%
Estimated Civilian Unemployed	271	7.1%	2,809	6.9%	8,707	7.4%
Estimated in Armed Forces	3	0.1%	26	0.1%	92	0.1%
Estimated Not in Labor Force	1,193	31.1%	13,463	33.3%	38,503	32.6%
Unemployment Rate	7.1%		6.9%		7.4%	

Occupation (2010)

Occupation: Population Age 16 Years or Over	2,475		23,892		69,438	
Management, Business, Financial Operations	449	18.1%	4,543	19.0%	13,372	19.3%
Professional, Related	541	21.9%	6,005	25.1%	18,617	26.8%
Service	428	17.3%	3,300	13.8%	9,595	13.8%
Sales, Office	746	30.1%	6,625	27.7%	18,757	27.0%
Farming, Fishing, Forestry	2	0.1%	30	0.1%	79	0.1%
Construct, Extraction, Maintenance	126	5.1%	1,234	5.2%	3,372	4.9%
Production, Transport Material Moving	182	7.4%	2,157	9.0%	5,646	8.1%
White Collar Workers	70.1%		71.9%		73.1%	
Blue Collar Workers	29.9%		28.1%		26.9%	

Consumer Expenditure (2012)

Total Household Expenditure	\$130 M		\$1.38 B		\$4.12 B	
Total Non-Retail Expenditure	\$75.2 M	58.0%	\$800 M	57.9%	\$2.39 B	57.9%
Total Retail Expenditure	\$54.4 M	42.0%	\$583 M	42.1%	\$1.74 B	42.1%
Apparel	\$6.26 M	4.8%	\$66.6 M	4.8%	\$199 M	4.8%
Contributions	\$5.63 M	4.3%	\$59.2 M	4.3%	\$178 M	4.3%
Education	\$3.62 M	2.8%	\$37.9 M	2.7%	\$114 M	2.8%
Entertainment	\$7.39 M	5.7%	\$78.5 M	5.7%	\$234 M	5.7%
Food and Beverages	\$18.9 M	14.6%	\$204 M	14.7%	\$606 M	14.7%
Furnishings and Equipment	\$6.05 M	4.7%	\$63.7 M	4.6%	\$190 M	4.6%
Gifts	\$3.84 M	3.0%	\$40.6 M	2.9%	\$122 M	2.9%
Health Care	\$7.25 M	5.6%	\$79.1 M	5.7%	\$235 M	5.7%
Household Operations	\$5.18 M	4.0%	\$54.3 M	3.9%	\$162 M	3.9%
Miscellaneous Expenses	\$2.05 M	1.6%	\$22.2 M	1.6%	\$66.0 M	1.6%
Personal Care	\$1.85 M	1.4%	\$19.8 M	1.4%	\$59.0 M	1.4%
Personal Insurance	\$1.50 M	1.2%	\$15.7 M	1.1%	\$47.0 M	1.1%
Reading	\$426 K	0.3%	\$4.56 M	0.3%	\$13.6 M	0.3%
Shelter	\$25.4 M	19.6%	\$270 M	19.5%	\$806 M	19.6%
Tobacco	\$682 K	0.5%	\$7.59 M	0.5%	\$22.5 M	0.5%
Transportation	\$25.3 M	19.5%	\$270 M	19.5%	\$801 M	19.4%
Utilities	\$8.27 M	6.4%	\$89.8 M	6.5%	\$267 M	6.5%

Educational Attainment (2012)

Adult Population Age 25 Years or Over	3,269		35,062		102,508	
Elementary (Grade Level 0 to 8)	76	2.3%	837	2.4%	2,012	2.0%
Some High School (Grade Level 9 to 11)	125	3.8%	1,501	4.3%	4,393	4.3%
High School Graduate	532	16.3%	7,043	20.1%	20,288	19.8%
Some College	791	24.2%	7,315	20.9%	22,019	21.5%
Associate Degree Only	285	8.7%	2,831	8.1%	7,839	7.6%
Bachelor Degree Only	1,159	35.5%	9,730	27.8%	27,191	26.5%
Graduate Degree	301	9.2%	5,804	16.6%	18,766	18.3%

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	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2010)						
1 Detached Unit	1,609	94.4%	14,486	74.6%	40,285	70.0%
1 Attached Unit	47	2.8%	2,169	11.2%	6,160	10.7%
2 to 4 Units	3	0.2%	925	4.8%	2,261	3.9%
5 to 9 Units	34	2.0%	606	3.1%	3,121	5.4%
10 to 19 Units	1	0.1%	518	2.7%	1,941	3.4%
20 to 49 Units	-	-	121	0.6%	972	1.7%
50 or More Units	1	0.1%	406	2.1%	1,871	3.2%
Mobile Home or Trailer	9	0.5%	180	0.9%	977	1.7%
Other Structure	-	-	-	-	-	-
Homes Built By Year (2010)						
Homes Built 2005 or later	67	4.0%	658	3.4%	2,487	4.3%
Homes Built 2000 to 2004	172	10.1%	1,568	8.1%	5,045	8.8%
Homes Built 1990 to 1999	337	19.8%	3,750	19.3%	11,172	19.4%
Homes Built 1980 to 1989	276	16.2%	3,636	18.7%	10,277	17.8%
Homes Built 1970 to 1979	205	12.0%	2,852	14.7%	10,123	17.6%
Homes Built 1960 to 1969	198	11.6%	1,899	9.8%	5,721	9.9%
Homes Built 1950 to 1959	229	13.4%	2,562	13.2%	6,209	10.8%
Homes Built Before 1949	221	13.0%	2,486	12.8%	6,553	11.4%
Home Values (2010)						
Home Values \$1,000,000 or More	11	0.7%	216	1.4%	501	1.1%
Home Values \$500,000 to \$999,999	69	4.4%	906	5.8%	2,030	4.5%
Home Values \$400,000 to \$499,999	98	6.2%	599	3.9%	1,806	4.0%
Home Values \$300,000 to \$399,999	186	11.9%	1,459	9.4%	4,785	10.6%
Home Values \$200,000 to \$299,999	319	20.3%	3,328	21.4%	9,758	21.7%
Home Values \$150,000 to \$199,999	286	18.2%	2,920	18.8%	8,410	18.7%
Home Values \$100,000 to \$149,999	256	16.3%	2,607	16.8%	7,149	15.9%
Home Values \$70,000 to \$99,999	141	9.0%	1,473	9.5%	4,382	9.7%
Home Values \$50,000 to \$69,999	85	5.4%	759	4.9%	2,229	5.0%
Home Values \$25,000 to \$49,999	66	4.2%	619	4.0%	1,933	4.3%
Home Values Under \$25,000	56	3.6%	632	4.1%	1,994	4.4%
Owner-Occupied Median Home Value	\$188,991		\$183,798		\$184,759	
Renter-Occupied Median Rent	\$1,320		\$1,182		\$1,050	
Transportation To Work (2010)						
Drive to Work Alone	2,072	85.5%	20,399	87.2%	59,551	87.5%
Drive to Work in Carpool	194	8.0%	1,487	6.4%	4,121	6.1%
Travel to Work by Public Transportation	9	0.4%	64	0.3%	211	0.3%
Drive to Work on Motorcycle	-	-	3	-	48	0.1%
Walk or Bicycle to Work	19	0.8%	168	0.7%	766	1.1%
Other Means	4	0.1%	91	0.4%	264	0.4%
Work at Home	125	5.2%	1,186	5.1%	3,133	4.6%
Travel Time (2010)						
Travel to Work in 14 Minutes or Less	437	19.0%	3,879	17.5%	11,639	17.9%
Travel to Work in 15 to 29 Minutes	795	34.6%	8,019	36.1%	23,601	36.3%
Travel to Work in 30 to 59 Minutes	996	43.4%	9,189	41.4%	26,082	40.2%
Travel to Work in 60 Minutes or More	68	3.0%	1,125	5.1%	3,638	5.6%
Average Minutes Travel to Work	24.8		26.4		26.3	

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