

FREESTANDING BUILDING 44011 FORD ROAD CANTON, MICHIGAN

FOR SUBLEASE

BUILDING SIZE:
2,381 SQUARE FEET

BUILDING DIMENSIONS:
80' X 30'

AVAILABLE:
IMMEDIATELY

20 PARKING SPACES
AVAILABLE

TRAFFIC COUNTS:
FORD ROAD, EAST OF
SHELDON: 40,000
SHELDON, NORTH OF
FORD ROAD: 13,000
SHELDON, SOUTH OF
FORD ROAD: 9,000



CONTACT:
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BWEISS@LUDWIGSEELEY.COM



FREESTANDING BUILDING
LOCATED ON VERY BUSY FORD ROAD
EXCELLENT VISIBILITY
MONUMENT SIGN AVAILABLE

AREA TENANTS:

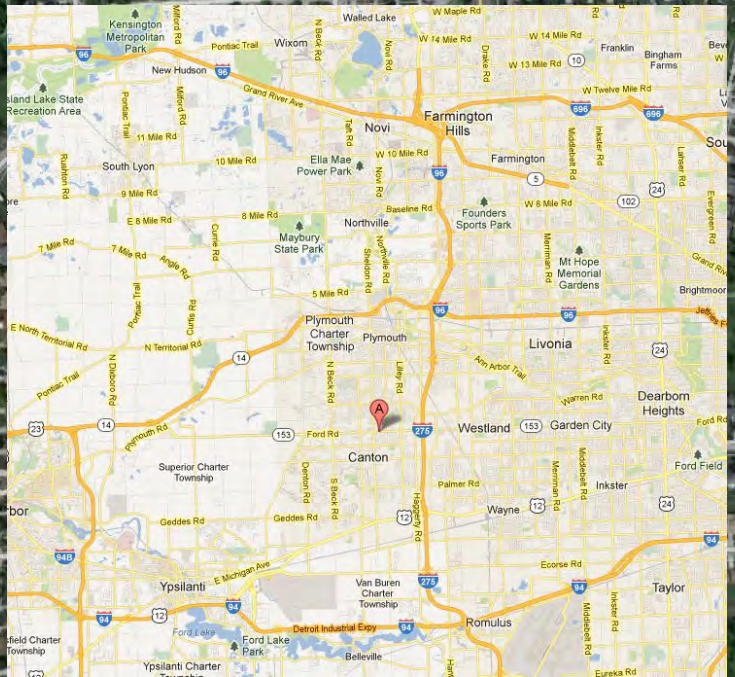
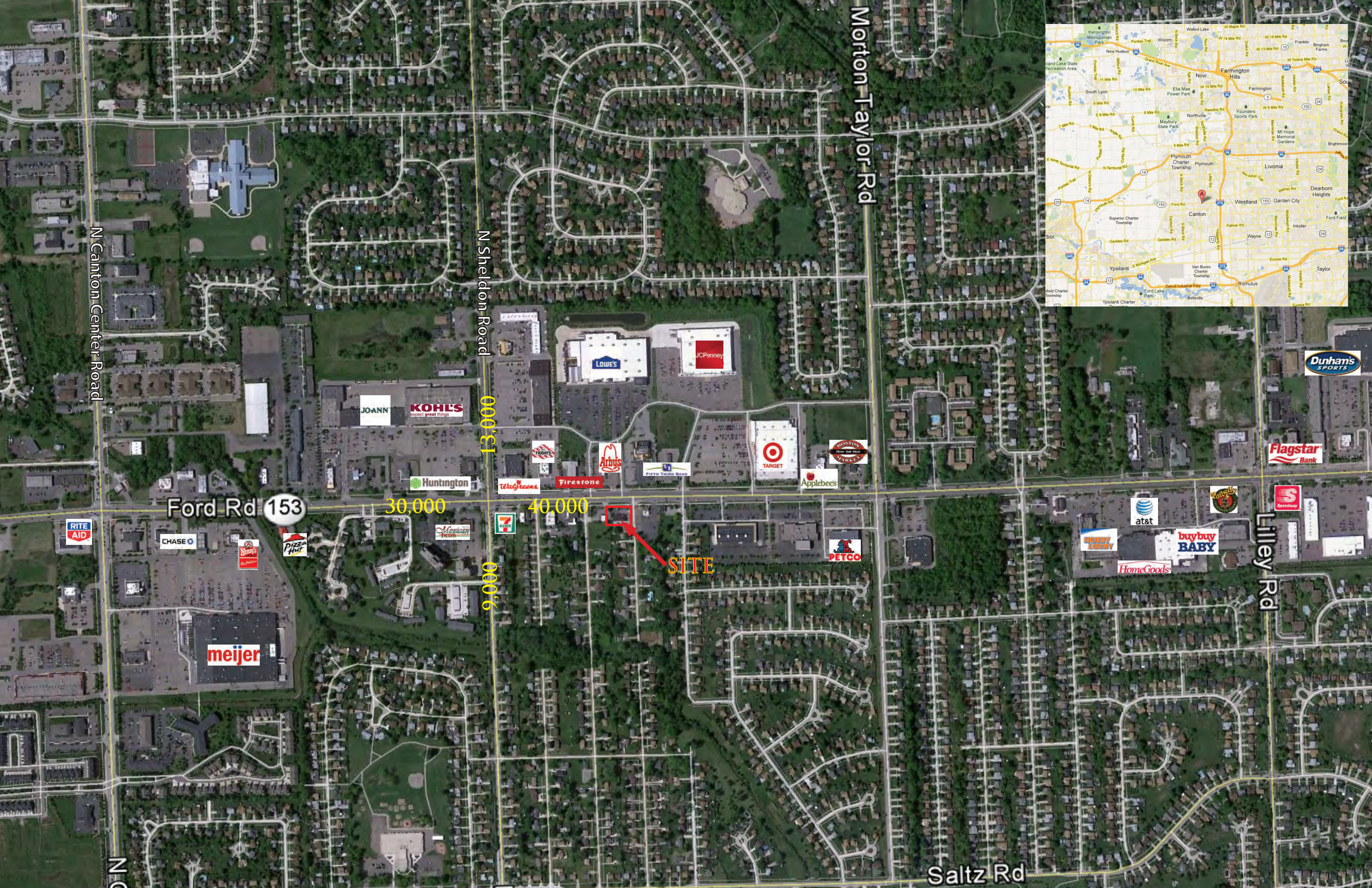


& MORE

DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	12,404	81,865	173,611
	AVERAGE INCOME	\$77,040	\$89,995	\$84,359
	HOUSEHOLDS	4,894	31,993	72,732

Ludwig & Seeley
REAL ESTATE

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



SITE

Ford Rd 153

Morton Taylor Rd

N Sheldon Road

N Canton Center Road

Lilley Rd

Saltz Rd

30,000

40,000

000'c1

000'6

meijer

JOANN

KOHL'S

Huntington

Walgreens

Firestone

Arby's

FIFTH THIRD BANK

TARGET

Applebee's

BOSTON MARKET

Flagstar Bank

Dunham's Sports

Speedway

Pomelli's

at&t

HOBBY LOBBY

buybuy BABY

HomeGoods

PETCO

7-Eleven

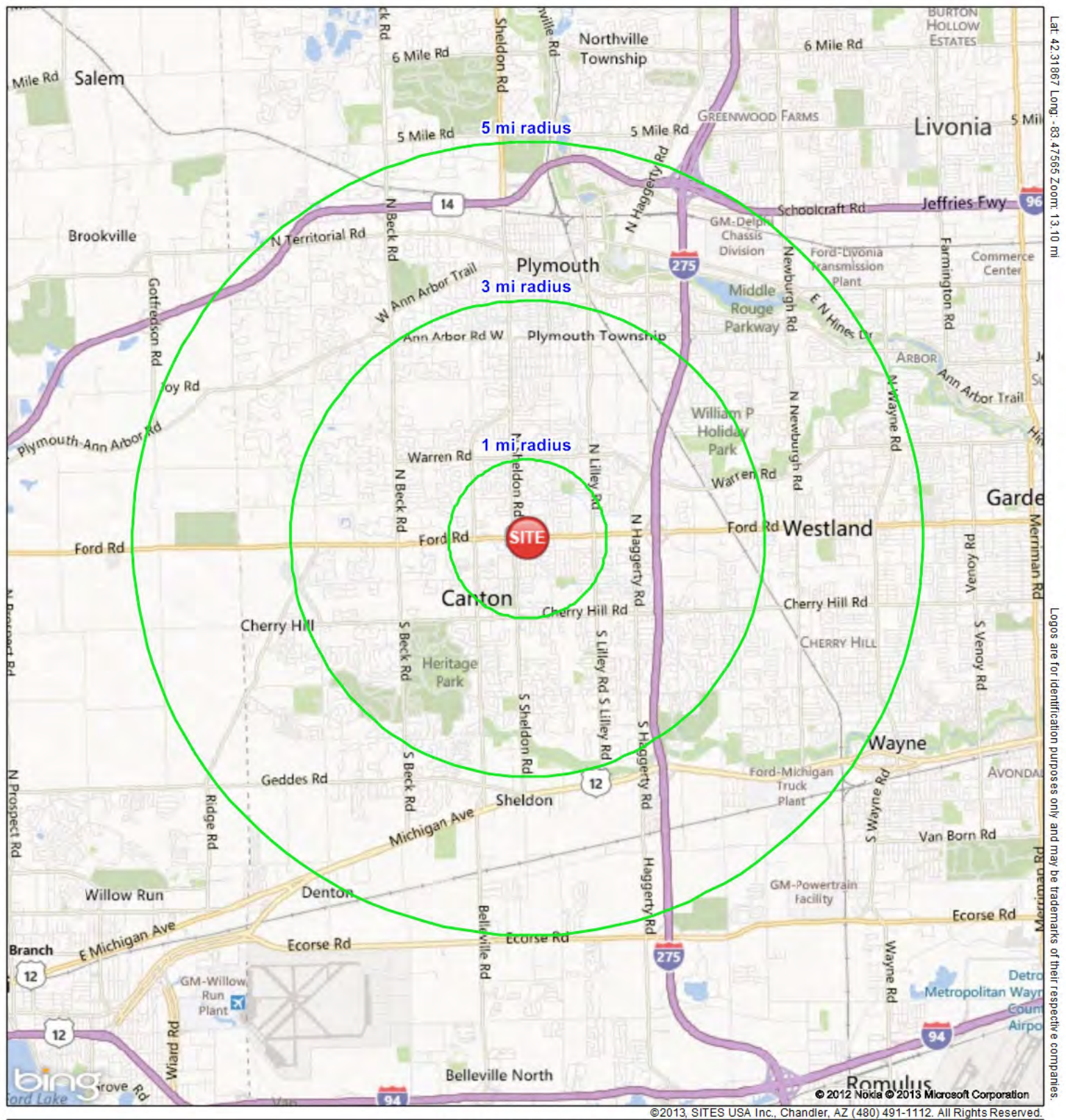
Mexican Fresh

Pizza Hut

Wendy's

CHASE

RITE AID



44011 Ford Rd

Canton

Ludwig & Seeley
REAL ESTATE

March 2013

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.3219/-83.4750

RF5

44011 Ford Rd	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2012)	12,404	81,865	173,611
Projected Population (2017)	11,441	75,504	160,216
Forecasted Population (2022)	11,400	75,236	159,653
Census Population (2010)	12,858	84,861	179,920
Census Population (2000)	13,088	78,434	165,793
Projected Annual Growth (2012 to 2017)	-963 -1.6%	-6,361 -1.6%	-13,394 -1.5%
Historical Annual Growth (2010 to 2012)	-454 -1.8%	-2,996 -1.8%	-6,309 -1.8%
Historical Annual Growth (2000 to 2010)	-230 -0.2%	6,427 0.8%	14,127 0.9%
Estimated Population Density (2012)	3,950 psm	2,897 psm	2,211 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.51 sq mi
Households			
Estimated Households (2012)	4,894	31,993	72,732
Projected Households (2017)	5,060	33,083	75,204
Forecasted Households (2022)	5,066	33,133	75,321
Census Households (2010)	4,802	31,387	71,350
Census Households (2000)	4,713	28,651	65,539
Estimated Households with Children (2012)	1,860 38.0%	12,315 38.5%	24,833 34.1%
Estimated Average Household Size (2012)	2.52	2.55	2.37
Average Household Income			
Estimated Average Household Income (2012)	\$77,040	\$89,995	\$84,359
Projected Average Household Income (2017)	\$85,647	\$98,615	\$92,003
Estimated Average Family Income (2012)	\$87,385	\$102,353	\$100,674
Median Household Income			
Estimated Median Household Income (2012)	\$75,309	\$82,431	\$75,002
Projected Median Household Income (2017)	\$86,260	\$94,773	\$85,957
Estimated Median Family Income (2012)	\$89,131	\$96,195	\$92,087
Per Capita Income			
Estimated Per Capita Income (2012)	\$30,619	\$35,302	\$35,564
Projected Per Capita Income (2017)	\$38,148	\$43,369	\$43,456
Estimated Per Capita income 5 Year Growth	\$7,529 24.6%	\$8,067 22.9%	\$7,892 22.2%
Other Income			
Estimated Median Disposable Income (2012)	\$60,328	\$65,395	\$60,189
Projected Median Disposable Income (2017)	\$68,461	\$75,567	\$69,080
Disposable Income Estimated 5 Year Growth	\$8,133 13.5%	\$10,172 15.6%	\$8,891 14.8%
Estimated Average Household Net Worth (2012)	\$532,904	\$574,439	\$529,464
Daytime Demos (2012)			
Total Businesses	463	2,587	6,377
Total Employees	5,206	28,963	79,539
Company Headquarter Businesses	- -	6 0.2%	31 0.5%
Company Headquarter Employees	1 -	300 1.0%	3,622 4.6%
Employee Population per Business	11.2	11.2	12.5
Residential Population per Business	26.8	31.6	27.2

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EXPANDED PROFILE

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Lat/Lon: 42.3219/-83.4750

RF5

44011 Ford Rd

1 mi radius

3 mi radius

5 mi radius

Race & Ethnicity

White (2012)	9,633	77.7%	60,634	74.1%	131,555	75.8%
Black or African American (2012)	1,119	9.0%	8,670	10.6%	21,211	12.2%
American Indian or Alaska Native (2012)	30	0.2%	244	0.3%	645	0.4%
Asian (2012)	1,187	9.6%	9,678	11.8%	14,607	8.4%
Hawaiian or Pacific Islander (2012)	2	-	22	-	40	-
Other Race (2012)	47	0.4%	160	0.2%	378	0.2%
Two or More Races (2012)	387	3.1%	2,458	3.0%	5,174	3.0%
Not Hispanic or Latino Population (2012)	11,997	96.7%	79,402	97.0%	168,080	96.8%
Hispanic or Latino Population (2012)	407	3.3%	2,463	3.0%	5,530	3.2%
Not Hispanic or Latino Population (2017)	10,979	96.0%	72,675	96.3%	153,913	96.1%
Hispanic or Latino Population (2017)	462	4.0%	2,830	3.7%	6,303	3.9%
Not Hispanic or Latino Population (2010)	12,464	96.9%	82,476	97.2%	174,565	97.0%
Hispanic or Latino Population (2010)	395	3.1%	2,385	2.8%	5,355	3.0%
Not Hispanic or Latino Population (2000)	12,755	97.5%	76,691	97.8%	162,321	97.9%
Hispanic or Latino Population (2000)	334	2.5%	1,743	2.2%	3,472	2.1%
Projected Hispanic Annual Growth (2012 to 2017)	55	2.7%	366	3.0%	773	2.8%
Historic Hispanic Annual Growth (2000 to 2012)	74	1.8%	720	3.4%	2,058	4.9%

Age Distribution (2012)

Age Under 5	779	6.3%	5,171	6.3%	10,985	6.3%
Age 5 to 9 Years	853	6.9%	5,914	7.2%	11,514	6.6%
Age 10 to 14 Years	889	7.2%	6,274	7.7%	11,943	6.9%
Age 15 to 19 Years	837	6.7%	5,620	6.9%	11,128	6.4%
Age 20 to 24 Years	662	5.3%	4,737	5.8%	10,550	6.1%
Age 25 to 29 Years	726	5.9%	4,889	6.0%	10,816	6.2%
Age 30 to 34 Years	738	5.9%	4,873	6.0%	10,482	6.0%
Age 35 to 39 Years	863	7.0%	5,845	7.1%	12,030	6.9%
Age 40 to 44 Years	931	7.5%	6,472	7.9%	13,119	7.6%
Age 45 to 49 Years	883	7.1%	6,479	7.9%	13,452	7.7%
Age 50 to 54 Years	937	7.6%	5,969	7.3%	12,863	7.4%
Age 55 to 59 Years	865	7.0%	5,505	6.7%	11,902	6.9%
Age 60 to 64 Years	777	6.3%	5,068	6.2%	10,841	6.2%
Age 65 to 74 Years	901	7.3%	5,458	6.7%	12,468	7.2%
Age 75 to 84 Years	393	3.2%	2,369	2.9%	6,228	3.6%
Age 85 Years or Over	369	3.0%	1,224	1.5%	3,287	1.9%
Median Age	38.4		37.3		38.3	

Gender Age Distribution (2012)

Female Population	6,433	51.9%	41,922	51.2%	89,835	51.7%
Age 0 to 19 Years	1,636	25.4%	11,188	26.7%	22,328	24.9%
Age 20 to 64 Years	3,816	59.3%	25,700	61.3%	54,810	61.0%
Age 65 Years or Over	981	15.2%	5,033	12.0%	12,697	14.1%
Female Median Age	39.9		38.1		39.3	
Male Population	5,971	48.1%	39,944	48.8%	83,776	48.3%
Age 0 to 19 Years	1,721	28.8%	11,791	29.5%	23,243	27.7%
Age 20 to 64 Years	3,567	59.7%	24,135	60.4%	51,248	61.2%
Age 65 Years or Over	682	11.4%	4,018	10.1%	9,286	11.1%
Male Median Age	36.8		36.5		37.2	

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EXPANDED PROFILE

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Lat/Lon: 42.3219/-83.4750

RF5

44011 Ford Rd

1 mi radius

3 mi radius

5 mi radius

Household Income Distribution (2012)

HH Income \$200,000 or More	198	4.0%	2,342	7.3%	4,979	6.8%
HH Income \$150,000 to \$199,999	279	5.7%	2,240	7.0%	4,222	5.8%
HH Income \$100,000 to \$149,999	1,021	20.9%	6,954	21.7%	13,607	18.7%
HH Income \$75,000 to \$99,999	986	20.1%	5,532	17.3%	11,059	15.2%
HH Income \$50,000 to \$74,999	996	20.3%	5,818	18.2%	13,263	18.2%
HH Income \$35,000 to \$49,999	485	9.9%	3,304	10.3%	8,582	11.8%
HH Income \$25,000 to \$34,999	324	6.6%	2,248	7.0%	6,264	8.6%
HH Income \$15,000 to \$24,999	351	7.2%	1,954	6.1%	5,904	8.1%
HH Income Under \$15,000	254	5.2%	1,601	5.0%	4,852	6.7%
HH Income \$35,000 or More	3,965	81.0%	26,189	81.9%	55,713	76.6%
HH Income \$75,000 or More	2,484	50.8%	17,068	53.3%	33,868	46.6%

Housing (2012)

Total Housing Units	5,007		32,967		75,716	
Housing Units Occupied	4,894	97.8%	31,993	97.0%	72,732	96.1%
Housing Units Owner-Occupied	3,701	75.6%	22,967	71.8%	49,129	67.5%
Housing Units, Renter-Occupied	1,194	24.4%	9,025	28.2%	23,603	32.5%
Housing Units, Vacant	112	2.2%	974	3.0%	2,984	3.9%
Median Years in Residence	4.3		4.1		4.0	

Marital Status (2012)

Never Married	2,554	30.5%	16,201	29.7%	38,150	32.3%
Currently Married	4,891	58.4%	31,397	57.5%	63,300	53.6%
Separated	181	2.2%	1,172	2.1%	3,027	2.6%
Widowed	172	2.1%	1,098	2.0%	2,499	2.1%
Divorced	580	6.9%	4,687	8.6%	11,040	9.4%

Household Type (2012)

Population Family	9,968	80.4%	66,061	80.7%	134,011	77.2%
Population Non-Family	2,368	19.1%	15,544	19.0%	38,642	22.3%
Population Group Quarters	68	0.5%	260	0.3%	958	0.6%
Family Households	3,550	72.5%	23,489	73.4%	48,977	67.3%
Non-Family Households	1,344	27.5%	8,504	26.6%	23,755	32.7%
Married Couple with Children	1,441	29.5%	9,749	31.0%	18,567	29.3%
Average Family Household Size	2.8		2.8		2.7	

Household Size (2012)

1 Person Households	1,190	24.3%	7,232	22.6%	20,243	27.8%
2 Person Households	1,489	30.4%	9,889	30.9%	23,015	31.6%
3 Person Households	799	16.3%	5,548	17.3%	11,733	16.1%
4 Person Households	878	17.9%	5,749	18.0%	11,002	15.1%
5 Person Households	360	7.4%	2,382	7.4%	4,483	6.2%
6 or More Person Households	179	3.7%	1,192	3.7%	2,255	3.1%

Household Vehicles (2012)

Households with 0 Vehicles Available	346	7.1%	1,504	4.7%	4,430	6.1%
Households with 1 Vehicles Available	1,274	26.0%	9,570	29.9%	25,380	34.9%
Households with 2 or More Vehicles Available	3,275	66.9%	20,919	65.4%	42,922	59.0%
Total Vehicles Available	9,413		60,779		131,000	
Average Vehicles Per Household	1.9		1.9		1.8	

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EXPANDED PROFILE

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Lat/Lon: 42.3219/-83.4750

RF5

44011 Ford Rd

1 mi radius

3 mi radius

5 mi radius

Labor Force (2012)

Estimated Labor Population Age 16 Years or Over	9,709		63,306		136,835	
Estimated Civilian Employed	6,231	64.2%	41,260	65.2%	87,275	63.8%
Estimated Civilian Unemployed	459	4.7%	3,115	4.9%	7,247	5.3%
Estimated in Armed Forces	24	0.2%	78	0.1%	94	0.1%
Estimated Not in Labor Force	2,995	30.8%	18,854	29.8%	42,219	30.9%
Unemployment Rate	4.7%		4.9%		5.3%	

Occupation (2010)

Occupation: Population Age 16 Years or Over	6,051		40,156		84,634	
Management, Business, Financial Operations	1,062	17.6%	6,937	17.3%	13,967	16.5%
Professional, Related	1,710	28.3%	11,703	29.1%	22,174	26.2%
Service	845	14.0%	5,909	14.7%	13,166	15.6%
Sales, Office	1,533	25.3%	9,543	23.8%	20,863	24.7%
Farming, Fishing, Forestry	7	0.1%	44	0.1%	171	0.2%
Construct, Extraction, Maintenance	284	4.7%	1,731	4.3%	4,295	5.1%
Production, Transport Material Moving	609	10.1%	4,288	10.7%	9,998	11.8%
White Collar Workers		71.2%		70.2%		67.4%
Blue Collar Workers		28.8%		29.8%		32.6%

Consumer Expenditure (2012)

Total Household Expenditure	\$288 M		\$2.08 B		\$4.51 B	
Total Non-Retail Expenditure	\$166 M	57.8%	\$1.21 B	57.9%	\$2.60 B	57.8%
Total Retail Expenditure	\$121 M	42.2%	\$878 M	42.1%	\$1.90 B	42.2%
Apparel	\$13.8 M	4.8%	\$100 M	4.8%	\$217 M	4.8%
Contributions	\$11.0 M	3.8%	\$84.7 M	4.1%	\$182 M	4.0%
Education	\$7.24 M	2.5%	\$55.6 M	2.7%	\$118 M	2.6%
Entertainment	\$16.2 M	5.6%	\$118 M	5.7%	\$254 M	5.6%
Food and Beverages	\$43.3 M	15.0%	\$310 M	14.9%	\$673 M	14.9%
Furnishings and Equipment	\$13.1 M	4.6%	\$95.6 M	4.6%	\$205 M	4.5%
Gifts	\$7.84 M	2.7%	\$59.2 M	2.8%	\$127 M	2.8%
Health Care	\$17.0 M	5.9%	\$120 M	5.8%	\$264 M	5.9%
Household Operations	\$10.7 M	3.7%	\$80.3 M	3.9%	\$171 M	3.8%
Miscellaneous Expenses	\$4.71 M	1.6%	\$33.7 M	1.6%	\$73.6 M	1.6%
Personal Care	\$4.17 M	1.4%	\$30.0 M	1.4%	\$64.9 M	1.4%
Personal Insurance	\$3.06 M	1.1%	\$23.0 M	1.1%	\$49.1 M	1.1%
Reading	\$947 K	0.3%	\$6.86 M	0.3%	\$14.9 M	0.3%
Shelter	\$55.8 M	19.4%	\$406 M	19.5%	\$876 M	19.4%
Tobacco	\$1.72 M	0.6%	\$11.8 M	0.6%	\$26.3 M	0.6%
Transportation	\$57.9 M	20.1%	\$412 M	19.8%	\$890 M	19.7%
Utilities	\$19.4 M	6.7%	\$138 M	6.6%	\$301 M	6.7%

Educational Attainment (2012)

Adult Population Age 25 Years or Over	8,384		54,150		117,489	
Elementary (Grade Level 0 to 8)	364	4.3%	1,726	3.2%	3,183	2.7%
Some High School (Grade Level 9 to 11)	433	5.2%	2,385	4.4%	7,255	6.2%
High School Graduate	2,249	26.8%	13,314	24.6%	32,144	27.4%
Some College	1,728	20.6%	10,797	19.9%	24,313	20.7%
Associate Degree Only	558	6.7%	4,180	7.7%	8,547	7.3%
Bachelor Degree Only	1,834	21.9%	13,796	25.5%	26,344	22.4%
Graduate Degree	1,219	14.5%	7,953	14.7%	15,703	13.4%

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Units In Structure (2010)						
1 Detached Unit	3,487	72.6%	21,207	67.6%	44,575	62.5%
1 Attached Unit	376	7.8%	2,693	8.6%	6,122	8.6%
2 to 4 Units	231	4.8%	1,436	4.6%	3,553	5.0%
5 to 9 Units	211	4.4%	3,022	9.6%	6,823	9.6%
10 to 19 Units	70	1.5%	1,278	4.1%	4,290	6.0%
20 to 49 Units	90	1.9%	564	1.8%	1,523	2.1%
50 or More Units	295	6.2%	622	2.0%	2,454	3.4%
Mobile Home or Trailer	33	0.7%	556	1.8%	2,001	2.8%
Other Structure	7	0.2%	9	-	9	-
Homes Built By Year (2010)						
Homes Built 2005 or later	111	2.3%	1,433	4.6%	3,580	5.0%
Homes Built 2000 to 2004	239	5.0%	2,646	8.4%	6,125	8.6%
Homes Built 1990 to 1999	684	14.2%	6,097	19.4%	12,525	17.6%
Homes Built 1980 to 1989	931	19.4%	3,949	12.6%	8,573	12.0%
Homes Built 1970 to 1979	1,826	38.0%	9,476	30.2%	16,083	22.5%
Homes Built 1960 to 1969	290	6.0%	2,642	8.4%	8,907	12.5%
Homes Built 1950 to 1959	312	6.5%	2,266	7.2%	7,447	10.4%
Homes Built Before 1949	410	8.5%	2,878	9.2%	8,110	11.4%
Home Values (2010)						
Home Values \$1,000,000 or More	12	0.3%	96	0.4%	293	0.6%
Home Values \$500,000 to \$999,999	55	1.4%	414	1.7%	1,149	2.3%
Home Values \$400,000 to \$499,999	41	1.1%	558	2.4%	1,321	2.6%
Home Values \$300,000 to \$399,999	143	3.7%	2,019	8.5%	4,248	8.4%
Home Values \$200,000 to \$299,999	1,102	28.9%	6,457	27.3%	11,041	21.8%
Home Values \$150,000 to \$199,999	921	24.2%	4,868	20.6%	10,223	20.2%
Home Values \$100,000 to \$149,999	649	17.0%	3,837	16.2%	9,292	18.3%
Home Values \$70,000 to \$99,999	362	9.5%	2,159	9.1%	5,400	10.7%
Home Values \$50,000 to \$69,999	207	5.4%	1,201	5.1%	2,742	5.4%
Home Values \$25,000 to \$49,999	148	3.9%	1,027	4.3%	2,378	4.7%
Home Values Under \$25,000	174	4.6%	1,041	4.4%	2,559	5.1%
Owner-Occupied Median Home Value	\$172,400		\$184,175		\$171,878	
Renter-Occupied Median Rent	\$937		\$810		\$754	
Transportation To Work (2010)						
Drive to Work Alone	5,202	88.3%	34,285	87.2%	72,292	87.0%
Drive to Work in Carpool	362	6.1%	2,808	7.1%	5,851	7.0%
Travel to Work by Public Transportation	20	0.3%	212	0.5%	538	0.6%
Drive to Work on Motorcycle	1	-	19	-	40	-
Walk or Bicycle to Work	91	1.6%	376	1.0%	1,124	1.4%
Other Means	10	0.2%	262	0.7%	478	0.6%
Work at Home	208	3.5%	1,377	3.5%	2,767	3.3%
Travel Time (2010)						
Travel to Work in 14 Minutes or Less	1,123	19.8%	7,615	20.1%	17,684	22.0%
Travel to Work in 15 to 29 Minutes	2,468	43.4%	14,205	37.4%	30,476	37.9%
Travel to Work in 30 to 59 Minutes	1,898	33.4%	14,325	37.7%	28,334	35.3%
Travel to Work in 60 Minutes or More	196	3.4%	1,818	4.8%	3,828	4.8%
Average Minutes Travel to Work	24.1		24.9		24.1	

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