

WASHINGTON TOWNSHIP CENTER 8583 26 MILE ROAD WASHINGTON TOWNSHIP, MICHIGAN

FOR LEASE

SPACE SIZES:
1,540 & 1,536 SQ. FT.

BUILDING SIZE:
17,693 SQ. FT.

AVAILABLE:
IMMEDIATELY

ZONING:
C-2

TRAFFIC COUNTS:
26 MILE FROM
MOUND TO VAN DYKE:

26 MILE FROM
VAN DYKE TO M-53:
26,431 ADT

M-53 NEAR 26 MILE:
47,900 ADT



CONTACT:
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&
MATTHEW SEELEY
MSEELEY@LUDWIGSEELEY.COM



OUTSTANDING VISIBILITY AND ACCESS

EXCELLENT CO-TENANCY: BANGKOK CUISINE,
PARADISE NAIL & SPA, IMAGE SUN,
GREAT CLIPS, HAND & STONE, UPS
& WASHINGTON EYE CARE

STRONG TRAFFIC COUNTS

AREA TENANTS:

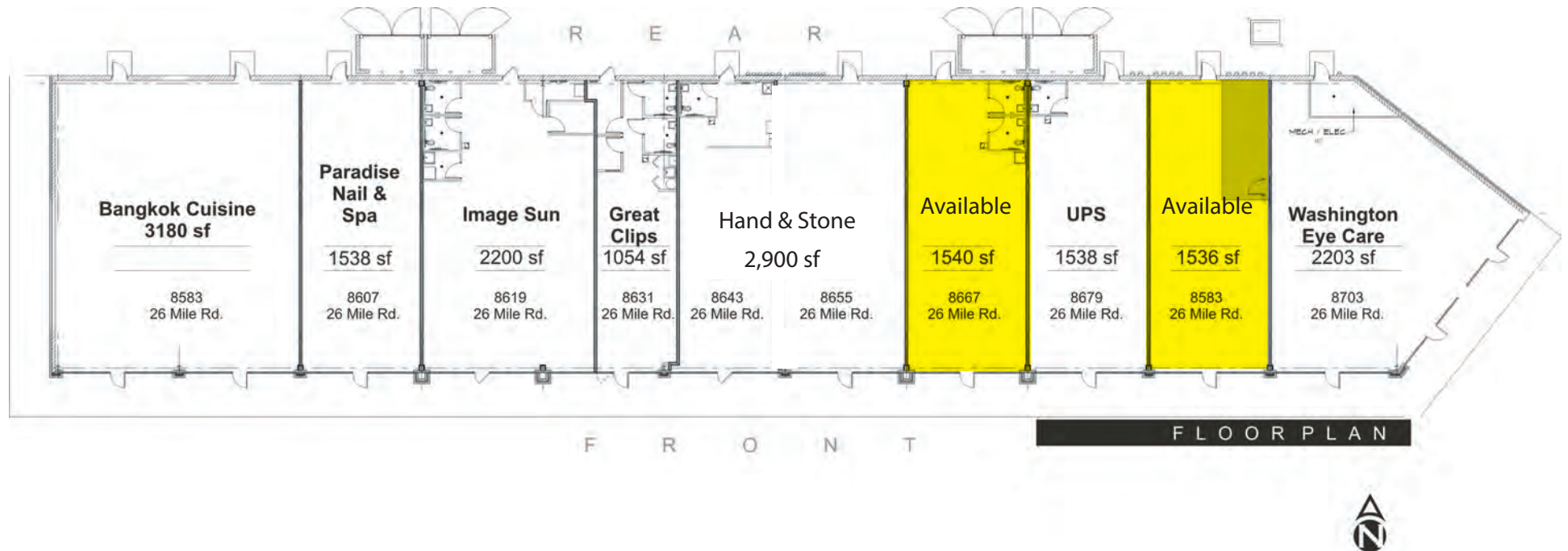


DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	7,254	61,110	171,058
	AVERAGE INCOME	\$115,824	\$146,174	\$145,055
	HOUSEHOLDS	3,182	23,402	70,465

Ludwig & Seeley

REAL ESTATE

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

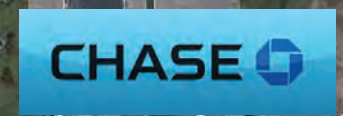


WASHINGTON TOWNSHIP CENTER
8583 26 MILE ROAD
WASHINGTON TWP., MICHIGAN

Washington Woods Dr

Garland

WASHINGTON TOWNSHIP CENTER



PARK PLACE SHOPPING CENTER

16,180

26,431

47,900

53

26 Mile Rd

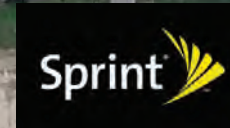
Curtis St

Van Dyke Rd

Christopher Columbus Fwy

Pearson Rd

Bethan



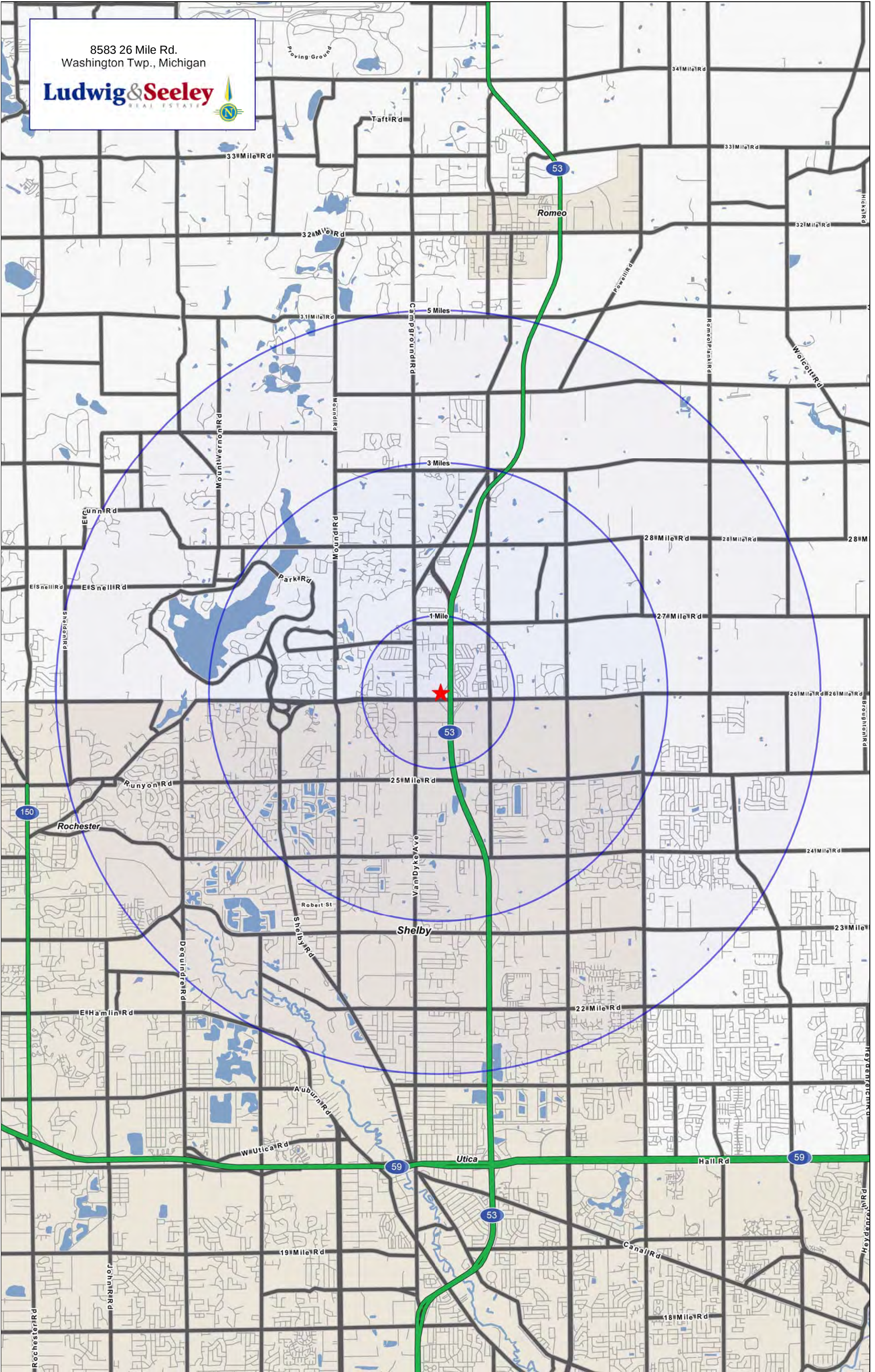
SHELBY CREEK SHOPPING CENTER

CRYSTAL PLAZA



8583 26 Mile Rd.
Washington Twp., Michigan

Ludwig & Seeley
REAL ESTATE



EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections

Calculated using Proportional Block Groups



Ludwig & Seeley, Inc.

Lat/Lon: 42.71523/-83.02942

8583 26 Mile Rd.

Washington Twp., MI

Population (2010)						
Estimated Population	6,400		39,543		97,379	
Census Population (1990)	2,708		20,998		50,014	
Census Population (2000)	4,741		30,577		78,426	
Projected Population (2015)	6,433		40,531		99,358	
Forecasted Population (2020)	7,371		46,052		110,965	
Historical Annual Growth (1990 to 2000)	2,033	7.51%	9,579	4.56%	28,411	5.68%
Historical Annual Growth (2000 to 2010)	1,659	3.50%	8,966	2.93%	18,954	2.42%
Projected Annual Growth (2010 to 2015)	33	0.10%	988	0.50%	1,978	0.41%
Estimated Population Density	2,039 <i>psm</i>		1,399 <i>psm</i>		1,241 <i>psm</i>	
Trade Area Size	3.14 <i>sq mil</i>		28.26 <i>sq mil</i>		78.49 <i>sq mil</i>	
Households (2010)						
Estimated Households	2,538		14,435		35,454	
Census Households (1990)	953		6,794		16,971	
Census Households (2000)	1,849		10,956		28,226	
Projected Households (2015)	2,552		14,800		36,157	
Forecasted Households (2020)	2,941		16,928		40,544	
Households with Children	846	33.35%	5,197	36.01%	13,039	36.78%
Average Household Size	2.52		2.74		2.74	
Average Household Income (2010)						
Est. Average Household Income	\$78,411		\$100,991		\$99,486	
Proj. Average Household Income (2015)	\$81,212		\$103,716		\$102,601	
Average Family Income	\$91,863		\$114,736		\$113,072	
Median Household Income (2010)						
Est. Median Household Income	\$67,463		\$88,731		\$86,384	
Proj. Median Household Income (2015)	\$70,689		\$91,872		\$89,574	
Median Family Income	\$80,316		\$100,690		\$99,161	
Per Capita Income (2010)						
Est. Per Capita Income	\$31,226		\$37,033		\$36,308	
Proj. Per Capita Income (2015)	\$32,355		\$38,049		\$37,431	
Per Capita Income Est. 5 year change	\$1,129	3.62%	\$1,016	2.74%	\$1,122	3.09%
Other Income (2010)						
Est. Median Disposable Income	\$55,482		\$70,210		\$68,444	
Proj. Median Disposable Income (2015)	\$57,589		\$72,489		\$70,717	
Disposable Income Est. 5 year change	\$2,107	3.80%	\$2,278	3.25%	\$2,274	3.32%
Est. Average Household Net Worth	\$288,187		\$383,589		\$374,514	
Daytime Demos (2010)						
Total Number of Businesses	224		1,056		3,179	
Total Number of Employees	2,138		9,450		31,616	
Company Headqtrs: Businesses	-	-	-	-	1	0.04%
Company Headqtrs: Employees	-	-	-	-	17	0.05%
Unemployment Rate	9.94%		7.58%		8.12%	
Employee Population per Business	9.5 to 1		9.0 to 1		9.9 to 1	
Residential Population per Business	28.6 to 1		37.5 to 1		30.6 to 1	

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8583 26 Mile Rd.

Washington Twp., MI

Race & Ethnicity (2010)

	1 Mile		3 Miles		5 Miles	
White	5,590	87.34%	34,550	87.37%	84,898	87.18%
Black or African American	418	6.53%	2,627	6.64%	6,401	6.57%
American Indian & Alaska Native	22	0.34%	131	0.33%	311	0.32%
Asian	158	2.46%	980	2.48%	2,783	2.86%
Hawaiian & Pacific Islander	1	0.02%	8	0.02%	21	0.02%
Other Race	73	1.14%	353	0.89%	731	0.75%
Two or More Races	139	2.17%	895	2.26%	2,234	2.29%
Not Hispanic or Latino Population	6,184	96.62%	38,568	97.53%	95,269	97.83%
Hispanic or Latino Population	216	3.38%	975	2.47%	2,111	2.17%
Not of Hispanic Origin Population (1990)	2,679	98.93%	20,809	99.10%	49,577	99.13%
Hispanic Origin Population (1990)	29	1.07%	189	0.90%	437	0.87%
Not Hispanic or Latino Population (2000)	4,625	97.55%	30,054	98.29%	77,271	98.53%
Hispanic or Latino Population (2000)	116	2.45%	524	1.71%	1,155	1.47%
Not Hispanic or Latino Population (2015)	6,196	96.33%	39,444	97.32%	96,998	97.63%
Hispanic or Latino Population (2015)	236	3.67%	1,087	2.68%	2,359	2.37%
Hist. Hispanic Ann Growth (1990 to 2010)	187	32.47%	786	20.85%	1,674	19.15%
Proj. Hispanic Ann Growth (2015 to 2010)	20	1.87%	112	2.31%	249	2.36%

Age Distribution (2010)

0 to 4 yrs	457	7.14%	2,311	5.84%	6,087	6.25%
5 to 9 yrs	408	6.37%	2,545	6.44%	6,631	6.81%
10 to 14 yrs	403	6.29%	2,849	7.20%	7,023	7.21%
15 to 19 yrs	400	6.25%	2,814	7.12%	6,563	6.74%
20 to 24 yrs	406	6.34%	2,184	5.52%	5,029	5.16%
25 to 29 yrs	490	7.66%	2,065	5.22%	4,724	4.85%
30 to 34 yrs	470	7.35%	2,223	5.62%	5,766	5.92%
35 to 39 yrs	514	8.03%	2,784	7.04%	7,143	7.34%
40 to 44 yrs	473	7.40%	3,038	7.68%	7,380	7.58%
45 to 49 yrs	492	7.69%	3,370	8.52%	7,945	8.16%
50 to 54 yrs	521	8.13%	3,785	9.57%	8,790	9.03%
55 to 59 yrs	445	6.95%	3,401	8.60%	7,833	8.04%
60 to 64 yrs	341	5.33%	2,481	6.28%	6,045	6.21%
65 to 74 yrs	364	5.68%	2,443	6.18%	6,612	6.79%
75 to 84 yrs	151	2.36%	883	2.23%	2,760	2.83%
85 yrs plus	66	1.03%	365	0.92%	1,049	1.08%
Median Age	36.23 yrs		39.18 yrs		39.31 yrs	

Gender Age Distribution (2010)

Female Population	3,204	50.07%	19,780	50.02%	48,916	50.23%
0 to 19 yrs	806	25.17%	5,175	26.16%	12,920	26.41%
20 to 64 yrs	2,082	64.97%	12,685	64.13%	30,543	62.44%
65 yrs plus	316	9.87%	1,920	9.71%	5,453	11.15%
Female Median Age	36 yrs		39 yrs		39 yrs	
Male Population	3,196	49.93%	19,763	49.98%	48,463	49.77%
0 to 19 yrs	860	26.93%	5,344	27.04%	13,383	27.61%
20 to 64 yrs	2,071	64.80%	12,647	64.00%	30,112	62.13%
65 yrs plus	264	8.28%	1,771	8.96%	4,968	10.25%
Male Median Age	36.07 yrs		39.32 yrs		39.18 yrs	

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EXPANDED PROFILE

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Ludwig & Seeley, Inc.
Lat/Lon: 42.71523/-83.02942

8583 26 Mile Rd.	1 Mile		3 Miles		5 Miles	
Washington Twp., MI						
Household Income Distribution (2010)						
\$200,000 or More	64	2.51%	887	6.15%	2,128	6.00%
\$150,000 to \$199,999	163	6.44%	1,349	9.35%	3,233	9.12%
\$100,000 to \$149,999	499	19.67%	3,754	26.01%	9,029	25.47%
\$75,000 to \$99,999	373	14.69%	2,414	16.72%	5,971	16.84%
\$50,000 to \$74,999	487	19.19%	2,462	17.06%	5,862	16.54%
\$35,000 to \$49,999	427	16.81%	1,503	10.41%	3,476	9.80%
\$25,000 to \$34,999	217	8.56%	872	6.04%	2,344	6.61%
\$15,000 to \$24,999	176	6.93%	642	4.45%	1,813	5.11%
\$0 to \$14,999	132	5.20%	552	3.82%	1,598	4.51%
\$35,000+	2,013	79.31%	12,369	85.69%	29,699	83.77%
\$75,000+	1,099	43.31%	8,404	58.22%	20,360	57.43%
Housing (2010)						
Total Housing Units	2,738		15,591		38,619	
Housing Units, Occupied	2,538	92.69%	14,435	92.58%	35,454	91.80%
<i>Housing Units, Owner-Occupied</i>	1,976	77.87%	12,491	86.54%	31,709	89.44%
<i>Housing Units, Renter-Occupied</i>	562	22.13%	1,944	13.46%	3,745	10.56%
Housing Units, Vacant	200	7.31%	1,156	7.42%	3,165	8.20%
Median Years in Residence	3 yrs		4 yrs		4 yrs	
Marital Status (2010)						
Never Married	1,204	23.46%	7,241	22.75%	16,906	21.76%
Now Married	3,248	63.27%	20,922	65.73%	51,417	66.19%
Separated	81	1.57%	550	1.73%	1,101	1.42%
Widowed	223	4.34%	1,248	3.92%	3,294	4.24%
Divorced	378	7.36%	1,869	5.87%	4,960	6.39%
Household Type (2010)						
Population Family	5,488	85.75%	35,542	89.88%	87,698	90.06%
Population Non-Family	907	14.17%	3,955	10.00%	9,556	9.81%
Population Group Qtrs	5	0.08%	46	0.12%	125	0.13%
Family Households	1,717	67.64%	10,824	74.98%	26,690	75.28%
<i>Married Couple With Children</i>	659	20.28%	4,287	20.49%	10,777	20.96%
<i>Average Family Household Size</i>	3.2		3.3		3.3	
Non-Family Households	821	32.36%	3,611	25.02%	8,764	24.72%
Household Size (2010)						
1 Person Household	722	28.44%	3,100	21.48%	7,604	21.45%
2 Person Households	794	31.27%	4,591	31.80%	11,121	31.37%
3 Person Households	355	13.99%	2,265	15.69%	5,543	15.63%
4 Person Households	422	16.63%	2,716	18.81%	6,886	19.42%
5 Person Households	174	6.85%	1,257	8.71%	3,103	8.75%
6+ Person Households	71	2.81%	507	3.51%	1,196	3.37%
Household Vehicles (2010)						
Total Vehicles Available	4,808		30,930		73,888	
Household: 0 Vehicles Available	129	5.09%	363	2.51%	904	2.55%
Household: 1 Vehicles Available	763	30.04%	3,430	23.76%	8,856	24.98%
Household: 2+ Vehicles Available	1,646	64.86%	10,642	73.72%	25,693	72.47%
Average Vehicles Per Household	1.9		2.1		2.1	

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EXPANDED PROFILE

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8583 26 Mile Rd.	1 Mile		3 Miles		5 Miles	
Washington Twp., MI						
Labor Force (2010)						
Est. Labor: Population Age 16+	5,053		31,234		76,293	
Est. Civilian Employed	3,047	60.31%	19,233	61.58%	45,734	59.94%
Est. Civilian Unemployed	502	9.94%	2,368	7.58%	6,192	8.12%
Est. in Armed Forces	1	0.02%	11	0.03%	46	0.06%
Est. not in Labor Force	1,502	29.74%	9,623	30.81%	24,320	31.88%
Occupation (2000)						
Occupation: Population Age 16+	2,514		16,129		40,116	
Mgmt, Business, & Financial Operations	388	15.42%	2,798	17.35%	6,677	16.64%
Professional and Related	488	19.40%	3,939	24.42%	9,500	23.68%
Service	303	12.07%	1,622	10.05%	4,209	10.49%
Sales and Office	648	25.77%	4,135	25.64%	10,506	26.19%
Farming, Fishing, and Forestry	-	-	21	0.13%	37	0.09%
Construct, Extraction, & Maintenance	320	12.71%	1,521	9.43%	3,676	9.16%
Production, Transp. & Material Moving	368	14.64%	2,094	12.98%	5,511	13.74%
Percent White Collar Workers		60.58%		67.41%		66.51%
Percent Blue Collar Workers		39.42%		32.59%		33.49%
Consumer Expenditure (2010)						
Total Household Expenditure	\$151 M		\$1.02 B		\$2.48 B	
Total Non-Retail Expenditures	\$86.8 M	57.68%	\$591 M	57.91%	\$1.43 B	57.90%
Total Retail Expenditures	\$63.7 M	42.32%	\$430 M	42.09%	\$1.04 B	42.10%
Apparel	\$7.19 M	4.77%	\$49.1 M	4.81%	\$119 M	4.80%
Contributions	\$5.72 M	3.80%	\$41.7 M	4.09%	\$101 M	4.08%
Education	\$3.74 M	2.48%	\$27.5 M	2.69%	\$66.4 M	2.68%
Entertainment	\$8.46 M	5.62%	\$57.9 M	5.67%	\$140 M	5.67%
Food And Beverages	\$22.7 M	15.11%	\$151 M	14.79%	\$367 M	14.81%
Furnishings And Equipment	\$6.77 M	4.50%	\$47.1 M	4.62%	\$114 M	4.61%
Gifts	\$4.09 M	2.72%	\$29.3 M	2.87%	\$70.8 M	2.86%
Health Care	\$8.99 M	5.97%	\$58.3 M	5.71%	\$142 M	5.73%
Household Operations	\$5.55 M	3.69%	\$39.7 M	3.89%	\$96.2 M	3.88%
Miscellaneous Expenses	\$2.49 M	1.65%	\$16.4 M	1.60%	\$39.8 M	1.60%
Personal Care	\$2.18 M	1.44%	\$14.7 M	1.44%	\$35.6 M	1.44%
Personal Insurance	\$1.58 M	1.05%	\$11.4 M	1.11%	\$27.5 M	1.11%
Reading	\$496 K	0.33%	\$3.37 M	0.33%	\$8.16 M	0.33%
Shelter	\$29.2 M	19.38%	\$200 M	19.55%	\$484 M	19.54%
Tobacco	\$925 K	0.61%	\$5.64 M	0.55%	\$13.8 M	0.56%
Transportation	\$30.2 M	20.04%	\$202 M	19.76%	\$490 M	19.76%
Utilities	\$10.3 M	6.82%	\$66.6 M	6.52%	\$162 M	6.54%
Educational Attainment (2010)						
Adult Population (25 Years or Older)	4,327		26,841		66,047	
Elementary (0 to 8)	119	2.75%	672	2.50%	1,608	2.44%
Some High School (9 to 11)	292	6.76%	1,268	4.72%	3,429	5.19%
High School Graduate (12)	1,139	26.31%	6,644	24.75%	16,911	25.60%
Some College (13 to 16)	1,270	29.34%	6,881	25.64%	15,784	23.90%
Associate Degree Only	400	9.23%	2,662	9.92%	6,550	9.92%
Bachelor Degree Only	706	16.33%	5,458	20.34%	13,465	20.39%
Graduate Degree	402	9.28%	3,254	12.12%	8,300	12.57%

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Washington Twp., MI						
Units In Structure (2000)						
1 Detached Unit	1,132	59.04%	8,476	74.65%	21,253	72.32%
1 Attached Unit	221	11.53%	923	8.12%	2,781	9.46%
2 to 4 Units	151	7.85%	329	2.90%	793	2.70%
5 to 9 Units	216	11.24%	570	5.02%	1,102	3.75%
10 to 19 Units	16	0.83%	205	1.81%	755	2.57%
20 to 49 Units	6	0.32%	98	0.87%	228	0.78%
50 or more Units	-	-	8	0.07%	31	0.10%
Mobile Home or Trailer	176	9.19%	746	6.57%	2,430	8.27%
Other Structure	-	-	-	-	14	0.05%
Homes Built By Year						
1999 to 2000	258	13.44%	1,032	9.09%	2,707	9.21%
1995 to 1998	507	26.46%	2,160	19.03%	5,635	19.17%
1990 to 1994	246	12.83%	1,561	13.75%	4,525	15.40%
1980 to 1989	271	14.13%	1,702	14.99%	4,730	16.09%
1970 to 1979	205	10.68%	2,045	18.01%	4,299	14.63%
1960 to 1969	143	7.44%	1,757	15.48%	4,212	14.33%
1950 to 1959	133	6.92%	623	5.49%	2,067	7.03%
Built Before 1949	155	8.09%	475	4.18%	1,214	4.13%
Home Values (2000)						
\$1,000,000 or More	-	-	28	0.33%	65	0.30%
\$500,000 to \$999,999	28	2.28%	359	4.21%	810	3.73%
\$400,000 to \$499,999	27	2.19%	463	5.42%	1,171	5.39%
\$300,000 to \$399,999	86	6.97%	1,134	13.28%	2,890	13.29%
\$200,000 to \$299,999	524	42.25%	3,215	37.65%	8,097	37.24%
\$150,000 to \$199,999	203	16.34%	1,841	21.56%	4,598	21.15%
\$100,000 to \$149,999	325	26.20%	1,253	14.68%	3,367	15.49%
\$70,000 to \$99,999	36	2.93%	205	2.40%	572	2.63%
\$50,000 to \$69,999	-	-	12	0.14%	113	0.52%
\$25,000 to \$49,999	3	0.22%	19	0.22%	43	0.20%
\$0 to \$24,999	8	0.61%	9	0.11%	15	0.07%
Owner Occupied Median Home Value	\$201,763		\$232,893		\$228,866	
Renter Occupied Median Rent	\$561		\$608		\$612	
Transportation To Work (2000)						
Drive to Work Alone	2,261	89.93%	14,713	91.22%	36,420	90.71%
Drive to Work in Carpool	165	6.55%	848	5.26%	2,247	5.60%
Travel to Work - Public Transportation	1	0.06%	37	0.23%	116	0.29%
Drive to Work on Motorcycle	-	-	1	0.01%	6	0.01%
Walk or Bicycle to Work	27	1.09%	79	0.49%	222	0.55%
Other Means	23	0.92%	55	0.34%	87	0.22%
Work at Home	37	1.46%	396	2.46%	1,053	2.62%
Travel Time (2000)						
Travel to Work in 14 Minutes or Less	527	21.25%	2,981	18.95%	7,706	19.71%
Travel to Work in 14 to 29 Minutes	777	31.37%	5,256	33.41%	13,134	33.59%
Travel to Work in 30 to 59 Minutes	927	37.41%	6,112	38.85%	15,106	38.64%
Travel to Work in 60 Minutes or More	247	9.96%	1,385	8.80%	3,153	8.06%
Average Travel Time to Work	28.2 mins		28.2 mins		27.2 mins	

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