

FLAGSTAR PLAZA 973 - 975 ORCHARD LAKE ROAD PONTIAC, MICHIGAN

FOR LEASE

SPACE SIZE:
1,248 - 5,012 SQ. FT.

LOT DIMENSIONS:
120' X 150'

BUILDING SIZE:
9,065 SQ. FT.

BUILDING DIMENSIONS:
150' WIDE X 56' DEEP

AVAILABLE:
IMMEDIATELY

ZONING:
C - 1: COMMERCIAL

TRAFFIC COUNTS:
ORCHARD LAKE, WEST OF
TELEGRAPH: 36,000
TELEGRAPH, NORTH OF
ORCHARD LAKE: 11,000
TELEGRAPH, SOUTH OF
ORCHARD LAKE: 12,000



CONTACT:
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DLACOUVER@LUDWIGSEELEY.COM
&
MATTHEW SEELEY
MSEELEY@LUDWIGSEELEY.COM



BUILT IN 2007

ACROSS FROM HOME DEPOT

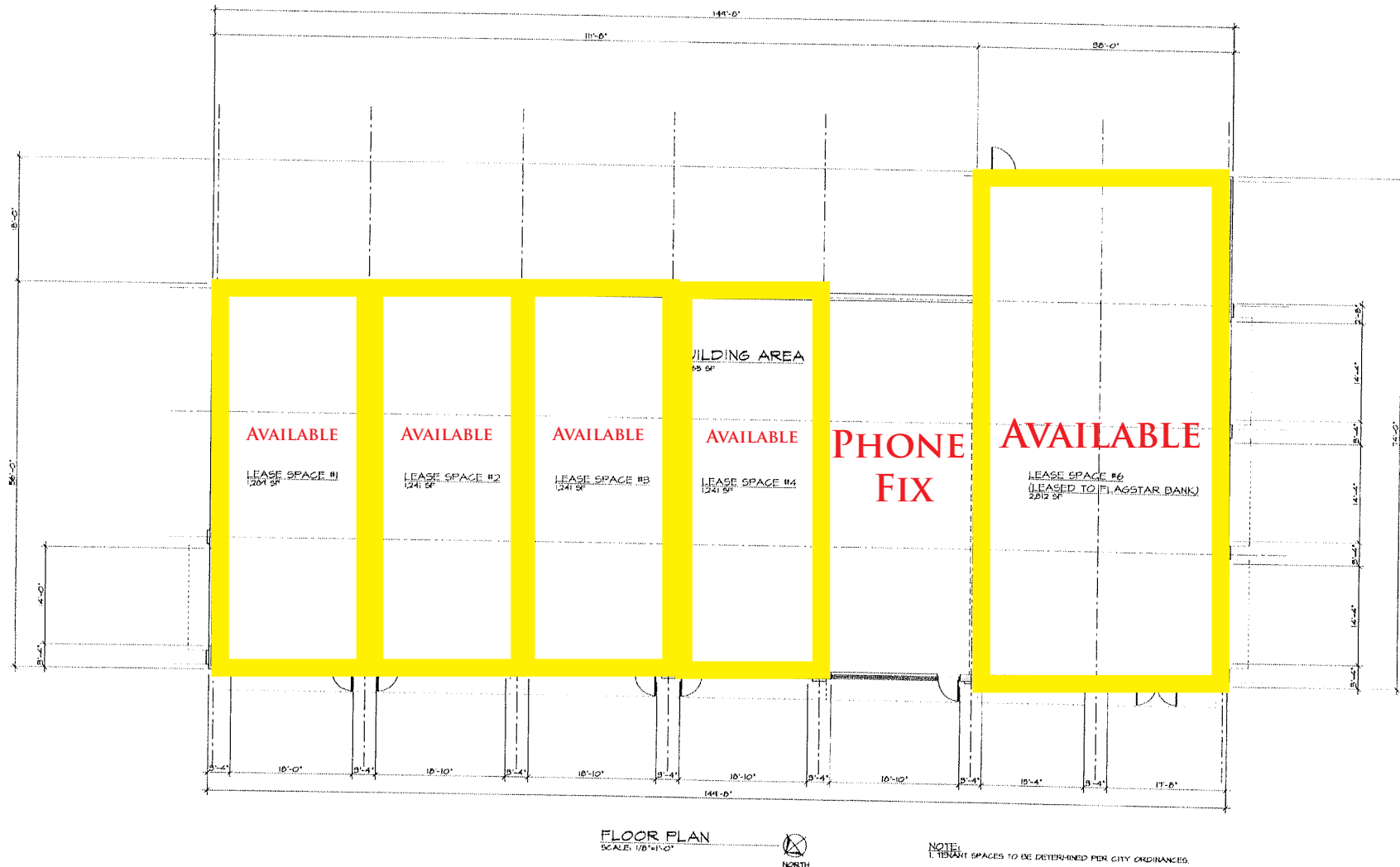
AGGRESSIVE RATES

END CAP WITH DRIVE-THRU
AVAILABLE

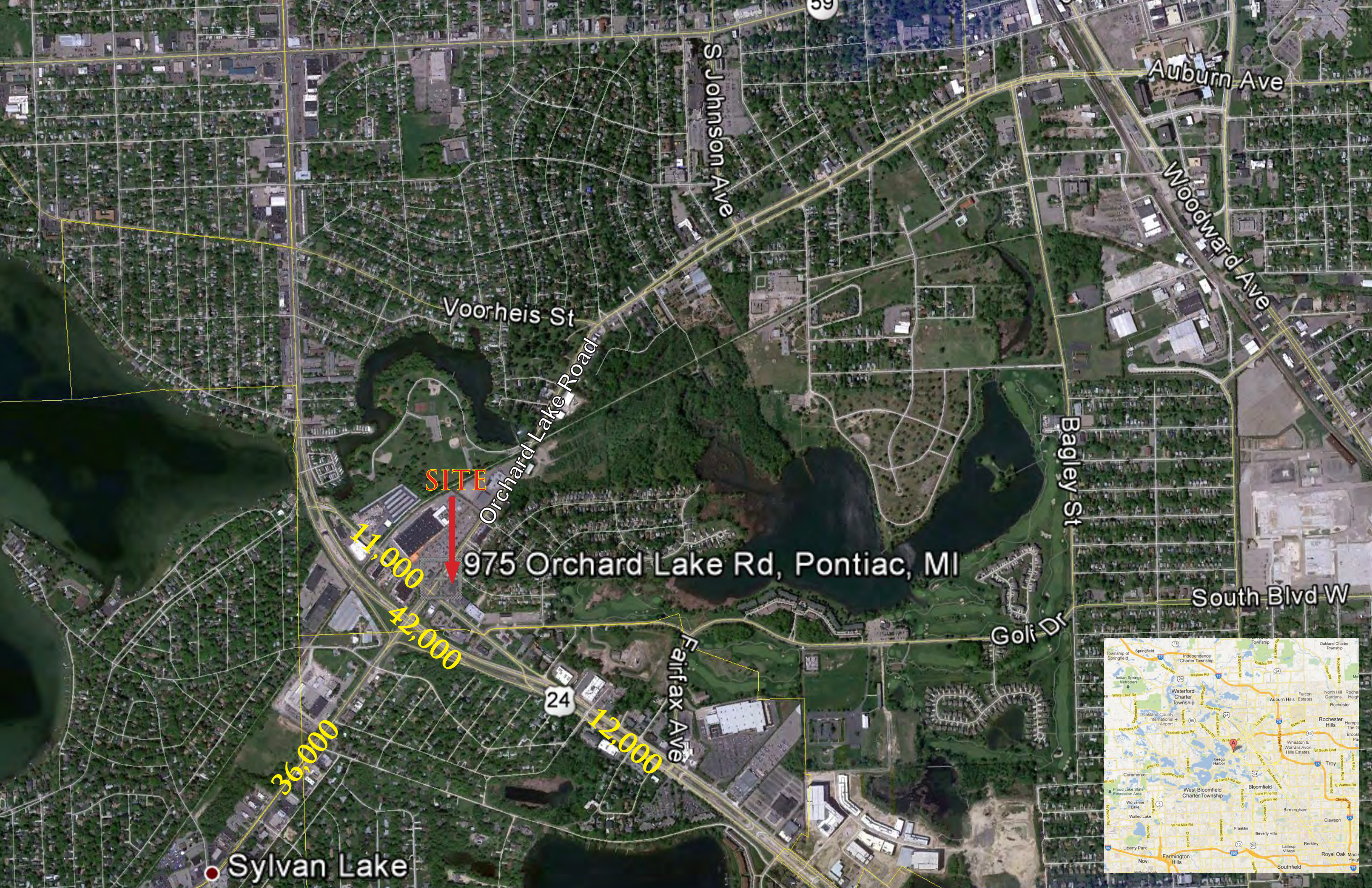
DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	7,079	64,742	157,983
	AVERAGE INCOME	\$66,017	\$67,619	\$86,105
	HOUSEHOLDS	3,177	25,783	62,764

Ludwig & Seeley
REAL ESTATE

29580 NORTHWESTERN HWY. SUITE 110 SOUTHFIELD MI 48034
PHONE: 248.750.1700 FAX: 248.750.1771
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975 ORCHARD LAKE ROAD
PONTIAC, MICHIGAN



Auburn Ave

Woodward Ave

S Johnson Ave

Voorheis St

Orchard Lake Road

Bagley St

South Blvd W

Golf Dr

Fairfax Ave

Sylvan Lake

SITE

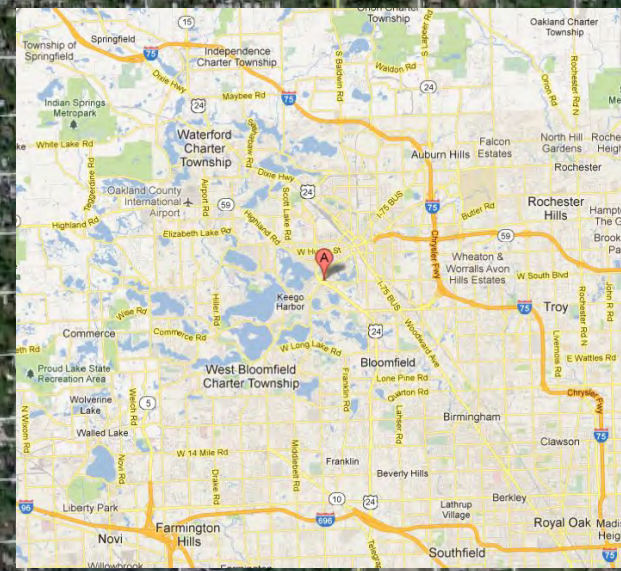
975 Orchard Lake Rd, Pontiac, MI

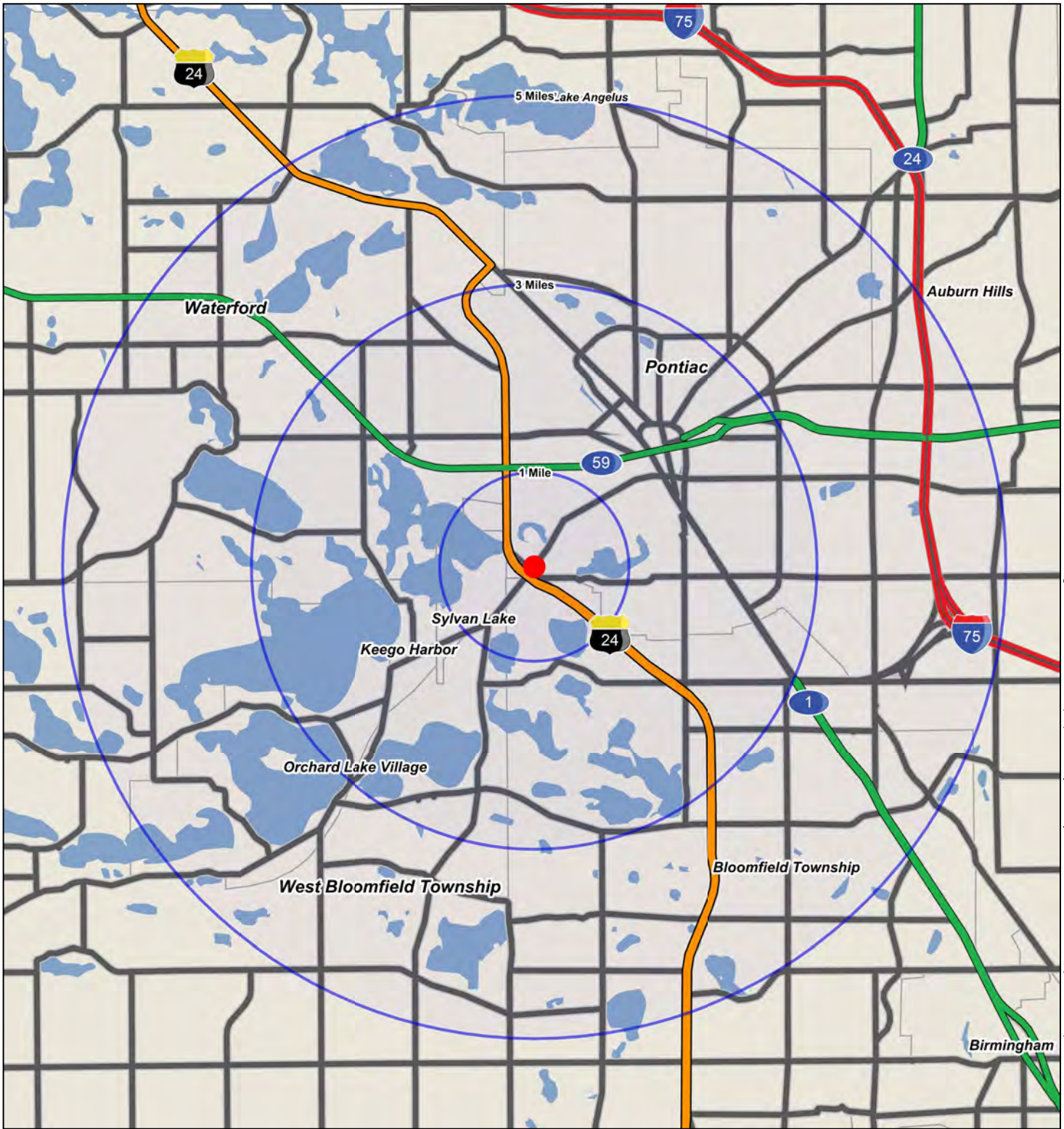
11,000

42,000

36,000

12,000





Lat: 33.3195 Lon: 42.6202 Zoom: 10.92 mi

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975 Orchard Lake Road Pontiac, MI

March 2013

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.6198/-83.3197

RF5

975 Orchard Lake Rd	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2012)	7,079	64,742	157,983
Projected Population (2017)	7,085	64,622	157,929
Forecasted Population (2022)	7,085	64,614	157,921
Census Population (2010)	7,072	64,766	157,925
Census Population (2000)	7,926	71,260	169,433
Projected Annual Growth (2012 to 2017)	6 -	-120 -	-54 -
Historical Annual Growth (2010 to 2012)	7 0.1%	-23 -	58 -
Historical Annual Growth (2000 to 2010)	-854 -1.1%	-6,495 -0.9%	-11,508 -0.7%
Estimated Population Density (2012)	2,254 psm	2,291 psm	2,012 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.51 sq mi
Households			
Estimated Households (2012)	3,177	25,783	62,764
Projected Households (2017)	3,242	26,324	64,074
Forecasted Households (2022)	3,242	26,330	64,101
Census Households (2010)	3,151	25,579	62,263
Census Households (2000)	3,432	27,432	64,885
Estimated Households with Children (2012)	722 22.7%	7,967 30.9%	20,344 32.4%
Estimated Average Household Size (2012)	2.21	2.41	2.46
Average Household Income			
Estimated Average Household Income (2012)	\$66,017	\$67,619	\$86,105
Projected Average Household Income (2017)	\$74,953	\$75,357	\$95,726
Estimated Average Family Income (2012)	\$82,905	\$85,437	\$106,492
Median Household Income			
Estimated Median Household Income (2012)	\$51,423	\$53,108	\$66,672
Projected Median Household Income (2017)	\$57,465	\$59,678	\$75,738
Estimated Median Family Income (2012)	\$67,315	\$71,054	\$85,351
Per Capita Income			
Estimated Per Capita Income (2012)	\$29,887	\$27,860	\$34,888
Projected Per Capita Income (2017)	\$34,586	\$31,742	\$39,599
Estimated Per Capita income 5 Year Growth	\$4,699 15.7%	\$3,882 13.9%	\$4,711 13.5%
Other Income			
Estimated Median Disposable Income (2012)	\$43,045	\$44,596	\$54,297
Projected Median Disposable Income (2017)	\$47,654	\$50,345	\$64,668
Disposable Income Estimated 5 Year Growth	\$4,610 10.7%	\$5,749 12.9%	\$10,371 19.1%
Estimated Average Household Net Worth (2012)	\$543,759	\$493,087	\$595,340
Daytime Demos (2012)			
Total Businesses	375	3,301	6,703
Total Employees	4,024	40,883	78,659
Company Headquarter Businesses	1 0.4%	15 0.5%	44 0.7%
Company Headquarter Employees	54 1.3%	2,765 6.8%	6,061 7.7%
Employee Population per Business	10.7	12.4	11.7
Residential Population per Business	18.9	19.6	23.6

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975 Orchard Lake Rd

	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2012)	4,430	62.6%	36,592	56.5%	101,632	64.3%
Black or African American (2012)	2,111	29.8%	21,090	32.6%	38,381	24.3%
American Indian or Alaska Native (2012)	40	0.6%	334	0.5%	703	0.4%
Asian (2012)	116	1.6%	1,976	3.1%	6,874	4.4%
Hawaiian or Pacific Islander (2012)	1	-	7	-	27	-
Other Race (2012)	28	0.4%	265	0.4%	491	0.3%
Two or More Races (2012)	353	5.0%	4,479	6.9%	9,875	6.3%
Not Hispanic or Latino Population (2012)	6,571	92.8%	58,104	89.7%	143,350	90.7%
Hispanic or Latino Population (2012)	508	7.2%	6,638	10.3%	14,633	9.3%
Not Hispanic or Latino Population (2017)	6,523	92.1%	57,280	88.6%	141,710	89.7%
Hispanic or Latino Population (2017)	562	7.9%	7,341	11.4%	16,219	10.3%
Not Hispanic or Latino Population (2010)	6,590	93.2%	58,452	90.3%	144,014	91.2%
Hispanic or Latino Population (2010)	482	6.8%	6,313	9.7%	13,911	8.8%
Not Hispanic or Latino Population (2000)	7,503	94.7%	65,474	91.9%	158,243	93.4%
Hispanic or Latino Population (2000)	422	5.3%	5,787	8.1%	11,190	6.6%
Projected Hispanic Annual Growth (2012 to 2017)	54	2.1%	704	2.1%	1,585	2.2%
Historic Hispanic Annual Growth (2000 to 2012)	86	1.7%	851	1.2%	3,443	2.6%
Age Distribution (2012)						
Age Under 5	454	6.4%	4,431	6.8%	10,342	6.5%
Age 5 to 9 Years	365	5.2%	3,840	5.9%	9,659	6.1%
Age 10 to 14 Years	366	5.2%	4,000	6.2%	10,365	6.6%
Age 15 to 19 Years	387	5.5%	4,704	7.3%	11,467	7.3%
Age 20 to 24 Years	364	5.1%	4,530	7.0%	10,100	6.4%
Age 25 to 29 Years	346	4.9%	3,865	6.0%	8,537	5.4%
Age 30 to 34 Years	474	6.7%	4,169	6.4%	9,175	5.8%
Age 35 to 39 Years	502	7.1%	4,261	6.6%	9,709	6.1%
Age 40 to 44 Years	513	7.2%	4,491	6.9%	10,495	6.6%
Age 45 to 49 Years	515	7.3%	4,637	7.2%	11,390	7.2%
Age 50 to 54 Years	622	8.8%	4,928	7.6%	12,129	7.7%
Age 55 to 59 Years	577	8.1%	4,501	7.0%	11,507	7.3%
Age 60 to 64 Years	543	7.7%	3,792	5.9%	9,981	6.3%
Age 65 to 74 Years	580	8.2%	4,999	7.7%	13,120	8.3%
Age 75 to 84 Years	321	4.5%	2,506	3.9%	6,860	4.3%
Age 85 Years or Over	149	2.1%	1,088	1.7%	3,145	2.0%
Median Age	41.7		37.6		39.1	
Gender Age Distribution (2012)						
Female Population	3,596	50.8%	32,598	50.4%	80,873	51.2%
Age 0 to 19 Years	759	21.1%	8,182	25.1%	20,261	25.1%
Age 20 to 64 Years	2,255	62.7%	19,552	60.0%	47,725	59.0%
Age 65 Years or Over	582	16.2%	4,864	14.9%	12,887	15.9%
Female Median Age	43.1		38.7		40.2	
Male Population	3,483	49.2%	32,144	49.6%	77,110	48.8%
Age 0 to 19 Years	813	23.3%	8,792	27.4%	21,573	28.0%
Age 20 to 64 Years	2,202	63.2%	19,624	61.1%	45,299	58.7%
Age 65 Years or Over	468	13.4%	3,728	11.6%	10,238	13.3%
Male Median Age	40.3		36.5		37.9	

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EXPANDED PROFILE

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Lat/Lon: 42.6198/-83.3197

RF5

975 Orchard Lake Rd

1 mi radius

3 mi radius

5 mi radius

Household Income Distribution (2012)

HH Income \$200,000 or More	171	5.4%	1,619	6.3%	5,983	9.5%
HH Income \$150,000 to \$199,999	116	3.6%	678	2.6%	2,772	4.4%
HH Income \$100,000 to \$149,999	300	9.4%	2,429	9.4%	7,798	12.4%
HH Income \$75,000 to \$99,999	330	10.4%	2,361	9.2%	6,771	10.8%
HH Income \$50,000 to \$74,999	764	24.1%	4,503	17.5%	9,985	15.9%
HH Income \$35,000 to \$49,999	432	13.6%	3,752	14.6%	8,381	13.4%
HH Income \$25,000 to \$34,999	295	9.3%	2,838	11.0%	5,876	9.4%
HH Income \$15,000 to \$24,999	351	11.1%	3,294	12.8%	6,893	11.0%
HH Income Under \$15,000	418	13.2%	4,308	16.7%	8,305	13.2%
HH Income \$35,000 or More	2,113	66.5%	15,342	59.5%	41,690	66.4%
HH Income \$75,000 or More	917	28.9%	7,087	27.5%	23,324	37.2%

Housing (2012)

Total Housing Units	3,594		30,195		70,917	
Housing Units Occupied	3,177	88.4%	25,783	85.4%	62,764	88.5%
Housing Units Owner-Occupied	2,108	66.4%	15,101	58.6%	40,589	64.7%
Housing Units, Renter-Occupied	1,069	33.6%	10,681	41.4%	22,176	35.3%
Housing Units, Vacant	417	11.6%	4,412	14.6%	8,153	11.5%
Median Years in Residence	4.4		3.8		4.3	

Marital Status (2012)

Never Married	2,048	40.2%	17,505	40.2%	39,258	36.4%
Currently Married	1,831	36.0%	16,904	38.8%	50,190	46.6%
Separated	190	3.7%	1,814	4.2%	3,716	3.4%
Widowed	127	2.5%	1,126	2.6%	2,498	2.3%
Divorced	892	17.5%	6,232	14.3%	12,125	11.2%

Household Type (2012)

Population Family	5,113	72.2%	46,995	72.6%	121,562	76.9%
Population Non-Family	1,918	27.1%	15,166	23.4%	33,112	21.0%
Population Group Quarters	48	0.7%	2,581	4.0%	3,309	2.1%
Family Households	1,785	56.2%	15,265	59.2%	40,136	63.9%
Non-Family Households	1,392	43.8%	10,518	40.8%	22,628	36.1%
Married Couple with Children	349	19.1%	4,182	24.7%	12,628	25.2%
Average Family Household Size	2.9		3.1		3.0	

Household Size (2012)

1 Person Households	1,143	36.0%	8,541	33.1%	18,546	29.5%
2 Person Households	1,051	33.1%	7,815	30.3%	20,112	32.0%
3 Person Households	452	14.2%	4,004	15.5%	10,039	16.0%
4 Person Households	323	10.2%	2,883	11.2%	7,841	12.5%
5 Person Households	120	3.8%	1,448	5.6%	3,785	6.0%
6 or More Person Households	87	2.7%	1,092	4.2%	2,442	3.9%

Household Vehicles (2012)

Households with 0 Vehicles Available	110	3.5%	2,824	11.0%	5,496	8.8%
Households with 1 Vehicles Available	1,678	52.8%	10,791	41.9%	23,482	37.4%
Households with 2 or More Vehicles Available	1,388	43.7%	12,168	47.2%	33,786	53.8%
Total Vehicles Available	4,913		40,623		106,661	
Average Vehicles Per Household	1.5		1.6		1.7	

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EXPANDED PROFILE

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RF5

975 Orchard Lake Rd

1 mi radius

3 mi radius

5 mi radius

Labor Force (2012)

Estimated Labor Population Age 16 Years or Over	5,819		51,660		125,485
Estimated Civilian Employed	3,315	57.0%	26,179	50.7%	66,090
Estimated Civilian Unemployed	806	13.9%	6,997	13.5%	14,715
Estimated in Armed Forces	-	-	11	-	39
Estimated Not in Labor Force	1,698	29.2%	18,473	35.8%	44,641
Unemployment Rate	13.9%		13.5%		11.7%

Occupation (2010)

Occupation: Population Age 16 Years or Over	3,312		25,580		64,847
Management, Business, Financial Operations	547	16.5%	3,460	13.5%	9,665
Professional, Related	769	23.2%	5,037	19.7%	14,809
Service	611	18.4%	5,655	22.1%	12,619
Sales, Office	724	21.9%	6,471	25.3%	16,445
Farming, Fishing, Forestry	2	0.1%	49	0.2%	109
Construct, Extraction, Maintenance	202	6.1%	2,041	8.0%	4,367
Production, Transport Material Moving	457	13.8%	2,867	11.2%	6,834
White Collar Workers		61.6%		58.5%	
Blue Collar Workers		38.4%		41.5%	

Consumer Expenditure (2012)

Total Household Expenditure	\$167 M		\$1.35 B		\$3.89 B
Total Non-Retail Expenditure	\$96.1 M	57.5%	\$776 M	57.5%	\$2.24 B
Total Retail Expenditure	\$70.9 M	42.5%	\$574 M	42.5%	\$1.65 B
Apparel	\$8.01 M	4.8%	\$65.0 M	4.8%	\$188 M
Contributions	\$6.43 M	3.9%	\$53.8 M	4.0%	\$165 M
Education	\$4.10 M	2.5%	\$34.5 M	2.6%	\$105 M
Entertainment	\$9.33 M	5.6%	\$75.4 M	5.6%	\$219 M
Food and Beverages	\$25.5 M	15.3%	\$205 M	15.2%	\$580 M
Furnishings and Equipment	\$7.35 M	4.4%	\$59.3 M	4.4%	\$175 M
Gifts	\$4.50 M	2.7%	\$37.3 M	2.8%	\$112 M
Health Care	\$10.2 M	6.1%	\$82.0 M	6.1%	\$229 M
Household Operations	\$6.05 M	3.6%	\$49.7 M	3.7%	\$149 M
Miscellaneous Expenses	\$2.80 M	1.7%	\$22.5 M	1.7%	\$63.3 M
Personal Care	\$2.43 M	1.5%	\$19.5 M	1.4%	\$55.9 M
Personal Insurance	\$1.73 M	1.0%	\$14.3 M	1.1%	\$43.3 M
Reading	\$553 K	0.3%	\$4.44 M	0.3%	\$12.8 M
Shelter	\$32.2 M	19.3%	\$262 M	19.4%	\$759 M
Tobacco	\$1.08 M	0.6%	\$8.59 M	0.6%	\$22.9 M
Transportation	\$33.1 M	19.8%	\$264 M	19.5%	\$752 M
Utilities	\$11.7 M	7.0%	\$93.4 M	6.9%	\$260 M

Educational Attainment (2012)

Adult Population Age 25 Years or Over	5,142		43,238		106,049
Elementary (Grade Level 0 to 8)	139	2.7%	1,749	4.0%	4,092
Some High School (Grade Level 9 to 11)	195	3.8%	5,210	12.1%	10,118
High School Graduate	1,266	24.6%	10,807	25.0%	24,826
Some College	1,204	23.4%	10,065	23.3%	22,116
Associate Degree Only	363	7.1%	3,127	7.2%	7,508
Bachelor Degree Only	1,273	24.8%	7,722	17.9%	21,826
Graduate Degree	703	13.7%	4,557	10.5%	15,563

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Units In Structure (2010)						
1 Detached Unit	2,345	74.4%	17,796	69.6%	44,252	71.1%
1 Attached Unit	75	2.4%	1,203	4.7%	3,618	5.8%
2 to 4 Units	115	3.6%	1,422	5.6%	2,857	4.6%
5 to 9 Units	209	6.6%	1,427	5.6%	3,602	5.8%
10 to 19 Units	217	6.9%	1,501	5.9%	2,916	4.7%
20 to 49 Units	61	1.9%	686	2.7%	1,438	2.3%
50 or More Units	51	1.6%	1,128	4.4%	2,511	4.0%
Mobile Home or Trailer	78	2.5%	414	1.6%	1,070	1.7%
Other Structure	-	-	-	-	-	-
Homes Built By Year (2010)						
Homes Built 2005 or later	71	2.3%	774	3.0%	1,540	2.5%
Homes Built 2000 to 2004	114	3.6%	1,312	5.1%	3,305	5.3%
Homes Built 1990 to 1999	291	9.2%	2,194	8.6%	6,597	10.6%
Homes Built 1980 to 1989	284	9.0%	2,630	10.3%	7,005	11.3%
Homes Built 1970 to 1979	346	11.0%	3,810	14.9%	10,086	16.2%
Homes Built 1960 to 1969	301	9.5%	3,005	11.7%	9,429	15.1%
Homes Built 1950 to 1959	639	20.3%	4,858	19.0%	11,930	19.2%
Homes Built Before 1949	1,105	35.1%	6,996	27.3%	12,372	19.9%
Home Values (2010)						
Home Values \$1,000,000 or More	25	1.2%	327	2.1%	1,005	2.4%
Home Values \$500,000 to \$999,999	88	4.1%	688	4.4%	2,195	5.3%
Home Values \$400,000 to \$499,999	42	1.9%	309	2.0%	1,307	3.1%
Home Values \$300,000 to \$399,999	92	4.3%	679	4.4%	2,680	6.4%
Home Values \$200,000 to \$299,999	251	11.6%	1,659	10.7%	5,482	13.1%
Home Values \$150,000 to \$199,999	424	19.6%	2,566	16.5%	6,856	16.4%
Home Values \$100,000 to \$149,999	512	23.6%	3,141	20.2%	8,156	19.5%
Home Values \$70,000 to \$99,999	359	16.6%	2,703	17.4%	6,195	14.8%
Home Values \$50,000 to \$69,999	142	6.5%	1,317	8.5%	2,910	7.0%
Home Values \$25,000 to \$49,999	107	5.0%	1,235	8.0%	2,824	6.8%
Home Values Under \$25,000	125	5.8%	902	5.8%	2,109	5.1%
Owner-Occupied Median Home Value	\$140,600		\$138,915		\$159,205	
Renter-Occupied Median Rent	\$710		\$630		\$667	
Transportation To Work (2010)						
Drive to Work Alone	2,747	86.3%	20,517	82.8%	52,710	83.5%
Drive to Work in Carpool	258	8.1%	2,737	11.0%	6,516	10.3%
Travel to Work by Public Transportation	21	0.7%	176	0.7%	374	0.6%
Drive to Work on Motorcycle	1	-	5	-	40	0.1%
Walk or Bicycle to Work	71	2.2%	450	1.8%	955	1.5%
Other Means	8	0.3%	233	0.9%	463	0.7%
Work at Home	75	2.4%	676	2.7%	2,044	3.2%
Travel Time (2010)						
Travel to Work in 14 Minutes or Less	647	20.8%	6,170	25.6%	14,586	23.9%
Travel to Work in 15 to 29 Minutes	1,157	37.2%	8,839	36.7%	22,395	36.7%
Travel to Work in 30 to 59 Minutes	1,128	36.3%	7,608	31.5%	20,238	33.1%
Travel to Work in 60 Minutes or More	175	5.6%	1,500	6.2%	3,839	6.3%
Average Minutes Travel to Work	24.2		23.1		23.4	

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