

Berkley Square Woodward Avenue Berkley, Michigan

For Lease

Space Size:

2,200 Sq. Ft.

Berkley Square Office

Available:

Immediately

Zoning:

Woodward Avenue Business

650' of frontage on
Woodward Avenue

Traffic Counts:

Woodward Ave. North of
12 Mile: 66,000 ADT

Woodward Ave. South of
12 Mile: 76,000 ADT

12 Mile West of Woodward
Ave.: 18,000 ADT

12 Mile East of Woodward
Ave: 16,000 ADT



Contact:

Kent Butler

kbutler@ludwigseeley.com



Great Visibility & Accessibility- Great Corner

Woodward Avenue & 12 Mile

Berkley Square Retail: H&R Block, Panini Press, Uncle Andy's Pizza,
Crispelli's, Great Nails and Check N Gold

Berkley Square Office: Dean Chiropractic, Advance Physical Therapy,
Great Nails and Ti Chi

Demographics

Category	1 Mile:	3 Mile:	5 Mile:
Population	16,186	138,281	325,142
Average Income	\$80,720	\$73,789	\$76,069
Households	7,287	61,718	140,136

Ludwig & Seeley
REAL ESTATE

29580 Northwestern Hwy. Suite 110 Southfield MI 48034
Phone: 248.750.1700 Fax: 248.750.1771

A 28913
B 28927
C 28931
D 28993

Available 2,200 Sq. Ft.

Karate

Dean Chiropractic

Advance Physical Therapy

E 28939

Crispelli's

WOODWARD AVE
N
↓

F 28945
G 28957
H 28963
I 28969
J 28975
K 28983
L 28989
M 28997

Crispelli's

Uncle Andy's Pizza

Le's Alterations

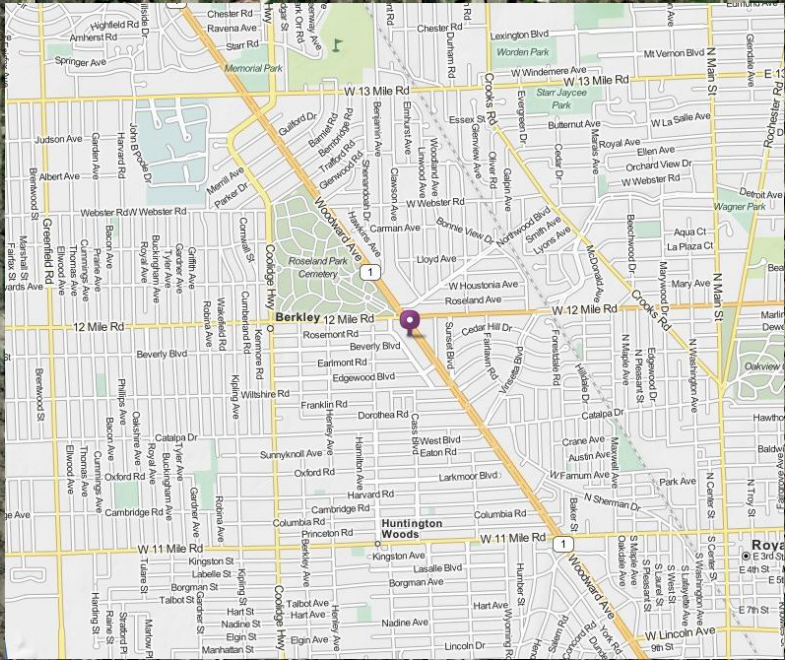
Roger Black DDS

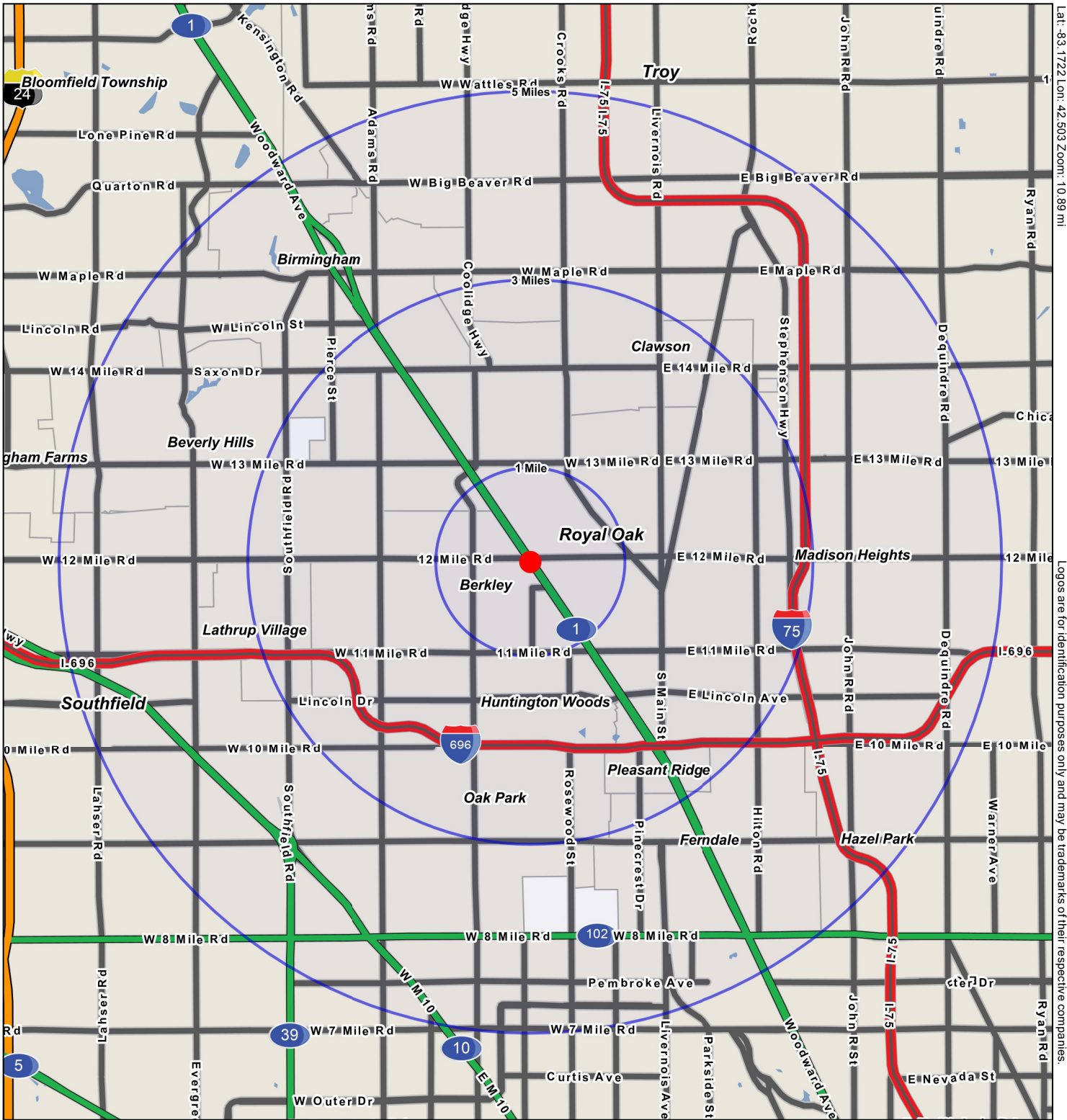
Check N Gold

Panini Press

Great Nails

H&R Block





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28913 Woodward Avenue
Berkley, MI

June 2012

Ludwig & Seeley
 REAL ESTATE



EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
Calculated using Proportional Block Groups



Ludwig & Seeley, Inc.
Lat/Lon: 42.50275/-83.17181

28939 Woodward Avenue							
berkley, MI		1 Mile		3 Miles		5 Miles	
Population (2010)							
Estimated Population	16,185		138,489		325,656		
Census Population (1990)	18,578		153,884		355,699		
Census Population (2000)	17,184		144,555		341,203		
Projected Population (2015)	16,375		138,045		322,041		
Forecasted Population (2020)	15,919		134,368		311,265		
Historical Annual Growth (1990 to 2000)	-1,395	-0.75%	-9,329	-0.61%	-14,497	-0.41%	
Historical Annual Growth (2000 to 2010)	-998	-0.58%	-6,065	-0.42%	-15,546	-0.46%	
Projected Annual Growth (2010 to 2015)	190	0.23%	-445	-0.06%	-3,615	-0.22%	
Estimated Population Density	5,156 <i>psm</i>		4,900 <i>psm</i>		4,149 <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	7,286		61,798		140,326		
Census Households (1990)	7,660		62,855		143,034		
Census Households (2000)	7,713		63,893		145,873		
Projected Households (2015)	7,332		61,420		139,229		
Forecasted Households (2020)	7,113		59,985		135,411		
Households with Children	1,794	24.63%	15,514	25.10%	38,186	27.21%	
Average Household Size	2.21		2.22		2.30		
Average Household Income (2010)							
Est. Average Household Income	\$80,889		\$73,698		\$75,960		
Proj. Average Household Income (2015)	\$84,825		\$77,158		\$79,315		
Average Family Income	\$99,227		\$90,950		\$93,258		
Median Household Income (2010)							
Est. Median Household Income	\$67,575		\$59,210		\$60,034		
Proj. Median Household Income (2015)	\$69,985		\$60,712		\$61,670		
Median Family Income	\$86,566		\$75,066		\$76,000		
Per Capita Income (2010)							
Est. Per Capita Income	\$37,124		\$33,311		\$33,149		
Proj. Per Capita Income (2015)	\$38,709		\$34,771		\$34,730		
Per Capita Income Est. 5 year change	\$1,586	4.27%	\$1,460	4.38%	\$1,580	4.77%	
Other Income (2010)							
Est. Median Disposable Income	\$55,167		\$48,990		\$49,497		
Proj. Median Disposable Income (2015)	\$56,924		\$50,082		\$50,669		
Disposable Income Est. 5 year change	\$1,757	3.18%	\$1,091	2.23%	\$1,172	2.37%	
Est. Average Household Net Worth	\$246,562		\$230,742		\$241,860		
Daytime Demos (2010)							
Total Number of Businesses	697		6,705		20,614		
Total Number of Employees	8,130		76,450		246,096		
Company Headqtrs: Businesses	-	-	8	0.12%	43	0.21%	
Company Headqtrs: Employees	-	-	796	1.04%	3,765	1.53%	
Unemployment Rate	7.52%		8.21%		9.02%		
Employee Population per Business	11.7 to 1		11.4 to 1		11.9 to 1		
Residential Population per Business	23.2 to 1		20.7 to 1		15.8 to 1		

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28939 Woodward Avenue							
berkley, MI		1 Mile		3 Miles		5 Miles	
Race & Ethnicity (2010)							
White	14,516	89.68%	108,817	78.57%	219,879	67.52%	
Black or African American	775	4.79%	20,900	15.09%	81,321	24.97%	
American Indian & Alaska Native	48	0.30%	366	0.26%	935	0.29%	
Asian	446	2.76%	4,350	3.14%	13,653	4.19%	
Hawaiian & Pacific Islander	4	0.02%	58	0.04%	128	0.04%	
Other Race	84	0.52%	779	0.56%	1,716	0.53%	
Two or More Races	312	1.93%	3,219	2.32%	8,025	2.46%	
Not Hispanic or Latino Population	15,919	98.35%	136,047	98.24%	319,410	98.08%	
Hispanic or Latino Population	266	1.65%	2,442	1.76%	6,246	1.92%	
Not of Hispanic Origin Population (1990)	18,384	98.96%	151,862	98.69%	351,323	98.77%	
Hispanic Origin Population (1990)	194	1.04%	2,021	1.31%	4,376	1.23%	
Not Hispanic or Latino Population (2000)	16,985	98.84%	142,728	98.74%	336,709	98.68%	
Hispanic or Latino Population (2000)	199	1.16%	1,826	1.26%	4,494	1.32%	
Not Hispanic or Latino Population (2015)	16,080	98.19%	135,346	98.04%	315,024	97.82%	
Hispanic or Latino Population (2015)	296	1.81%	2,699	1.96%	7,016	2.18%	
Hist. Hispanic Ann Growth (1990 to 2010)	73	1.88%	421	1.04%	1,871	2.14%	
Proj. Hispanic Ann Growth (2015 to 2010)	29	2.20%	257	2.10%	770	2.47%	
Age Distribution (2010)							
0 to 4 yrs	874	5.40%	7,122	5.14%	16,960	5.21%	
5 to 9 yrs	781	4.82%	7,013	5.06%	17,506	5.38%	
10 to 14 yrs	884	5.46%	7,899	5.70%	19,472	5.98%	
15 to 19 yrs	992	6.13%	8,390	6.06%	20,305	6.24%	
20 to 24 yrs	852	5.26%	8,297	5.99%	20,258	6.22%	
25 to 29 yrs	1,048	6.48%	9,900	7.15%	22,204	6.82%	
30 to 34 yrs	1,134	7.01%	9,519	6.87%	20,836	6.40%	
35 to 39 yrs	1,051	6.49%	8,798	6.35%	20,293	6.23%	
40 to 44 yrs	1,145	7.08%	9,545	6.89%	22,121	6.79%	
45 to 49 yrs	1,360	8.40%	10,712	7.73%	24,625	7.56%	
50 to 54 yrs	1,322	8.17%	10,605	7.66%	25,129	7.72%	
55 to 59 yrs	1,054	6.51%	8,965	6.47%	22,357	6.87%	
60 to 64 yrs	895	5.53%	7,738	5.59%	19,551	6.00%	
65 to 74 yrs	1,310	8.09%	11,568	8.35%	27,656	8.49%	
75 to 84 yrs	1,006	6.21%	8,279	5.98%	17,713	5.44%	
85 yrs plus	476	2.94%	4,138	2.99%	8,671	2.66%	
Median Age	41.19 yrs		40.31 yrs		40.17 yrs		
Gender Age Distribution (2010)							
Female Population	8,361	51.66%	71,655	51.74%	169,508	52.05%	
0 to 19 yrs	1,708	20.43%	14,859	20.74%	36,410	21.48%	
20 to 64 yrs	5,040	60.28%	43,020	60.04%	101,920	60.13%	
65 yrs plus	1,613	19.29%	13,776	19.23%	31,178	18.39%	
Female Median Age	43 yrs		42 yrs		42 yrs		
Male Population	7,824	48.34%	66,835	48.26%	156,148	47.95%	
0 to 19 yrs	1,823	23.30%	15,565	23.29%	37,832	24.23%	
20 to 64 yrs	4,822	61.63%	41,061	61.44%	95,454	61.13%	
65 yrs plus	1,179	15.07%	10,209	15.27%	22,862	14.64%	
Male Median Age	39.02 yrs		38.19 yrs		38.14 yrs		

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28939 Woodward Avenue							
berkley, MI		1 Mile		3 Miles		5 Miles	
Household Income Distribution (2010)							
\$200,000 or More	228	3.12%	1,802	2.92%	5,466	3.90%	
\$150,000 to \$199,999	344	4.73%	2,815	4.55%	6,803	4.85%	
\$100,000 to \$149,999	1,305	17.91%	8,540	13.82%	18,376	13.10%	
\$75,000 to \$99,999	1,290	17.71%	9,344	15.12%	18,718	13.34%	
\$50,000 to \$74,999	1,501	20.60%	12,316	19.93%	27,428	19.55%	
\$35,000 to \$49,999	939	12.89%	8,933	14.46%	20,588	14.67%	
\$25,000 to \$34,999	536	7.36%	6,255	10.12%	14,073	10.03%	
\$15,000 to \$24,999	589	8.09%	5,241	8.48%	12,769	9.10%	
\$0 to \$14,999	553	7.59%	6,552	10.60%	16,104	11.48%	
\$35,000+	5,608	76.97%	43,750	70.80%	97,380	69.40%	
\$75,000+	3,167	43.48%	22,501	36.41%	49,364	35.18%	
Housing (2010)							
Total Housing Units	7,968		66,971		153,287		
Housing Units, Occupied	7,286	91.43%	61,798	92.28%	140,326	91.54%	
<i>Housing Units, Owner-Occupied</i>	5,974	81.99%	46,061	74.54%	100,441	71.58%	
<i>Housing Units, Renter-Occupied</i>	1,312	18.01%	15,737	25.46%	39,885	28.42%	
Housing Units, Vacant	683	8.57%	5,173	7.72%	12,961	8.46%	
Median Years in Residence	6 yrs		6 yrs		5 yrs		
Marital Status (2010)							
Never Married	3,814	27.99%	34,977	30.16%	82,647	30.50%	
Now Married	7,449	54.66%	56,511	48.73%	128,433	47.40%	
Separated	158	1.16%	2,906	2.51%	8,382	3.09%	
Widowed	862	6.33%	8,421	7.26%	19,926	7.35%	
Divorced	1,344	9.86%	13,162	11.35%	31,585	11.66%	
Household Type (2010)							
Population Family	12,575	77.69%	105,522	76.19%	254,428	78.13%	
Population Non-Family	3,535	21.84%	31,858	23.00%	68,668	21.09%	
Population Group Qtrs	75	0.47%	1,110	0.80%	2,559	0.79%	
Family Households	4,134	56.74%	34,395	55.66%	81,222	57.88%	
<i>Married Couple With Children</i>	1,389	18.65%	10,606	18.77%	24,210	18.85%	
<i>Average Family Household Size</i>	3.0		3.1		3.1		
Non-Family Households	3,152	43.26%	27,403	44.34%	59,104	42.12%	
Household Size (2010)							
1 Person Household	2,746	37.69%	23,654	38.28%	51,361	36.60%	
2 Person Households	2,215	30.41%	18,471	29.89%	41,078	29.27%	
3 Person Households	993	13.63%	8,559	13.85%	19,894	14.18%	
4 Person Households	875	12.01%	6,834	11.06%	16,677	11.88%	
5 Person Households	328	4.50%	2,806	4.54%	7,168	5.11%	
6+ Person Households	129	1.77%	1,473	2.38%	4,148	2.96%	
Household Vehicles (2010)							
Total Vehicles Available	12,743		105,202		238,998		
Household: 0 Vehicles Available	362	4.97%	3,604	5.83%	9,121	6.50%	
Household: 1 Vehicles Available	2,803	38.47%	24,805	40.14%	56,533	40.29%	
Household: 2+ Vehicles Available	4,120	56.55%	33,388	54.03%	74,672	53.21%	
Average Vehicles Per Household	1.7		1.7		1.7		

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28939 Woodward Avenue							
berkley, MI		1 Mile		3 Miles		5 Miles	
Labor Force (2010)							
Est. Labor: Population Age 16+	13,440		114,838		267,693		
Est. Civilian Employed	8,381	62.36%	68,688	59.81%	154,404	57.68%	
Est. Civilian Unemployed	1,011	7.52%	9,425	8.21%	24,138	9.02%	
Est. in Armed Forces	6	0.05%	101	0.09%	156	0.06%	
Est. not in Labor Force	4,042	30.07%	36,624	31.89%	88,995	33.25%	
Occupation (2000)							
Occupation: Population Age 16+	9,907		78,908		176,243		
Mgmt, Business, & Financial Operations	1,928	19.46%	12,974	16.44%	27,688	15.71%	
Professional and Related	3,164	31.93%	23,440	29.71%	47,670	27.05%	
Service	928	9.37%	8,298	10.52%	19,950	11.32%	
Sales and Office	2,725	27.51%	21,675	27.47%	48,507	27.52%	
Farming, Fishing, and Forestry	-	-	74	0.09%	155	0.09%	
Construct, Extraction, & Maintenance	532	5.37%	4,885	6.19%	11,299	6.41%	
Production, Transp. & Material Moving	630	6.36%	7,563	9.59%	20,972	11.90%	
<i>Percent White Collar Workers</i>			78.90%		70.28%		
<i>Percent Blue Collar Workers</i>			21.10%		29.72%		
Consumer Expenditure (2010)							
Total Household Expenditure	\$444 M		\$3.51 B		\$8.09 B		
<i>Total Non-Retail Expenditures</i>	\$256 M	57.62%	\$2.02 B	57.53%	\$4.66 B	57.55%	
<i>Total Retail Expenditures</i>	\$188 M	42.38%	\$1.49 B	42.47%	\$3.44 B	42.45%	
Apparel	\$21.1 M	4.74%	\$167 M	4.76%	\$387 M	4.78%	
Contributions	\$16.8 M	3.78%	\$132 M	3.77%	\$313 M	3.87%	
Education	\$10.8 M	2.44%	\$84.9 M	2.42%	\$201 M	2.48%	
Entertainment	\$24.9 M	5.61%	\$196 M	5.59%	\$453 M	5.60%	
Food And Beverages	\$67.2 M	15.12%	\$535 M	15.22%	\$1.23 B	15.17%	
Furnishings And Equipment	\$20.0 M	4.51%	\$156 M	4.45%	\$360 M	4.45%	
Gifts	\$12.0 M	2.71%	\$94.1 M	2.68%	\$220 M	2.72%	
Health Care	\$26.9 M	6.06%	\$215 M	6.12%	\$491 M	6.07%	
Household Operations	\$16.2 M	3.64%	\$127 M	3.60%	\$296 M	3.65%	
Miscellaneous Expenses	\$7.43 M	1.67%	\$58.9 M	1.68%	\$135 M	1.67%	
Personal Care	\$6.42 M	1.45%	\$50.9 M	1.45%	\$117 M	1.45%	
Personal Insurance	\$4.59 M	1.03%	\$36.1 M	1.03%	\$84.6 M	1.05%	
Reading	\$1.47 M	0.33%	\$11.6 M	0.33%	\$26.7 M	0.33%	
Shelter	\$85.9 M	19.34%	\$679 M	19.32%	\$1.57 B	19.36%	
Tobacco	\$2.77 M	0.62%	\$22.5 M	0.64%	\$51.1 M	0.63%	
Transportation	\$89.2 M	20.09%	\$703 M	20.01%	\$1.61 B	19.84%	
Utilities	\$30.4 M	6.85%	\$244 M	6.94%	\$558 M	6.89%	
Educational Attainment (2010)							
Adult Population (25 Years or Older)	11,802		99,768		231,156		
Elementary (0 to 8)	149	1.26%	2,141	2.15%	5,947	2.57%	
Some High School (9 to 11)	406	3.44%	4,933	4.94%	14,559	6.30%	
High School Graduate (12)	2,241	18.99%	21,864	21.91%	53,403	23.10%	
Some College (13 to 16)	2,532	21.45%	20,844	20.89%	48,841	21.13%	
Associate Degree Only	803	6.81%	6,800	6.82%	15,643	6.77%	
Bachelor Degree Only	3,263	27.64%	25,563	25.62%	53,687	23.23%	
Graduate Degree	2,408	20.40%	17,623	17.66%	39,075	16.90%	

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28939 Woodward Avenue						
			1 Mile		3 Miles	
					5 Miles	
berkley, MI						
Units In Structure (2000)						
1 Detached Unit	6,243	77.79%	48,469	73.63%	107,842	71.49%
1 Attached Unit	174	2.17%	2,087	3.17%	5,347	3.54%
2 to 4 Units	307	3.82%	2,905	4.41%	7,435	4.93%
5 to 9 Units	227	2.83%	3,959	6.01%	10,788	7.15%
10 to 19 Units	243	3.02%	2,599	3.95%	5,216	3.46%
20 to 49 Units	319	3.98%	1,796	2.73%	3,490	2.31%
50 or more Units	503	6.27%	3,323	5.05%	9,126	6.05%
Mobile Home or Trailer	10	0.12%	678	1.03%	1,591	1.05%
Other Structure	-	-	13	0.02%	18	0.01%
Homes Built By Year						
1999 to 2000	59	0.73%	377	0.57%	836	0.55%
1995 to 1998	34	0.42%	587	0.89%	1,815	1.20%
1990 to 1994	55	0.69%	669	1.02%	2,399	1.59%
1980 to 1989	125	1.56%	1,945	2.95%	6,805	4.51%
1970 to 1979	533	6.64%	6,233	9.47%	17,904	11.87%
1960 to 1969	1,016	12.66%	10,728	16.30%	29,288	19.42%
1950 to 1959	2,672	33.29%	23,694	35.99%	48,287	32.01%
Built Before 1949	3,532	44.01%	21,595	32.81%	43,517	28.85%
Home Values (2000)						
\$1,000,000 or More	15	0.25%	41	0.09%	438	0.45%
\$500,000 to \$999,999	28	0.49%	269	0.61%	2,154	2.23%
\$400,000 to \$499,999	66	1.13%	420	0.95%	1,802	1.86%
\$300,000 to \$399,999	225	3.87%	1,117	2.53%	3,631	3.75%
\$200,000 to \$299,999	1,257	21.64%	6,341	14.34%	12,131	12.54%
\$150,000 to \$199,999	2,007	34.56%	12,998	29.40%	20,907	21.61%
\$100,000 to \$149,999	1,784	30.71%	17,584	39.78%	32,703	33.80%
\$70,000 to \$99,999	338	5.82%	4,296	9.72%	15,063	15.57%
\$50,000 to \$69,999	51	0.88%	771	1.75%	4,942	5.11%
\$25,000 to \$49,999	37	0.64%	309	0.70%	2,433	2.52%
\$0 to \$24,999	-	0.01%	62	0.14%	547	0.57%
Owner Occupied Median Home Value	\$173,650		\$158,421		\$163,049	
Renter Occupied Median Rent	\$612		\$598		\$609	
Transportation To Work (2000)						
Drive to Work Alone	8,848	89.30%	69,508	88.05%	153,036	86.81%
Drive to Work in Carpool	454	4.58%	4,957	6.28%	12,907	7.32%
Travel to Work - Public Transportation	143	1.44%	620	0.79%	2,073	1.18%
Drive to Work on Motorcycle	1	0.01%	17	0.02%	38	0.02%
Walk or Bicycle to Work	177	1.78%	1,410	1.79%	3,075	1.74%
Other Means	10	0.11%	167	0.21%	463	0.26%
Work at Home	275	2.78%	2,259	2.86%	4,703	2.67%
Travel Time (2000)						
Travel to Work in 14 Minutes or Less	2,690	27.93%	19,346	25.23%	42,430	24.73%
Travel to Work in 14 to 29 Minutes	4,154	43.13%	34,231	44.64%	75,307	43.89%
Travel to Work in 30 to 59 Minutes	2,529	26.26%	20,988	27.37%	48,297	28.15%
Travel to Work in 60 Minutes or More	259	2.69%	2,113	2.76%	5,557	3.24%
Average Travel Time to Work	21.2 mins		21.5 mins		22.0 mins	

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