

BONAVENTURE PLAZA 3935-3965 TELEGRAPH RD. BLOOMFIELD HILLS, MICHIGAN

FOR LEASE

SPACE SIZE:
800 SQ. FT.

BUILDING SIZE:
5,072 SQ. FT.

AVAILABLE:
IMMEDIATELY

ZONING:
COMMERCIAL

TRAFFIC COUNTS:
TELEGRAPH NORTH OF
LONG LAKE: 58,414
TELEGRAPH, SOUTH OF
LONG LAKE: 86,604
WEST LONG LAKE,
WEST OF TELEGRAPH:
21,063
WEST LONG LAKE,
EAST OF TELEGRAPH:
21,887



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VERY BUSY NEIGHBORHOOD STRIP CENTER

EXCELLENT VISIBILITY AND ABUNDANT TRAFFIC
ON TELEGRAPH RD.

HIGH INCOME DEMOGRAPHICS WITHIN
IMMEDIATE TRADE AREA

JOIN:

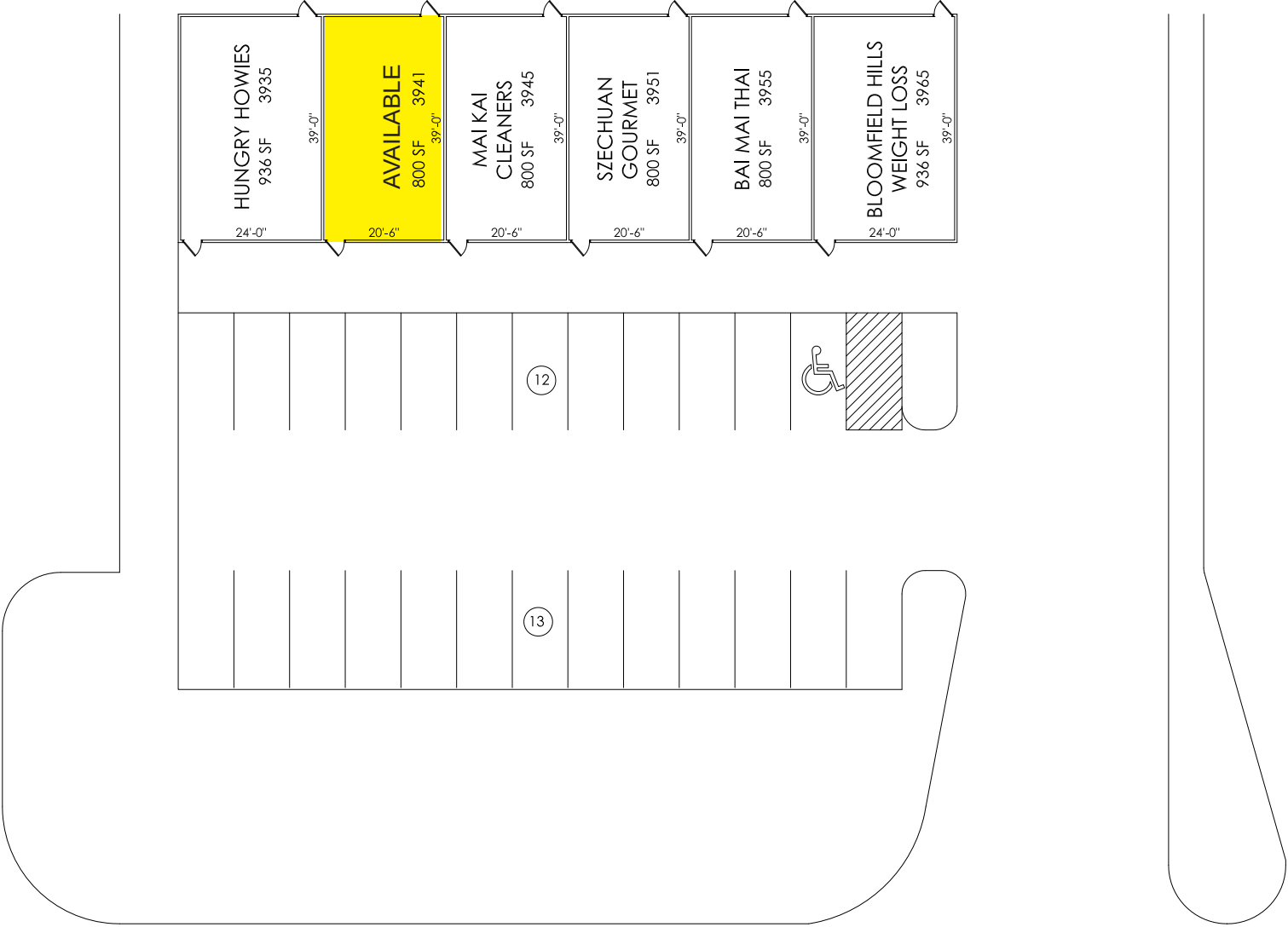


DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	3,490	41,722	155,021
	AVERAGE INCOME	\$195,795	\$170,454	\$138,371
	HOUSEHOLDS	1,373	16,647	61,746

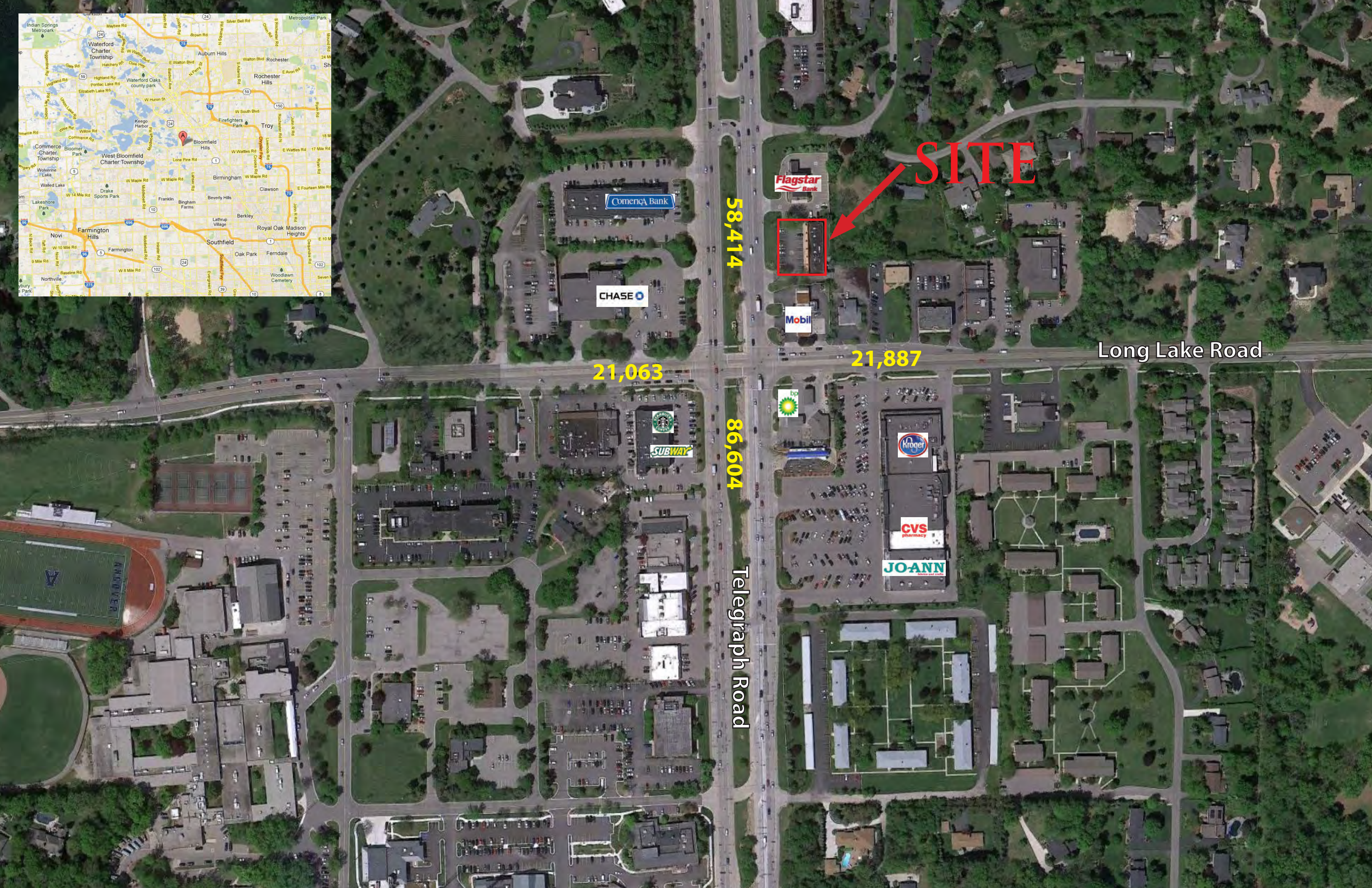
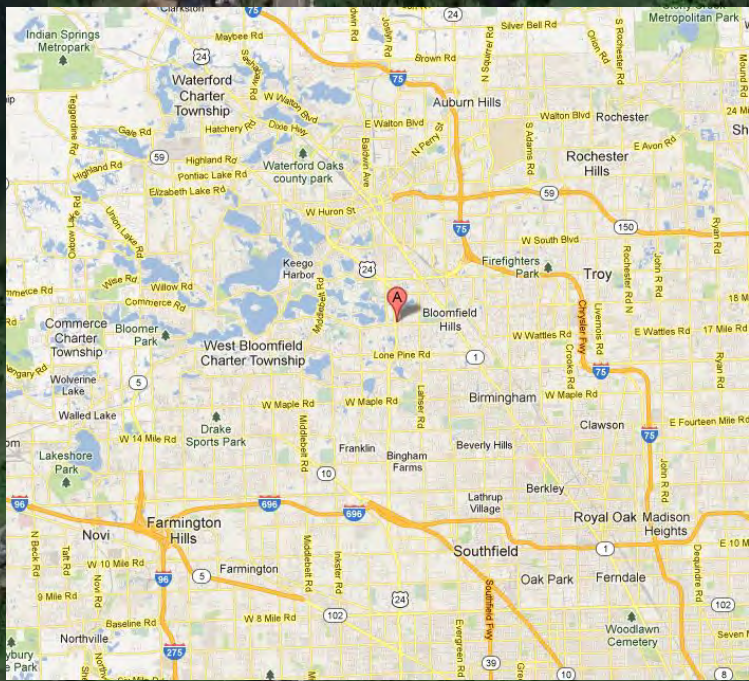
Ludwig & Seeley

REAL ESTATE

29580 NORTHWESTERN HWY. SUITE 110 SOUTHFIELD MI 48034
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BONAVENTURE PLAZA
3935 - 3965 TELEGRAPH ROAD
BLOOMFIELD HILLS, MICHIGAN



SITE

Flagstar Bank

Comerica Bank

CHASE

Mobil

58,414

21,063

21,887

Long Lake Road

86,604

Telegraph Road

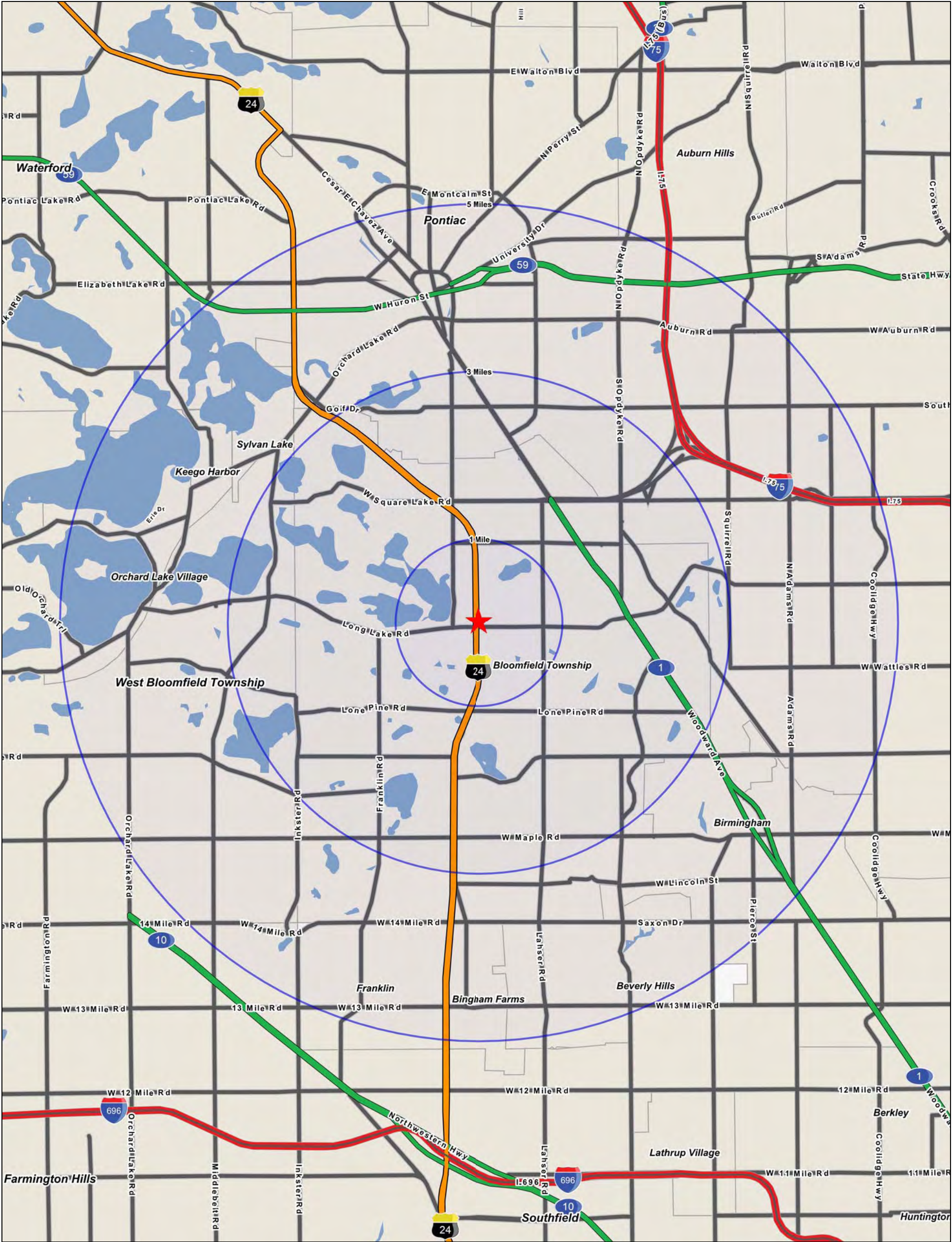
Starbucks
SUBWAY

bp

Kroger

CVS pharmacy

JO-ANN fabrics and crafts



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3935 Telegraph
Bloomfield Twp, MI

Ludwig & Seeley
REAL ESTATE

March 2011

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.5821/-83.2802

RF5

3935 Telegraph Rd	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2012)	3,490	41,722	155,021
Projected Population (2017)	3,495	41,751	155,039
Forecasted Population (2022)	3,495	41,751	155,034
Census Population (2010)	3,487	41,688	154,932
Census Population (2000)	3,623	44,410	165,488
Projected Annual Growth (2012 to 2017)	4 -	30 -	18 -
Historical Annual Growth (2010 to 2012)	4 0.1%	34 -	89 -
Historical Annual Growth (2000 to 2010)	-137 -0.4%	-2,722 -0.6%	-10,556 -0.6%
Estimated Population Density (2012)	1,111 psm	1,476 psm	1,975 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.51 sq mi
Households			
Estimated Households (2012)	1,373	16,647	61,746
Projected Households (2017)	1,402	16,994	63,035
Forecasted Households (2022)	1,403	17,001	63,059
Census Households (2010)	1,362	16,512	61,250
Census Households (2000)	1,386	17,044	63,772
Estimated Households with Children (2012)	472 34.4%	5,293 31.8%	19,372 31.4%
Estimated Average Household Size (2012)	2.54	2.49	2.47
Average Household Income			
Estimated Average Household Income (2012)	\$195,795	\$170,454	\$138,371
Projected Average Household Income (2017)	\$213,330	\$184,451	\$150,975
Estimated Average Family Income (2012)	\$220,446	\$203,614	\$168,195
Median Household Income			
Estimated Median Household Income (2012)	\$150,000	\$121,367	\$104,754
Projected Median Household Income (2017)	\$173,223	\$138,199	\$118,808
Estimated Median Family Income (2012)	\$172,118	\$154,834	\$139,085
Per Capita Income			
Estimated Per Capita Income (2012)	\$77,370	\$68,756	\$55,729
Projected Per Capita Income (2017)	\$85,970	\$75,913	\$62,069
Estimated Per Capita income 5 Year Growth	\$8,600 11.1%	\$7,157 10.4%	\$6,340 11.4%
Other Income			
Estimated Median Disposable Income (2012)	\$119,450	\$96,483	\$84,520
Projected Median Disposable Income (2017)	\$205,427	\$121,647	\$96,105
Disposable Income Estimated 5 Year Growth	\$85,977 72.0%	\$25,164 26.1%	\$11,585 13.7%
Estimated Average Household Net Worth (2012)	\$1,103,746	\$899,694	\$793,990
Daytime Demos (2012)			
Total Businesses	245	2,444	9,050
Total Employees	3,217	29,140	92,045
Company Headquarter Businesses	4 1.7%	30 1.2%	72 0.8%
Company Headquarter Employees	728 22.6%	3,202 11.0%	6,946 7.5%
Employee Population per Business	13.1	11.9	10.2
Residential Population per Business	14.2	17.1	17.1

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EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

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Lat/Lon: 42.5821/-83.2802

RF5

3935 Telegraph Rd

	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2012)	2,924	83.8%	30,733	73.7%	110,990	71.6%
Black or African American (2012)	195	5.6%	6,948	16.7%	28,779	18.6%
American Indian or Alaska Native (2012)	1	-	61	0.1%	383	0.2%
Asian (2012)	273	7.8%	2,790	6.7%	8,570	5.5%
Hawaiian or Pacific Islander (2012)	-	-	8	-	15	-
Other Race (2012)	11	0.3%	108	0.3%	450	0.3%
Two or More Races (2012)	85	2.4%	1,074	2.6%	5,833	3.8%
Not Hispanic or Latino Population (2012)	3,438	98.5%	40,731	97.6%	148,008	95.5%
Hispanic or Latino Population (2012)	52	1.5%	991	2.4%	7,013	4.5%
Not Hispanic or Latino Population (2017)	3,436	98.3%	40,647	97.4%	147,258	95.0%
Hispanic or Latino Population (2017)	59	1.7%	1,104	2.6%	7,780	5.0%
Not Hispanic or Latino Population (2010)	3,438	98.6%	40,748	97.7%	148,270	95.7%
Hispanic or Latino Population (2010)	49	1.4%	939	2.3%	6,662	4.3%
Not Hispanic or Latino Population (2000)	3,590	99.1%	43,596	98.2%	159,397	96.3%
Hispanic or Latino Population (2000)	33	0.9%	814	1.8%	6,091	3.7%
Projected Hispanic Annual Growth (2012 to 2017)	6	2.4%	113	2.3%	767	2.2%
Historic Hispanic Annual Growth (2000 to 2012)	20	5.0%	177	1.8%	922	1.3%
Age Distribution (2012)						
Age Under 5	128	3.7%	1,821	4.4%	8,280	5.3%
Age 5 to 9 Years	178	5.1%	2,361	5.7%	9,284	6.0%
Age 10 to 14 Years	258	7.4%	3,017	7.2%	10,765	6.9%
Age 15 to 19 Years	249	7.1%	2,941	7.0%	10,971	7.1%
Age 20 to 24 Years	117	3.4%	1,732	4.2%	7,564	4.9%
Age 25 to 29 Years	92	2.6%	1,326	3.2%	6,363	4.1%
Age 30 to 34 Years	76	2.2%	1,368	3.3%	6,968	4.5%
Age 35 to 39 Years	121	3.5%	1,739	4.2%	8,383	5.4%
Age 40 to 44 Years	197	5.6%	2,543	6.1%	10,155	6.6%
Age 45 to 49 Years	269	7.7%	3,130	7.5%	11,855	7.6%
Age 50 to 54 Years	292	8.4%	3,466	8.3%	12,846	8.3%
Age 55 to 59 Years	312	9.0%	3,676	8.8%	12,594	8.1%
Age 60 to 64 Years	323	9.3%	3,434	8.2%	11,369	7.3%
Age 65 to 74 Years	510	14.6%	5,038	12.1%	15,340	9.9%
Age 75 to 84 Years	274	7.8%	2,853	6.8%	8,476	5.5%
Age 85 Years or Over	93	2.7%	1,277	3.1%	3,808	2.5%
Median Age	50.1		47.1		43.3	
Gender Age Distribution (2012)						
Female Population	1,789	51.3%	21,675	52.0%	79,689	51.4%
Age 0 to 19 Years	390	21.8%	4,900	22.6%	19,106	24.0%
Age 20 to 64 Years	956	53.5%	11,888	54.8%	45,667	57.3%
Age 65 Years or Over	443	24.8%	4,887	22.5%	14,916	18.7%
Female Median Age	50.4		47.8		44.1	
Male Population	1,701	48.7%	20,047	48.0%	75,332	48.6%
Age 0 to 19 Years	423	24.9%	5,239	26.1%	20,194	26.8%
Age 20 to 64 Years	843	49.6%	10,526	52.5%	42,430	56.3%
Age 65 Years or Over	434	25.5%	4,282	21.4%	12,708	16.9%
Male Median Age	49.7		46.2		42.4	

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EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

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Lat/Lon: 42.5821/-83.2802

RF5

3935 Telegraph Rd

	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2012)						
HH Income \$200,000 or More	473	34.4%	4,431	26.6%	12,370	20.0%
HH Income \$150,000 to \$199,999	197	14.3%	1,345	8.1%	4,306	7.0%
HH Income \$100,000 to \$149,999	234	17.0%	2,717	16.3%	9,699	15.7%
HH Income \$75,000 to \$99,999	121	8.8%	1,728	10.4%	6,843	11.1%
HH Income \$50,000 to \$74,999	89	6.5%	1,911	11.5%	8,268	13.4%
HH Income \$35,000 to \$49,999	63	4.6%	1,476	8.9%	6,011	9.7%
HH Income \$25,000 to \$34,999	47	3.4%	855	5.1%	3,925	6.4%
HH Income \$15,000 to \$24,999	114	8.3%	1,097	6.6%	4,587	7.4%
HH Income Under \$15,000	36	2.6%	1,088	6.5%	5,737	9.3%
HH Income \$35,000 or More	1,176	85.7%	13,607	81.7%	47,497	76.9%
HH Income \$75,000 or More	1,024	74.6%	10,220	61.4%	33,219	53.8%
Housing (2012)						
Total Housing Units	1,488		18,223		68,382	
Housing Units Occupied	1,373	92.3%	16,647	91.3%	61,746	90.3%
Housing Units Owner-Occupied	1,220	88.8%	13,161	79.1%	45,577	73.8%
Housing Units, Renter-Occupied	154	11.2%	3,485	20.9%	16,169	26.2%
Housing Units, Vacant	114	7.7%	1,576	8.7%	6,636	9.7%
Median Years in Residence	5.7		5.6		5.3	
Marital Status (2012)						
Never Married	429	16.2%	8,597	27.9%	34,441	31.2%
Currently Married	1,852	69.7%	18,280	59.3%	60,578	54.8%
Separated	70	2.6%	880	2.9%	2,986	2.7%
Widowed	78	2.9%	701	2.3%	2,536	2.3%
Divorced	226	8.5%	2,343	7.6%	9,993	9.0%
Household Type (2012)						
Population Family	2,984	85.5%	34,288	82.2%	123,153	79.4%
Population Non-Family	498	14.3%	7,085	17.0%	29,468	19.0%
Population Group Quarters	7	0.2%	349	0.8%	2,400	1.5%
Family Households	1,058	77.0%	11,874	71.3%	41,719	67.6%
Non-Family Households	316	23.0%	4,773	28.7%	20,027	32.4%
Married Couple with Children	363	19.6%	4,063	22.2%	13,875	22.9%
Average Family Household Size	2.8		2.9		3.0	
Household Size (2012)						
1 Person Households	270	19.7%	4,093	24.6%	16,795	27.2%
2 Person Households	579	42.1%	6,255	37.6%	21,414	34.7%
3 Person Households	204	14.9%	2,520	15.1%	9,524	15.4%
4 Person Households	191	13.9%	2,180	13.1%	8,095	13.1%
5 Person Households	90	6.5%	1,101	6.6%	3,858	6.2%
6 or More Person Households	39	2.9%	497	3.0%	2,061	3.3%
Household Vehicles (2012)						
Households with 0 Vehicles Available	14	1.0%	609	3.7%	3,443	5.6%
Households with 1 Vehicles Available	331	24.1%	4,918	29.5%	20,706	33.5%
Households with 2 or More Vehicles Available	1,029	74.9%	11,119	66.8%	37,597	60.9%
Total Vehicles Available	2,802		32,569		112,571	
Average Vehicles Per Household	2.0		2.0		1.8	

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EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.5821/-83.2802

RF5

3935 Telegraph Rd

	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2012)						
Estimated Labor Population Age 16 Years or Over	2,869		33,879		124,306	
Estimated Civilian Employed	1,523	53.1%	17,823	52.6%	67,544	54.3%
Estimated Civilian Unemployed	140	4.9%	2,583	7.6%	11,312	9.1%
Estimated in Armed Forces	-	-	-	-	15	-
Estimated Not in Labor Force	1,206	42.0%	13,474	39.8%	45,435	36.6%
Unemployment Rate	4.9%		7.6%		9.1%	
Occupation (2010)						
Occupation: Population Age 16 Years or Over	1,449		17,126		65,594	
Management, Business, Financial Operations	386	26.6%	3,986	23.3%	13,519	20.6%
Professional, Related	536	37.0%	5,565	32.5%	19,481	29.7%
Service	138	9.5%	2,181	12.7%	9,571	14.6%
Sales, Office	287	19.8%	3,796	22.2%	15,469	23.6%
Farming, Fishing, Forestry	1	0.1%	29	0.2%	113	0.2%
Construct, Extraction, Maintenance	45	3.1%	592	3.5%	2,810	4.3%
Production, Transport Material Moving	55	3.8%	978	5.7%	4,632	7.1%
White Collar Workers	83.5%		77.9%		73.9%	
Blue Collar Workers	16.5%		22.1%		26.1%	
Consumer Expenditure (2012)						
Total Household Expenditure	\$162 M		\$1.74 B		\$5.47 B	
Total Non-Retail Expenditure	\$93.8 M	58.0%	\$1.01 B	58.0%	\$3.17 B	57.9%
Total Retail Expenditure	\$67.9 M	42.0%	\$732 M	42.0%	\$2.30 B	42.1%
Apparel	\$7.94 M	4.9%	\$85.0 M	4.9%	\$266 M	4.9%
Contributions	\$8.56 M	5.3%	\$86.8 M	5.0%	\$261 M	4.8%
Education	\$5.22 M	3.2%	\$53.8 M	3.1%	\$164 M	3.0%
Entertainment	\$9.31 M	5.8%	\$99.6 M	5.7%	\$312 M	5.7%
Food and Beverages	\$22.7 M	14.0%	\$248 M	14.3%	\$789 M	14.4%
Furnishings and Equipment	\$7.66 M	4.7%	\$81.6 M	4.7%	\$254 M	4.6%
Gifts	\$5.44 M	3.4%	\$56.3 M	3.2%	\$172 M	3.1%
Health Care	\$8.61 M	5.3%	\$95.0 M	5.5%	\$304 M	5.6%
Household Operations	\$7.06 M	4.4%	\$73.5 M	4.2%	\$225 M	4.1%
Miscellaneous Expenses	\$2.45 M	1.5%	\$27.0 M	1.5%	\$85.9 M	1.6%
Personal Care	\$2.26 M	1.4%	\$24.5 M	1.4%	\$77.5 M	1.4%
Personal Insurance	\$2.11 M	1.3%	\$21.8 M	1.3%	\$66.3 M	1.2%
Reading	\$536 K	0.3%	\$5.76 M	0.3%	\$18.1 M	0.3%
Shelter	\$32.2 M	19.9%	\$344 M	19.8%	\$1.08 B	19.7%
Tobacco	\$714 K	0.4%	\$8.32 M	0.5%	\$27.7 M	0.5%
Transportation	\$29.4 M	18.2%	\$323 M	18.5%	\$1.03 B	18.8%
Utilities	\$9.61 M	5.9%	\$107 M	6.1%	\$343 M	6.3%
Educational Attainment (2012)						
Adult Population Age 25 Years or Over	2,560		29,850		108,158	
Elementary (Grade Level 0 to 8)	26	1.0%	550	1.8%	2,329	2.2%
Some High School (Grade Level 9 to 11)	53	2.1%	1,169	3.9%	6,390	5.9%
High School Graduate	353	13.8%	4,333	14.5%	17,081	15.8%
Some College	295	11.5%	4,970	16.7%	18,844	17.4%
Associate Degree Only	199	7.8%	1,686	5.6%	6,553	6.1%
Bachelor Degree Only	838	32.7%	9,759	32.7%	31,698	29.3%
Graduate Degree	795	31.1%	7,382	24.7%	25,262	23.4%

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Units In Structure (2010)						
1 Detached Unit	1,235	90.7%	13,056	79.1%	46,914	76.6%
1 Attached Unit	27	2.0%	1,138	6.9%	3,831	6.3%
2 to 4 Units	19	1.4%	662	4.0%	2,607	4.3%
5 to 9 Units	71	5.2%	781	4.7%	3,010	4.9%
10 to 19 Units	2	0.1%	314	1.9%	1,741	2.8%
20 to 49 Units	1	0.1%	106	0.6%	756	1.2%
50 or More Units	2	0.2%	360	2.2%	1,624	2.7%
Mobile Home or Trailer	7	0.5%	96	0.6%	766	1.3%
Other Structure	-	-	-	-	-	-
Homes Built By Year (2010)						
Homes Built 2005 or later	25	1.8%	391	2.4%	1,538	2.5%
Homes Built 2000 to 2004	96	7.1%	736	4.5%	2,824	4.6%
Homes Built 1990 to 1999	159	11.7%	1,430	8.7%	5,502	9.0%
Homes Built 1980 to 1989	130	9.5%	1,850	11.2%	6,305	10.3%
Homes Built 1970 to 1979	142	10.4%	2,720	16.5%	9,538	15.6%
Homes Built 1960 to 1969	319	23.4%	3,547	21.5%	11,072	18.1%
Homes Built 1950 to 1959	367	26.9%	3,498	21.2%	12,398	20.2%
Homes Built Before 1949	125	9.1%	2,340	14.2%	12,074	19.7%
Home Values (2010)						
Home Values \$1,000,000 or More	136	10.8%	948	7.0%	1,752	3.7%
Home Values \$500,000 to \$999,999	216	17.3%	1,810	13.4%	4,419	9.4%
Home Values \$400,000 to \$499,999	55	4.4%	692	5.1%	2,354	5.0%
Home Values \$300,000 to \$399,999	111	8.9%	1,250	9.2%	4,688	10.0%
Home Values \$200,000 to \$299,999	164	13.1%	1,936	14.3%	7,386	15.8%
Home Values \$150,000 to \$199,999	126	10.0%	1,615	11.9%	6,330	13.5%
Home Values \$100,000 to \$149,999	162	12.9%	1,840	13.6%	7,011	15.0%
Home Values \$70,000 to \$99,999	108	8.6%	1,458	10.8%	5,396	11.5%
Home Values \$50,000 to \$69,999	78	6.2%	748	5.5%	2,740	5.8%
Home Values \$25,000 to \$49,999	60	4.8%	739	5.5%	2,771	5.9%
Home Values Under \$25,000	38	3.0%	489	3.6%	1,989	4.2%
Owner-Occupied Median Home Value	\$236,442		\$224,483		\$201,134	
Renter-Occupied Median Rent	\$1,059		\$857		\$819	
Transportation To Work (2010)						
Drive to Work Alone	1,180	84.2%	14,346	85.5%	54,653	84.8%
Drive to Work in Carpool	111	7.9%	1,088	6.5%	4,870	7.6%
Travel to Work by Public Transportation	3	0.2%	128	0.8%	415	0.6%
Drive to Work on Motorcycle	-	-	3	-	19	-
Walk or Bicycle to Work	19	1.4%	217	1.3%	1,165	1.8%
Other Means	11	0.8%	119	0.7%	313	0.5%
Work at Home	78	5.6%	871	5.2%	3,009	4.7%
Travel Time (2010)						
Travel to Work in 14 Minutes or Less	290	21.9%	3,562	22.4%	15,875	25.8%
Travel to Work in 15 to 29 Minutes	668	50.5%	6,431	40.4%	23,881	38.9%
Travel to Work in 30 to 59 Minutes	329	24.9%	5,152	32.4%	18,976	30.9%
Travel to Work in 60 Minutes or More	35	2.7%	756	4.8%	2,703	4.4%
Average Minutes Travel to Work	21.5		23.1		22.1	

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