

1.59 ACRES COMMERCIAL LAND SWC CHERRY HILL & DENTON CANTON, MI 48188

FOR SALE

LOT SIZE:
69,110 SQUARE FEET

LOT DIMENSIONS:
230' X 300'

AVAILABLE:
IMMEDIATELY

ZONING:
CHERRY HILL VILLAGE
OVERLAY DISTRICT

TRAFFIC COUNTS:
CHERRY HILL, EAST OF
DENTON: 7,780
DENTON, SOUTH OF
CHERRY HILL: 4,780



CONTACT:
LOU FRANGO
LFRANGO@LUDWIGSEELEY.COM



- EXCELLENT VISIBILITY
- HIGH INCOME/HIGH GROWTH AREA
- ALL UTILITIES AVAILABLE

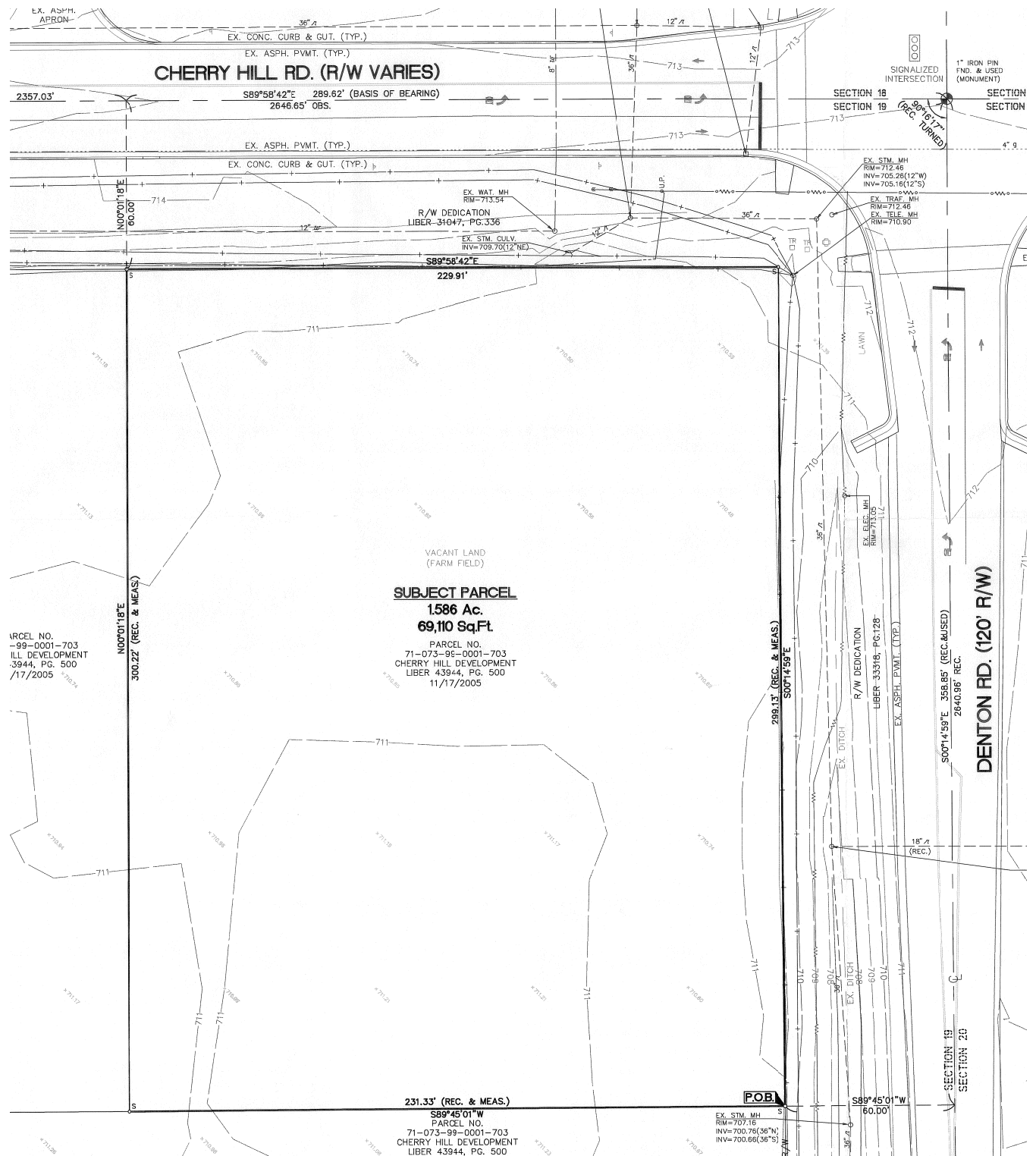
DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	6,170	42,773	118,895
	AVERAGE INCOME	\$147,913	\$113,872	\$95,506
	HOUSEHOLDS	2,033	15,541	45,829

Ludwig & Seeley
REAL ESTATE

29580 NORTHWESTERN HWY. SUITE 110 SOUTHFIELD MI 48034

PHONE: 248.750.1700 FAX: 248.750.1771

WWW.LUDWIGSEELEY.COM

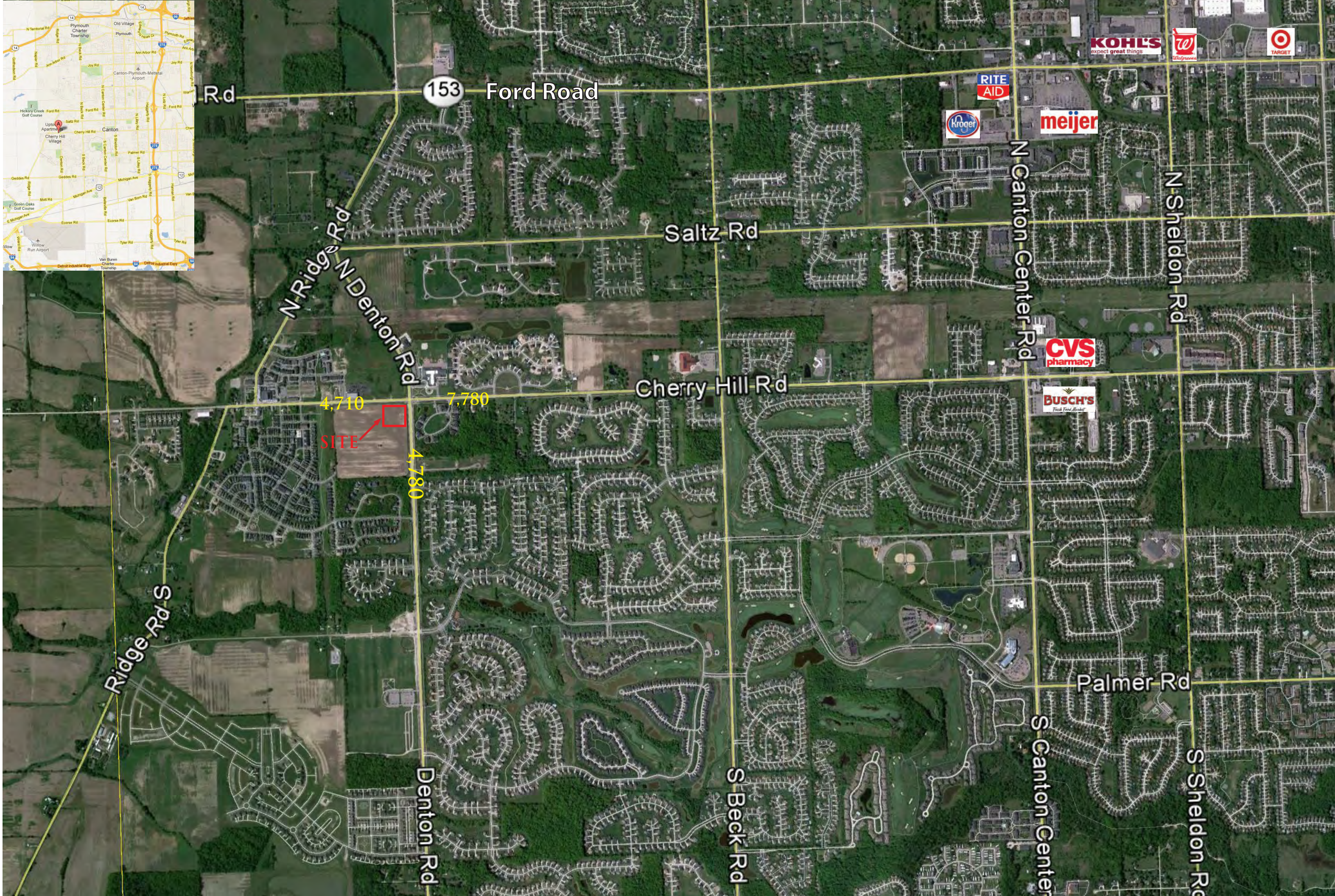
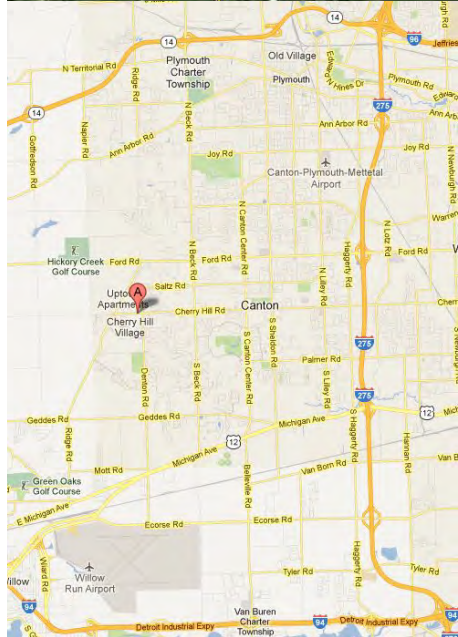


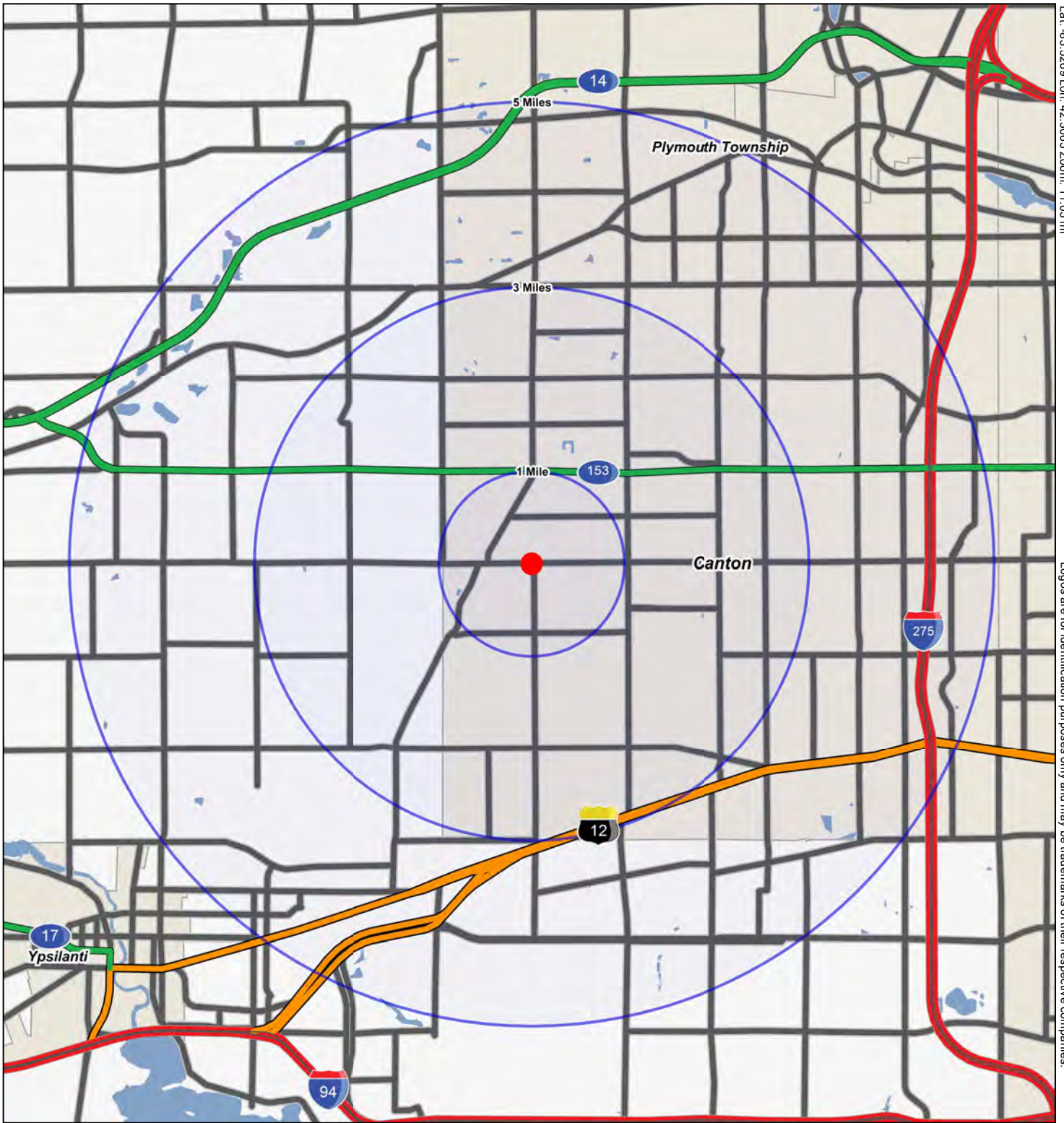
**1.59 ACRES LAND
CHERRY HILL & DENTON
CANTON, MI**



SITE

97 UNITS
PROPOSED





Lat: -83.5269 Lon: 42.3063 Zoom: 11.03 mi

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49485 Cherry Hill & Denton Canton, MI

February 2013

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.3061/-83.5268

RF5

Cherry Hill & Denton, Canton	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2012)	6,170	42,773	118,895
Projected Population (2017)	5,691	39,705	111,979
Forecasted Population (2022)	5,671	39,576	111,688
Census Population (2010)	6,396	44,217	122,161
Census Population (2000)	1,770	32,619	106,285
Projected Annual Growth (2012 to 2017)	-479 -1.6%	-3,068 -1.4%	-6,917 -1.2%
Historical Annual Growth (2010 to 2012)	-226 -1.8%	-1,444 -1.6%	-3,265 -1.3%
Historical Annual Growth (2000 to 2010)	4,626 26.1%	11,597 3.6%	15,876 1.5%
Estimated Population Density (2012)	1,965 psm	1,513 psm	1,514 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.51 sq mi
Households			
Estimated Households (2012)	2,033	15,541	45,829
Projected Households (2017)	2,101	16,076	47,434
Forecasted Households (2022)	2,104	16,100	47,508
Census Households (2010)	1,994	15,244	44,931
Census Households (2000)	592	11,027	38,651
Estimated Households with Children (2012)	1,199 59.0%	7,155 46.0%	17,739 38.7%
Estimated Average Household Size (2012)	3.04	2.75	2.59
Average Household Income			
Estimated Average Household Income (2012)	\$147,913	\$113,872	\$95,506
Projected Average Household Income (2017)	\$157,831	\$123,814	\$104,260
Estimated Average Family Income (2012)	\$159,760	\$126,161	\$109,179
Median Household Income			
Estimated Median Household Income (2012)	\$114,050	\$99,226	\$85,551
Projected Median Household Income (2017)	\$133,616	\$115,108	\$98,579
Estimated Median Family Income (2012)	\$126,230	\$112,475	\$99,159
Per Capita Income			
Estimated Per Capita Income (2012)	\$48,731	\$41,393	\$36,954
Projected Per Capita Income (2017)	\$58,280	\$50,152	\$44,330
Estimated Per Capita income 5 Year Growth	\$9,550 19.6%	\$8,759 21.2%	\$7,376 20.0%
Other Income			
Estimated Median Disposable Income (2012)	\$87,772	\$77,196	\$67,703
Projected Median Disposable Income (2017)	\$103,600	\$90,937	\$78,685
Disposable Income Estimated 5 Year Growth	\$15,829 18.0%	\$13,741 17.8%	\$10,982 16.2%
Estimated Average Household Net Worth (2012)	\$775,694	\$698,955	\$605,438
Daytime Demos (2012)			
Total Businesses	109	970	3,299
Total Employees	1,166	10,242	37,793
Company Headquarter Businesses	- -	- -	7 0.2%
Company Headquarter Employees	- -	2 -	874 2.3%
Employee Population per Business	10.7	10.6	11.5
Residential Population per Business	56.4	44.1	36.0

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Lat/Lon: 42.3061/-83.5268

RF5

Cherry Hill & Denton, Canton

1 mi radius

3 mi radius

5 mi radius

Race & Ethnicity

White (2012)	4,237	68.7%	30,566	71.5%	86,098	72.4%
Black or African American (2012)	588	9.5%	4,324	10.1%	15,632	13.1%
American Indian or Alaska Native (2012)	11	0.2%	104	0.2%	401	0.3%
Asian (2012)	1,129	18.3%	6,327	14.8%	12,377	10.4%
Hawaiian or Pacific Islander (2012)	2	-	10	-	32	-
Other Race (2012)	19	0.3%	95	0.2%	257	0.2%
Two or More Races (2012)	183	3.0%	1,347	3.1%	4,097	3.4%
Not Hispanic or Latino Population (2012)	5,989	97.1%	41,346	96.7%	114,914	96.7%
Hispanic or Latino Population (2012)	180	2.9%	1,426	3.3%	3,981	3.3%
Not Hispanic or Latino Population (2017)	5,481	96.3%	38,081	95.9%	107,429	95.9%
Hispanic or Latino Population (2017)	209	3.7%	1,623	4.1%	4,550	4.1%
Not Hispanic or Latino Population (2010)	6,221	97.3%	42,838	96.9%	118,331	96.9%
Hispanic or Latino Population (2010)	175	2.7%	1,379	3.1%	3,829	3.1%
Not Hispanic or Latino Population (2000)	1,737	98.1%	31,937	97.9%	104,015	97.9%
Hispanic or Latino Population (2000)	33	1.9%	682	2.1%	2,269	2.1%
Projected Hispanic Annual Growth (2012 to 2017)	29	3.2%	197	2.8%	569	2.9%
Historic Hispanic Annual Growth (2000 to 2012)	147	37.0%	744	9.1%	1,712	6.3%

Age Distribution (2012)

Age Under 5	543	8.8%	2,991	7.0%	7,995	6.7%
Age 5 to 9 Years	638	10.3%	3,515	8.2%	8,798	7.4%
Age 10 to 14 Years	612	9.9%	3,525	8.2%	9,004	7.6%
Age 15 to 19 Years	423	6.9%	2,959	6.9%	8,012	6.7%
Age 20 to 24 Years	256	4.1%	2,003	4.7%	6,316	5.3%
Age 25 to 29 Years	274	4.4%	2,056	4.8%	6,904	5.8%
Age 30 to 34 Years	413	6.7%	2,431	5.7%	7,200	6.1%
Age 35 to 39 Years	579	9.4%	3,263	7.6%	8,338	7.0%
Age 40 to 44 Years	669	10.8%	3,812	8.9%	9,451	7.9%
Age 45 to 49 Years	581	9.4%	3,807	8.9%	9,393	7.9%
Age 50 to 54 Years	381	6.2%	3,216	7.5%	8,795	7.4%
Age 55 to 59 Years	268	4.4%	2,786	6.5%	8,086	6.8%
Age 60 to 64 Years	230	3.7%	2,477	5.8%	7,523	6.3%
Age 65 to 74 Years	200	3.2%	2,528	5.9%	8,091	6.8%
Age 75 to 84 Years	74	1.2%	927	2.2%	3,395	2.9%
Age 85 Years or Over	29	0.5%	476	1.1%	1,594	1.3%
Median Age	33.1		37.3		37.5	

Gender Age Distribution (2012)

Female Population	3,099	50.2%	21,665	50.7%	60,939	51.3%
Age 0 to 19 Years	1,075	34.7%	6,299	29.1%	16,531	27.1%
Age 20 to 64 Years	1,853	59.8%	13,226	61.0%	37,255	61.1%
Age 65 Years or Over	171	5.5%	2,140	9.9%	7,152	11.7%
Female Median Age	33.4		37.7		38.1	
Male Population	3,071	49.8%	21,108	49.3%	57,957	48.7%
Age 0 to 19 Years	1,141	37.1%	6,691	31.7%	17,279	29.8%
Age 20 to 64 Years	1,798	58.5%	12,626	59.8%	34,750	60.0%
Age 65 Years or Over	133	4.3%	1,791	8.5%	5,928	10.2%
Male Median Age	32.7		36.9		36.8	

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Lat/Lon: 42.3061/-83.5268

RF5

Cherry Hill & Denton, Canton

	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2012)						
HH Income \$200,000 or More	441	21.7%	1,974	12.7%	4,163	9.1%
HH Income \$150,000 to \$199,999	231	11.3%	1,607	10.3%	3,490	7.6%
HH Income \$100,000 to \$149,999	496	24.4%	3,925	25.3%	9,747	21.3%
HH Income \$75,000 to \$99,999	282	13.9%	2,477	15.9%	7,347	16.0%
HH Income \$50,000 to \$74,999	291	14.3%	2,315	14.9%	7,691	16.8%
HH Income \$35,000 to \$49,999	103	5.1%	1,141	7.3%	4,794	10.5%
HH Income \$25,000 to \$34,999	54	2.6%	828	5.3%	3,166	6.9%
HH Income \$15,000 to \$24,999	54	2.6%	723	4.7%	2,851	6.2%
HH Income Under \$15,000	82	4.0%	551	3.5%	2,580	5.6%
HH Income \$35,000 or More	1,844	90.7%	13,439	86.5%	37,232	81.2%
HH Income \$75,000 or More	1,449	71.3%	9,983	64.2%	24,747	54.0%
Housing (2012)						
Total Housing Units	2,104		16,083		47,557	
Housing Units Occupied	2,033	96.6%	15,541	96.6%	45,829	96.4%
Housing Units Owner-Occupied	1,682	82.8%	12,911	83.1%	34,500	75.3%
Housing Units, Renter-Occupied	351	17.2%	2,630	16.9%	11,329	24.7%
Housing Units, Vacant	71	3.4%	542	3.4%	1,728	3.6%
Median Years in Residence	2.8		3.5		4.0	
Marital Status (2012)						
Never Married	899	24.2%	7,750	27.6%	23,480	29.6%
Currently Married	2,357	63.4%	17,055	60.6%	45,061	56.9%
Separated	151	4.1%	804	2.9%	2,025	2.6%
Widowed	44	1.2%	382	1.4%	1,705	2.2%
Divorced	268	7.2%	2,134	7.6%	6,942	8.8%
Household Type (2012)						
Population Family	5,304	86.0%	35,846	83.8%	96,441	81.1%
Population Non-Family	866	14.0%	6,909	16.2%	22,198	18.7%
Population Group Quarters	-	-	18	-	257	0.2%
Family Households	1,705	83.9%	12,270	78.9%	33,802	73.8%
Non-Family Households	328	16.1%	3,272	21.1%	12,027	26.2%
Married Couple with Children	1,026	43.5%	6,016	35.3%	13,759	30.5%
Average Family Household Size	3.1		2.9		2.9	
Household Size (2012)						
1 Person Households	268	13.2%	2,779	17.9%	10,009	21.8%
2 Person Households	492	24.2%	4,620	29.7%	14,500	31.6%
3 Person Households	354	17.4%	2,698	17.4%	7,921	17.3%
4 Person Households	556	27.4%	3,296	21.2%	8,113	17.7%
5 Person Households	245	12.1%	1,424	9.2%	3,472	7.6%
6 or More Person Households	118	5.8%	725	4.7%	1,815	4.0%
Household Vehicles (2012)						
Households with 0 Vehicles Available	52	2.5%	612	3.9%	2,197	4.8%
Households with 1 Vehicles Available	452	22.3%	3,848	24.8%	13,507	29.5%
Households with 2 or More Vehicles Available	1,529	75.2%	11,081	71.3%	30,124	65.7%
Total Vehicles Available	4,135		31,051		86,885	
Average Vehicles Per Household	2.0		2.0		1.9	

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RF5

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1 mi radius

3 mi radius

5 mi radius

Labor Force (2012)

Estimated Labor Population Age 16 Years or Over	4,264		32,081		91,424	
Estimated Civilian Employed	3,113	73.0%	21,519	67.1%	58,602	64.1%
Estimated Civilian Unemployed	152	3.6%	1,418	4.4%	5,036	5.5%
Estimated in Armed Forces	-	-	33	0.1%	95	0.1%
Estimated Not in Labor Force	999	23.4%	9,111	28.4%	27,691	30.3%
Unemployment Rate	3.6%		4.4%		5.5%	

Occupation (2010)

Occupation: Population Age 16 Years or Over	3,004		20,988		56,603	
Management, Business, Financial Operations	563	18.7%	4,031	19.2%	9,958	17.6%
Professional, Related	1,072	35.7%	6,286	30.0%	16,054	28.4%
Service	324	10.8%	2,624	12.5%	8,205	14.5%
Sales, Office	680	22.6%	5,267	25.1%	13,491	23.8%
Farming, Fishing, Forestry	4	0.1%	24	0.1%	93	0.2%
Construct, Extraction, Maintenance	94	3.1%	765	3.6%	2,554	4.5%
Production, Transport Material Moving	268	8.9%	1,990	9.5%	6,250	11.0%
White Collar Workers		77.0%		74.3%		69.8%
Blue Collar Workers		23.0%		25.7%		30.2%

Consumer Expenditure (2012)

Total Household Expenditure	\$190 M		\$1.20 B		\$3.10 B	
Total Non-Retail Expenditure	\$111 M	58.2%	\$697 M	58.0%	\$1.80 B	57.9%
Total Retail Expenditure	\$79.7 M	41.8%	\$504 M	42.0%	\$1.31 B	42.1%
Apparel	\$9.33 M	4.9%	\$58.2 M	4.8%	\$150 M	4.8%
Contributions	\$8.84 M	4.6%	\$52.6 M	4.4%	\$130 M	4.2%
Education	\$5.77 M	3.0%	\$34.4 M	2.9%	\$84.8 M	2.7%
Entertainment	\$10.9 M	5.7%	\$68.5 M	5.7%	\$176 M	5.7%
Food and Beverages	\$27.5 M	14.4%	\$175 M	14.6%	\$458 M	14.8%
Furnishings and Equipment	\$8.94 M	4.7%	\$56.0 M	4.7%	\$143 M	4.6%
Gifts	\$5.89 M	3.1%	\$35.9 M	3.0%	\$90.0 M	2.9%
Health Care	\$10.2 M	5.4%	\$66.8 M	5.6%	\$177 M	5.7%
Household Operations	\$7.95 M	4.2%	\$48.5 M	4.0%	\$121 M	3.9%
Miscellaneous Expenses	\$2.94 M	1.5%	\$18.9 M	1.6%	\$49.8 M	1.6%
Personal Care	\$2.70 M	1.4%	\$17.1 M	1.4%	\$44.5 M	1.4%
Personal Insurance	\$2.31 M	1.2%	\$14.0 M	1.2%	\$34.9 M	1.1%
Reading	\$623 K	0.3%	\$3.95 M	0.3%	\$10.2 M	0.3%
Shelter	\$37.5 M	19.7%	\$236 M	19.6%	\$606 M	19.5%
Tobacco	\$923 K	0.5%	\$6.23 M	0.5%	\$17.2 M	0.6%
Transportation	\$36.3 M	19.0%	\$233 M	19.4%	\$608 M	19.6%
Utilities	\$11.9 M	6.2%	\$76.6 M	6.4%	\$203 M	6.5%

Educational Attainment (2012)

Adult Population Age 25 Years or Over	3,699		27,779		78,769	
Elementary (Grade Level 0 to 8)	162	4.4%	879	3.2%	2,266	2.9%
Some High School (Grade Level 9 to 11)	80	2.2%	1,206	4.3%	4,082	5.2%
High School Graduate	634	17.1%	5,912	21.3%	18,466	23.4%
Some College	463	12.5%	4,703	16.9%	15,589	19.8%
Associate Degree Only	271	7.3%	2,319	8.3%	5,995	7.6%
Bachelor Degree Only	1,109	30.0%	7,462	26.9%	19,393	24.6%
Graduate Degree	978	26.4%	5,299	19.1%	12,978	16.5%

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Units In Structure (2010)

1 Detached Unit	1,542	77.4%	11,160	73.2%	30,824	68.6%
1 Attached Unit	171	8.6%	1,595	10.5%	3,876	8.6%
2 to 4 Units	67	3.4%	537	3.5%	1,744	3.9%
5 to 9 Units	121	6.1%	627	4.1%	3,445	7.7%
10 to 19 Units	54	2.7%	264	1.7%	1,205	2.7%
20 to 49 Units	12	0.6%	97	0.6%	528	1.2%
50 or More Units	2	0.1%	242	1.6%	808	1.8%
Mobile Home or Trailer	25	1.2%	717	4.7%	2,491	5.5%
Other Structure	-	-	4	-	9	-

Homes Built By Year (2010)

Homes Built 2005 or later	433	21.7%	1,680	11.0%	2,824	6.3%
Homes Built 2000 to 2004	747	37.5%	2,724	17.9%	5,346	11.9%
Homes Built 1990 to 1999	370	18.6%	4,054	26.6%	8,897	19.8%
Homes Built 1980 to 1989	56	2.8%	1,792	11.8%	5,275	11.7%
Homes Built 1970 to 1979	79	3.9%	2,220	14.6%	11,120	24.7%
Homes Built 1960 to 1969	72	3.6%	746	4.9%	3,415	7.6%
Homes Built 1950 to 1959	112	5.6%	877	5.8%	3,653	8.1%
Homes Built Before 1949	125	6.3%	1,151	7.6%	4,401	9.8%

Home Values (2010)

Home Values \$1,000,000 or More	13	0.8%	89	0.7%	238	0.7%
Home Values \$500,000 to \$999,999	80	4.6%	379	2.9%	989	2.8%
Home Values \$400,000 to \$499,999	151	8.7%	650	4.9%	1,144	3.2%
Home Values \$300,000 to \$399,999	358	20.6%	1,778	13.4%	3,530	9.9%
Home Values \$200,000 to \$299,999	333	19.2%	3,316	24.9%	8,302	23.4%
Home Values \$150,000 to \$199,999	201	11.6%	2,078	15.6%	6,395	18.0%
Home Values \$100,000 to \$149,999	213	12.3%	1,777	13.4%	5,586	15.7%
Home Values \$70,000 to \$99,999	146	8.4%	1,135	8.5%	3,469	9.8%
Home Values \$50,000 to \$69,999	80	4.6%	670	5.0%	1,891	5.3%
Home Values \$25,000 to \$49,999	96	5.5%	677	5.1%	1,756	4.9%
Home Values Under \$25,000	63	3.6%	754	5.7%	2,216	6.2%
Owner-Occupied Median Home Value	\$217,869		\$196,880		\$179,140	
Renter-Occupied Median Rent	\$1,409		\$1,040		\$814	

Transportation To Work (2010)

Drive to Work Alone	2,601	86.5%	17,828	86.1%	48,113	86.7%
Drive to Work in Carpool	223	7.4%	1,541	7.4%	3,975	7.2%
Travel to Work by Public Transportation	10	0.3%	126	0.6%	368	0.7%
Drive to Work on Motorcycle	-	-	9	-	33	0.1%
Walk or Bicycle to Work	18	0.6%	173	0.8%	573	1.0%
Other Means	55	1.8%	137	0.7%	371	0.7%
Work at Home	101	3.4%	891	4.3%	2,089	3.8%

Travel Time (2010)

Travel to Work in 14 Minutes or Less	430	14.8%	2,887	14.6%	10,070	18.8%
Travel to Work in 15 to 29 Minutes	1,032	35.5%	7,495	37.8%	20,802	38.9%
Travel to Work in 30 to 59 Minutes	1,229	42.3%	8,231	41.5%	19,705	36.9%
Travel to Work in 60 Minutes or More	216	7.4%	1,202	6.1%	2,857	5.3%
Average Minutes Travel to Work	28.7		27.3		25.2	

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