

CONCORD TOWERS

32610 - 32670 CONCORD DRIVE

MADISON HEIGHTS, MICHIGAN

FOR LEASE

SPACE SIZE:

1,368 - 5,378 SQUARE FEET

BUILDING SIZE:

15,358 SQUARE FEET

AVAILABLE:

IMMEDIATELY

TRAFFIC COUNTS:

JOHN R, SOUTH OF 14 MILE:

34,000

JOHN R, NORTH OF 14 MILE:

38,000

14 MILE, WEST OF JOHN R:

48,000

14 MILE, EAST OF JOHN R:

48,000



RETAIL OR OFFICE SPACE AVAILABLE

CONVENIENT ACCESS TO I-75

CLOSE PROXIMITY TO OAKLAND MALL

1,600 APARTMENTS WITHIN 1/4 MILE RADIUS

AREA RETAILERS:



& MORE



CONTACT:

BRYAN WEISS

BWEISS@LUDWIGSEELEY.COM

DEMOGRAPHICS

CATEGORY	1 MILE:	3 MILE:	5 MILE:
POPULATION	9,169	111,743	296,393
AVERAGE INCOME	\$52,460	\$63,767	\$73,526
HOUSEHOLDS	4,402	48,179	126,000

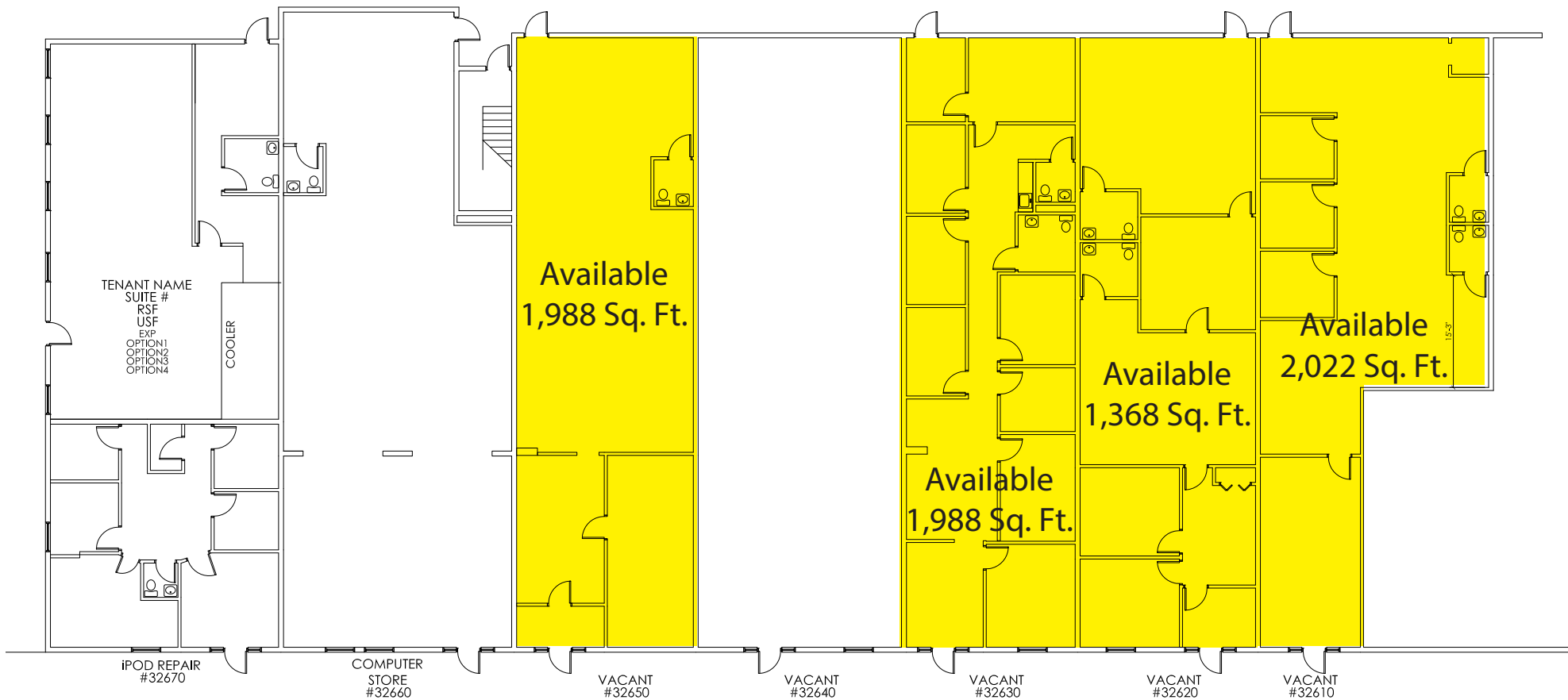
Ludwig & Seeley

REAL ESTATE

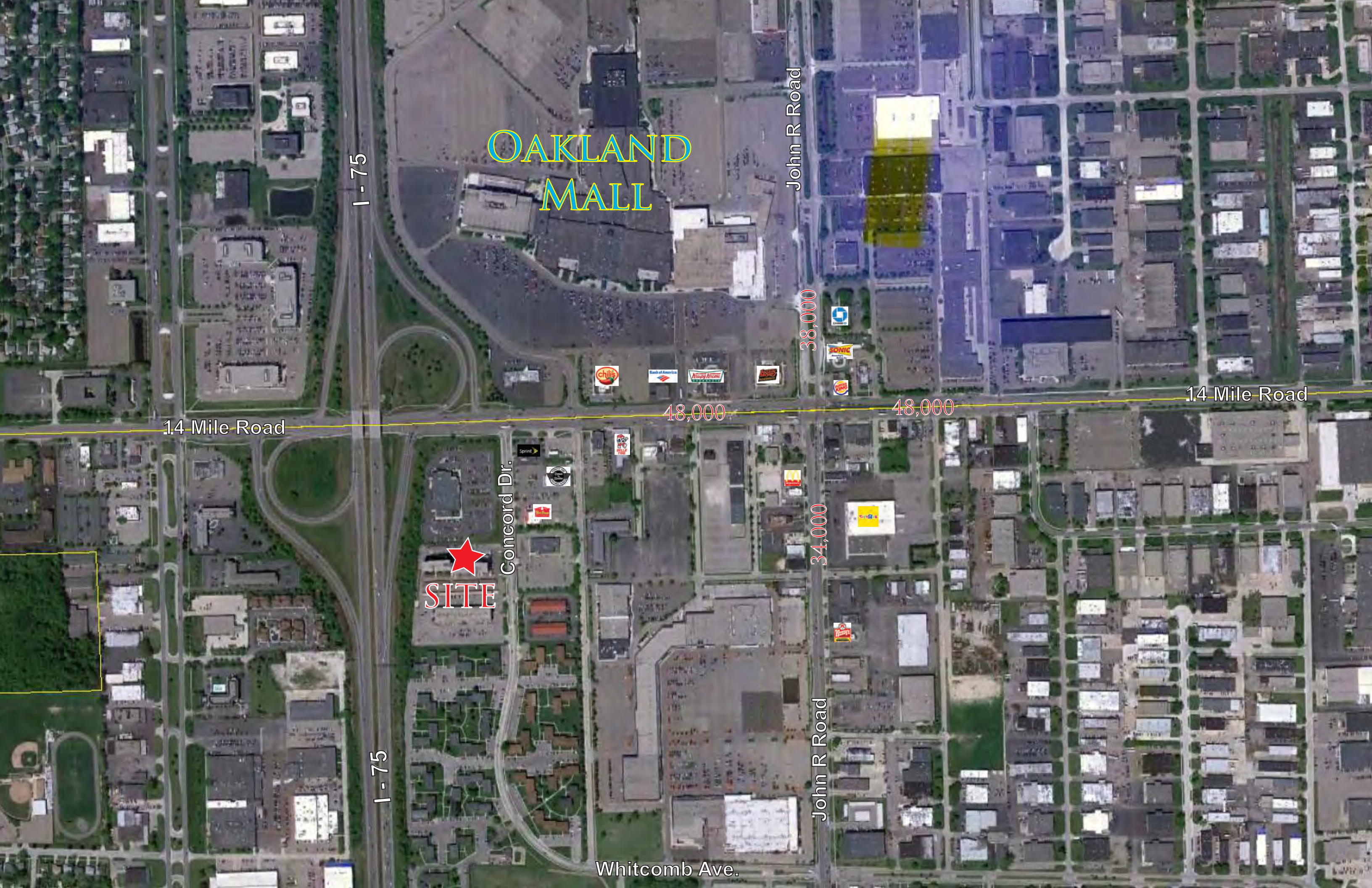
29580 NORTHWESTERN HWY. SUITE 110 SOUTHFIELD MI 48034

PHONE: 248.750.1700 FAX: 248.750.1771

WWW.LUDWIGSEELEY.COM



CONCORD TOWERS
32610 - 32670 CONCORD DRIVE
MADISON HEIGHTS, MICHIGAN



OAKLAND
MALL

John R Road

38,000

14 Mile Road

14 Mile Road

48,000

48,000

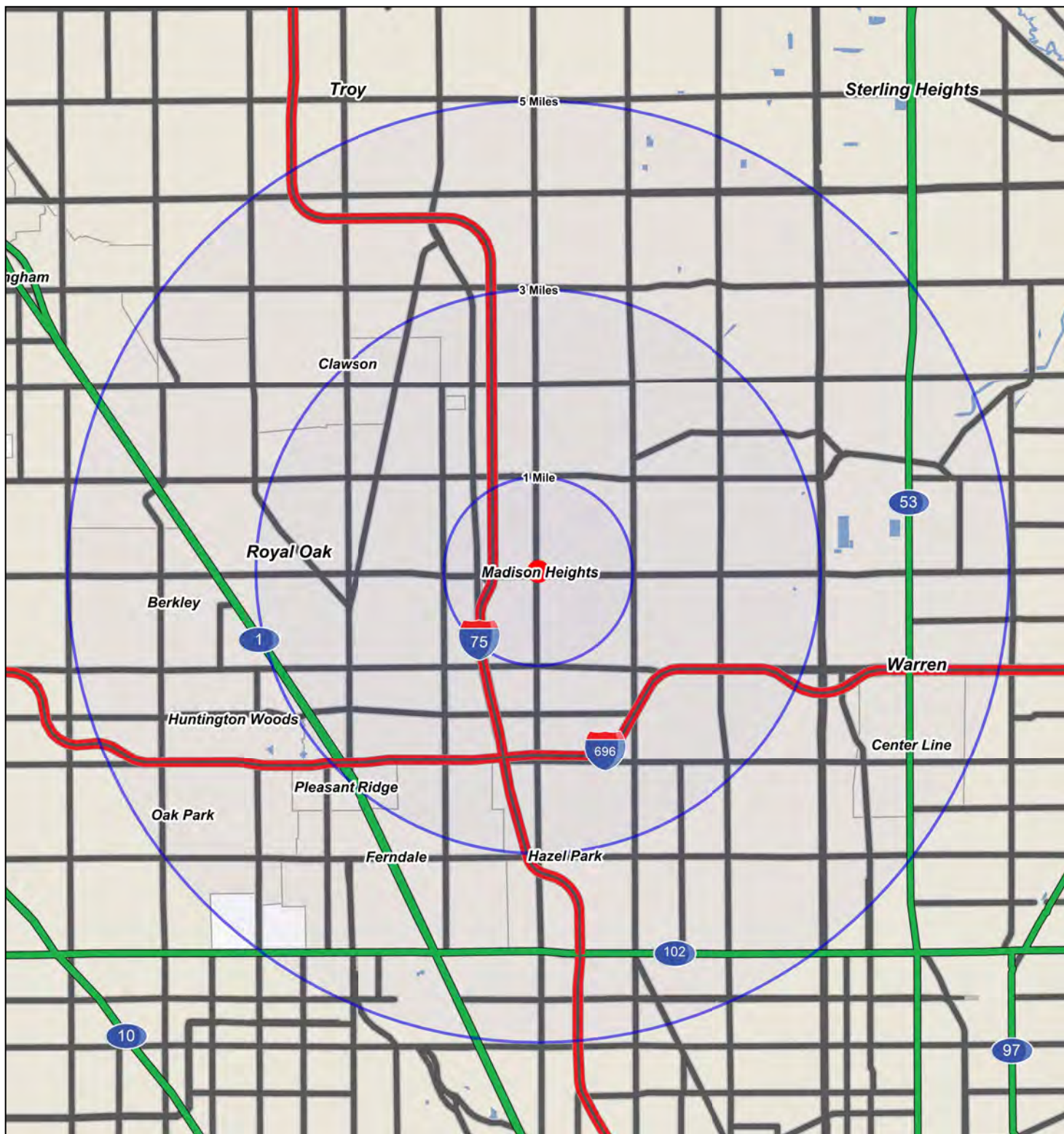
★
SITE

Concord Dr.

34,000

John R Road

Whitcomb Ave.



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Madison Heights, MI

February 2013

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.5313/-83.1131

RF5

32610 Concord Dr	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2012)	9,169	111,743	296,393
Projected Population (2017)	9,175	112,247	298,021
Forecasted Population (2022)	9,175	112,264	298,084
Census Population (2010)	9,161	111,464	295,528
Census Population (2000)	8,905	113,541	301,341
Projected Annual Growth (2012 to 2017)	6 -	504 0.1%	1,628 0.1%
Historical Annual Growth (2010 to 2012)	8 -	279 0.1%	865 0.1%
Historical Annual Growth (2000 to 2010)	256 0.3%	-2,078 -0.2%	-5,813 -0.2%
Estimated Population Density (2012)	2,920 psm	3,954 psm	3,775 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.51 sq mi
Households			
Estimated Households (2012)	4,402	48,179	126,000
Projected Households (2017)	4,495	49,163	128,552
Forecasted Households (2022)	4,498	49,187	128,606
Census Households (2010)	4,368	47,812	125,049
Census Households (2000)	4,331	48,746	127,046
Estimated Households with Children (2012)	984 22.3%	12,566 26.1%	34,173 27.1%
Estimated Average Household Size (2012)	2.07	2.31	2.34
Average Household Income			
Estimated Average Household Income (2012)	\$52,460	\$63,767	\$73,526
Projected Average Household Income (2017)	\$58,874	\$72,858	\$83,242
Estimated Average Family Income (2012)	\$73,496	\$77,742	\$89,662
Median Household Income			
Estimated Median Household Income (2012)	\$36,314	\$56,871	\$64,063
Projected Median Household Income (2017)	\$40,462	\$64,280	\$72,509
Estimated Median Family Income (2012)	\$51,015	\$71,743	\$80,331
Per Capita Income			
Estimated Per Capita Income (2012)	\$25,491	\$27,676	\$31,408
Projected Per Capita Income (2017)	\$29,184	\$32,115	\$36,076
Estimated Per Capita income 5 Year Growth	\$3,694 14.5%	\$4,439 16.0%	\$4,668 14.9%
Other Income			
Estimated Median Disposable Income (2012)	\$31,886	\$47,263	\$52,798
Projected Median Disposable Income (2017)	\$34,756	\$52,645	\$58,505
Disposable Income Estimated 5 Year Growth	\$2,871 9.0%	\$5,383 11.4%	\$5,708 10.8%
Estimated Average Household Net Worth (2012)	\$400,340	\$521,738	\$564,400
Daytime Demos (2012)			
Total Businesses	841	6,164	16,290
Total Employees	14,765	76,671	214,865
Company Headquarter Businesses	14 1.7%	73 1.2%	153 0.9%
Company Headquarter Employees	1,293 8.8%	5,368 7.0%	15,736 7.3%
Employee Population per Business	17.6	12.4	13.2
Residential Population per Business	10.9	18.1	18.2

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EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

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Lat/Lon: 42.5313/-83.1131

RF5

32610 Concord Dr

1 mi radius

3 mi radius

5 mi radius

Race & Ethnicity

White (2012)	6,788	74.0%	92,948	83.2%	245,578	82.9%
Black or African American (2012)	871	9.5%	6,473	5.8%	18,794	6.3%
American Indian or Alaska Native (2012)	41	0.4%	386	0.3%	1,023	0.3%
Asian (2012)	1,061	11.6%	8,418	7.5%	21,769	7.3%
Hawaiian or Pacific Islander (2012)	4	-	30	-	81	-
Other Race (2012)	17	0.2%	193	0.2%	515	0.2%
Two or More Races (2012)	386	4.2%	3,296	2.9%	8,634	2.9%
Not Hispanic or Latino Population (2012)	8,894	97.0%	109,084	97.6%	289,802	97.8%
Hispanic or Latino Population (2012)	275	3.0%	2,659	2.4%	6,591	2.2%
Not Hispanic or Latino Population (2017)	8,868	96.7%	109,304	97.4%	290,720	97.6%
Hispanic or Latino Population (2017)	307	3.3%	2,943	2.6%	7,301	2.4%
Not Hispanic or Latino Population (2010)	8,900	97.2%	108,939	97.7%	289,255	97.9%
Hispanic or Latino Population (2010)	261	2.8%	2,525	2.3%	6,273	2.1%
Not Hispanic or Latino Population (2000)	8,756	98.3%	111,908	98.6%	297,120	98.6%
Hispanic or Latino Population (2000)	149	1.7%	1,633	1.4%	4,221	1.4%
Projected Hispanic Annual Growth (2012 to 2017)	31	2.3%	284	2.1%	710	2.2%
Historic Hispanic Annual Growth (2000 to 2012)	127	7.1%	1,026	5.2%	2,370	4.7%

Age Distribution (2012)

Age Under 5	540	5.9%	6,722	6.0%	17,501	5.9%
Age 5 to 9 Years	415	4.5%	5,679	5.1%	15,860	5.4%
Age 10 to 14 Years	393	4.3%	5,781	5.2%	16,342	5.5%
Age 15 to 19 Years	474	5.2%	6,212	5.6%	16,949	5.7%
Age 20 to 24 Years	689	7.5%	7,259	6.5%	18,365	6.2%
Age 25 to 29 Years	841	9.2%	8,888	8.0%	21,853	7.4%
Age 30 to 34 Years	746	8.1%	8,777	7.9%	22,309	7.5%
Age 35 to 39 Years	596	6.5%	7,569	6.8%	20,122	6.8%
Age 40 to 44 Years	570	6.2%	7,303	6.5%	20,273	6.8%
Age 45 to 49 Years	558	6.1%	7,790	7.0%	21,329	7.2%
Age 50 to 54 Years	580	6.3%	8,372	7.5%	22,633	7.6%
Age 55 to 59 Years	551	6.0%	7,700	6.9%	21,301	7.2%
Age 60 to 64 Years	496	5.4%	6,133	5.5%	17,388	5.9%
Age 65 to 74 Years	833	9.1%	9,010	8.1%	23,266	7.8%
Age 75 to 84 Years	573	6.3%	5,746	5.1%	13,842	4.7%
Age 85 Years or Over	314	3.4%	2,802	2.5%	7,061	2.4%
Median Age	40.1		39.0		39.2	

Gender Age Distribution (2012)

Female Population	4,790	52.2%	57,463	51.4%	151,896	51.2%
Age 0 to 19 Years	896	18.7%	11,869	20.7%	32,440	21.4%
Age 20 to 64 Years	2,817	58.8%	35,188	61.2%	93,653	61.7%
Age 65 Years or Over	1,077	22.5%	10,406	18.1%	25,803	17.0%
Female Median Age	43.2		40.7		40.6	
Male Population	4,379	47.8%	54,280	48.6%	144,497	48.8%
Age 0 to 19 Years	926	21.2%	12,525	23.1%	34,211	23.7%
Age 20 to 64 Years	2,809	64.2%	34,602	63.7%	91,920	63.6%
Age 65 Years or Over	643	14.7%	7,153	13.2%	18,365	12.7%
Male Median Age	36.6		37.2		37.7	

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EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

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Lat/Lon: 42.5313/-83.1131

RF5

32610 Concord Dr

	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2012)						
HH Income \$200,000 or More	131	3.0%	1,513	3.1%	6,723	5.3%
HH Income \$150,000 to \$199,999	62	1.4%	1,523	3.2%	4,976	3.9%
HH Income \$100,000 to \$149,999	354	8.0%	6,967	14.5%	18,977	15.1%
HH Income \$75,000 to \$99,999	327	7.4%	6,967	14.5%	18,082	14.4%
HH Income \$50,000 to \$74,999	714	16.2%	9,265	19.2%	24,216	19.2%
HH Income \$35,000 to \$49,999	468	10.6%	7,088	14.7%	17,394	13.8%
HH Income \$25,000 to \$34,999	625	14.2%	5,233	10.9%	12,243	9.7%
HH Income \$15,000 to \$24,999	629	14.3%	4,535	9.4%	11,773	9.3%
HH Income Under \$15,000	1,092	24.8%	5,087	10.6%	11,617	9.2%
HH Income \$35,000 or More	2,055	46.7%	33,324	69.2%	90,368	71.7%
HH Income \$75,000 or More	873	19.8%	16,971	35.2%	48,757	38.7%
Housing (2012)						
Total Housing Units	4,640		51,248		134,581	
Housing Units Occupied	4,402	94.9%	48,179	94.0%	126,000	93.6%
Housing Units Owner-Occupied	1,430	32.5%	31,174	64.7%	86,625	68.7%
Housing Units, Renter-Occupied	2,972	67.5%	17,005	35.3%	39,375	31.3%
Housing Units, Vacant	237	5.1%	3,069	6.0%	8,580	6.4%
Median Years in Residence	4.0		5.3		5.3	
Marital Status (2012)						
Never Married	2,410	37.6%	27,336	35.1%	71,799	34.8%
Currently Married	2,571	40.1%	38,603	49.6%	103,874	50.3%
Separated	267	4.2%	1,891	2.4%	4,312	2.1%
Widowed	492	7.7%	2,633	3.4%	6,243	3.0%
Divorced	672	10.5%	7,347	9.4%	20,210	9.8%
Household Type (2012)						
Population Family	6,220	67.8%	83,113	74.4%	222,876	75.2%
Population Non-Family	2,875	31.4%	28,043	25.1%	72,276	24.4%
Population Group Quarters	74	0.8%	587	0.5%	1,241	0.4%
Family Households	2,165	49.2%	28,227	58.6%	75,282	59.7%
Non-Family Households	2,238	50.8%	19,952	41.4%	50,719	40.3%
Married Couple with Children	686	26.7%	9,462	24.5%	25,467	24.5%
Average Family Household Size	2.9		2.9		3.0	
Household Size (2012)						
1 Person Households	1,924	43.7%	16,449	34.1%	41,589	33.0%
2 Person Households	1,210	27.5%	15,114	31.4%	39,811	31.6%
3 Person Households	598	13.6%	7,170	14.9%	18,932	15.0%
4 Person Households	442	10.0%	5,767	12.0%	15,576	12.4%
5 Person Households	154	3.5%	2,382	4.9%	6,504	5.2%
6 or More Person Households	74	1.7%	1,297	2.7%	3,589	2.8%
Household Vehicles (2012)						
Households with 0 Vehicles Available	872	19.8%	3,701	7.7%	8,518	6.8%
Households with 1 Vehicles Available	1,902	43.2%	18,723	38.9%	48,660	38.6%
Households with 2 or More Vehicles Available	1,628	37.0%	25,755	53.5%	68,823	54.6%
Total Vehicles Available	6,010		81,535		216,194	
Average Vehicles Per Household	1.4		1.7		1.7	

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EXPANDED PROFILE

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RF5

32610 Concord Dr

1 mi radius

3 mi radius

5 mi radius

Labor Force (2012)

Estimated Labor Population Age 16 Years or Over	7,740		92,421		243,412	
Estimated Civilian Employed	3,836	49.6%	53,040	57.4%	141,799	58.3%
Estimated Civilian Unemployed	884	11.4%	9,006	9.7%	22,001	9.0%
Estimated in Armed Forces	10	0.1%	38	-	148	0.1%
Estimated Not in Labor Force	3,011	38.9%	30,336	32.8%	79,464	32.6%
Unemployment Rate	11.4%		9.7%		9.0%	

Occupation (2010)

Occupation: Population Age 16 Years or Over	3,777		52,281		139,447	
Management, Business, Financial Operations	464	12.3%	7,984	15.3%	22,325	16.0%
Professional, Related	838	22.2%	13,425	25.7%	37,222	26.7%
Service	822	21.8%	8,213	15.7%	21,843	15.7%
Sales, Office	1,010	26.7%	13,755	26.3%	35,593	25.5%
Farming, Fishing, Forestry	4	0.1%	67	0.1%	187	0.1%
Construct, Extraction, Maintenance	177	4.7%	3,045	5.8%	7,892	5.7%
Production, Transport Material Moving	464	12.3%	5,793	11.1%	14,386	10.3%
White Collar Workers		61.2%		67.3%		68.2%
Blue Collar Workers		38.8%		32.7%		31.8%

Consumer Expenditure (2012)

Total Household Expenditure	\$198 M		\$2.48 B		\$7.10 B	
Total Non-Retail Expenditure	\$113 M	56.9%	\$1.42 B	57.5%	\$4.09 B	57.6%
Total Retail Expenditure	\$85.5 M	43.1%	\$1.05 B	42.5%	\$3.01 B	42.4%
Apparel	\$9.53 M	4.8%	\$118 M	4.8%	\$339 M	4.8%
Contributions	\$6.98 M	3.5%	\$91.0 M	3.7%	\$276 M	3.9%
Education	\$4.77 M	2.4%	\$59.4 M	2.4%	\$178 M	2.5%
Entertainment	\$10.8 M	5.4%	\$138 M	5.6%	\$398 M	5.6%
Food and Beverages	\$31.2 M	15.7%	\$379 M	15.3%	\$1.07 B	15.1%
Furnishings and Equipment	\$8.31 M	4.2%	\$109 M	4.4%	\$317 M	4.5%
Gifts	\$5.11 M	2.6%	\$65.5 M	2.6%	\$194 M	2.7%
Health Care	\$12.8 M	6.5%	\$152 M	6.1%	\$427 M	6.0%
Household Operations	\$6.75 M	3.4%	\$88.3 M	3.6%	\$261 M	3.7%
Miscellaneous Expenses	\$3.42 M	1.7%	\$41.7 M	1.7%	\$118 M	1.7%
Personal Care	\$2.92 M	1.5%	\$36.0 M	1.5%	\$103 M	1.4%
Personal Insurance	\$1.92 M	1.0%	\$25.1 M	1.0%	\$74.8 M	1.1%
Reading	\$660 K	0.3%	\$8.17 M	0.3%	\$23.4 M	0.3%
Shelter	\$38.4 M	19.3%	\$478 M	19.3%	\$1.37 B	19.4%
Tobacco	\$1.43 M	0.7%	\$16.2 M	0.7%	\$44.1 M	0.6%
Transportation	\$38.9 M	19.6%	\$497 M	20.1%	\$1.41 B	19.9%
Utilities	\$14.7 M	7.4%	\$173 M	7.0%	\$487 M	6.9%

Educational Attainment (2012)

Adult Population Age 25 Years or Over	6,658		80,090		211,377	
Elementary (Grade Level 0 to 8)	554	8.3%	3,693	4.6%	8,806	4.2%
Some High School (Grade Level 9 to 11)	764	11.5%	5,798	7.2%	14,475	6.8%
High School Graduate	1,676	25.2%	21,487	26.8%	51,676	24.4%
Some College	1,225	18.4%	16,169	20.2%	41,713	19.7%
Associate Degree Only	651	9.8%	6,359	7.9%	15,670	7.4%
Bachelor Degree Only	1,067	16.0%	16,059	20.1%	47,378	22.4%
Graduate Degree	721	10.8%	10,525	13.1%	31,659	15.0%

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Units In Structure (2010)						
1 Detached Unit	1,733	39.7%	33,419	69.9%	90,657	72.5%
1 Attached Unit	62	1.4%	2,076	4.3%	6,568	5.3%
2 to 4 Units	203	4.7%	1,885	3.9%	5,673	4.5%
5 to 9 Units	1,056	24.2%	4,162	8.7%	8,263	6.6%
10 to 19 Units	377	8.6%	2,189	4.6%	3,982	3.2%
20 to 49 Units	91	2.1%	682	1.4%	2,194	1.8%
50 or More Units	822	18.8%	2,809	5.9%	5,515	4.4%
Mobile Home or Trailer	23	0.5%	590	1.2%	2,196	1.8%
Other Structure	1	-	1	-	1	-
Homes Built By Year (2010)						
Homes Built 2005 or later	51	1.2%	887	1.9%	2,819	2.3%
Homes Built 2000 to 2004	140	3.2%	1,724	3.6%	5,009	4.0%
Homes Built 1990 to 1999	318	7.3%	3,820	8.0%	10,255	8.2%
Homes Built 1980 to 1989	548	12.6%	3,669	7.7%	10,178	8.1%
Homes Built 1970 to 1979	927	21.2%	8,733	18.3%	22,784	18.2%
Homes Built 1960 to 1969	1,027	23.5%	9,147	19.1%	20,914	16.7%
Homes Built 1950 to 1959	872	20.0%	11,466	24.0%	26,599	21.3%
Homes Built Before 1949	483	11.1%	8,367	17.5%	26,492	21.2%
Home Values (2010)						
Home Values \$1,000,000 or More	12	0.8%	121	0.4%	397	0.4%
Home Values \$500,000 to \$999,999	13	0.9%	368	1.1%	1,525	1.7%
Home Values \$400,000 to \$499,999	10	0.7%	321	1.0%	1,406	1.6%
Home Values \$300,000 to \$399,999	52	3.6%	1,169	3.6%	4,581	5.1%
Home Values \$200,000 to \$299,999	152	10.4%	4,798	14.9%	14,860	16.6%
Home Values \$150,000 to \$199,999	454	30.9%	8,996	28.0%	21,174	23.7%
Home Values \$100,000 to \$149,999	374	25.5%	7,755	24.1%	20,005	22.4%
Home Values \$70,000 to \$99,999	190	12.9%	4,026	12.5%	11,452	12.8%
Home Values \$50,000 to \$69,999	79	5.4%	1,732	5.4%	5,303	5.9%
Home Values \$25,000 to \$49,999	85	5.8%	1,463	4.6%	4,531	5.1%
Home Values Under \$25,000	48	3.3%	1,382	4.3%	4,107	4.6%
Owner-Occupied Median Home Value	\$144,868		\$148,340		\$152,489	
Renter-Occupied Median Rent	\$621		\$718		\$758	
Transportation To Work (2010)						
Drive to Work Alone	3,184	83.5%	44,446	87.0%	117,846	86.5%
Drive to Work in Carpool	398	10.4%	3,618	7.1%	9,844	7.2%
Travel to Work by Public Transportation	75	2.0%	393	0.8%	1,084	0.8%
Drive to Work on Motorcycle	-	-	5	-	75	0.1%
Walk or Bicycle to Work	87	2.3%	717	1.4%	2,426	1.8%
Other Means	5	0.1%	193	0.4%	472	0.3%
Work at Home	62	1.6%	1,713	3.4%	4,451	3.3%
Travel Time (2010)						
Travel to Work in 14 Minutes or Less	1,030	27.5%	13,265	26.9%	33,592	25.5%
Travel to Work in 15 to 29 Minutes	1,488	39.7%	20,507	41.5%	55,669	42.3%
Travel to Work in 30 to 59 Minutes	1,120	29.9%	14,161	28.7%	38,100	28.9%
Travel to Work in 60 Minutes or More	112	3.0%	1,439	2.9%	4,386	3.3%
Average Minutes Travel to Work	21.9		21.1		21.5	

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