

FRANKLIN CORNERS 28201-28297 WOODWARD BERKLEY, MICHIGAN

FOR LEASE

SPACE SIZE:
1,178 SQ. FT.

AVAILABLE:
IMMEDIATELY

ZONING:
W.B. - WOODWARD
BUSINESS

TRAFFIC COUNTS:
WOODWARD AVE. @
SUNSET BLVD: 73,654 ADT

WOODWARD AVE. @
12 MILE: 80,094 ADT

LARKMOOR BLVD. @
WOODWARD: 57,864 ADT



CONTACT:
KENT BUTLER
KBUTLER@LUDWIGSEELEY.COM



OPPORTUNITY ON VERY BUSY
WOODWARD AVENUE

WITH PARKING, 1,200 SQ. FT.

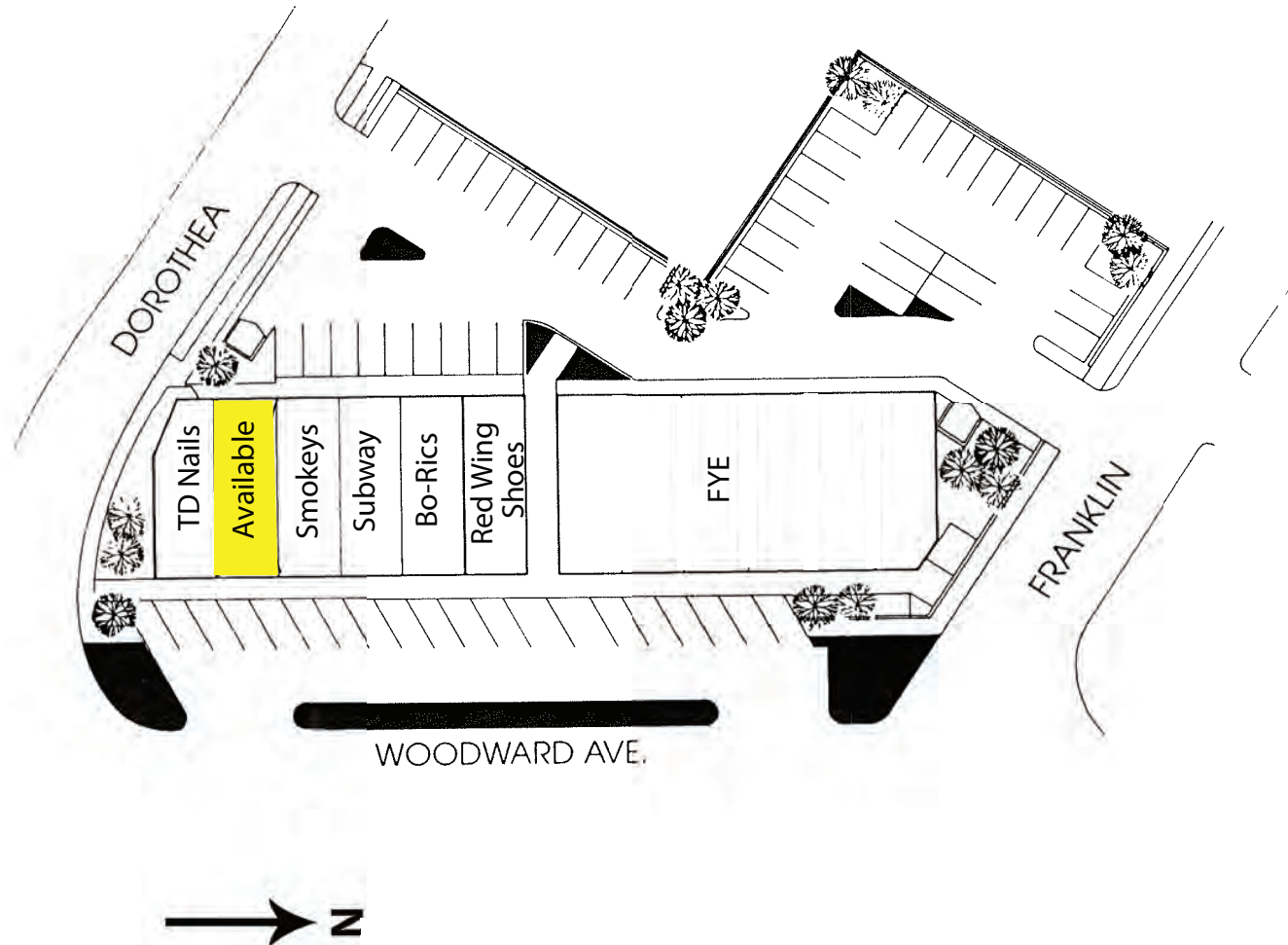
JOIN:



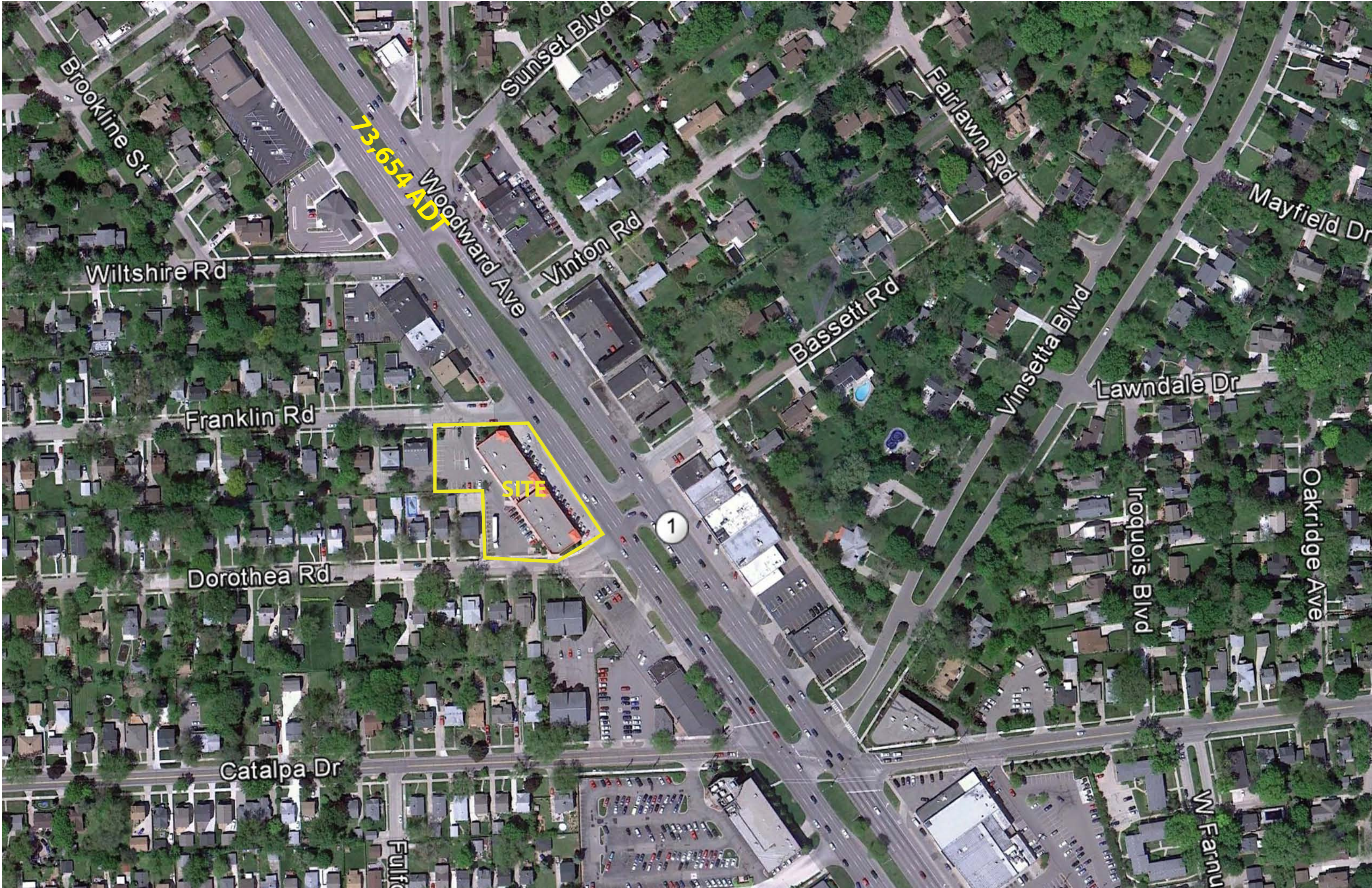
DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	16,292	144,374	340,199
	AVERAGE INCOME	\$84,738	\$71,455	\$73,038
	HOUSEHOLDS	7,358	64,115	145,491

Ludwig & Seeley
REAL ESTATE

29580 NORTHWESTERN HWY. SUITE 110 SOUTHFIELD MI 48034
PHONE: 248.750.1700 FAX: 248.750.1771
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Franklin Corners
28201-28297 Woodward
Berkley, MI



Brookline St

Sunset Blvd

Fairlawn Rd

Mayfield Dr

Wiltshire Rd

73,654 ADT

Woodward Ave

Vinton Rd

Bassett Rd

Vinsetta Blvd

Lawndale Dr

Franklin Rd

SITE

1

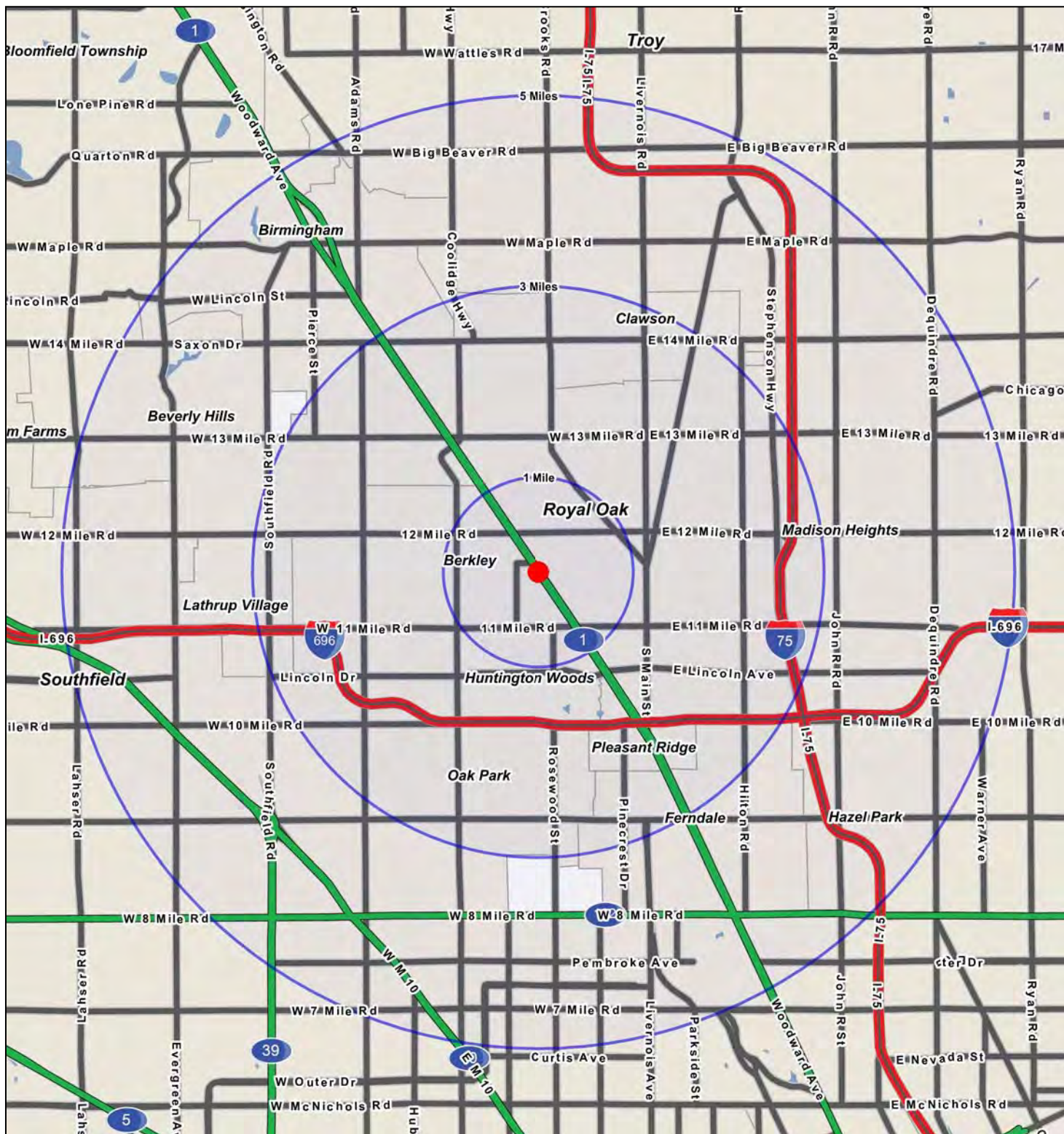
Dorothea Rd

Iroquois Blvd

Oakridge Ave

Catalpa Dr

W Farnu



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Franklin Corners Berkley, MI

April 2012

Ludwig & Seeley
REAL ESTATE



EXPANDED PROFILE

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



Ludwig & Seeley
Lat/Lon: 42.49768/-83.16689

28201 Woodward Berkley, MI	1 Mile	3 Miles	5 Miles
Population (2010)			
Estimated Population	16,292	144,374	340,199
Census Population (1990)	19,053	161,308	374,795
Census Population (2000)	17,585	151,245	357,750
Projected Population (2015)	16,393	143,954	335,453
Forecasted Population (2020)	15,723	139,841	323,025
Historical Annual Growth (1990 to 2000)	-1,467 -0.77%	-10,063 -0.62%	-17,044 -0.45%
Historical Annual Growth (2000 to 2010)	-1,293 -0.74%	-6,870 -0.45%	-17,551 -0.49%
Projected Annual Growth (2010 to 2015)	101 0.12%	-420 -0.06%	-4,746 -0.28%
Estimated Population Density	5,190 <i>psm</i>	5,108 <i>psm</i>	4,334 <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	7,358	64,115	145,491
Census Households (1990)	7,881	65,456	149,580
Census Households (2000)	7,916	66,503	151,947
Projected Households (2015)	7,366	63,735	144,327
Forecasted Households (2020)	7,053	62,134	140,025
Households with Children	1,810 24.60%	16,258 25.36%	40,028 27.51%
Average Household Size	2.20	2.23	2.32
Average Household Income (2010)			
Est. Average Household Income	\$84,738	\$71,455	\$73,038
Proj. Average Household Income (2015)	\$88,874	\$74,759	\$76,267
Average Family Income	\$103,863	\$87,697	\$88,870
Median Household Income (2010)			
Est. Median Household Income	\$68,673	\$57,344	\$57,933
Proj. Median Household Income (2015)	\$70,827	\$58,762	\$59,493
Median Family Income	\$88,702	\$72,232	\$72,776
Per Capita Income (2010)			
Est. Per Capita Income	\$38,840	\$32,131	\$31,655
Proj. Per Capita Income (2015)	\$40,522	\$33,513	\$33,254
Per Capita Income Est. 5 year change	\$1,682 4.33%	\$1,382 4.30%	\$1,600 5.05%
Other Income (2010)			
Est. Median Disposable Income	\$55,948	\$47,634	\$47,958
Proj. Median Disposable Income (2015)	\$57,546	\$48,670	\$49,075
Disposable Income Est. 5 year change	\$1,598 2.86%	\$1,036 2.17%	\$1,117 2.33%
Est. Average Household Net Worth	\$257,210	\$222,729	\$234,836
Daytime Demos (2010)			
Total Number of Businesses	788	6,683	20,705
Total Number of Employees	5,771	74,187	243,081
Company Headqtrs: Businesses	- 0.06%	6 0.10%	43 0.21%
Company Headqtrs: Employees	3 0.06%	189 0.25%	3,690 1.52%
Unemployment Rate	7.55%	8.27%	9.09%
Employee Population per Business	7.3 to 1	11.1 to 1	11.7 to 1
Residential Population per Business	20.7 to 1	21.6 to 1	16.4 to 1

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28201 Woodward						
			1 Mile		3 Miles	
Berkley, MI					5 Miles	
Race & Ethnicity (2010)						
White	14,667	90.02%	112,285	77.77%	222,064	65.27%
Black or African American	757	4.65%	22,786	15.78%	93,341	27.44%
American Indian & Alaska Native	50	0.31%	390	0.27%	1,005	0.30%
Asian	433	2.66%	4,491	3.11%	13,443	3.95%
Hawaiian & Pacific Islander	2	0.01%	60	0.04%	137	0.04%
Other Race	81	0.49%	828	0.57%	1,793	0.53%
Two or More Races	303	1.86%	3,534	2.45%	8,416	2.47%
Not Hispanic or Latino Population	16,015	98.30%	141,793	98.21%	333,628	98.07%
Hispanic or Latino Population	277	1.70%	2,581	1.79%	6,571	1.93%
Not of Hispanic Origin Population (1990)	18,849	98.93%	159,158	98.67%	370,199	98.77%
Hispanic Origin Population (1990)	203	1.07%	2,150	1.33%	4,596	1.23%
Not Hispanic or Latino Population (2000)	17,373	98.79%	149,304	98.72%	353,097	98.70%
Hispanic or Latino Population (2000)	212	1.21%	1,940	1.28%	4,654	1.30%
Not Hispanic or Latino Population (2015)	16,087	98.13%	141,101	98.02%	328,011	97.78%
Hispanic or Latino Population (2015)	306	1.87%	2,853	1.98%	7,442	2.22%
Hist. Hispanic Ann Growth (1990 to 2010)	74	1.82%	432	1.00%	1,975	2.15%
Proj. Hispanic Ann Growth (2015 to 2010)	28	2.04%	271	2.10%	871	2.65%
Age Distribution (2010)						
0 to 4 yrs	887	5.44%	7,421	5.14%	17,866	5.25%
5 to 9 yrs	794	4.87%	7,440	5.15%	18,442	5.42%
10 to 14 yrs	887	5.45%	8,321	5.76%	20,413	6.00%
15 to 19 yrs	955	5.86%	8,836	6.12%	21,391	6.29%
20 to 24 yrs	844	5.18%	8,913	6.17%	21,500	6.32%
25 to 29 yrs	1,086	6.66%	10,517	7.28%	23,286	6.84%
30 to 34 yrs	1,182	7.25%	9,971	6.91%	21,897	6.44%
35 to 39 yrs	1,068	6.55%	9,134	6.33%	21,249	6.25%
40 to 44 yrs	1,151	7.06%	9,921	6.87%	23,063	6.78%
45 to 49 yrs	1,369	8.40%	11,127	7.71%	25,474	7.49%
50 to 54 yrs	1,375	8.44%	10,940	7.58%	25,912	7.62%
55 to 59 yrs	1,086	6.66%	9,283	6.43%	23,271	6.84%
60 to 64 yrs	901	5.53%	8,007	5.55%	20,535	6.04%
65 to 74 yrs	1,246	7.64%	11,908	8.25%	28,800	8.47%
75 to 84 yrs	954	5.85%	8,430	5.84%	18,234	5.36%
85 yrs plus	510	3.13%	4,206	2.91%	8,866	2.61%
Median Age	41.10 yrs		39.92 yrs		39.94 yrs	
Gender Age Distribution (2010)						
Female Population	8,352	51.26%	74,651	51.71%	177,297	52.12%
0 to 19 yrs	1,697	20.32%	15,629	20.94%	38,380	21.65%
20 to 64 yrs	5,104	61.11%	44,874	60.11%	106,654	60.16%
65 yrs plus	1,551	18.57%	14,148	18.95%	32,263	18.20%
Female Median Age	43 yrs		42 yrs		42 yrs	
Male Population	7,940	48.74%	69,724	48.29%	162,902	47.88%
0 to 19 yrs	1,826	23.00%	16,389	23.51%	39,731	24.39%
20 to 64 yrs	4,956	62.42%	42,938	61.58%	99,533	61.10%
65 yrs plus	1,158	14.59%	10,396	14.91%	23,638	14.51%
Male Median Age	39.12 yrs		37.77 yrs		37.89 yrs	

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EXPANDED PROFILE

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Ludwig & Seeley
Lat/Lon: 42.49768/-83.16689

28201 Woodward							
		1 Mile		3 Miles		5 Miles	
Berkley, MI							
Household Income Distribution (2010)							
\$200,000 or More	299	4.07%	1,689	2.63%	4,904	3.37%	
\$150,000 to \$199,999	382	5.20%	2,730	4.26%	6,561	4.51%	
\$100,000 to \$149,999	1,310	17.80%	8,429	13.15%	18,619	12.80%	
\$75,000 to \$99,999	1,262	17.15%	9,434	14.71%	19,228	13.22%	
\$50,000 to \$74,999	1,499	20.37%	12,752	19.89%	28,598	19.66%	
\$35,000 to \$49,999	999	13.57%	9,623	15.01%	21,775	14.97%	
\$25,000 to \$34,999	506	6.88%	6,632	10.34%	14,993	10.30%	
\$15,000 to \$24,999	539	7.32%	5,726	8.93%	13,670	9.40%	
\$0 to \$14,999	563	7.65%	7,099	11.07%	17,144	11.78%	
\$35,000+	5,750	78.15%	44,657	69.65%	99,685	68.52%	
\$75,000+	3,253	44.21%	22,282	34.75%	49,312	33.89%	
Housing (2010)							
Total Housing Units	7,993		69,467		159,267		
Housing Units, Occupied	7,358	92.06%	64,115	92.29%	145,491	91.35%	
<i>Housing Units, Owner-Occupied</i>	5,931	80.61%	47,535	74.14%	104,390	71.75%	
<i>Housing Units, Renter-Occupied</i>	1,427	19.39%	16,580	25.86%	41,101	28.25%	
Housing Units, Vacant	635	7.94%	5,353	7.71%	13,776	8.65%	
Median Years in Residence	7 yrs		5 yrs		5 yrs		
Marital Status (2010)							
Never Married	3,806	27.76%	37,462	30.93%	87,813	31.06%	
Now Married	7,544	55.02%	57,967	47.86%	131,541	46.53%	
Separated	230	1.68%	3,149	2.60%	9,052	3.20%	
Widowed	839	6.12%	8,722	7.20%	21,017	7.43%	
Divorced	1,293	9.43%	13,820	11.41%	33,305	11.78%	
Household Type (2010)							
Population Family	12,528	76.89%	109,909	76.13%	266,657	78.38%	
Population Non-Family	3,684	22.61%	33,341	23.09%	70,939	20.85%	
Population Group Qtrs	81	0.49%	1,124	0.78%	2,603	0.77%	
Family Households	4,134	56.18%	35,685	55.66%	84,575	58.13%	
<i>Married Couple With Children</i>	1,399	18.54%	10,860	18.74%	24,663	18.75%	
<i>Average Family Household Size</i>	3.0		3.1		3.2		
Non-Family Households	3,225	43.82%	28,430	44.34%	60,917	41.87%	
Household Size (2010)							
1 Person Household	2,774	37.70%	24,430	38.10%	52,933	36.38%	
2 Person Households	2,241	30.46%	19,122	29.82%	42,191	29.00%	
3 Person Households	1,022	13.89%	8,931	13.93%	20,785	14.29%	
4 Person Households	881	11.97%	7,091	11.06%	17,390	11.95%	
5 Person Households	324	4.40%	2,945	4.59%	7,600	5.22%	
6+ Person Households	116	1.58%	1,596	2.49%	4,593	3.16%	
Household Vehicles (2010)							
Total Vehicles Available	12,897		108,952		246,886		
Household: 0 Vehicles Available	379	5.14%	3,871	6.04%	9,677	6.65%	
Household: 1 Vehicles Available	2,740	37.24%	25,851	40.32%	59,080	40.61%	
Household: 2+ Vehicles Available	4,240	57.62%	34,392	53.64%	76,734	52.74%	
Average Vehicles Per Household	1.8		1.7		1.7		

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EXPANDED PROFILE

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



Ludwig & Seeley
Lat/Lon: 42.49768/-83.16689

28201 Woodward						
Berkley, MI		1 Mile		3 Miles		5 Miles
Labor Force (2010)						
Est. Labor: Population Age 16+	13,528			119,487		279,251
Est. Civilian Employed	8,541	63.13%		71,275	59.65%	159,916
Est. Civilian Unemployed	1,021	7.55%		9,879	8.27%	25,374
Est. in Armed Forces	2	0.02%		104	0.09%	155
Est. not in Labor Force	3,964	29.30%		38,229	31.99%	93,807
Occupation (2000)						
Occupation: Population Age 16+	10,308			82,103		182,705
Mgmt, Business, & Financial Operations	2,015	19.54%		13,060	15.91%	27,588
Professional and Related	3,480	33.76%		23,722	28.89%	48,174
Service	933	9.05%		9,036	11.01%	21,421
Sales and Office	2,761	26.78%		22,544	27.46%	50,125
Farming, Fishing, and Forestry	8	0.08%		86	0.10%	162
Construct, Extraction, & Maintenance	474	4.60%		5,255	6.40%	12,126
Production, Transp. & Material Moving	638	6.19%		8,401	10.23%	23,109
Percent White Collar Workers		80.08%			72.26%	68.90%
Percent Blue Collar Workers		19.92%			27.74%	31.10%
Consumer Expenditure (2010)						
Total Household Expenditure	\$463 M			\$3.57 B		\$8.17 B
Total Non-Retail Expenditures	\$267 M	57.64%		\$2.05 B	57.50%	\$4.70 B
Total Retail Expenditures	\$196 M	42.36%		\$1.52 B	42.50%	\$3.47 B
Apparel	\$22.0 M	4.75%		\$170 M	4.76%	\$390 M
Contributions	\$17.8 M	3.85%		\$133 M	3.74%	\$311 M
Education	\$11.5 M	2.48%		\$85.4 M	2.40%	\$200 M
Entertainment	\$26.0 M	5.62%		\$199 M	5.58%	\$457 M
Food And Beverages	\$69.8 M	15.07%		\$544 M	15.26%	\$1.24 B
Furnishings And Equipment	\$20.9 M	4.52%		\$158 M	4.43%	\$362 M
Gifts	\$12.7 M	2.74%		\$94.9 M	2.66%	\$220 M
Health Care	\$27.9 M	6.02%		\$219 M	6.15%	\$499 M
Household Operations	\$17.0 M	3.67%		\$128 M	3.58%	\$296 M
Miscellaneous Expenses	\$7.72 M	1.67%		\$59.9 M	1.68%	\$137 M
Personal Care	\$6.69 M	1.44%		\$51.7 M	1.45%	\$118 M
Personal Insurance	\$4.85 M	1.05%		\$36.4 M	1.02%	\$84.6 M
Reading	\$1.53 M	0.33%		\$11.8 M	0.33%	\$27.0 M
Shelter	\$89.7 M	19.37%		\$688 M	19.31%	\$1.58 B
Tobacco	\$2.85 M	0.61%		\$23.2 M	0.65%	\$52.4 M
Transportation	\$92.6 M	20.00%		\$714 M	20.03%	\$1.63 B
Utilities	\$31.5 M	6.81%		\$249 M	6.97%	\$567 M
Educational Attainment (2010)						
Adult Population (25 Years or Older)	11,925			103,443		240,587
Elementary (0 to 8)	142	1.19%		2,448	2.37%	6,631
Some High School (9 to 11)	392	3.29%		5,626	5.44%	16,138
High School Graduate (12)	2,007	16.83%		23,572	22.79%	57,737
Some College (13 to 16)	2,459	20.62%		21,640	20.92%	51,736
Associate Degree Only	782	6.55%		7,011	6.78%	16,537
Bachelor Degree Only	3,476	29.15%		25,701	24.85%	53,457
Graduate Degree	2,667	22.37%		17,444	16.86%	38,351

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28201 Woodward						
			1 Mile		3 Miles	
Berkley, MI					5 Miles	
Units In Structure (2000)						
1 Detached Unit	6,462	78.99%	50,553	73.80%	113,234	72.02%
1 Attached Unit	108	1.32%	2,159	3.15%	5,623	3.58%
2 to 4 Units	395	4.83%	3,225	4.71%	7,655	4.87%
5 to 9 Units	269	3.29%	3,979	5.81%	10,794	6.87%
10 to 19 Units	310	3.79%	2,647	3.86%	5,149	3.27%
20 to 49 Units	306	3.74%	1,809	2.64%	3,516	2.24%
50 or more Units	320	3.91%	3,466	5.06%	9,327	5.93%
Mobile Home or Trailer	10	0.12%	656	0.96%	1,901	1.21%
Other Structure	-	-	8	0.01%	18	0.01%
Homes Built By Year						
1999 to 2000	58	0.70%	374	0.55%	816	0.52%
1995 to 1998	53	0.65%	587	0.86%	1,772	1.13%
1990 to 1994	49	0.60%	641	0.94%	2,301	1.46%
1980 to 1989	112	1.37%	1,954	2.85%	6,637	4.22%
1970 to 1979	472	5.77%	6,271	9.15%	18,022	11.46%
1960 to 1969	802	9.80%	10,754	15.70%	30,214	19.22%
1950 to 1959	2,487	30.40%	24,564	35.86%	49,948	31.77%
Built Before 1949	4,148	50.71%	23,358	34.10%	47,508	30.22%
Home Values (2000)						
\$1,000,000 or More	18	0.30%	34	0.07%	332	0.33%
\$500,000 to \$999,999	95	1.61%	250	0.55%	1,621	1.61%
\$400,000 to \$499,999	103	1.74%	398	0.87%	1,503	1.49%
\$300,000 to \$399,999	287	4.84%	1,011	2.20%	3,211	3.18%
\$200,000 to \$299,999	1,473	24.84%	5,929	12.93%	11,463	11.36%
\$150,000 to \$199,999	1,913	32.28%	12,340	26.92%	21,207	21.02%
\$100,000 to \$149,999	1,651	27.86%	18,699	40.79%	34,452	34.15%
\$70,000 to \$99,999	298	5.03%	5,451	11.89%	17,269	17.12%
\$50,000 to \$69,999	53	0.89%	1,173	2.56%	5,998	5.95%
\$25,000 to \$49,999	35	0.60%	453	0.99%	3,107	3.08%
\$0 to \$24,999	-	-	108	0.24%	717	0.71%
Owner Occupied Median Home Value	\$182,959		\$152,801		\$152,698	
Renter Occupied Median Rent	\$599		\$589		\$596	
Transportation To Work (2000)						
Drive to Work Alone	9,174	89.00%	72,191	87.89%	157,802	86.35%
Drive to Work in Carpool	488	4.73%	5,326	6.48%	14,070	7.70%
Travel to Work - Public Transportation	111	1.07%	707	0.86%	2,403	1.31%
Drive to Work on Motorcycle	1	0.01%	18	0.02%	35	0.02%
Walk or Bicycle to Work	184	1.79%	1,483	1.81%	3,257	1.78%
Other Means	14	0.14%	189	0.23%	492	0.27%
Work at Home	336	3.26%	2,220	2.70%	4,698	2.57%
Travel Time (2000)						
Travel to Work in 14 Minutes or Less	2,826	28.34%	19,892	24.89%	43,162	24.24%
Travel to Work in 14 to 29 Minutes	4,375	43.87%	36,096	45.17%	78,821	44.27%
Travel to Work in 30 to 59 Minutes	2,463	24.70%	21,735	27.20%	50,104	28.14%
Travel to Work in 60 Minutes or More	308	3.09%	2,192	2.74%	5,971	3.35%
Average Travel Time to Work	20.9 mins		21.5 mins		22.1 mins	

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