

VACANT LAND SEC HAGGERTY & FIVE MILE RDS. PLYMOUTH, MI 48170

FOR SALE OR LEASE

BUILDING SIZE:
RETAIL- 12,700 SQ. FT.
OFFICE- 16,000 SQ. FT.

LAND SIZE:
RETAIL- 1.65 ACRES
OFFICE- 1.93 ACRES

SPACE SIZE:
1,400 + SQ. FT.

TRAFFIC COUNTS:
HAGGERTY, SOUTH OF
FIVE MILE: 14,800

HAGGERTY, NORTH OF
FIVE MILE: 24,640

FIVE MILE, WEST OF
HAGGERTY: 9,990

FIVE MILE, EAST OF
HAGGERTY: 18,700



CONTACT:
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&
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- SITE PLAN APPROVED
- EXCELLENT VISIBILITY, DEMOGRAPHICS & ACCESS
- UPGRADE PLYMOUTH/NORTHVILLE AREA

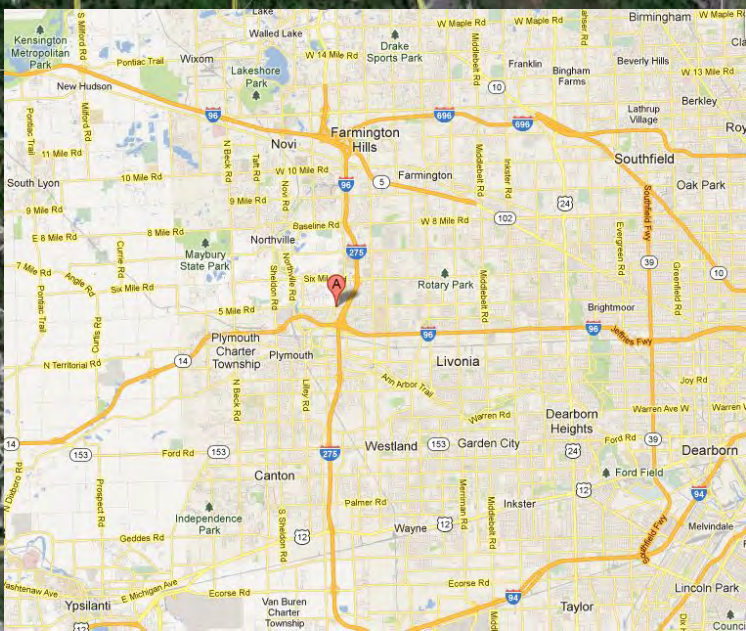
DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	9,005	63,078	192,454
	AVERAGE INCOME	\$93,960	\$96,834	\$93,568
	HOUSEHOLDS	4,176	28,504	84,233

Ludwig & Seeley
REAL ESTATE

29580 NORTHWESTERN HWY. SUITE 110 SOUTHFIELD MI 48034
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Haggerty & Five Mile
Plymouth, Michigan



SCHOOLCRAFT COLLEGE

LAUREL PARK MALL

Six Mile Rd

Bradner Rd

Sheldon Rd

5 Mile Rd

THE INN AT ST. JOHN'S



SITE

ST. MARY'S HOSPITAL

MADONNA UNIVERSITY

Wilcox Rd

Ed

erty Rd

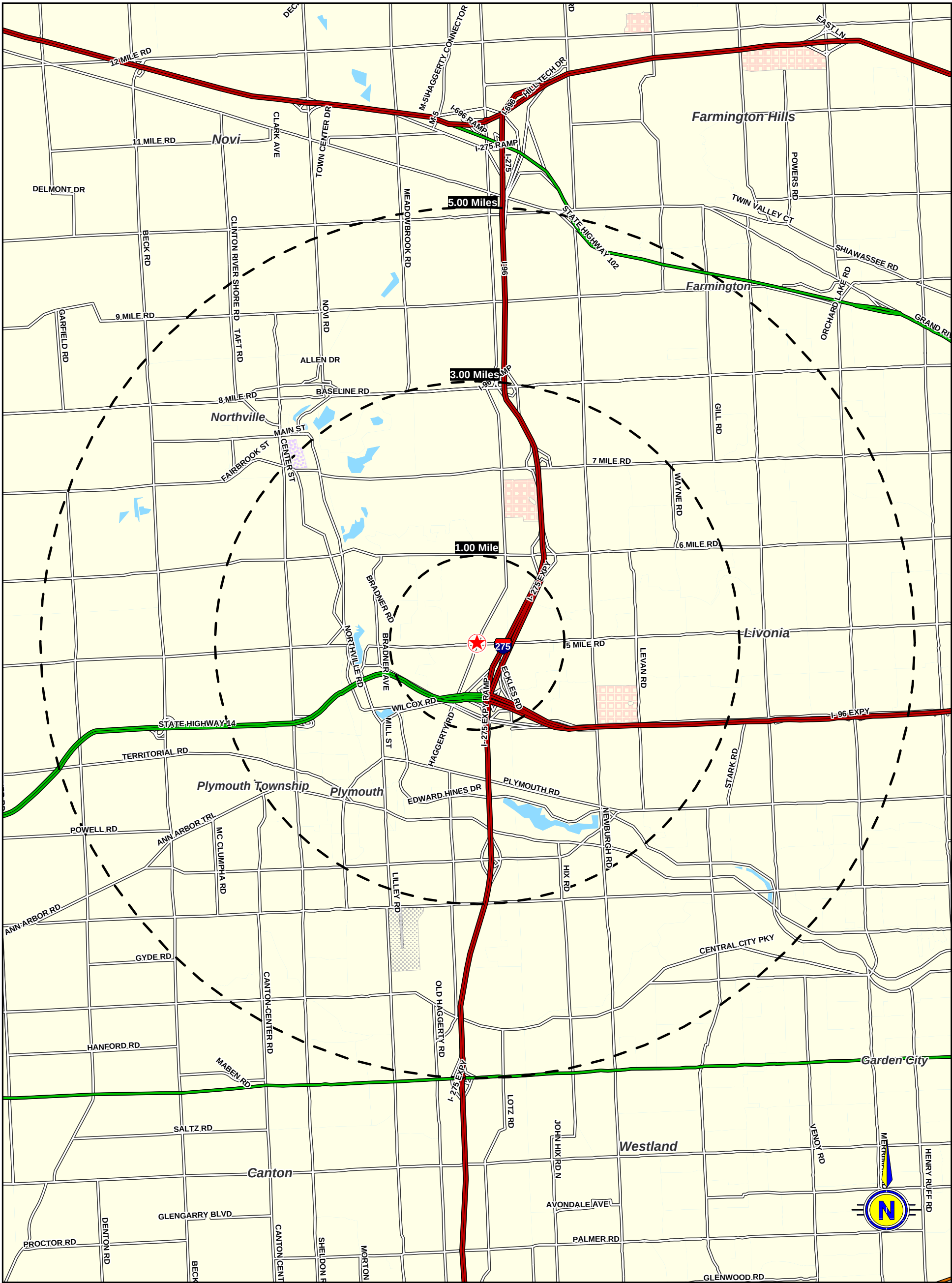


9,900

18,700

24,640

14,800



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**Five Mile & Haggerty Roads
Plymouth, Michigan**

Prepared By:

Ludwig & Seeley, Inc.

Ludwig & Seeley
REAL ESTATE

May 2007

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.3958/-83.4388

RF5

N Haggerty Rd & 5 Mile Rd	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2012)	9,005	63,078	192,454
Projected Population (2017)	8,307	58,178	180,060
Forecasted Population (2022)	8,278	57,971	179,539
Census Population (2010)	9,335	65,386	198,276
Census Population (2000)	9,777	66,252	197,695
Projected Annual Growth (2012 to 2017)	-698 -1.6%	-4,900 -1.6%	-12,395 -1.3%
Historical Annual Growth (2010 to 2012)	-330 -1.8%	-2,308 -1.8%	-5,822 -1.5%
Historical Annual Growth (2000 to 2010)	-442 -0.5%	-866 -0.1%	582 -
Estimated Population Density (2012)	2,867 psm	2,232 psm	2,451 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.51 sq mi
Households			
Estimated Households (2012)	4,176	28,504	84,233
Projected Households (2017)	4,319	29,471	86,916
Forecasted Households (2022)	4,326	29,520	87,046
Census Households (2010)	4,096	27,959	82,783
Census Households (2000)	3,849	26,525	79,672
Estimated Households with Children (2012)	998 23.9%	7,767 27.2%	25,312 30.1%
Estimated Average Household Size (2012)	2.16	2.19	2.27
Average Household Income			
Estimated Average Household Income (2012)	\$93,960	\$96,834	\$93,568
Projected Average Household Income (2017)	\$102,936	\$105,248	\$102,264
Estimated Average Family Income (2012)	\$109,563	\$118,979	\$113,485
Median Household Income			
Estimated Median Household Income (2012)	\$79,183	\$83,234	\$80,352
Projected Median Household Income (2017)	\$91,155	\$95,417	\$91,949
Estimated Median Family Income (2012)	\$105,074	\$106,244	\$100,712
Per Capita Income			
Estimated Per Capita Income (2012)	\$43,598	\$44,183	\$41,293
Projected Per Capita Income (2017)	\$53,552	\$53,830	\$49,771
Estimated Per Capita income 5 Year Growth	\$9,954 22.8%	\$9,648 21.8%	\$8,478 20.5%
Other Income			
Estimated Median Disposable Income (2012)	\$63,290	\$66,488	\$64,489
Projected Median Disposable Income (2017)	\$71,750	\$81,149	\$77,956
Disposable Income Estimated 5 Year Growth	\$8,460 13.4%	\$14,661 22.1%	\$13,467 20.9%
Estimated Average Household Net Worth (2012)	\$623,659	\$609,677	\$599,246
Daytime Demos (2012)			
Total Businesses	275	4,011	9,730
Total Employees	3,885	63,832	136,092
Company Headquarter Businesses	3 1.1%	45 1.1%	95 1.0%
Company Headquarter Employees	455 11.7%	6,483 10.2%	12,266 9.0%
Employee Population per Business	14.1	15.9	14.0
Residential Population per Business	32.8	15.7	19.8

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EXPANDED PROFILE

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RF5

N Haggerty Rd & 5 Mile Rd

	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2012)	8,245	91.6%	57,068	90.5%	160,401	83.3%
Black or African American (2012)	314	3.5%	2,482	3.9%	16,322	8.5%
American Indian or Alaska Native (2012)	22	0.2%	154	0.2%	516	0.3%
Asian (2012)	268	3.0%	2,115	3.4%	10,681	5.5%
Hawaiian or Pacific Islander (2012)	5	0.1%	13	-	42	-
Other Race (2012)	14	0.2%	79	0.1%	308	0.2%
Two or More Races (2012)	138	1.5%	1,168	1.9%	4,185	2.2%
Not Hispanic or Latino Population (2012)	8,814	97.9%	61,672	97.8%	187,440	97.4%
Hispanic or Latino Population (2012)	191	2.1%	1,406	2.2%	5,014	2.6%
Not Hispanic or Latino Population (2017)	8,072	97.2%	56,467	97.1%	174,212	96.8%
Hispanic or Latino Population (2017)	235	2.8%	1,711	2.9%	5,847	3.2%
Not Hispanic or Latino Population (2010)	9,149	98.0%	64,028	97.9%	193,449	97.6%
Hispanic or Latino Population (2010)	186	2.0%	1,358	2.1%	4,827	2.4%
Not Hispanic or Latino Population (2000)	9,675	99.0%	65,351	98.6%	194,284	98.3%
Hispanic or Latino Population (2000)	102	1.0%	901	1.4%	3,410	1.7%
Projected Hispanic Annual Growth (2012 to 2017)	44	4.6%	304	4.3%	833	3.3%
Historic Hispanic Annual Growth (2000 to 2012)	89	7.3%	505	4.7%	1,604	3.9%
Age Distribution (2012)						
Age Under 5	377	4.2%	2,889	4.6%	9,803	5.1%
Age 5 to 9 Years	413	4.6%	3,259	5.2%	10,871	5.6%
Age 10 to 14 Years	512	5.7%	3,812	6.0%	12,321	6.4%
Age 15 to 19 Years	536	6.0%	3,845	6.1%	12,108	6.3%
Age 20 to 24 Years	392	4.4%	3,327	5.3%	11,089	5.8%
Age 25 to 29 Years	402	4.5%	3,255	5.2%	10,898	5.7%
Age 30 to 34 Years	427	4.7%	2,947	4.7%	9,989	5.2%
Age 35 to 39 Years	459	5.1%	3,412	5.4%	11,134	5.8%
Age 40 to 44 Years	566	6.3%	4,053	6.4%	12,963	6.7%
Age 45 to 49 Years	700	7.8%	4,917	7.8%	14,894	7.7%
Age 50 to 54 Years	747	8.3%	5,302	8.4%	15,907	8.3%
Age 55 to 59 Years	763	8.5%	5,088	8.1%	14,987	7.8%
Age 60 to 64 Years	642	7.1%	4,388	7.0%	13,019	6.8%
Age 65 to 74 Years	1,024	11.4%	6,247	9.9%	16,937	8.8%
Age 75 to 84 Years	665	7.4%	4,152	6.6%	10,280	5.3%
Age 85 Years or Over	379	4.2%	2,183	3.5%	5,254	2.7%
Median Age	47.1		44.8		42.2	
Gender Age Distribution (2012)						
Female Population	4,671	51.9%	32,822	52.0%	100,626	52.3%
Age 0 to 19 Years	903	19.3%	6,701	20.4%	22,193	22.1%
Age 20 to 64 Years	2,576	55.1%	18,724	57.0%	59,568	59.2%
Age 65 Years or Over	1,192	25.5%	7,397	22.5%	18,866	18.7%
Female Median Age	48.7		46.4		43.5	
Male Population	4,335	48.1%	30,256	48.0%	91,828	47.7%
Age 0 to 19 Years	935	21.6%	7,105	23.5%	22,911	24.9%
Age 20 to 64 Years	2,523	58.2%	17,966	59.4%	55,312	60.2%
Age 65 Years or Over	876	20.2%	5,185	17.1%	13,605	14.8%
Male Median Age	45.3		43.1		40.9	

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EXPANDED PROFILE

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RF5

N Haggerty Rd & 5 Mile Rd

	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2012)						
HH Income \$200,000 or More	353	8.5%	2,657	9.3%	7,606	9.0%
HH Income \$150,000 to \$199,999	311	7.4%	2,153	7.6%	5,685	6.7%
HH Income \$100,000 to \$149,999	935	22.4%	6,036	21.2%	16,475	19.6%
HH Income \$75,000 to \$99,999	686	16.4%	4,327	15.2%	11,978	14.2%
HH Income \$50,000 to \$74,999	635	15.2%	4,456	15.6%	14,265	16.9%
HH Income \$35,000 to \$49,999	530	12.7%	3,235	11.3%	9,853	11.7%
HH Income \$25,000 to \$34,999	288	6.9%	1,962	6.9%	6,704	8.0%
HH Income \$15,000 to \$24,999	334	8.0%	2,392	8.4%	6,874	8.2%
HH Income Under \$15,000	103	2.5%	1,286	4.5%	4,793	5.7%
HH Income \$35,000 or More	3,450	82.6%	22,864	80.2%	65,863	78.2%
HH Income \$75,000 or More	2,285	54.7%	15,173	53.2%	41,744	49.6%
Housing (2012)						
Total Housing Units	4,316		29,305		87,623	
Housing Units Occupied	4,176	96.7%	28,504	97.3%	84,233	96.1%
Housing Units Owner-Occupied	3,173	76.0%	21,271	74.6%	58,661	69.6%
Housing Units, Renter-Occupied	1,003	24.0%	7,233	25.4%	25,572	30.4%
Housing Units, Vacant	141	3.3%	801	2.7%	3,389	3.9%
Median Years in Residence	6.1		5.8		5.1	
Marital Status (2012)						
Never Married	2,331	34.3%	15,068	32.5%	44,945	32.7%
Currently Married	3,885	57.2%	25,996	56.2%	74,845	54.4%
Separated	171	2.5%	1,166	2.5%	3,319	2.4%
Widowed	151	2.2%	1,265	2.7%	3,974	2.9%
Divorced	252	3.7%	2,797	6.0%	10,429	7.6%
Household Type (2012)						
Population Family	6,838	75.9%	47,365	75.1%	147,082	76.4%
Population Non-Family	2,162	24.0%	15,105	23.9%	43,859	22.8%
Population Group Quarters	5	0.1%	608	1.0%	1,513	0.8%
Family Households	2,738	65.6%	18,451	64.7%	55,460	65.8%
Non-Family Households	1,437	34.4%	10,053	35.3%	28,774	34.2%
Married Couple with Children	886	22.8%	6,181	23.8%	19,459	26.0%
Average Family Household Size	2.5		2.6		2.7	
Household Size (2012)						
1 Person Households	1,267	30.3%	8,868	31.1%	25,017	29.7%
2 Person Households	1,556	37.3%	9,932	34.8%	28,703	34.1%
3 Person Households	587	14.1%	4,119	14.4%	12,999	15.4%
4 Person Households	526	12.6%	3,688	12.9%	11,332	13.5%
5 Person Households	178	4.3%	1,360	4.8%	4,353	5.2%
6 or More Person Households	62	1.5%	537	1.9%	1,829	2.2%
Household Vehicles (2012)						
Households with 0 Vehicles Available	334	8.0%	1,817	6.4%	4,557	5.4%
Households with 1 Vehicles Available	1,143	27.4%	9,144	32.1%	29,525	35.1%
Households with 2 or More Vehicles Available	2,698	64.6%	17,543	61.5%	50,152	59.5%
Total Vehicles Available	7,647		51,933		152,666	
Average Vehicles Per Household	1.8		1.8		1.8	

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EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

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Lat/Lon: 42.3958/-83.4388

RF5

N Haggerty Rd & 5 Mile Rd

	1 mi radius	3 mi radius	5 mi radius
Labor Force (2012)			
Estimated Labor Population Age 16 Years or Over	7,577	52,269	156,854
Estimated Civilian Employed	4,471 59.0%	32,299 61.8%	96,141 61.3%
Estimated Civilian Unemployed	294 3.9%	2,155 4.1%	7,935 5.1%
Estimated in Armed Forces	3 -	6 -	21 -
Estimated Not in Labor Force	2,809 37.1%	17,809 34.1%	52,757 33.6%
Unemployment Rate	3.9%	4.1%	5.1%
Occupation (2010)			
Occupation: Population Age 16 Years or Over	4,388	31,222	93,832
Management, Business, Financial Operations	839 19.1%	5,600 17.9%	16,537 17.6%
Professional, Related	1,194 27.2%	8,899 28.5%	26,182 27.9%
Service	689 15.7%	4,819 15.4%	14,618 15.6%
Sales, Office	1,108 25.3%	7,625 24.4%	23,296 24.8%
Farming, Fishing, Forestry	10 0.2%	47 0.2%	210 0.2%
Construct, Extraction, Maintenance	178 4.1%	1,460 4.7%	4,284 4.6%
Production, Transport Material Moving	370 8.4%	2,772 8.9%	8,706 9.3%
White Collar Workers	71.6%	70.9%	70.4%
Blue Collar Workers	28.4%	29.1%	29.6%
Consumer Expenditure (2012)			
Total Household Expenditure	\$282 M	\$1.96 B	\$5.63 B
Total Non-Retail Expenditure	\$163 M 57.7%	\$1.13 B 57.8%	\$3.25 B 57.8%
Total Retail Expenditure	\$119 M 42.3%	\$829 M 42.2%	\$2.38 B 42.2%
Apparel	\$13.5 M 4.8%	\$94.2 M 4.8%	\$271 M 4.8%
Contributions	\$11.7 M 4.2%	\$83.0 M 4.2%	\$237 M 4.2%
Education	\$7.50 M 2.7%	\$53.3 M 2.7%	\$152 M 2.7%
Entertainment	\$16.0 M 5.7%	\$111 M 5.7%	\$318 M 5.7%
Food and Beverages	\$41.8 M 14.8%	\$290 M 14.8%	\$833 M 14.8%
Furnishings and Equipment	\$13.0 M 4.6%	\$90.1 M 4.6%	\$257 M 4.6%
Gifts	\$8.17 M 2.9%	\$57.3 M 2.9%	\$164 M 2.9%
Health Care	\$16.5 M 5.8%	\$114 M 5.8%	\$326 M 5.8%
Household Operations	\$10.9 M 3.8%	\$76.3 M 3.9%	\$218 M 3.9%
Miscellaneous Expenses	\$4.61 M 1.6%	\$31.7 M 1.6%	\$91.1 M 1.6%
Personal Care	\$4.05 M 1.4%	\$28.1 M 1.4%	\$80.8 M 1.4%
Personal Insurance	\$3.14 M 1.1%	\$22.0 M 1.1%	\$63.0 M 1.1%
Reading	\$939 K 0.3%	\$6.51 M 0.3%	\$18.6 M 0.3%
Shelter	\$55.2 M 19.5%	\$384 M 19.6%	\$1.10 B 19.5%
Tobacco	\$1.60 M 0.6%	\$10.9 M 0.6%	\$31.7 M 0.6%
Transportation	\$55.4 M 19.6%	\$383 M 19.5%	\$1.10 B 19.5%
Utilities	\$18.5 M 6.6%	\$128 M 6.5%	\$370 M 6.6%
Educational Attainment (2012)			
Adult Population Age 25 Years or Over	6,774	45,945	136,262
Elementary (Grade Level 0 to 8)	87 1.3%	871 1.9%	3,032 2.2%
Some High School (Grade Level 9 to 11)	406 6.0%	2,433 5.3%	6,884 5.1%
High School Graduate	1,601 23.6%	11,651 25.4%	34,064 25.0%
Some College	1,432 21.1%	9,272 20.2%	28,404 20.8%
Associate Degree Only	635 9.4%	4,089 8.9%	10,794 7.9%
Bachelor Degree Only	1,736 25.6%	11,144 24.3%	33,455 24.6%
Graduate Degree	876 12.9%	6,485 14.1%	19,630 14.4%

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N Haggerty Rd & 5 Mile Rd							
		1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2010)							
1 Detached Unit	2,817	68.8%	19,625	70.2%	54,244	65.5%	
1 Attached Unit	529	12.9%	2,456	8.8%	7,197	8.7%	
2 to 4 Units	198	4.8%	1,501	5.4%	4,150	5.0%	
5 to 9 Units	151	3.7%	2,060	7.4%	6,960	8.4%	
10 to 19 Units	111	2.7%	919	3.3%	5,192	6.3%	
20 to 49 Units	29	0.7%	254	0.9%	1,576	1.9%	
50 or More Units	230	5.6%	965	3.5%	2,579	3.1%	
Mobile Home or Trailer	32	0.8%	180	0.6%	885	1.1%	
Other Structure	-	-	-	-	-	-	
Homes Built By Year (2010)							
Homes Built 2005 or later	113	2.7%	718	2.6%	2,390	2.9%	
Homes Built 2000 to 2004	229	5.6%	1,557	5.6%	4,521	5.5%	
Homes Built 1990 to 1999	643	15.7%	3,106	11.1%	10,426	12.6%	
Homes Built 1980 to 1989	639	15.6%	3,791	13.6%	12,550	15.2%	
Homes Built 1970 to 1979	626	15.3%	5,116	18.3%	18,067	21.8%	
Homes Built 1960 to 1969	1,037	25.3%	6,572	23.5%	13,786	16.7%	
Homes Built 1950 to 1959	424	10.3%	3,467	12.4%	11,248	13.6%	
Homes Built Before 1949	386	9.4%	3,633	13.0%	9,795	11.8%	
Home Values (2010)							
Home Values \$1,000,000 or More	17	0.5%	122	0.6%	359	0.6%	
Home Values \$500,000 to \$999,999	74	2.3%	785	3.6%	1,981	3.3%	
Home Values \$400,000 to \$499,999	58	1.8%	543	2.5%	1,678	2.8%	
Home Values \$300,000 to \$399,999	319	9.7%	1,932	8.8%	5,366	8.9%	
Home Values \$200,000 to \$299,999	993	30.4%	5,551	25.3%	14,020	23.2%	
Home Values \$150,000 to \$199,999	664	20.3%	4,376	20.0%	12,152	20.1%	
Home Values \$100,000 to \$149,999	438	13.4%	3,505	16.0%	10,018	16.6%	
Home Values \$70,000 to \$99,999	283	8.7%	2,110	9.6%	6,133	10.1%	
Home Values \$50,000 to \$69,999	135	4.1%	1,190	5.4%	3,444	5.7%	
Home Values \$25,000 to \$49,999	136	4.2%	874	4.0%	2,718	4.5%	
Home Values Under \$25,000	154	4.7%	939	4.3%	2,572	4.3%	
Owner-Occupied Median Home Value	\$188,653		\$183,471		\$180,467		
Renter-Occupied Median Rent	\$1,043		\$819		\$783		
Transportation To Work (2010)							
Drive to Work Alone	3,890	90.0%	27,345	89.2%	81,346	88.2%	
Drive to Work in Carpool	170	3.9%	1,464	4.8%	5,090	5.5%	
Travel to Work by Public Transportation	19	0.4%	117	0.4%	473	0.5%	
Drive to Work on Motorcycle	9	0.2%	28	0.1%	68	0.1%	
Walk or Bicycle to Work	36	0.8%	480	1.6%	1,491	1.6%	
Other Means	25	0.6%	124	0.4%	377	0.4%	
Work at Home	174	4.0%	1,099	3.6%	3,342	3.6%	
Travel Time (2010)							
Travel to Work in 14 Minutes or Less	1,075	25.9%	8,411	28.5%	23,057	26.0%	
Travel to Work in 15 to 29 Minutes	1,713	41.3%	10,524	35.6%	33,243	37.4%	
Travel to Work in 30 to 59 Minutes	1,161	28.0%	9,405	31.8%	29,151	32.8%	
Travel to Work in 60 Minutes or More	200	4.8%	1,217	4.1%	3,394	3.8%	
Average Minutes Travel to Work	21.8		22.5		22.8		

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