

FREESTANDING RETAIL 23117 HARPER RD. ST. CLAIR SHORES, MICHIGAN

FOR LEASE

SPACE SIZE:
+/- 6,000 SQ. FT.

BUILDING SIZE:
6,000 SQ. FT.

AVAILABLE:
FALL 2013

ZONING:
COMMERCIAL

TRAFFIC COUNTS:
9 MILE ROAD:
30,069 ADT
HARPER ROAD:
17,083 ADT



CONTACT:
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&
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MSEELEY@LUDWIGSEELEY.COM



DELIVERY FALL 2013

GREAT DEMOGRAPHICS

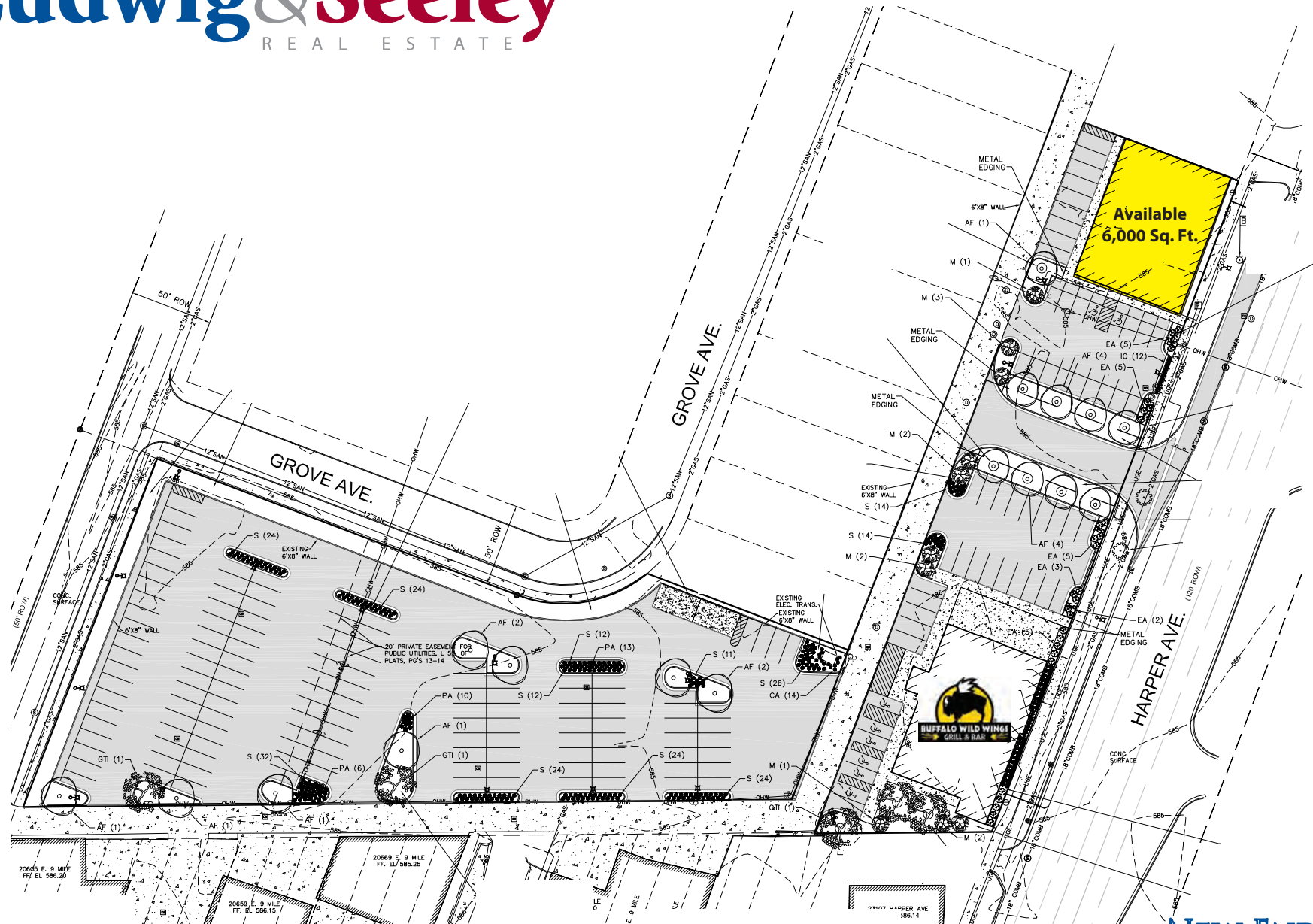
JOIN BUFFALO WILD WINGS



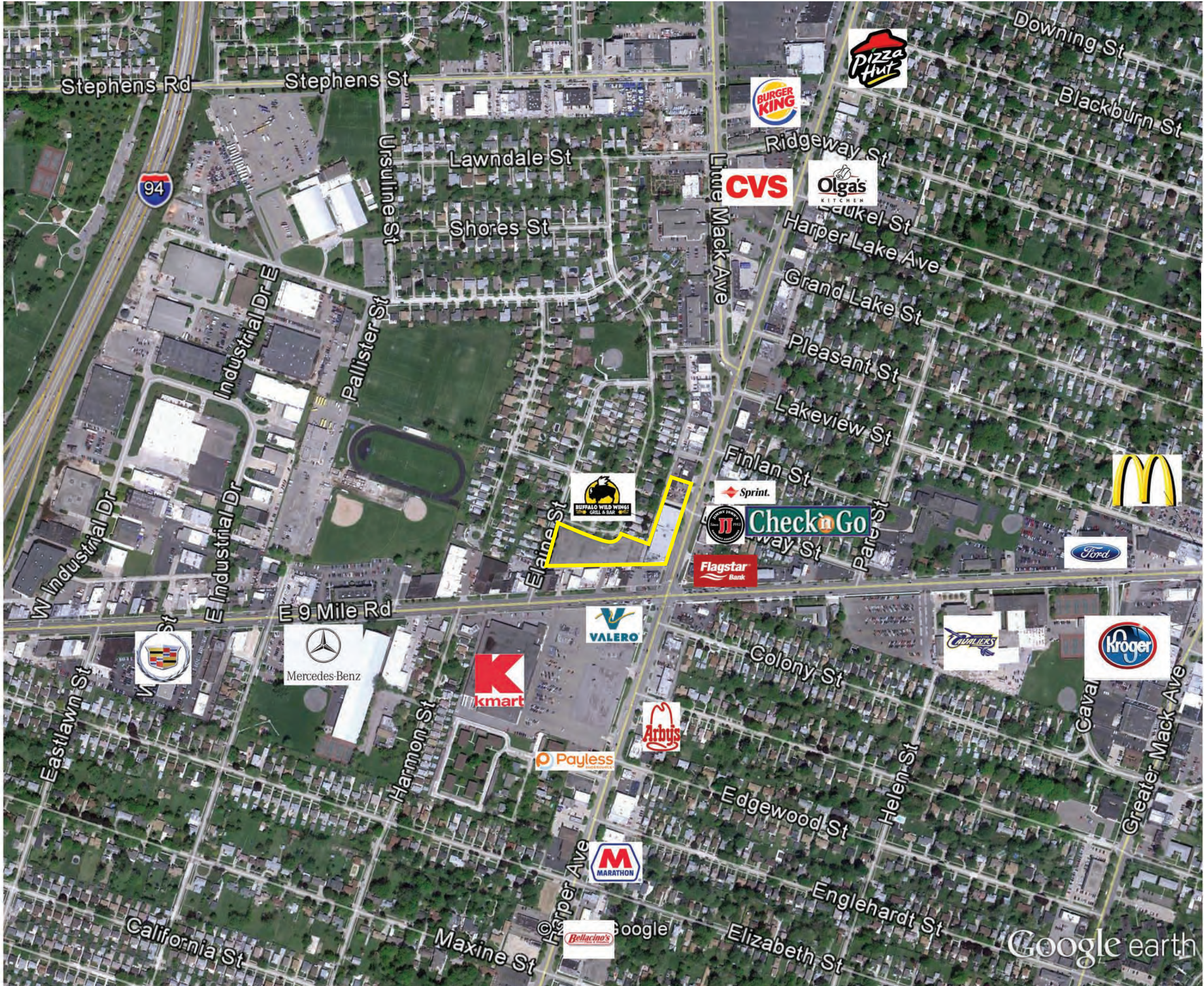
DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	15,794	125,073	281,076
	AVERAGE INCOME	\$58,959	\$67,923	\$63,294
	HOUSEHOLDS	6,891	52,293	112,568

Ludwig & Seeley
REAL ESTATE

29580 NORTHWESTERN HWY. SUITE 110 SOUTHFIELD MI 48034
PHONE: 248.750.1700 FAX: 248.750.1771
WWW.LUDWIGSEELEY.COM



NEW END CAP
23117 HARPER AVENUE
ST. CLAIR SHORES, MICHIGAN



Mercedes-Benz



Lakeview St

Finlan St

Broadway St

Elaine St

Grove St

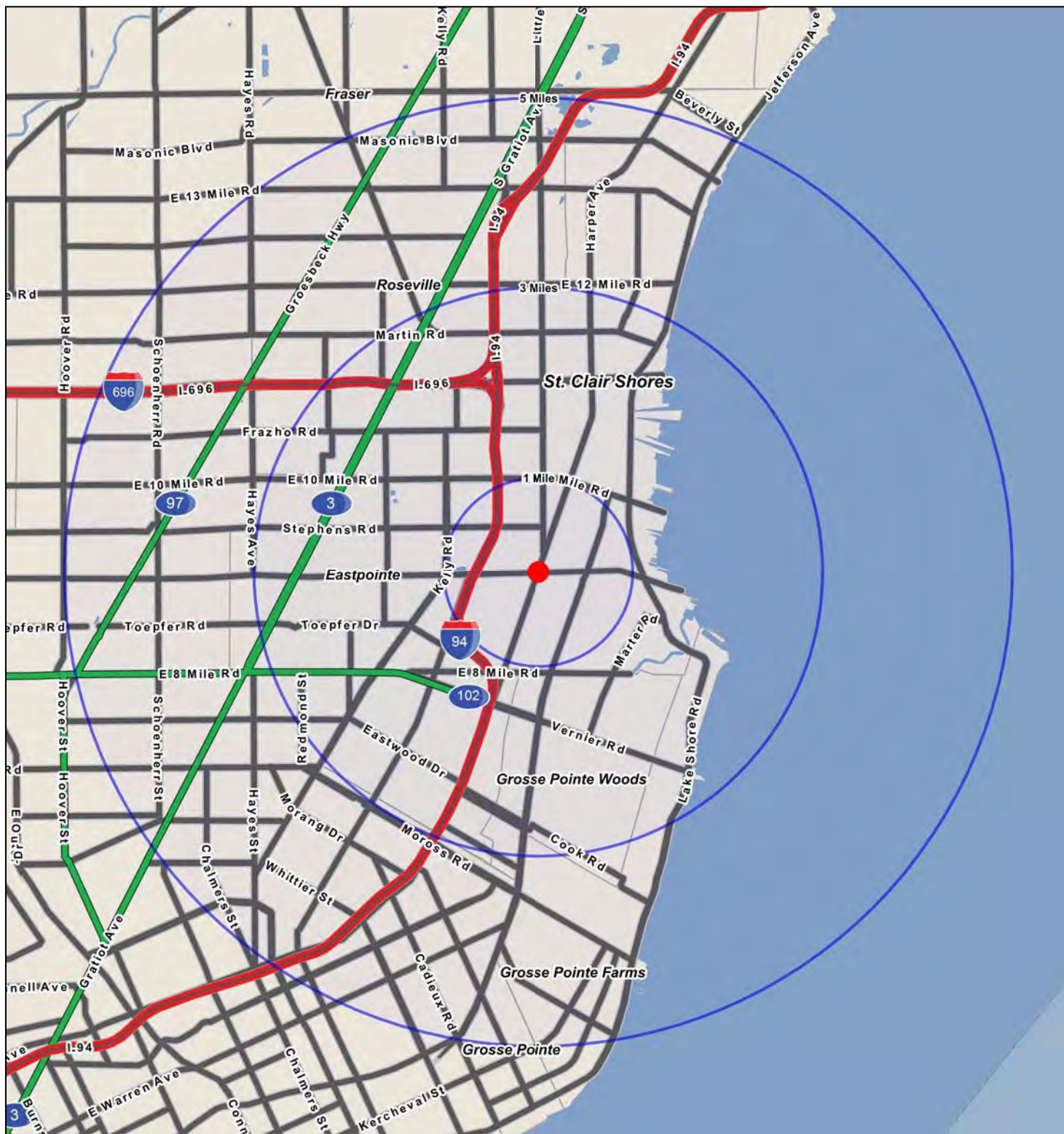
Harper Ave

E 9 Mile Rd

Colony St

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**23117 Harper Road
Saint Clair Shores, MI**

May 2012

Ludwig & Seeley
REAL ESTATE



EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.4664/-82.9077

RF5

23117 Harper Ave

	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2012)	15,794	125,073	281,076
Projected Population (2017)	16,038	123,708	274,806
Forecasted Population (2022)	16,047	123,649	274,544
Census Population (2010)	15,676	125,693	283,980
Census Population (2000)	16,379	130,939	316,719
Projected Annual Growth (2012 to 2017)	243 0.3%	-1,365 -0.2%	-6,270 -0.4%
Historical Annual Growth (2010 to 2012)	118 0.4%	-620 -0.2%	-2,904 -0.5%
Historical Annual Growth (2000 to 2010)	-703 -0.4%	-5,245 -0.4%	-32,739 -1.0%
Estimated Population Density (2012)	5,029 psm	4,425 psm	3,580 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.51 sq mi
Households			
Estimated Households (2012)	6,891	52,293	112,568
Projected Households (2017)	7,017	53,480	115,304
Forecasted Households (2022)	7,018	53,509	115,373
Census Households (2010)	6,844	51,767	111,296
Census Households (2000)	7,094	54,164	121,885
Estimated Households with Children (2012)	1,833 26.6%	16,014 30.6%	37,865 33.6%
Estimated Average Household Size (2012)	2.29	2.38	2.48
Average Household Income			
Estimated Average Household Income (2012)	\$58,959	\$67,923	\$63,294
Projected Average Household Income (2017)	\$65,966	\$74,406	\$69,018
Estimated Average Family Income (2012)	\$72,120	\$81,756	\$74,841
Median Household Income			
Estimated Median Household Income (2012)	\$52,300	\$58,408	\$53,111
Projected Median Household Income (2017)	\$58,614	\$65,352	\$59,400
Estimated Median Family Income (2012)	\$65,388	\$71,663	\$63,754
Per Capita Income			
Estimated Per Capita Income (2012)	\$25,807	\$28,570	\$25,482
Projected Per Capita Income (2017)	\$28,955	\$32,361	\$29,112
Estimated Per Capita income 5 Year Growth	\$3,149 12.2%	\$3,791 13.3%	\$3,630 14.2%
Other Income			
Estimated Median Disposable Income (2012)	\$44,242	\$48,845	\$44,526
Projected Median Disposable Income (2017)	\$49,095	\$54,609	\$50,905
Disposable Income Estimated 5 Year Growth	\$4,853 11.0%	\$5,764 11.8%	\$6,379 14.3%
Estimated Average Household Net Worth (2012)	\$439,410	\$449,238	\$416,616
Daytime Demos (2012)			
Total Businesses	857	4,168	9,021
Total Employees	7,554	34,709	93,450
Company Headquarter Businesses	2 0.2%	6 0.1%	27 0.3%
Company Headquarter Employees	87 1.2%	130 0.4%	2,763 3.0%
Employee Population per Business	8.8	8.3	10.4
Residential Population per Business	18.4	30.0	31.2

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RF5

23117 Harper Ave

1 mi radius

3 mi radius

5 mi radius

Race & Ethnicity

White (2012)	13,687	86.7%	95,472	76.3%	176,121	62.7%
Black or African American (2012)	1,422	9.0%	23,919	19.1%	92,312	32.8%
American Indian or Alaska Native (2012)	62	0.4%	451	0.4%	1,073	0.4%
Asian (2012)	209	1.3%	1,791	1.4%	3,939	1.4%
Hawaiian or Pacific Islander (2012)	1	-	15	-	27	-
Other Race (2012)	18	0.1%	202	0.2%	454	0.2%
Two or More Races (2012)	394	2.5%	3,224	2.6%	7,148	2.5%
Not Hispanic or Latino Population (2012)	15,501	98.1%	122,648	98.1%	276,166	98.3%
Hispanic or Latino Population (2012)	294	1.9%	2,425	1.9%	4,910	1.7%
Not Hispanic or Latino Population (2017)	15,719	98.0%	120,968	97.8%	269,057	97.9%
Hispanic or Latino Population (2017)	319	2.0%	2,740	2.2%	5,749	2.1%
Not Hispanic or Latino Population (2010)	15,390	98.2%	123,352	98.1%	279,258	98.3%
Hispanic or Latino Population (2010)	286	1.8%	2,341	1.9%	4,722	1.7%
Not Hispanic or Latino Population (2000)	16,182	98.8%	129,229	98.7%	312,882	98.8%
Hispanic or Latino Population (2000)	198	1.2%	1,709	1.3%	3,837	1.2%
Projected Hispanic Annual Growth (2012 to 2017)	25	1.7%	315	2.6%	839	3.4%
Historic Hispanic Annual Growth (2000 to 2012)	96	4.0%	716	3.5%	1,073	2.3%

Age Distribution (2012)

Age Under 5	875	5.5%	7,116	5.7%	17,704	6.3%
Age 5 to 9 Years	783	5.0%	7,312	5.8%	17,820	6.3%
Age 10 to 14 Years	902	5.7%	8,190	6.5%	19,743	7.0%
Age 15 to 19 Years	926	5.9%	8,720	7.0%	21,755	7.7%
Age 20 to 24 Years	793	5.0%	7,029	5.6%	17,977	6.4%
Age 25 to 29 Years	1,043	6.6%	7,252	5.8%	16,563	5.9%
Age 30 to 34 Years	1,094	6.9%	7,792	6.2%	17,295	6.2%
Age 35 to 39 Years	1,018	6.4%	8,126	6.5%	18,201	6.5%
Age 40 to 44 Years	1,014	6.4%	8,335	6.7%	18,962	6.7%
Age 45 to 49 Years	1,174	7.4%	9,077	7.3%	20,301	7.2%
Age 50 to 54 Years	1,335	8.5%	9,961	8.0%	21,719	7.7%
Age 55 to 59 Years	1,224	7.7%	9,211	7.4%	19,451	6.9%
Age 60 to 64 Years	849	5.4%	6,972	5.6%	14,859	5.3%
Age 65 to 74 Years	1,164	7.4%	8,839	7.1%	18,555	6.6%
Age 75 to 84 Years	1,033	6.5%	7,136	5.7%	13,226	4.7%
Age 85 Years or Over	569	3.6%	4,005	3.2%	6,945	2.5%
Median Age	41.4		39.9		37.3	

Gender Age Distribution (2012)

Female Population	8,224	52.1%	65,454	52.3%	147,251	52.4%
Age 0 to 19 Years	1,706	20.7%	15,222	23.3%	37,732	25.6%
Age 20 to 64 Years	4,826	58.7%	38,179	58.3%	86,328	58.6%
Age 65 Years or Over	1,691	20.6%	12,053	18.4%	23,192	15.7%
Female Median Age	43.4		41.7		39.1	
Male Population	7,571	47.9%	59,620	47.7%	133,825	47.6%
Age 0 to 19 Years	1,780	23.5%	16,117	27.0%	39,291	29.4%
Age 20 to 64 Years	4,716	62.3%	35,577	59.7%	78,999	59.0%
Age 65 Years or Over	1,075	14.2%	7,926	13.3%	15,534	11.6%
Male Median Age	39.1		37.9		35.4	

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RF5

23117 Harper Ave

1 mi radius

3 mi radius

5 mi radius

Household Income Distribution (2012)

HH Income \$200,000 or More	126	1.8%	2,117	4.0%	4,061	3.6%
HH Income \$150,000 to \$199,999	108	1.6%	1,104	2.1%	2,059	1.8%
HH Income \$100,000 to \$149,999	861	12.5%	6,044	11.6%	11,451	10.2%
HH Income \$75,000 to \$99,999	1,066	15.5%	7,486	14.3%	14,716	13.1%
HH Income \$50,000 to \$74,999	1,334	19.4%	10,240	19.6%	21,690	19.3%
HH Income \$35,000 to \$49,999	1,049	15.2%	8,298	15.9%	17,053	15.1%
HH Income \$25,000 to \$34,999	838	12.2%	5,564	10.6%	12,960	11.5%
HH Income \$15,000 to \$24,999	838	12.2%	6,138	11.7%	13,599	12.1%
HH Income Under \$15,000	672	9.7%	5,303	10.1%	14,980	13.3%
HH Income \$35,000 or More	4,544	65.9%	35,289	67.5%	71,029	63.1%
HH Income \$75,000 or More	2,161	31.4%	16,751	32.0%	32,286	28.7%

Housing (2012)

Total Housing Units	7,354		56,422		125,437	
Housing Units Occupied	6,891	93.7%	52,293	92.7%	112,568	89.7%
Housing Units Owner-Occupied	5,279	76.6%	39,521	75.6%	79,360	70.5%
Housing Units, Renter-Occupied	1,612	23.4%	12,773	24.4%	33,208	29.5%
Housing Units, Vacant	463	6.3%	4,128	7.3%	12,869	10.3%
Median Years in Residence	7.0		6.5		5.7	

Marital Status (2012)

Never Married	3,838	34.0%	30,589	35.2%	74,672	39.5%
Currently Married	5,955	52.8%	43,158	49.6%	84,458	44.6%
Separated	250	2.2%	1,727	2.0%	5,232	2.8%
Widowed	280	2.5%	2,851	3.3%	5,600	3.0%
Divorced	959	8.5%	8,620	9.9%	19,313	10.2%

Household Type (2012)

Population Family	11,933	75.6%	96,260	77.0%	219,076	77.9%
Population Non-Family	3,826	24.2%	28,165	22.5%	60,574	21.6%
Population Group Quarters	35	0.2%	649	0.5%	1,426	0.5%
Family Households	4,175	60.6%	33,490	64.0%	73,844	65.6%
Non-Family Households	2,716	39.4%	18,803	36.0%	38,724	34.4%
Married Couple with Children	1,284	21.6%	10,483	24.3%	21,307	25.2%
Average Family Household Size	2.9		2.9		3.0	

Household Size (2012)

1 Person Households	2,368	34.4%	16,345	31.3%	33,284	29.6%
2 Person Households	2,190	31.8%	16,362	31.3%	33,708	29.9%
3 Person Households	1,069	15.5%	8,423	16.1%	18,728	16.6%
4 Person Households	789	11.4%	6,533	12.5%	14,601	13.0%
5 Person Households	327	4.7%	3,006	5.7%	7,229	6.4%
6 or More Person Households	148	2.1%	1,624	3.1%	5,018	4.5%

Household Vehicles (2012)

Households with 0 Vehicles Available	392	5.7%	3,776	7.2%	10,521	9.3%
Households with 1 Vehicles Available	2,629	38.1%	20,525	39.3%	46,173	41.0%
Households with 2 or More Vehicles Available	3,870	56.2%	27,992	53.5%	55,874	49.6%
Total Vehicles Available	11,913		88,046		181,113	
Average Vehicles Per Household	1.7		1.7		1.6	

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RF5

23117 Harper Ave

1 mi radius

3 mi radius

5 mi radius

Labor Force (2012)

Estimated Labor Population Age 16 Years or Over	13,062		100,672		221,452	
Estimated Civilian Employed	7,399	56.6%	55,898	55.5%	117,775	53.2%
Estimated Civilian Unemployed	1,309	10.0%	10,314	10.2%	24,632	11.1%
Estimated in Armed Forces	15	0.1%	81	0.1%	254	0.1%
Estimated Not in Labor Force	4,340	33.2%	34,378	34.1%	78,792	35.6%
Unemployment Rate	10.0%		10.2%		11.1%	

Occupation (2010)

Occupation: Population Age 16 Years or Over	7,327		54,428		114,525	
Management, Business, Financial Operations	948	12.9%	7,018	12.9%	13,530	11.8%
Professional, Related	1,622	22.1%	11,769	21.6%	22,323	19.5%
Service	1,471	20.1%	10,134	18.6%	23,297	20.3%
Sales, Office	1,894	25.8%	15,349	28.2%	30,919	27.0%
Farming, Fishing, Forestry	11	0.1%	106	0.2%	262	0.2%
Construct, Extraction, Maintenance	469	6.4%	3,405	6.3%	7,848	6.9%
Production, Transport Material Moving	913	12.5%	6,647	12.2%	16,347	14.3%
White Collar Workers		60.9%		62.7%		58.3%
Blue Collar Workers		39.1%		37.3%		41.7%

Consumer Expenditure (2012)

Total Household Expenditure	\$336 M		\$2.78 B		\$5.70 B	
Total Non-Retail Expenditure	\$193 M	57.4%	\$1.60 B	57.5%	\$3.28 B	57.5%
Total Retail Expenditure	\$143 M	42.6%	\$1.18 B	42.5%	\$2.42 B	42.5%
Apparel	\$15.9 M	4.7%	\$133 M	4.8%	\$273 M	4.8%
Contributions	\$11.9 M	3.5%	\$105 M	3.8%	\$212 M	3.7%
Education	\$7.58 M	2.3%	\$66.5 M	2.4%	\$136 M	2.4%
Entertainment	\$18.7 M	5.6%	\$156 M	5.6%	\$318 M	5.6%
Food and Beverages	\$51.9 M	15.4%	\$425 M	15.3%	\$875 M	15.4%
Furnishings and Equipment	\$14.7 M	4.4%	\$123 M	4.4%	\$250 M	4.4%
Gifts	\$8.63 M	2.6%	\$74.2 M	2.7%	\$150 M	2.6%
Health Care	\$21.2 M	6.3%	\$171 M	6.1%	\$352 M	6.2%
Household Operations	\$11.7 M	3.5%	\$100 M	3.6%	\$203 M	3.6%
Miscellaneous Expenses	\$5.73 M	1.7%	\$46.6 M	1.7%	\$95.7 M	1.7%
Personal Care	\$4.89 M	1.5%	\$40.3 M	1.4%	\$82.7 M	1.5%
Personal Insurance	\$3.31 M	1.0%	\$28.6 M	1.0%	\$58.0 M	1.0%
Reading	\$1.11 M	0.3%	\$9.15 M	0.3%	\$18.7 M	0.3%
Shelter	\$64.6 M	19.2%	\$537 M	19.3%	\$1.10 B	19.3%
Tobacco	\$2.29 M	0.7%	\$18.1 M	0.7%	\$37.9 M	0.7%
Transportation	\$68.1 M	20.3%	\$556 M	20.0%	\$1.14 B	20.0%
Utilities	\$23.9 M	7.1%	\$194 M	7.0%	\$401 M	7.0%

Educational Attainment (2012)

Adult Population Age 25 Years or Over	11,515		86,706		186,076	
Elementary (Grade Level 0 to 8)	432	3.7%	2,519	2.9%	5,519	3.0%
Some High School (Grade Level 9 to 11)	920	8.0%	7,109	8.2%	19,525	10.5%
High School Graduate	3,583	31.1%	26,816	30.9%	61,254	32.9%
Some College	3,228	28.0%	22,155	25.6%	47,316	25.4%
Associate Degree Only	968	8.4%	7,563	8.7%	14,808	8.0%
Bachelor Degree Only	1,604	13.9%	13,446	15.5%	24,563	13.2%
Graduate Degree	782	6.8%	7,098	8.2%	13,092	7.0%

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Units In Structure (2010)						
1 Detached Unit	5,834	85.2%	43,801	84.6%	92,254	82.9%
1 Attached Unit	138	2.0%	1,896	3.7%	4,666	4.2%
2 to 4 Units	112	1.6%	1,420	2.7%	3,725	3.3%
5 to 9 Units	243	3.5%	1,617	3.1%	4,369	3.9%
10 to 19 Units	325	4.7%	1,049	2.0%	2,431	2.2%
20 to 49 Units	44	0.6%	448	0.9%	1,054	0.9%
50 or More Units	104	1.5%	1,055	2.0%	1,898	1.7%
Mobile Home or Trailer	44	0.6%	481	0.9%	899	0.8%
Other Structure	-	-	-	-	-	-
Homes Built By Year (2010)						
Homes Built 2005 or later	73	1.1%	746	1.4%	1,561	1.4%
Homes Built 2000 to 2004	175	2.6%	1,514	2.9%	3,358	3.0%
Homes Built 1990 to 1999	390	5.7%	2,871	5.5%	6,282	5.6%
Homes Built 1980 to 1989	304	4.4%	2,740	5.3%	6,294	5.7%
Homes Built 1970 to 1979	727	10.6%	5,141	9.9%	11,831	10.6%
Homes Built 1960 to 1969	892	13.0%	6,843	13.2%	15,675	14.1%
Homes Built 1950 to 1959	2,948	43.1%	19,888	38.4%	36,397	32.7%
Homes Built Before 1949	1,336	19.5%	12,023	23.2%	29,898	26.9%
Home Values (2010)						
Home Values \$1,000,000 or More	15	0.3%	169	0.4%	394	0.5%
Home Values \$500,000 to \$999,999	42	0.8%	630	1.5%	1,302	1.6%
Home Values \$400,000 to \$499,999	39	0.7%	620	1.5%	1,077	1.3%
Home Values \$300,000 to \$399,999	114	2.1%	1,526	3.7%	2,707	3.3%
Home Values \$200,000 to \$299,999	456	8.3%	4,162	10.2%	7,149	8.7%
Home Values \$150,000 to \$199,999	1,123	20.5%	6,578	16.0%	12,351	15.0%
Home Values \$100,000 to \$149,999	1,820	33.2%	11,937	29.1%	22,481	27.3%
Home Values \$70,000 to \$99,999	935	17.0%	7,228	17.6%	15,875	19.3%
Home Values \$50,000 to \$69,999	415	7.6%	3,528	8.6%	8,365	10.2%
Home Values \$25,000 to \$49,999	346	6.3%	3,016	7.4%	6,759	8.2%
Home Values Under \$25,000	180	3.3%	1,591	3.9%	3,788	4.6%
Owner-Occupied Median Home Value	\$124,834		\$128,068		\$120,801	
Renter-Occupied Median Rent	\$683		\$703		\$677	
Transportation To Work (2010)						
Drive to Work Alone	6,127	86.2%	46,337	86.7%	94,729	84.6%
Drive to Work in Carpool	525	7.4%	3,838	7.2%	9,427	8.4%
Travel to Work by Public Transportation	83	1.2%	560	1.0%	2,237	2.0%
Drive to Work on Motorcycle	17	0.2%	50	0.1%	94	0.1%
Walk or Bicycle to Work	102	1.4%	791	1.5%	1,655	1.5%
Other Means	89	1.3%	421	0.8%	929	0.8%
Work at Home	165	2.3%	1,437	2.7%	2,940	2.6%
Travel Time (2010)						
Travel to Work in 14 Minutes or Less	1,899	27.4%	13,373	25.7%	25,337	23.2%
Travel to Work in 15 to 29 Minutes	2,396	34.5%	19,627	37.7%	42,115	38.6%
Travel to Work in 30 to 59 Minutes	2,250	32.4%	16,479	31.7%	35,936	32.9%
Travel to Work in 60 Minutes or More	396	5.7%	2,519	4.8%	5,684	5.2%
Average Minutes Travel to Work	23.3		22.8		23.4	

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