

HITCHING POST

36739-36743 GARFIELD ROAD

CLINTON TOWNSHIP, MICHIGAN

FOR LEASE

BUILDING SIZE:
33,375 SQ. FT.

LOT DIMENSIONS:
330' FRONTAGE

SPACE SIZE:
1,000 - 4,875 SQ. FT.

LOT SIZE:
2.62 ACRES

AVAILABLE:
IMMEDIATELY

ZONING:
COMMERCIAL

TRAFFIC COUNTS:
GARFIELD 2-WAY BETWEEN
METROPOLITAN AND MILLAR:
34,040 ADT

GARFIELD 2-WAY, 16 MILE TO
MORAVIAN: 24,860 ADT

16 MILE, 2-WAY BETWEEN
GARFIELD AND MORAVIAN:
33,770 ADT

16 MILE, 2-WAY BETWEEN
GARFIELD AND UTICA:
31,140 ADT

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GREATLY POPULATED AREA WITH ABOVE AVERAGE
HOUSEHOLD INCOMES

AMPLE PARKING WITH 330 FEET OF FRONTAGE
ON GARFIELD ROAD

EASY INGRESS AND EGRESS TO & FROM SHOPPING CENTER

AREA TENANTS:



DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	9,407	107,604	290,911
	AVERAGE INCOME	\$74,427	\$69,213	\$64,504
	HOUSEHOLDS	4,092	43,549	120,998

Ludwig & Seeley

REAL ESTATE

29580 NORTHWESTERN HWY. SUITE 110 SOUTHFIELD MI 48034
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Hitching Post
36739-36743 Garfield Rd.
Clinton Twp., Michigan



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Clinton Township, Michigan

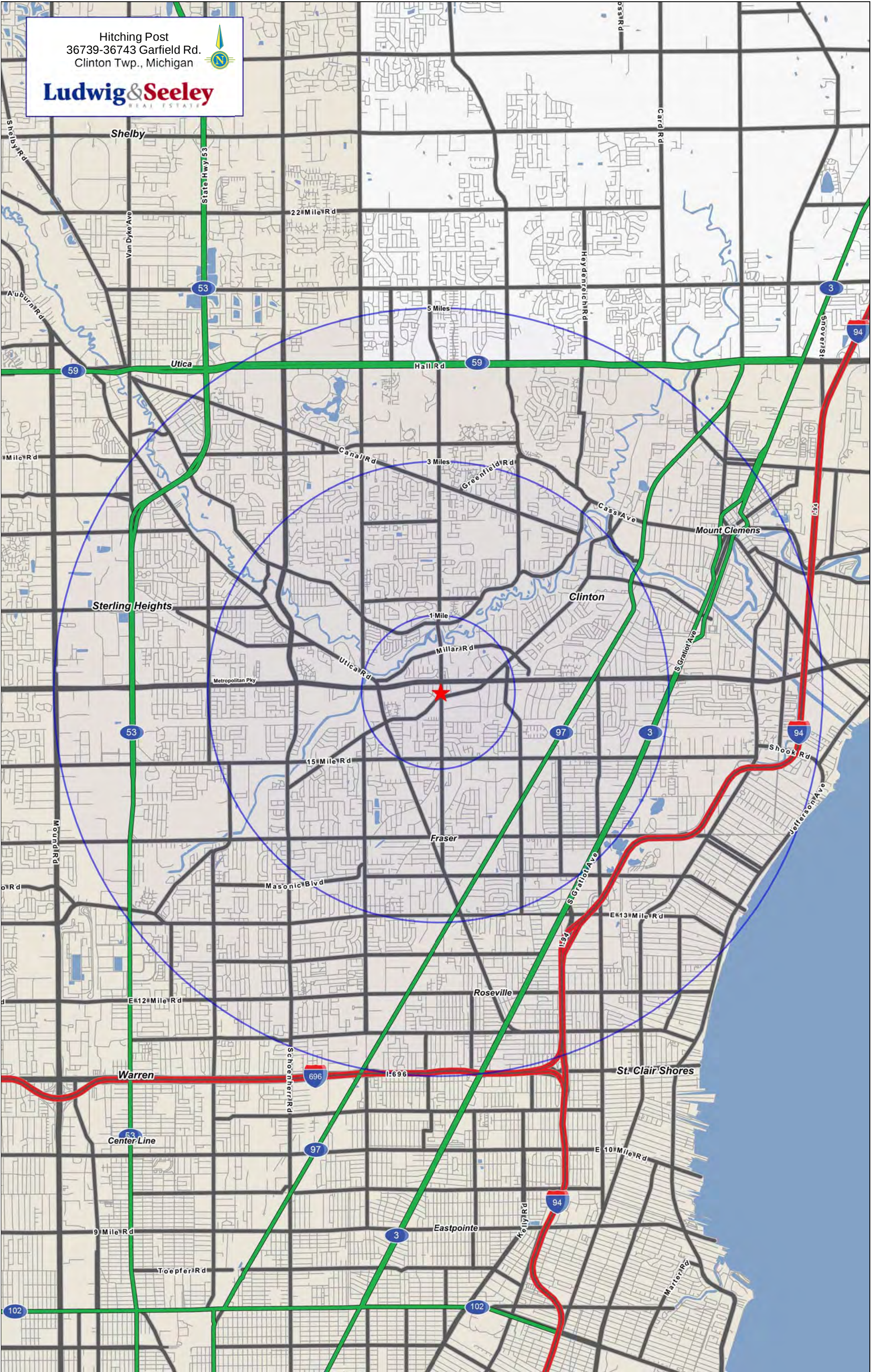


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REAL ESTATE

Hitching Post
36739-36743 Garfield Rd.
Clinton Twp., Michigan



Ludwig & Seeley
REAL ESTATE



EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections

Calculated using Proportional Block Groups



Ludwig & Seeley< Inc.

Lat/Lon: 42.56608/-82.95167

36739 Garfield

Clinton Township, MI

Population (2010)

	1 Mile	3 Miles	5 Miles
Estimated Population	9,407	107,604	290,911
Census Population (1990)	8,887	107,577	288,373
Census Population (2000)	9,756	107,750	291,225
Projected Population (2015)	9,249	106,532	290,945
Forecasted Population (2020)	8,964	105,824	290,690
Historical Annual Growth (1990 to 2000)	869 0.98%	172 0.02%	2,852 0.10%
Historical Annual Growth (2000 to 2010)	-349 -0.36%	-145 -0.01%	-314 -0.01%
Projected Annual Growth (2010 to 2015)	-158 -0.34%	-1,073 -0.20%	34 -
Estimated Population Density	2,997 psm	3,807 psm	3,706 psm
Trade Area Size	3.14 sq mil	28.26 sq mil	78.49 sq mil

Households (2010)

Estimated Households	4,092	43,549	120,998
Census Households (1990)	3,380	38,368	107,402
Census Households (2000)	4,179	43,080	119,581
Projected Households (2015)	4,021	43,079	121,316
Forecasted Households (2020)	3,930	43,046	122,180
Households with Children	1,015 24.80%	13,109 30.10%	35,212 29.10%
Average Household Size	2.28	2.45	2.37

Average Household Income (2010)

Est. Average Household Income	\$74,427	\$69,213	\$64,504
Proj. Average Household Income (2015)	\$76,945	\$71,622	\$66,450
Average Family Income	\$94,498	\$82,171	\$78,234

Median Household Income (2010)

Est. Median Household Income	\$58,408	\$60,460	\$55,516
Proj. Median Household Income (2015)	\$60,855	\$62,573	\$56,964
Median Family Income	\$76,681	\$73,761	\$69,578

Per Capita Income (2010)

Est. Per Capita Income	\$32,712	\$28,340	\$27,382
Proj. Per Capita Income (2015)	\$33,821	\$29,323	\$28,309
Per Capita Income Est. 5 year change	\$1,109 3.39%	\$983 3.47%	\$927 3.39%

Other Income (2010)

Est. Median Disposable Income	\$48,391	\$49,869	\$46,291
Proj. Median Disposable Income (2015)	\$50,045	\$51,282	\$47,252
Disposable Income Est. 5 year change	\$1,654 3.42%	\$1,413 2.83%	\$961 2.08%
Est. Average Household Net Worth	\$273,937	\$252,159	\$230,670

Daytime Demos (2010)

Total Number of Businesses	320	3,061	10,104
Total Number of Employees	2,591	32,178	141,950
Company Headqtrs: Businesses	- -	1 0.03%	7 0.07%
Company Headqtrs: Employees	- -	50 0.16%	513 0.36%
Unemployment Rate	9.66%	9.28%	9.77%
Employee Population per Business	8.1 to 1	10.5 to 1	14.0 to 1
Residential Population per Business	29.4 to 1	35.2 to 1	28.8 to 1

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36739 Garfield

Clinton Township, MI

Race & Ethnicity (2010)

	1 Mile		3 Miles		5 Miles	
White	8,144	86.58%	92,157	85.64%	244,875	84.18%
Black or African American	697	7.41%	8,593	7.99%	27,204	9.35%
American Indian & Alaska Native	30	0.32%	360	0.33%	1,000	0.34%
Asian	246	2.62%	3,041	2.83%	8,232	2.83%
Hawaiian & Pacific Islander	2	0.02%	36	0.03%	87	0.03%
Other Race	51	0.54%	535	0.50%	1,668	0.57%
Two or More Races	237	2.52%	2,882	2.68%	7,845	2.70%
Not Hispanic or Latino Population	9,226	98.08%	105,634	98.17%	284,931	97.94%
Hispanic or Latino Population	181	1.92%	1,970	1.83%	5,980	2.06%
Not of Hispanic Origin Population (1990)	8,797	98.99%	106,417	98.92%	285,217	98.91%
Hispanic Origin Population (1990)	90	1.01%	1,160	1.08%	3,156	1.09%
Not Hispanic or Latino Population (2000)	9,618	98.58%	106,312	98.67%	286,931	98.53%
Hispanic or Latino Population (2000)	138	1.42%	1,438	1.33%	4,294	1.47%
Not Hispanic or Latino Population (2015)	9,057	97.92%	104,412	98.01%	284,362	97.74%
Hispanic or Latino Population (2015)	192	2.08%	2,119	1.99%	6,583	2.26%
Hist. Hispanic Ann Growth (1990 to 2010)	90	5.02%	810	3.49%	2,824	4.47%
Proj. Hispanic Ann Growth (2015 to 2010)	12	1.28%	149	1.52%	603	2.02%

Age Distribution (2010)

0 to 4 yrs	392	4.16%	5,308	4.93%	15,030	5.17%
5 to 9 yrs	425	4.51%	5,752	5.35%	15,639	5.38%
10 to 14 yrs	494	5.25%	6,456	6.00%	17,203	5.91%
15 to 19 yrs	561	5.97%	7,071	6.57%	18,363	6.31%
20 to 24 yrs	536	5.69%	6,256	5.81%	17,787	6.11%
25 to 29 yrs	453	4.82%	6,116	5.68%	18,275	6.28%
30 to 34 yrs	451	4.79%	6,198	5.76%	18,049	6.20%
35 to 39 yrs	508	5.40%	6,369	5.92%	18,158	6.24%
40 to 44 yrs	596	6.34%	7,240	6.73%	19,944	6.86%
45 to 49 yrs	718	7.64%	8,340	7.75%	22,033	7.57%
50 to 54 yrs	738	7.85%	9,219	8.57%	22,879	7.86%
55 to 59 yrs	824	8.76%	8,687	8.07%	20,903	7.19%
60 to 64 yrs	684	7.27%	6,829	6.35%	17,578	6.04%
65 to 74 yrs	1,010	10.74%	8,905	8.28%	24,699	8.49%
75 to 84 yrs	634	6.74%	5,889	5.47%	16,203	5.57%
85 yrs plus	384	4.08%	2,972	2.76%	8,169	2.81%
Median Age	45.70 yrs		42.00 yrs		41.00 yrs	

Gender Age Distribution (2010)

Female Population	4,971	52.84%	56,134	52.17%	150,363	51.69%
0 to 19 yrs	920	18.51%	11,896	21.19%	31,974	21.26%
20 to 64 yrs	2,858	57.50%	33,677	59.99%	89,361	59.43%
65 yrs plus	1,193	24.00%	10,561	18.81%	29,028	19.31%
Female Median Age	47 yrs		44 yrs		43 yrs	
Male Population	4,436	47.16%	51,471	47.83%	140,548	48.31%
0 to 19 yrs	951	21.44%	12,691	24.66%	34,260	24.38%
20 to 64 yrs	2,650	59.74%	31,575	61.35%	86,245	61.36%
65 yrs plus	835	18.82%	7,204	14.00%	20,043	14.26%
Male Median Age	43.96 yrs		40.07 yrs		39.11 yrs	

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36739 Garfield	1 Mile		3 Miles		5 Miles	
Clinton Township, MI						
Household Income Distribution (2010)						
\$200,000 or More	168	4.11%	728	1.67%	1,679	1.39%
\$150,000 to \$199,999	212	5.17%	2,113	4.85%	4,792	3.96%
\$100,000 to \$149,999	492	12.03%	6,682	15.34%	15,807	13.06%
\$75,000 to \$99,999	641	15.65%	7,026	16.13%	18,493	15.28%
\$50,000 to \$74,999	717	17.51%	8,649	19.86%	23,696	19.58%
\$35,000 to \$49,999	619	15.13%	6,109	14.03%	18,353	15.17%
\$25,000 to \$34,999	493	12.06%	4,158	9.55%	12,994	10.74%
\$15,000 to \$24,999	369	9.01%	4,046	9.29%	12,655	10.46%
\$0 to \$14,999	382	9.32%	4,038	9.27%	12,530	10.36%
\$35,000+	2,849	69.61%	31,307	71.89%	82,819	68.45%
\$75,000+	1,513	36.96%	16,549	38.00%	40,770	33.70%
Housing (2010)						
Total Housing Units	4,382		46,497		129,735	
Housing Units, Occupied	4,092	93.38%	43,549	93.66%	120,998	93.27%
<i>Housing Units, Owner-Occupied</i>	3,116	76.15%	34,610	79.47%	89,984	74.37%
<i>Housing Units, Renter-Occupied</i>	976	23.85%	8,939	20.53%	31,014	25.63%
Housing Units, Vacant	290	6.62%	2,948	6.34%	8,738	6.73%
Median Years in Residence	5 yrs		5 yrs		5 yrs	
Marital Status (2010)						
Never Married	1,905	23.53%	21,990	24.40%	63,100	25.97%
Now Married	4,531	55.97%	50,320	55.84%	129,080	53.12%
Separated	158	1.95%	2,201	2.44%	6,239	2.57%
Widowed	719	8.88%	6,850	7.60%	19,342	7.96%
Divorced	782	9.66%	8,749	9.71%	25,234	10.38%
Household Type (2010)						
Population Family	7,624	81.04%	90,398	84.01%	236,188	81.19%
Population Non-Family	1,709	18.17%	16,156	15.01%	50,602	17.39%
Population Group Qtrs	74	0.79%	1,050	0.98%	4,121	1.42%
Family Households	2,514	61.44%	28,792	66.11%	75,647	62.52%
<i>Married Couple With Children</i>	719	15.86%	9,421	18.72%	24,313	18.84%
<i>Average Family Household Size</i>	3.0		3.1		3.1	
Non-Family Households	1,578	38.56%	14,757	33.89%	45,351	37.48%
Household Size (2010)						
1 Person Household	1,435	35.07%	13,216	30.35%	40,456	33.43%
2 Person Households	1,312	32.06%	13,306	30.55%	36,246	29.96%
3 Person Households	531	12.97%	6,655	15.28%	17,570	14.52%
4 Person Households	506	12.37%	6,590	15.13%	16,888	13.96%
5 Person Households	212	5.19%	2,705	6.21%	6,944	5.74%
6+ Person Households	96	2.34%	1,077	2.47%	2,895	2.39%
Household Vehicles (2010)						
Total Vehicles Available	7,197		80,549		216,021	
Household: 0 Vehicles Available	252	6.15%	2,309	5.30%	7,144	5.90%
Household: 1 Vehicles Available	1,577	38.54%	15,103	34.68%	45,873	37.91%
Household: 2+ Vehicles Available	2,264	55.32%	26,137	60.02%	67,980	56.18%
Average Vehicles Per Household	1.8		1.8		1.8	

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36739 Garfield	1 Mile		3 Miles		5 Miles	
Clinton Township, MI						
Labor Force (2010)						
Est. Labor: Population Age 16+	7,995		88,778		239,459	
Est. Civilian Employed	4,251	53.18%	50,305	56.66%	132,998	55.54%
Est. Civilian Unemployed	772	9.66%	8,236	9.28%	23,407	9.77%
Est. in Armed Forces	2	0.03%	41	0.05%	163	0.07%
Est. not in Labor Force	2,968	37.13%	30,196	34.01%	82,891	34.62%
Occupation (2000)						
Occupation: Population Age 16+	4,797		55,367		146,404	
Mgmt, Business, & Financial Operations	702	14.64%	7,323	13.23%	18,078	12.35%
Professional and Related	963	20.08%	10,813	19.53%	27,549	18.82%
Service	579	12.08%	6,890	12.44%	19,478	13.30%
Sales and Office	1,416	29.52%	16,816	30.37%	43,435	29.67%
Farming, Fishing, and Forestry	-	-	27	0.05%	73	0.05%
Construct, Extraction, & Maintenance	442	9.22%	4,809	8.69%	13,437	9.18%
Production, Transp. & Material Moving	694	14.47%	8,689	15.69%	24,355	16.64%
Percent White Collar Workers		64.24%		63.13%		60.83%
Percent Blue Collar Workers		35.76%		36.87%		39.17%
Consumer Expenditure (2010)						
Total Household Expenditure	\$234 M		\$2.37 B		\$6.28 B	
Total Non-Retail Expenditures	\$135 M	57.54%	\$1.37 B	57.59%	\$3.61 B	57.50%
Total Retail Expenditures	\$99.5 M	42.46%	\$1.01 B	42.41%	\$2.67 B	42.50%
Apparel	\$11.2 M	4.77%	\$113 M	4.76%	\$299 M	4.76%
Contributions	\$9.06 M	3.87%	\$87.7 M	3.69%	\$228 M	3.63%
Education	\$5.69 M	2.43%	\$56.5 M	2.38%	\$146 M	2.33%
Entertainment	\$13.1 M	5.60%	\$133 M	5.60%	\$350 M	5.58%
Food And Beverages	\$35.5 M	15.17%	\$362 M	15.25%	\$963 M	15.35%
Furnishings And Equipment	\$10.4 M	4.46%	\$106 M	4.45%	\$277 M	4.41%
Gifts	\$6.33 M	2.70%	\$62.8 M	2.65%	\$164 M	2.61%
Health Care	\$14.3 M	6.11%	\$145 M	6.11%	\$389 M	6.19%
Household Operations	\$8.53 M	3.64%	\$85.4 M	3.60%	\$222 M	3.54%
Miscellaneous Expenses	\$3.89 M	1.66%	\$39.7 M	1.67%	\$106 M	1.68%
Personal Care	\$3.39 M	1.45%	\$34.4 M	1.45%	\$91.2 M	1.45%
Personal Insurance	\$2.45 M	1.04%	\$24.3 M	1.02%	\$63.2 M	1.01%
Reading	\$775 K	0.33%	\$7.81 M	0.33%	\$20.7 M	0.33%
Shelter	\$45.3 M	19.35%	\$458 M	19.31%	\$1.21 B	19.27%
Tobacco	\$1.49 M	0.64%	\$15.3 M	0.64%	\$41.6 M	0.66%
Transportation	\$46.6 M	19.89%	\$478 M	20.15%	\$1.27 B	20.17%
Utilities	\$16.2 M	6.89%	\$165 M	6.94%	\$441 M	7.03%
Educational Attainment (2010)						
Adult Population (25 Years or Older)	7,000		76,762		206,890	
Elementary (0 to 8)	250	3.57%	2,536	3.30%	6,772	3.27%
Some High School (9 to 11)	595	8.50%	6,044	7.87%	17,441	8.43%
High School Graduate (12)	2,197	31.39%	25,001	32.57%	68,051	32.89%
Some College (13 to 16)	1,740	24.85%	19,528	25.44%	51,396	24.84%
Associate Degree Only	570	8.15%	6,941	9.04%	18,467	8.93%
Bachelor Degree Only	1,031	14.72%	10,897	14.20%	29,087	14.06%
Graduate Degree	617	8.81%	5,814	7.57%	15,676	7.58%

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36739 Garfield	1 Mile		3 Miles		5 Miles	
Clinton Township, MI						
Units In Structure (2000)						
1 Detached Unit	2,292	53.28%	28,191	63.81%	76,685	62.29%
1 Attached Unit	390	9.06%	5,377	12.17%	12,089	9.82%
2 to 4 Units	128	2.97%	1,513	3.43%	6,009	4.88%
5 to 9 Units	184	4.27%	3,335	7.55%	11,082	9.00%
10 to 19 Units	301	7.00%	1,919	4.34%	6,931	5.63%
20 to 49 Units	94	2.19%	684	1.55%	3,030	2.46%
50 or more Units	226	5.25%	1,485	3.36%	4,568	3.71%
Mobile Home or Trailer	688	15.99%	1,672	3.78%	2,708	2.20%
Other Structure	-	-	3	0.01%	11	0.01%
Homes Built By Year						
1999 to 2000	62	1.43%	547	1.24%	1,398	1.14%
1995 to 1998	457	10.63%	2,187	4.95%	5,951	4.83%
1990 to 1994	450	10.45%	3,161	7.16%	8,047	6.54%
1980 to 1989	683	15.87%	7,276	16.47%	18,328	14.89%
1970 to 1979	1,286	29.90%	13,424	30.39%	29,508	23.97%
1960 to 1969	996	23.15%	11,357	25.71%	32,140	26.11%
1950 to 1959	280	6.50%	4,634	10.49%	18,708	15.20%
Built Before 1949	89	2.07%	1,591	3.60%	9,032	7.34%
Home Values (2000)						
\$1,000,000 or More	-	-	53	0.17%	88	0.11%
\$500,000 to \$999,999	29	1.17%	63	0.21%	133	0.16%
\$400,000 to \$499,999	31	1.27%	64	0.21%	155	0.19%
\$300,000 to \$399,999	104	4.28%	408	1.34%	718	0.89%
\$200,000 to \$299,999	506	20.71%	3,351	10.99%	7,191	8.94%
\$150,000 to \$199,999	910	37.28%	10,126	33.21%	22,054	27.41%
\$100,000 to \$149,999	620	25.41%	11,915	39.08%	35,119	43.64%
\$70,000 to \$99,999	219	8.97%	3,516	11.53%	11,499	14.29%
\$50,000 to \$69,999	17	0.70%	547	1.79%	2,224	2.76%
\$25,000 to \$49,999	3	0.14%	389	1.28%	1,092	1.36%
\$0 to \$24,999	2	0.06%	59	0.19%	195	0.24%
Owner Occupied Median Home Value	\$174,784		\$148,207		\$140,550	
Renter Occupied Median Rent	\$623		\$504		\$525	
Transportation To Work (2000)						
Drive to Work Alone	4,318	90.01%	50,370	90.91%	132,212	90.20%
Drive to Work in Carpool	327	6.81%	3,419	6.17%	9,448	6.45%
Travel to Work - Public Transportation	10	0.21%	209	0.38%	742	0.51%
Drive to Work on Motorcycle	-	0.01%	13	0.02%	33	0.02%
Walk or Bicycle to Work	30	0.63%	365	0.66%	1,608	1.10%
Other Means	7	0.14%	151	0.27%	467	0.32%
Work at Home	105	2.18%	878	1.58%	2,059	1.41%
Travel Time (2000)						
Travel to Work in 14 Minutes or Less	963	20.52%	12,218	22.41%	34,055	23.57%
Travel to Work in 14 to 29 Minutes	1,921	40.93%	21,414	39.27%	55,847	38.65%
Travel to Work in 30 to 59 Minutes	1,527	32.53%	17,704	32.47%	46,603	32.25%
Travel to Work in 60 Minutes or More	282	6.01%	3,191	5.85%	8,004	5.54%
Average Travel Time to Work	25.2 mins		25.1 mins		24.8 mins	

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