

28631 - 28655 SOUTHFIELD RD. SOUTHFIELD RD. & 12 MILE RD. LATHRUP VILLAGE, MICHIGAN

FOR LEASE

SIZE:
1,350 & 1,425 SQ. FT.

BUILDING SIZE:
APROX. 6,375 SQ. FT.

AVAILABLE:
IMMEDIATELY

ZONING:
COMMERCIAL

TRAFFIC COUNTS:
SOUTHFIELD 2-WAY
11 MILE TO 12 MILE:
47,853 ADT
SOUTHFIELD 2-WAY
12 MILE TO 13 MILE:
40,283 ADT
12 MILE 2-WAY
EVERGREEN TO
SOUTHFIELD: 26,558 ADT
12 MILE 2-WAY
GREENFIELD TO
SOUTHFIELD: 24,125 ADT



CONTACT:
KENT BUTLER
KBUTLER@LUDWIGSEELEY.COM



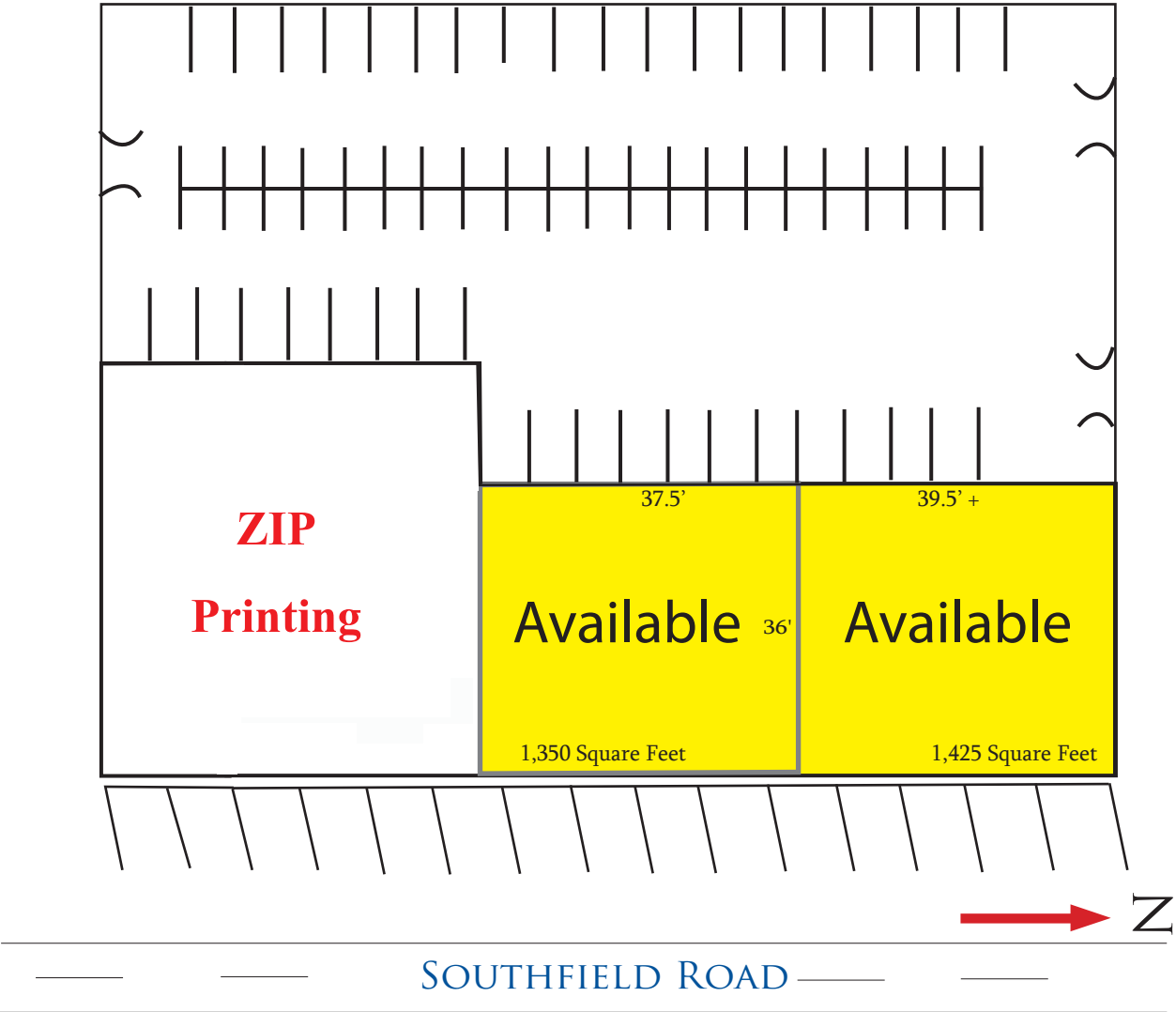
- EXCELLENT EXPOSURE ON HIGH TRAFFIC SOUTHFIELD ROAD
- GREAT OPPORTUNITY FOR RETAIL OR OFFICE
- EASY INGRESS AND EGRESS
- JOIN ZIP PRINTING

DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	11,610	108,258	280,695
	AVERAGE INCOME	\$69,423	\$86,591	\$87,368
	HOUSEHOLDS	4,669	46,559	123,917

Ludwig & Seeley
REAL ESTATE

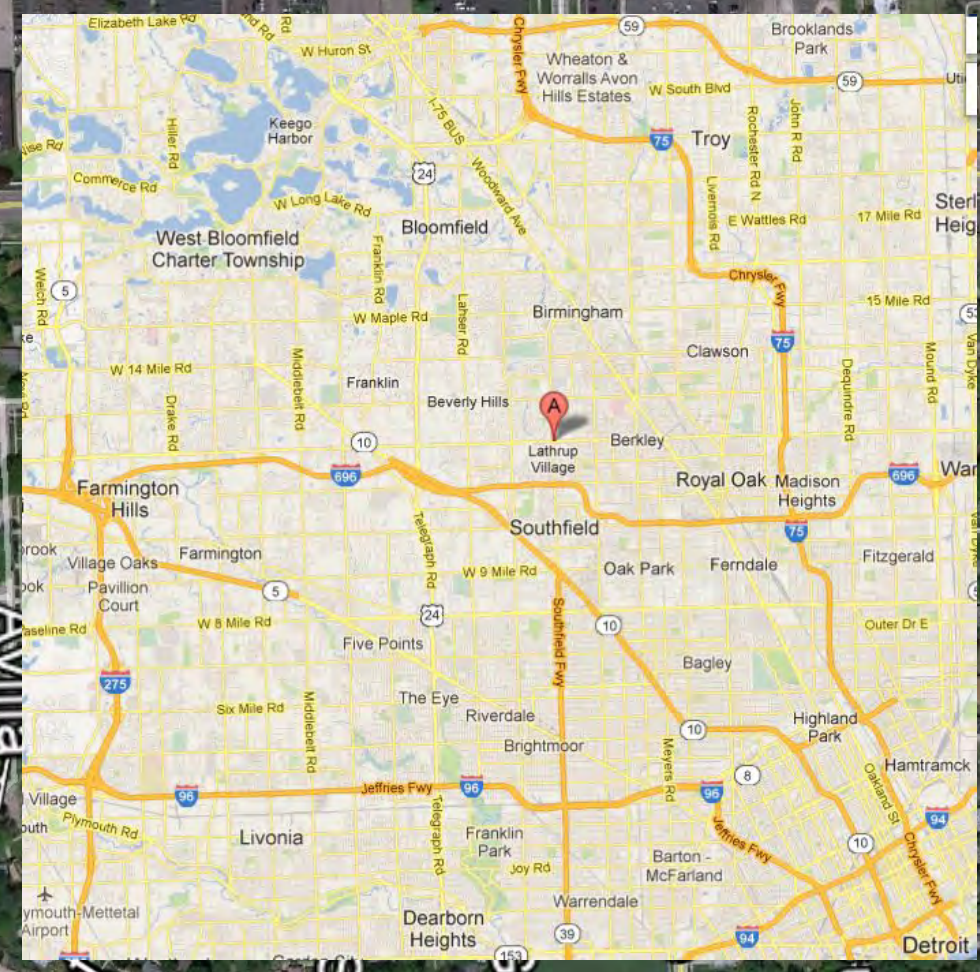
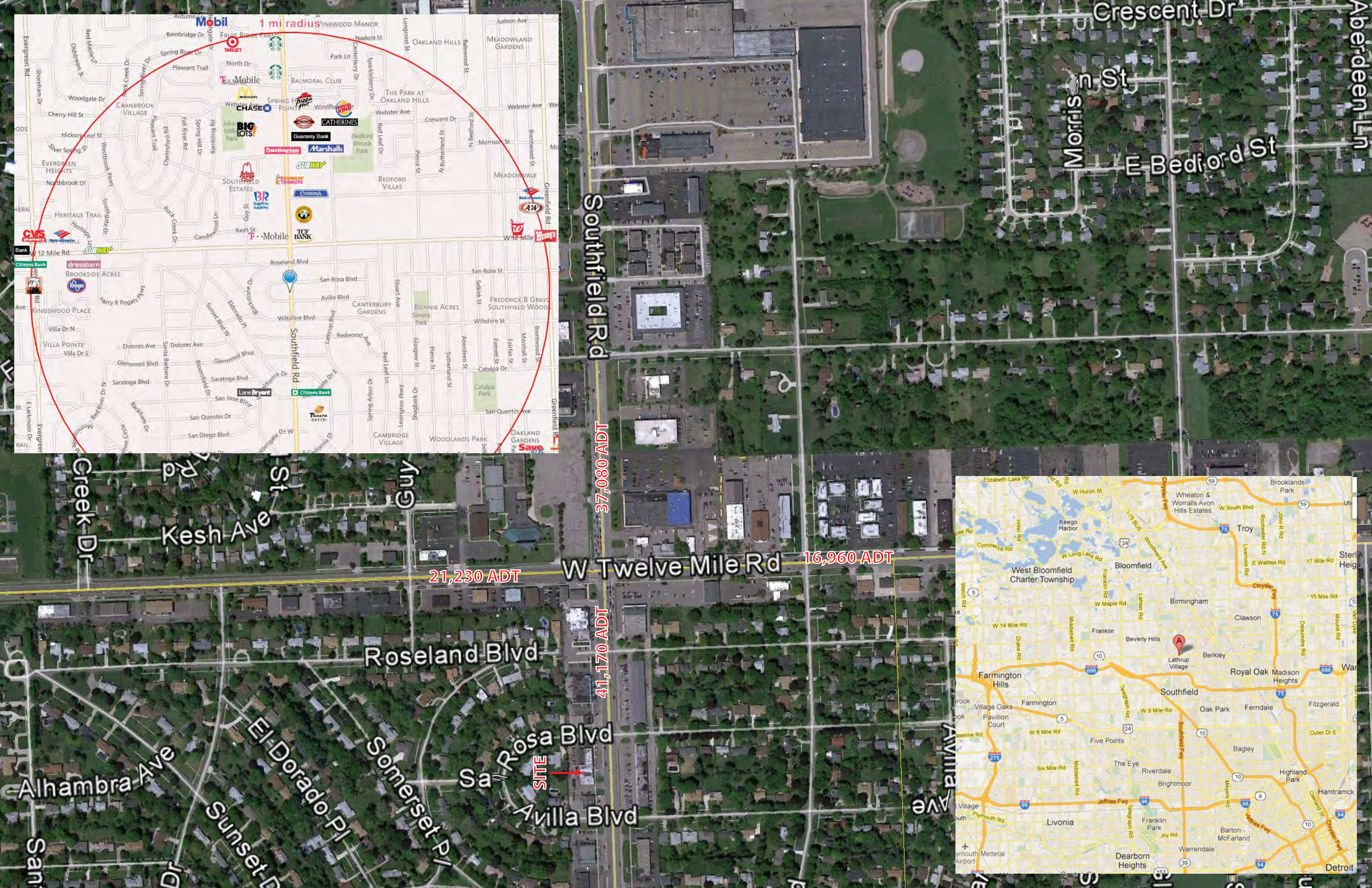
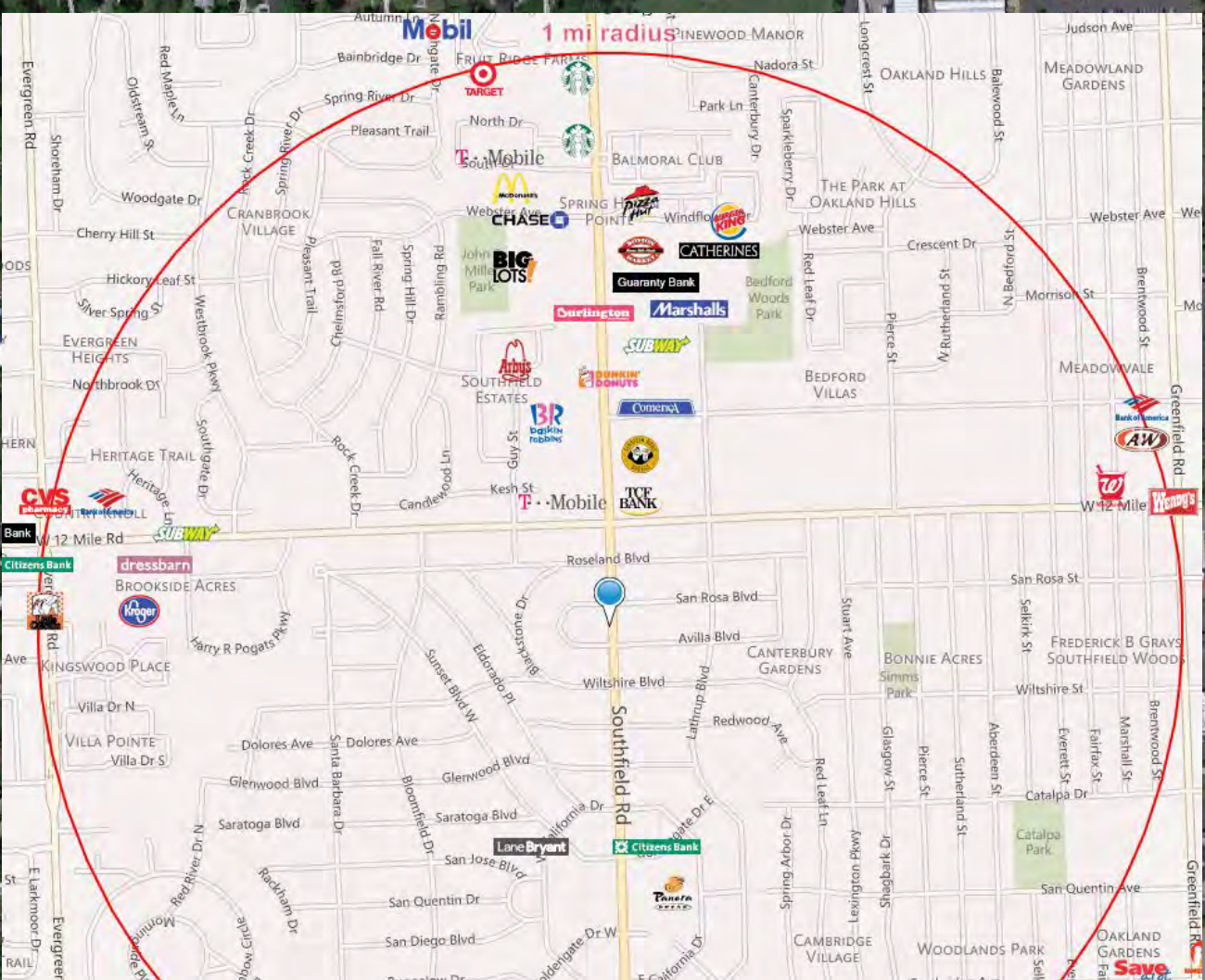
29580 NORTHWESTERN HWY. SUITE 110 SOUTHFIELD MI 48034
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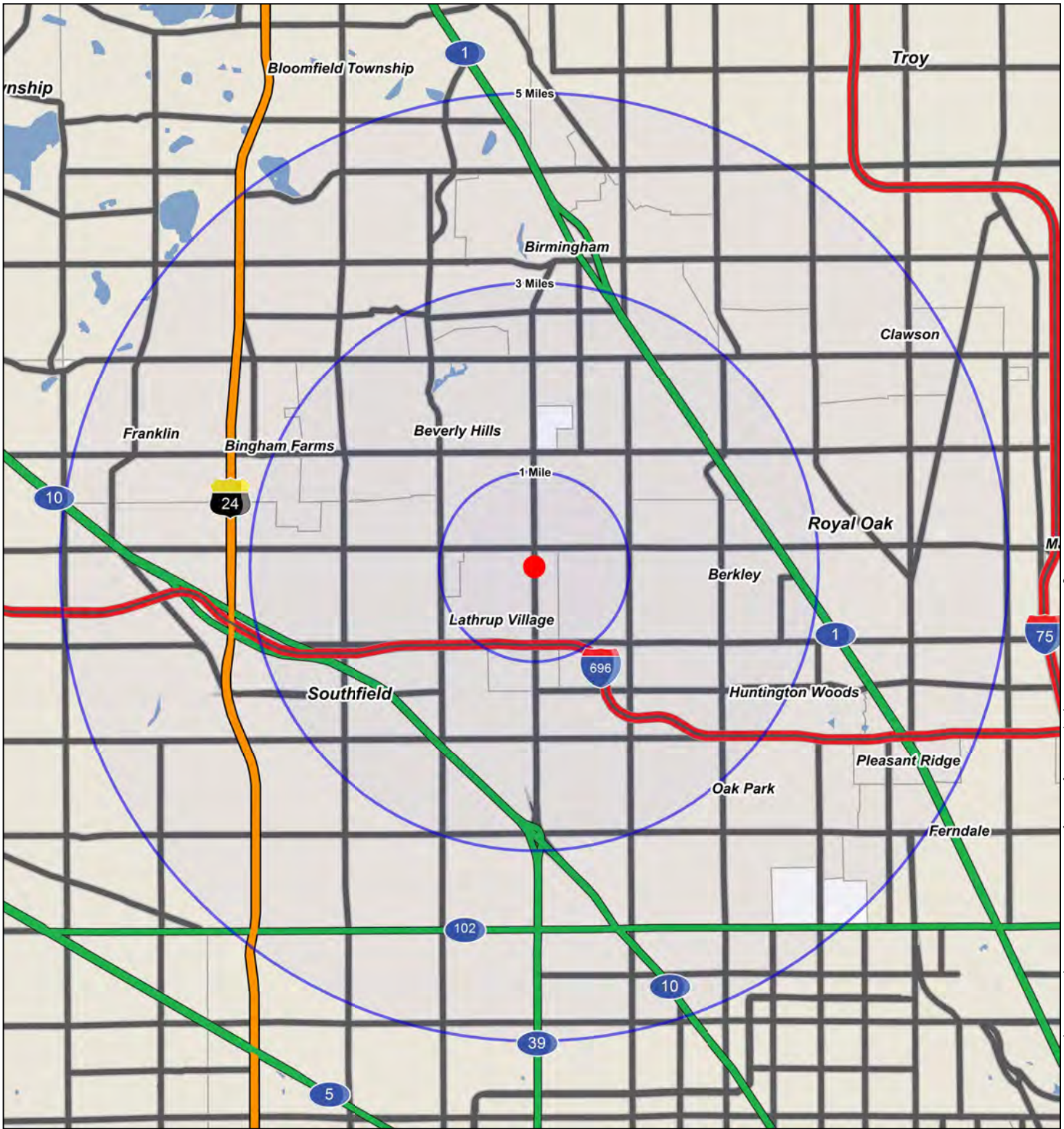
28631 - 28645 Southfield Road



ALL DIMENSIONS ARE APPROXIMATE

AVAILABLE SPACE
SOUTHFIELD RD. & 12 MILE RD.
SOUTHFIELD, MI





Lat: 83.2227 Lon: 42.4997 Zoom: 10.89 mi

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28645 Southfield Road Southfield, MI

January 2013

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.4998/-83.2225

RF5

28645 Southfield Rd	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2012)	11,610	108,258	280,695
Projected Population (2017)	11,623	108,319	278,332
Forecasted Population (2022)	11,623	108,317	278,221
Census Population (2010)	11,600	108,186	281,708
Census Population (2000)	13,141	113,197	302,456
Projected Annual Growth (2012 to 2017)	13 -	61 -	-2,362 -0.2%
Historical Annual Growth (2010 to 2012)	11 -	72 -	-1,014 -0.2%
Historical Annual Growth (2000 to 2010)	-1,541 -1.2%	-5,011 -0.4%	-20,748 -0.7%
Estimated Population Density (2012)	3,697 psm	3,830 psm	3,575 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.51 sq mi
Households			
Estimated Households (2012)	4,669	46,559	123,917
Projected Households (2017)	4,767	47,533	126,689
Forecasted Households (2022)	4,768	47,549	126,760
Census Households (2010)	4,631	46,186	122,773
Census Households (2000)	5,174	47,652	128,552
Estimated Households with Children (2012)	1,417 30.3%	13,131 28.2%	34,320 27.7%
Estimated Average Household Size (2012)	2.47	2.30	2.25
Average Household Income			
Estimated Average Household Income (2012)	\$69,423	\$86,591	\$87,368
Projected Average Household Income (2017)	\$80,486	\$97,923	\$97,475
Estimated Average Family Income (2012)	\$78,942	\$107,390	\$110,490
Median Household Income			
Estimated Median Household Income (2012)	\$68,821	\$73,024	\$71,537
Projected Median Household Income (2017)	\$78,074	\$83,141	\$80,887
Estimated Median Family Income (2012)	\$82,458	\$97,357	\$98,163
Per Capita Income			
Estimated Per Capita Income (2012)	\$28,151	\$37,795	\$38,960
Projected Per Capita Income (2017)	\$33,270	\$43,594	\$44,811
Estimated Per Capita income 5 Year Growth	\$5,119 18.2%	\$5,799 15.3%	\$5,851 15.0%
Other Income			
Estimated Median Disposable Income (2012)	\$55,659	\$59,264	\$58,846
Projected Median Disposable Income (2017)	\$62,932	\$67,769	\$64,446
Disposable Income Estimated 5 Year Growth	\$7,273 13.1%	\$8,505 14.4%	\$5,600 9.5%
Estimated Average Household Net Worth (2012)	\$596,907	\$649,185	\$603,761
Daytime Demos (2012)			
Total Businesses	916	7,306	18,418
Total Employees	6,835	84,179	198,502
Company Headquarter Businesses	3 0.3%	50 0.7%	159 0.9%
Company Headquarter Employees	121 1.8%	4,313 5.1%	14,982 7.5%
Employee Population per Business	7.5	11.5	10.8
Residential Population per Business	12.7	14.8	15.2

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EXPANDED PROFILE

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RF5

28645 Southfield Rd

	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2012)	4,465	38.5%	63,955	59.1%	157,902	56.3%
Black or African American (2012)	6,435	55.4%	39,009	36.0%	106,911	38.1%
American Indian or Alaska Native (2012)	12	0.1%	272	0.3%	703	0.3%
Asian (2012)	240	2.1%	2,036	1.9%	7,451	2.7%
Hawaiian or Pacific Islander (2012)	3	-	31	-	65	
Other Race (2012)	36	0.3%	234	0.2%	597	0.2%
Two or More Races (2012)	420	3.6%	2,723	2.5%	7,066	2.5%
Not Hispanic or Latino Population (2012)	11,417	98.3%	106,444	98.3%	275,855	98.3%
Hispanic or Latino Population (2012)	193	1.7%	1,814	1.7%	4,840	1.7%
Not Hispanic or Latino Population (2017)	11,404	98.1%	106,289	98.1%	272,789	98.0%
Hispanic or Latino Population (2017)	219	1.9%	2,030	1.9%	5,543	2.0%
Not Hispanic or Latino Population (2010)	11,414	98.4%	106,467	98.4%	277,130	98.4%
Hispanic or Latino Population (2010)	185	1.6%	1,720	1.6%	4,578	1.6%
Not Hispanic or Latino Population (2000)	12,977	98.8%	111,892	98.8%	298,962	98.8%
Hispanic or Latino Population (2000)	164	1.2%	1,305	1.2%	3,494	1.2%
Projected Hispanic Annual Growth (2012 to 2017)	26	2.7%	216	2.4%	703	2.9%
Historic Hispanic Annual Growth (2000 to 2012)	29	1.5%	509	3.2%	1,346	3.2%
Age Distribution (2012)						
Age Under 5	569	4.9%	6,070	5.6%	15,934	5.7%
Age 5 to 9 Years	696	6.0%	6,039	5.6%	15,340	5.5%
Age 10 to 14 Years	805	6.9%	6,691	6.2%	16,788	6.0%
Age 15 to 19 Years	799	6.9%	6,989	6.5%	17,757	6.3%
Age 20 to 24 Years	574	4.9%	5,915	5.5%	16,131	5.7%
Age 25 to 29 Years	523	4.5%	5,980	5.5%	17,747	6.3%
Age 30 to 34 Years	667	5.7%	6,585	6.1%	18,637	6.6%
Age 35 to 39 Years	744	6.4%	6,856	6.3%	18,178	6.5%
Age 40 to 44 Years	841	7.2%	7,285	6.7%	18,696	6.7%
Age 45 to 49 Years	883	7.6%	7,585	7.0%	19,371	6.9%
Age 50 to 54 Years	938	8.1%	8,282	7.7%	21,235	7.6%
Age 55 to 59 Years	949	8.2%	8,554	7.9%	21,308	7.6%
Age 60 to 64 Years	836	7.2%	7,489	6.9%	18,714	6.7%
Age 65 to 74 Years	965	8.3%	8,847	8.2%	23,091	8.2%
Age 75 to 84 Years	532	4.6%	5,571	5.1%	13,717	4.9%
Age 85 Years or Over	288	2.5%	3,522	3.3%	8,050	2.9%
Median Age	41.7		41.3		40.3	
Gender Age Distribution (2012)						
Female Population	6,223	53.6%	58,265	53.8%	149,627	53.3%
Age 0 to 19 Years	1,434	23.1%	12,812	22.0%	32,406	21.7%
Age 20 to 64 Years	3,755	60.3%	34,754	59.6%	90,581	60.5%
Age 65 Years or Over	1,033	16.6%	10,699	18.4%	26,639	17.8%
Female Median Age	43.4		43.1		42.2	
Male Population	5,388	46.4%	49,993	46.2%	131,068	46.7%
Age 0 to 19 Years	1,436	26.6%	12,977	26.0%	33,413	25.5%
Age 20 to 64 Years	3,200	59.4%	29,775	59.6%	79,436	60.6%
Age 65 Years or Over	752	13.9%	7,241	14.5%	18,219	13.9%
Male Median Age	39.4		39.1		38.1	

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EXPANDED PROFILE

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Lat/Lon: 42.4998/-83.2225

RF5

28645 Southfield Rd

1 mi radius

3 mi radius

5 mi radius

Household Income Distribution (2012)

HH Income \$200,000 or More	161	3.5%	3,883	8.3%	10,655	8.6%
HH Income \$150,000 to \$199,999	171	3.7%	2,396	5.1%	5,265	4.2%
HH Income \$100,000 to \$149,999	993	21.3%	7,762	16.7%	18,434	14.9%
HH Income \$75,000 to \$99,999	787	16.9%	6,828	14.7%	16,171	13.0%
HH Income \$50,000 to \$74,999	883	18.9%	8,567	18.4%	22,303	18.0%
HH Income \$35,000 to \$49,999	674	14.4%	5,538	11.9%	16,049	13.0%
HH Income \$25,000 to \$34,999	386	8.3%	3,791	8.1%	11,190	9.0%
HH Income \$15,000 to \$24,999	305	6.5%	3,619	7.8%	10,757	8.7%
HH Income Under \$15,000	309	6.6%	4,174	9.0%	13,092	10.6%
HH Income \$35,000 or More	3,670	78.6%	34,975	75.1%	88,878	71.7%
HH Income \$75,000 or More	2,113	45.3%	20,869	44.8%	50,525	40.8%

Housing (2012)

Total Housing Units	5,000		49,869		135,750	
Housing Units Occupied	4,669	93.4%	46,559	93.4%	123,917	91.3%
Housing Units Owner-Occupied	3,727	79.8%	31,276	67.2%	78,556	63.4%
Housing Units, Renter-Occupied	942	20.2%	15,283	32.8%	45,361	36.6%
Housing Units, Vacant	331	6.6%	3,310	6.6%	11,833	8.7%
Median Years in Residence	5.0		5.5		5.0	

Marital Status (2012)

Never Married	2,545	30.9%	26,340	34.3%	71,885	36.4%
Currently Married	4,269	51.8%	38,039	49.5%	92,296	46.7%
Separated	401	4.9%	2,545	3.3%	6,769	3.4%
Widowed	277	3.4%	2,464	3.2%	6,434	3.3%
Divorced	755	9.2%	7,513	9.8%	20,371	10.3%

Household Type (2012)

Population Family	9,202	79.3%	81,617	75.4%	206,408	73.5%
Population Non-Family	2,343	20.2%	25,398	23.5%	71,796	25.6%
Population Group Quarters	66	0.6%	1,242	1.1%	2,491	0.9%
Family Households	3,090	66.2%	28,008	60.2%	71,948	58.1%
Non-Family Households	1,579	33.8%	18,551	39.8%	51,969	41.9%
Married Couple with Children	823	19.3%	8,282	21.8%	20,623	22.3%
Average Family Household Size	3.0		2.9		2.9	

Household Size (2012)

1 Person Households	1,296	27.8%	15,732	33.8%	43,502	35.1%
2 Person Households	1,550	33.2%	15,048	32.3%	39,622	32.0%
3 Person Households	797	17.1%	7,007	15.1%	18,438	14.9%
4 Person Households	596	12.8%	5,278	11.3%	13,497	10.9%
5 Person Households	265	5.7%	2,197	4.7%	5,646	4.6%
6 or More Person Households	166	3.6%	1,297	2.8%	3,212	2.6%

Household Vehicles (2012)

Households with 0 Vehicles Available	188	4.0%	3,294	7.1%	9,577	7.7%
Households with 1 Vehicles Available	1,754	37.6%	18,696	40.2%	52,941	42.7%
Households with 2 or More Vehicles Available	2,728	58.4%	24,570	52.8%	61,399	49.5%
Total Vehicles Available	8,143		77,788		201,016	
Average Vehicles Per Household	1.7		1.7		1.6	

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EXPANDED PROFILE

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RF5

28645 Southfield Rd

1 mi radius

3 mi radius

5 mi radius

Labor Force (2012)

Estimated Labor Population Age 16 Years or Over	9,384		88,085		229,115	
Estimated Civilian Employed	5,229	55.7%	50,643	57.5%	130,219	56.8%
Estimated Civilian Unemployed	941	10.0%	7,330	8.3%	19,869	8.7%
Estimated in Armed Forces	-	-	33	-	62	-
Estimated Not in Labor Force	3,213	34.2%	30,080	34.1%	78,965	34.5%
Unemployment Rate	10.0%		8.3%		8.7%	

Occupation (2010)

Occupation: Population Age 16 Years or Over	5,308		49,988		128,084	
Management, Business, Financial Operations	947	17.8%	9,360	18.7%	22,786	17.8%
Professional, Related	1,498	28.2%	14,777	29.6%	36,148	28.2%
Service	748	14.1%	6,979	14.0%	19,651	15.3%
Sales, Office	1,435	27.0%	12,754	25.5%	32,828	25.6%
Farming, Fishing, Forestry	6	0.1%	40	0.1%	183	0.1%
Construct, Extraction, Maintenance	172	3.2%	2,041	4.1%	5,115	4.0%
Production, Transport Material Moving	503	9.5%	4,036	8.1%	11,373	8.9%
White Collar Workers	73.1%		73.8%		71.6%	
Blue Collar Workers	26.9%		26.2%		28.4%	

Consumer Expenditure (2012)

Total Household Expenditure	\$255 M		\$2.93 B		\$7.82 B	
Total Non-Retail Expenditure	\$147 M	57.7%	\$1.69 B	57.7%	\$4.51 B	57.7%
Total Retail Expenditure	\$108 M	42.3%	\$1.24 B	42.3%	\$3.31 B	42.3%
Apparel	\$12.1 M	4.7%	\$141 M	4.8%	\$376 M	4.8%
Contributions	\$9.51 M	3.7%	\$121 M	4.1%	\$325 M	4.2%
Education	\$6.26 M	2.5%	\$78.0 M	2.7%	\$209 M	2.7%
Entertainment	\$14.3 M	5.6%	\$165 M	5.6%	\$440 M	5.6%
Food and Beverages	\$38.6 M	15.1%	\$437 M	14.9%	\$1.17 B	14.9%
Furnishings and Equipment	\$11.5 M	4.5%	\$133 M	4.5%	\$354 M	4.5%
Gifts	\$6.91 M	2.7%	\$83.8 M	2.9%	\$224 M	2.9%
Health Care	\$15.4 M	6.0%	\$172 M	5.9%	\$461 M	5.9%
Household Operations	\$9.31 M	3.6%	\$112 M	3.8%	\$298 M	3.8%
Miscellaneous Expenses	\$4.27 M	1.7%	\$48.0 M	1.6%	\$128 M	1.6%
Personal Care	\$3.69 M	1.4%	\$42.2 M	1.4%	\$113 M	1.4%
Personal Insurance	\$2.64 M	1.0%	\$32.2 M	1.1%	\$86.0 M	1.1%
Reading	\$841 K	0.3%	\$9.72 M	0.3%	\$25.9 M	0.3%
Shelter	\$49.3 M	19.3%	\$571 M	19.5%	\$1.52 B	19.5%
Tobacco	\$1.58 M	0.6%	\$17.1 M	0.6%	\$45.9 M	0.6%
Transportation	\$51.5 M	20.2%	\$574 M	19.6%	\$1.52 B	19.5%
Utilities	\$17.4 M	6.8%	\$196 M	6.7%	\$524 M	6.7%

Educational Attainment (2012)

Adult Population Age 25 Years or Over	8,166		76,554		198,745	
Elementary (Grade Level 0 to 8)	227	2.8%	1,380	1.8%	3,555	1.8%
Some High School (Grade Level 9 to 11)	289	3.5%	3,210	4.2%	9,860	5.0%
High School Graduate	1,423	17.4%	12,480	16.3%	37,203	18.7%
Some College	1,730	21.2%	16,190	21.1%	43,464	21.9%
Associate Degree Only	542	6.6%	5,656	7.4%	13,534	6.8%
Bachelor Degree Only	2,329	28.5%	20,830	27.2%	51,258	25.8%
Graduate Degree	1,626	19.9%	16,808	22.0%	39,870	20.1%

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Units In Structure (2010)						
1 Detached Unit	3,902	84.3%	32,674	70.7%	84,767	69.0%
1 Attached Unit	202	4.4%	1,984	4.3%	6,692	5.5%
2 to 4 Units	80	1.7%	1,658	3.6%	6,024	4.9%
5 to 9 Units	261	5.6%	3,114	6.7%	7,665	6.2%
10 to 19 Units	95	2.1%	1,900	4.1%	4,944	4.0%
20 to 49 Units	40	0.9%	1,399	3.0%	3,666	3.0%
50 or More Units	30	0.7%	3,091	6.7%	8,104	6.6%
Mobile Home or Trailer	21	0.4%	352	0.8%	895	0.7%
Other Structure	-	-	14	-	16	-
Homes Built By Year (2010)						
Homes Built 2005 or later	164	3.5%	1,020	2.2%	2,449	2.0%
Homes Built 2000 to 2004	165	3.6%	1,753	3.8%	4,611	3.8%
Homes Built 1990 to 1999	213	4.6%	2,693	5.8%	7,646	6.2%
Homes Built 1980 to 1989	270	5.8%	3,295	7.1%	8,459	6.9%
Homes Built 1970 to 1979	607	13.1%	6,557	14.2%	16,701	13.6%
Homes Built 1960 to 1969	1,121	24.2%	9,449	20.5%	20,472	16.7%
Homes Built 1950 to 1959	1,306	28.2%	11,884	25.7%	31,845	25.9%
Homes Built Before 1949	785	16.9%	9,537	20.6%	30,590	24.9%
Home Values (2010)						
Home Values \$1,000,000 or More	13	0.3%	226	0.7%	1,043	1.3%
Home Values \$500,000 to \$999,999	38	1.0%	905	2.8%	3,066	3.8%
Home Values \$400,000 to \$499,999	69	1.8%	823	2.6%	1,875	2.3%
Home Values \$300,000 to \$399,999	121	3.2%	2,118	6.6%	4,812	6.0%
Home Values \$200,000 to \$299,999	695	18.2%	6,317	19.7%	13,394	16.6%
Home Values \$150,000 to \$199,999	785	20.5%	6,768	21.1%	16,144	20.0%
Home Values \$100,000 to \$149,999	969	25.3%	6,703	20.9%	16,815	20.8%
Home Values \$70,000 to \$99,999	549	14.3%	3,725	11.6%	10,418	12.9%
Home Values \$50,000 to \$69,999	294	7.7%	1,804	5.6%	5,404	6.7%
Home Values \$25,000 to \$49,999	147	3.9%	1,523	4.7%	4,496	5.6%
Home Values Under \$25,000	149	3.9%	1,225	3.8%	3,287	4.1%
Owner-Occupied Median Home Value	\$140,630		\$165,790		\$163,326	
Renter-Occupied Median Rent	\$922		\$835		\$803	
Transportation To Work (2010)						
Drive to Work Alone	4,492	87.9%	41,912	85.9%	106,998	85.4%
Drive to Work in Carpool	254	5.0%	3,442	7.1%	8,482	6.8%
Travel to Work by Public Transportation	49	1.0%	506	1.0%	1,945	1.6%
Drive to Work on Motorcycle	-	-	18	-	40	-
Walk or Bicycle to Work	60	1.2%	881	1.8%	2,559	2.0%
Other Means	48	0.9%	236	0.5%	682	0.5%
Work at Home	209	4.1%	1,822	3.7%	4,531	3.6%
Travel Time (2010)						
Travel to Work in 14 Minutes or Less	1,095	22.3%	11,277	24.0%	28,701	23.8%
Travel to Work in 15 to 29 Minutes	2,114	43.1%	20,858	44.4%	52,853	43.8%
Travel to Work in 30 to 59 Minutes	1,553	31.7%	13,619	29.0%	35,464	29.4%
Travel to Work in 60 Minutes or More	141	2.9%	1,241	2.6%	3,688	3.1%
Average Minutes Travel to Work	21.9		21.8		21.9	

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