

M-59 PLAZA 7580 HIGHLAND RD (M-59) WATERFORD, MI 48327

FOR LEASE

SPACE SIZE:
11,119 SQ. FT

BUILDING SIZE:
56,000 SQ. FT

AVAILABLE:
IMMEDIATELY

ZONING:
C3 GENERAL BUSINESS

TRAFFIC COUNTS:
WILLAMS LAKE N OF M-59:
10,141 ADT

WILLAMS LAKE S OF M-59:
7,240 ADT

HIGHLAND (M-59) EAST OF
WILLAMS LAKE RD: 30,100 ADT



EXCELLENT VISIBILITY

GREAT TRAFFIC COUNTS

JOIN :



&



DEMOGRAPHICS

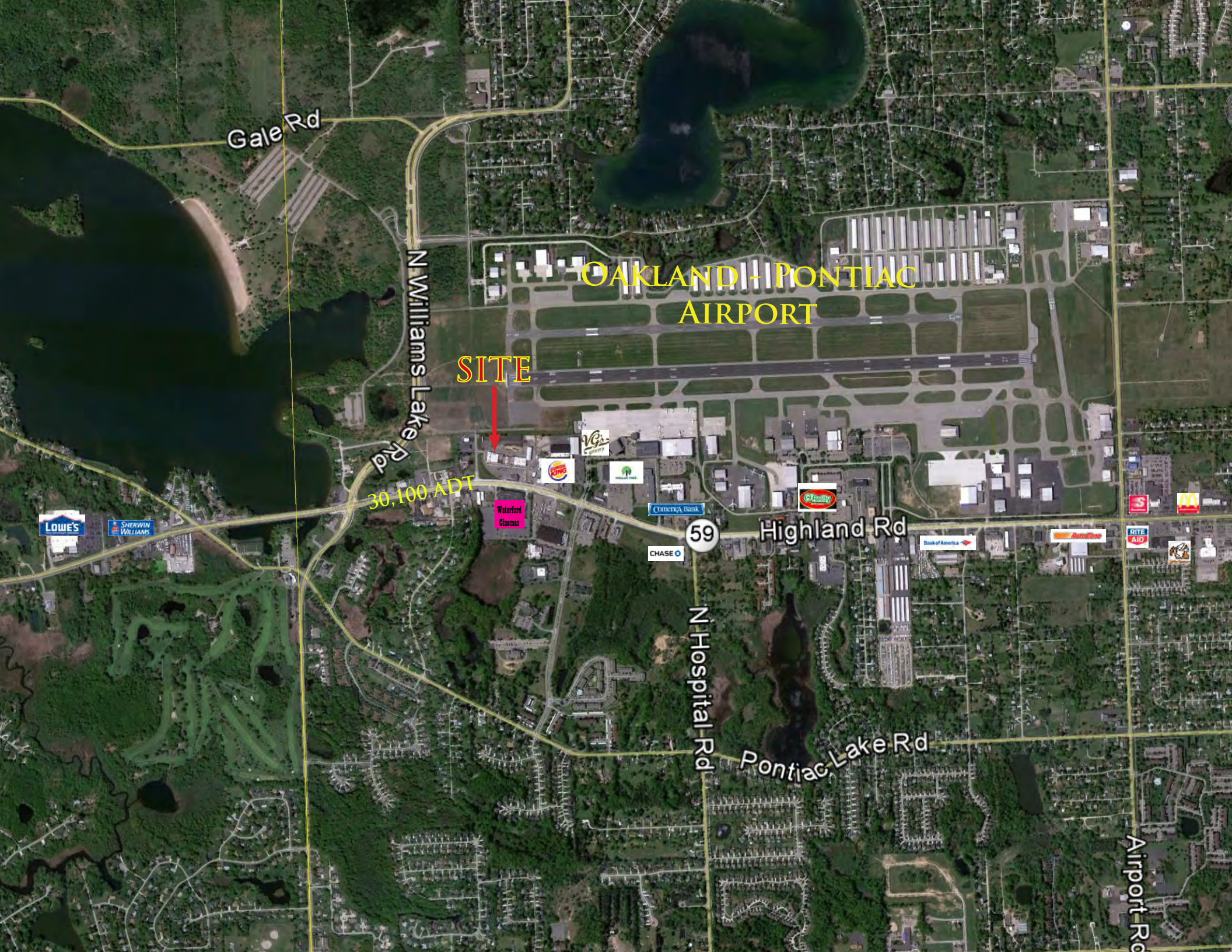
CATEGORY	1 MILE:	3 MILE:	5 MILE:
POPULATION	3,872	43,589	114,437
AVERAGE INCOME	\$75,708	\$75,468	\$83,376
HOUSEHOLDS	1,532	17,276	44,427

Ludwig & Seeley

REAL ESTATE

29580 NORTHWESTERN HWY. SUITE 110 SOUTHFIELD MI 48034
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Gale Rd

N Williams Lake Rd

OAKLAND - PONTIAC
AIRPORT

SITE

30,100 ADT

Waterford
Cinnamas

59

Highland Rd

N Hospital Rd

Pontiac Lake Rd

Airport Rd

LOWE'S

SHERWIN
WILLIAMS

VRG's

CONTESSA BANK

CHASE

O'Reilly

Bank of America

AutoZone

RITE
AID

McDonald's

Coin Laundry

11,119 Sq. Ft.
Available

Hockey World

Subway

Dance Place

Tom's Coney
Island

Cash Advance

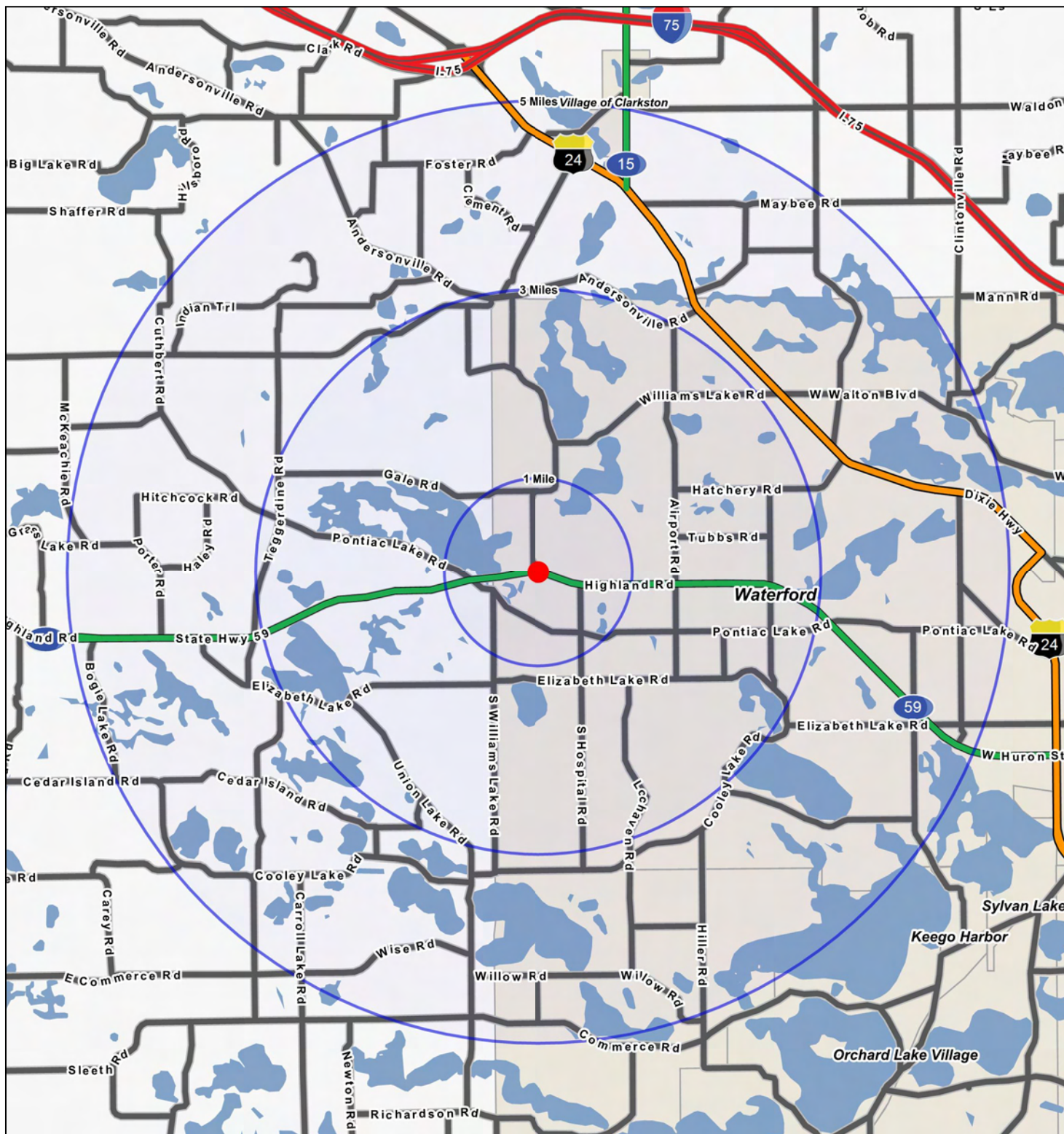
Physiotherapy
Assoc.

Vacant

Hydroponics

Sears

Genisys Credit
Union



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M-59 Plaza Waterford, 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: 42.66114/-83.43463

7580 Highland Rd	1 Mile		3 Miles		5 Miles	
Waterford, MI						
Population (2010)						
Estimated Population	3,872		43,589		114,437	
Census Population (1990)	2,890		36,827		98,846	
Census Population (2000)	3,705		41,588		111,943	
Projected Population (2015)	3,938		43,914		115,156	
Forecasted Population (2020)	4,067		45,195		116,907	
Historical Annual Growth (1990 to 2000)	815	2.82%	4,761	1.29%	13,097	1.33%
Historical Annual Growth (2000 to 2010)	167	0.45%	2,001	0.48%	2,494	0.22%
Projected Annual Growth (2010 to 2015)	66	0.34%	325	0.15%	719	0.13%
Estimated Population Density	1,234 <i>psm</i>		1,542 <i>psm</i>		1,458 <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	1,532		17,276		44,427	
Census Households (1990)	1,046		13,577		36,333	
Census Households (2000)	1,446		16,377		43,170	
Projected Households (2015)	1,554		17,338		44,501	
Forecasted Households (2020)	1,613		17,858		45,206	
Households with Children	467	30.49%	5,632	32.60%	14,776	33.26%
Average Household Size	2.43		2.49		2.53	
Average Household Income (2010)						
Est. Average Household Income	\$75,708		\$75,468		\$83,376	
Proj. Average Household Income (2015)	\$79,193		\$79,114		\$87,560	
Average Family Income	\$87,739		\$88,072		\$97,469	
Median Household Income (2010)						
Est. Median Household Income	\$66,533		\$62,855		\$67,414	
Proj. Median Household Income (2015)	\$68,108		\$64,413		\$69,717	
Median Family Income	\$79,106		\$74,650		\$80,693	
Per Capita Income (2010)						
Est. Per Capita Income	\$31,101		\$30,612		\$33,599	
Proj. Per Capita Income (2015)	\$32,419		\$31,958		\$35,108	
Per Capita Income Est. 5 year change	\$1,318	4.24%	\$1,346	4.40%	\$1,509	4.49%
Other Income (2010)						
Est. Median Disposable Income	\$54,451		\$51,777		\$55,006	
Proj. Median Disposable Income (2015)	\$55,534		\$52,893		\$56,598	
Disposable Income Est. 5 year change	\$1,083	1.99%	\$1,116	2.16%	\$1,592	2.89%
Est. Average Household Net Worth	\$249,060		\$234,241		\$265,112	
Daytime Demos (2010)						
Total Number of Businesses	255		1,473		4,058	
Total Number of Employees	2,303		12,973		38,586	
Company Headqtrs: Businesses	-	-	1	0.07%	1	0.03%
Company Headqtrs: Employees	-	-	4	0.03%	4	0.01%
Unemployment Rate	10.34%		9.30%		8.86%	
Employee Population per Business	9.0 to 1		8.8 to 1		9.5 to 1	
Residential Population per Business	15.2 to 1		29.6 to 1		28.2 to 1	

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EXPANDED PROFILE

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Lat/Lon: 42.66114/-83.43463

7580 Highland Rd		1 Mile		3 Miles		5 Miles	
Waterford, MI							
Race & Ethnicity (2010)							
White	3,383	87.36%	38,667	88.71%	100,591	87.90%	
Black or African American	243	6.28%	2,265	5.20%	6,716	5.87%	
American Indian & Alaska Native	10	0.26%	168	0.39%	399	0.35%	
Asian	111	2.87%	1,196	2.74%	3,432	3.00%	
Hawaiian & Pacific Islander	2	0.04%	9	0.02%	25	0.02%	
Other Race	51	1.32%	444	1.02%	1,118	0.98%	
Two or More Races	73	1.88%	838	1.92%	2,156	1.88%	
Not Hispanic or Latino Population	3,698	95.49%	41,796	95.89%	109,774	95.93%	
Hispanic or Latino Population	174	4.51%	1,793	4.11%	4,663	4.07%	
Not of Hispanic Origin Population (1990)	2,833	98.02%	36,134	98.12%	96,984	98.12%	
Hispanic Origin Population (1990)	57	1.98%	693	1.88%	1,862	1.88%	
Not Hispanic or Latino Population (2000)	3,587	96.82%	40,333	96.98%	108,627	97.04%	
Hispanic or Latino Population (2000)	118	3.18%	1,255	3.02%	3,317	2.96%	
Not Hispanic or Latino Population (2015)	3,742	95.03%	41,910	95.44%	109,960	95.49%	
Hispanic or Latino Population (2015)	196	4.97%	2,004	4.56%	5,196	4.51%	
Hist. Hispanic Ann Growth (1990 to 2010)	117	10.25%	1,100	7.93%	2,801	7.52%	
Proj. Hispanic Ann Growth (2015 to 2010)	21	2.42%	211	2.35%	533	2.28%	
Age Distribution (2010)							
0 to 4 yrs	243	6.29%	2,705	6.20%	6,997	6.11%	
5 to 9 yrs	230	5.95%	2,631	6.04%	7,015	6.13%	
10 to 14 yrs	207	5.35%	2,681	6.15%	7,228	6.32%	
15 to 19 yrs	237	6.11%	2,930	6.72%	7,624	6.66%	
20 to 24 yrs	245	6.33%	2,703	6.20%	7,087	6.19%	
25 to 29 yrs	257	6.62%	2,734	6.27%	6,707	5.86%	
30 to 34 yrs	298	7.69%	2,852	6.54%	7,157	6.25%	
35 to 39 yrs	280	7.24%	3,070	7.04%	8,030	7.02%	
40 to 44 yrs	282	7.29%	3,285	7.54%	8,795	7.69%	
45 to 49 yrs	324	8.37%	3,497	8.02%	9,300	8.13%	
50 to 54 yrs	304	7.85%	3,476	7.97%	9,361	8.18%	
55 to 59 yrs	278	7.18%	3,104	7.12%	8,330	7.28%	
60 to 64 yrs	213	5.51%	2,524	5.79%	6,581	5.75%	
65 to 74 yrs	276	7.12%	3,126	7.17%	8,182	7.15%	
75 to 84 yrs	142	3.66%	1,544	3.54%	4,059	3.55%	
85 yrs plus	56	1.45%	728	1.67%	1,984	1.73%	
Median Age	37.93	yrs	38.30	yrs	38.70	yrs	
Gender Age Distribution (2010)							
Female Population	1,903	49.15%	21,873	50.18%	57,104	49.90%	
0 to 19 yrs	441	23.15%	5,280	24.14%	13,984	24.49%	
20 to 64 yrs	1,200	63.05%	13,556	61.98%	35,169	61.59%	
65 yrs plus	263	13.80%	3,037	13.89%	7,950	13.92%	
Female Median Age	39	yrs	39	yrs	40	yrs	
Male Population	1,969	50.85%	21,716	49.82%	57,333	50.10%	
0 to 19 yrs	477	24.22%	5,667	26.10%	14,879	25.95%	
20 to 64 yrs	1,281	65.06%	13,688	63.03%	36,179	63.10%	
65 yrs plus	211	10.71%	2,361	10.87%	6,275	10.94%	
Male Median Age	36.91	yrs	37.29	yrs	37.77	yrs	

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EXPANDED PROFILE

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Ludwig & Seeley
Lat/Lon: 42.66114/-83.43463

7580 Highland Rd	1 Mile		3 Miles		5 Miles	
Waterford, MI						
Household Income Distribution (2010)						
\$200,000 or More	32	2.12%	460	2.66%	1,755	3.95%
\$150,000 to \$199,999	77	4.99%	847	4.90%	2,557	5.76%
\$100,000 to \$149,999	287	18.71%	2,630	15.23%	7,545	16.98%
\$75,000 to \$99,999	250	16.32%	2,879	16.66%	7,161	16.12%
\$50,000 to \$74,999	343	22.37%	3,683	21.32%	9,140	20.57%
\$35,000 to \$49,999	200	13.06%	2,531	14.65%	6,002	13.51%
\$25,000 to \$34,999	153	10.00%	1,682	9.73%	4,083	9.19%
\$15,000 to \$24,999	95	6.18%	1,329	7.69%	3,287	7.40%
\$0 to \$14,999	96	6.26%	1,235	7.15%	2,896	6.52%
\$35,000+	1,189	77.57%	13,031	75.43%	34,160	76.89%
\$75,000+	646	42.14%	6,817	39.46%	19,018	42.81%
Housing (2010)						
Total Housing Units	1,676		18,787		48,501	
Housing Units, Occupied	1,532	91.43%	17,276	91.96%	44,427	91.60%
<i>Housing Units, Owner-Occupied</i>	1,256	81.94%	14,188	82.12%	36,355	81.83%
<i>Housing Units, Renter-Occupied</i>	277	18.06%	3,088	17.88%	8,072	18.17%
Housing Units, Vacant	144	8.57%	1,511	8.04%	4,074	8.40%
Median Years in Residence	4 yrs		4 yrs		5 yrs	
Marital Status (2010)						
Never Married	791	24.77%	8,455	23.76%	21,733	23.30%
Now Married	1,711	53.54%	20,363	57.21%	53,967	57.86%
Separated	118	3.70%	723	2.03%	2,270	2.43%
Widowed	198	6.19%	1,837	5.16%	4,789	5.13%
Divorced	377	11.80%	4,214	11.84%	10,511	11.27%
Household Type (2010)						
Population Family	3,060	79.02%	36,208	83.07%	95,252	83.24%
Population Non-Family	670	17.30%	6,836	15.68%	16,977	14.84%
Population Group Qtrs	142	3.67%	545	1.25%	2,208	1.93%
Family Households	983	64.12%	11,587	67.07%	30,314	68.23%
<i>Married Couple With Children</i>	352	20.55%	4,049	19.89%	10,811	20.03%
<i>Average Family Household Size</i>	3.1		3.1		3.1	
Non-Family Households	550	35.88%	5,690	32.93%	14,113	31.77%
Household Size (2010)						
1 Person Household	459	29.93%	4,800	27.78%	11,887	26.76%
2 Person Households	488	31.82%	5,514	31.92%	14,212	31.99%
3 Person Households	217	14.15%	2,773	16.05%	7,167	16.13%
4 Person Households	242	15.79%	2,729	15.79%	7,195	16.20%
5 Person Households	97	6.32%	997	5.77%	2,766	6.23%
6+ Person Households	31	1.99%	464	2.69%	1,199	2.70%
Household Vehicles (2010)						
Total Vehicles Available	2,904		34,287		88,506	
Household: 0 Vehicles Available	57	3.74%	577	3.34%	1,428	3.21%
Household: 1 Vehicles Available	500	32.61%	5,351	30.97%	13,169	29.64%
Household: 2+ Vehicles Available	975	63.64%	11,348	65.69%	29,829	67.14%
Average Vehicles Per Household	1.9		2.0		2.0	

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EXPANDED PROFILE

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



Ludwig & Seeley
Lat/Lon: 42.66114/-83.43463

7580 Highland Rd						
Waterford, MI						
	1 Mile		3 Miles		5 Miles	
Labor Force (2010)						
Est. Labor: Population Age 16+	3,155		35,047		91,826	
Est. Civilian Employed	1,851	58.68%	21,032	60.01%	55,037	59.94%
Est. Civilian Unemployed	326	10.34%	3,260	9.30%	8,138	8.86%
Est. in Armed Forces	18	0.58%	67	0.19%	98	0.11%
Est. not in Labor Force	959	30.40%	10,688	30.50%	28,552	31.09%
Occupation (2000)						
Occupation: Population Age 16+	1,985		22,196		58,985	
Mgmt, Business, & Financial Operations	306	15.43%	2,797	12.60%	8,424	14.28%
Professional and Related	401	20.20%	4,433	19.97%	12,715	21.56%
Service	275	13.84%	2,945	13.27%	7,510	12.73%
Sales and Office	485	24.42%	6,458	29.10%	16,865	28.59%
Farming, Fishing, and Forestry	1	0.03%	41	0.19%	84	0.14%
Construct, Extraction, & Maintenance	217	10.92%	2,375	10.70%	5,704	9.67%
Production, Transp. & Material Moving	301	15.16%	3,145	14.17%	7,683	13.03%
Percent White Collar Workers		60.05%		61.67%		64.43%
Percent Blue Collar Workers		39.95%		38.33%		35.57%
Consumer Expenditure (2010)						
Total Household Expenditure	\$89.3 M		\$1.00 B		\$2.76 B	
Total Non-Retail Expenditures	\$51.5 M	57.69%	\$578 M	57.67%	\$1.59 B	57.72%
Total Retail Expenditures	\$37.8 M	42.31%	\$424 M	42.33%	\$1.17 B	42.28%
Apparel	\$4.24 M	4.75%	\$47.7 M	4.76%	\$132 M	4.77%
Contributions	\$3.31 M	3.71%	\$37.4 M	3.73%	\$106 M	3.85%
Education	\$2.16 M	2.42%	\$24.0 M	2.39%	\$68.2 M	2.47%
Entertainment	\$5.02 M	5.62%	\$56.3 M	5.61%	\$155 M	5.63%
Food And Beverages	\$13.6 M	15.18%	\$152 M	15.20%	\$416 M	15.09%
Furnishings And Equipment	\$4.02 M	4.50%	\$44.9 M	4.48%	\$124 M	4.51%
Gifts	\$2.38 M	2.67%	\$26.7 M	2.66%	\$75.1 M	2.72%
Health Care	\$5.38 M	6.03%	\$60.9 M	6.07%	\$165 M	5.98%
Household Operations	\$3.23 M	3.62%	\$36.2 M	3.61%	\$102 M	3.69%
Miscellaneous Expenses	\$1.49 M	1.67%	\$16.7 M	1.67%	\$45.5 M	1.65%
Personal Care	\$1.29 M	1.44%	\$14.5 M	1.45%	\$39.8 M	1.44%
Personal Insurance	\$917 K	1.03%	\$10.3 M	1.03%	\$29.1 M	1.05%
Reading	\$294 K	0.33%	\$3.29 M	0.33%	\$9.06 M	0.33%
Shelter	\$17.2 M	19.31%	\$193 M	19.28%	\$534 M	19.35%
Tobacco	\$559 K	0.63%	\$6.38 M	0.64%	\$16.9 M	0.61%
Transportation	\$18.1 M	20.22%	\$202 M	20.19%	\$553 M	20.04%
Utilities	\$6.13 M	6.87%	\$69.2 M	6.90%	\$188 M	6.80%
Educational Attainment (2010)						
Adult Population (25 Years or Older)	2,709		29,939		78,486	
Elementary (0 to 8)	85	3.14%	551	1.84%	1,302	1.66%
Some High School (9 to 11)	133	4.91%	1,992	6.65%	4,643	5.92%
High School Graduate (12)	847	31.26%	8,992	30.03%	21,955	27.97%
Some College (13 to 16)	610	22.53%	6,967	23.27%	18,403	23.45%
Associate Degree Only	218	8.05%	2,617	8.74%	6,233	7.94%
Bachelor Degree Only	503	18.56%	5,942	19.85%	16,789	21.39%
Graduate Degree	313	11.55%	2,878	9.61%	9,163	11.67%

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7580 Highland Rd		1 Mile		3 Miles		5 Miles	
Waterford, MI							
Units In Structure (2000)							
1 Detached Unit	1,105	73.48%	13,127	77.43%	35,183	78.46%	
1 Attached Unit	119	7.93%	788	4.65%	1,564	3.49%	
2 to 4 Units	74	4.95%	442	2.61%	1,144	2.55%	
5 to 9 Units	32	2.15%	619	3.65%	1,824	4.07%	
10 to 19 Units	124	8.26%	758	4.47%	2,396	5.34%	
20 to 49 Units	16	1.05%	437	2.58%	888	1.98%	
50 or more Units	20	1.32%	330	1.94%	1,032	2.30%	
Mobile Home or Trailer	13	0.85%	444	2.62%	793	1.77%	
Other Structure	-	-	9	0.05%	18	0.04%	
Homes Built By Year							
1999 to 2000	61	4.02%	590	3.48%	1,223	2.73%	
1995 to 1998	306	20.38%	1,672	9.86%	3,938	8.78%	
1990 to 1994	142	9.41%	1,261	7.44%	3,334	7.43%	
1980 to 1989	228	15.14%	1,937	11.43%	5,491	12.25%	
1970 to 1979	182	12.09%	3,072	18.12%	9,195	20.51%	
1960 to 1969	152	10.10%	2,625	15.49%	6,776	15.11%	
1950 to 1959	272	18.09%	3,242	19.12%	8,082	18.02%	
Built Before 1949	162	10.77%	2,554	15.06%	6,803	15.17%	
Home Values (2000)							
\$1,000,000 or More	1	0.10%	27	0.22%	81	0.25%	
\$500,000 to \$999,999	6	0.51%	57	0.46%	511	1.58%	
\$400,000 to \$499,999	10	0.90%	272	2.20%	913	2.82%	
\$300,000 to \$399,999	51	4.68%	491	3.98%	2,150	6.64%	
\$200,000 to \$299,999	270	24.55%	2,025	16.41%	6,304	19.45%	
\$150,000 to \$199,999	275	25.02%	3,350	27.15%	8,348	25.76%	
\$100,000 to \$149,999	360	32.69%	4,723	38.28%	10,814	33.37%	
\$70,000 to \$99,999	101	9.21%	1,148	9.31%	2,654	8.19%	
\$50,000 to \$69,999	17	1.58%	139	1.13%	378	1.17%	
\$25,000 to \$49,999	-	-	75	0.61%	199	0.62%	
\$0 to \$24,999	8	0.76%	33	0.27%	54	0.17%	
Owner Occupied Median Home Value	\$167,212		\$156,384		\$172,092		
Renter Occupied Median Rent	\$663		\$617		\$626		
Transportation To Work (2000)							
Drive to Work Alone	1,789	89.97%	19,944	89.79%	52,876	89.61%	
Drive to Work in Carpool	129	6.48%	1,401	6.31%	3,593	6.09%	
Travel to Work - Public Transportation	-	0.01%	35	0.16%	87	0.15%	
Drive to Work on Motorcycle	-	-	8	0.04%	65	0.11%	
Walk or Bicycle to Work	18	0.89%	135	0.61%	503	0.85%	
Other Means	6	0.32%	63	0.28%	140	0.24%	
Work at Home	46	2.33%	625	2.81%	1,742	2.95%	
Travel Time (2000)							
Travel to Work in 14 Minutes or Less	376	19.35%	4,126	19.12%	10,809	18.88%	
Travel to Work in 14 to 29 Minutes	594	30.57%	6,558	30.38%	17,904	31.27%	
Travel to Work in 30 to 59 Minutes	804	41.37%	9,026	41.81%	23,486	41.01%	
Travel to Work in 60 Minutes or More	169	8.71%	1,877	8.69%	5,065	8.84%	
Average Travel Time to Work	28.8 mins		29.3 mins		28.9 mins		

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