

Moravian Plaza

14402 - 14444 15 Mile Road
Sterling Heights, Michigan

For Lease

Building Size:
8,000 Square Feet

Space Size:
2,200 Square Feet
Can Be Divded

Available:
Immediately

Zoning:
Commercial

Traffic Counts:
15 Mile, Schoenherr to Moravian:
17,110 ADT

Moravian, 15 Mile to Hayes:
10,990 ADT

Moravian, Schoenherr to 15 Mile:
11,090 ADT



Contact:
Kent Butler
kbutler@ludwigseeley.com



Visible Neighborhood Center

Great Signage

Strong Population

**Join: Boot Rite Computers, Won's Cleaners,
Won's Tailor, Electric Tan, Halina's Salon &
Therapeutic Body Works**

Demographics

Category	1 Mile:	3 Mile:	5 Mile:
Population	12,011	94,336	265,184
Average Income	\$71,770	\$70,825	\$75,164
Households	4,574	37,768	103,046

Ludwig & Seeley
REAL ESTATE

29580 Northwestern Hwy. Suite 110 Southfield MI 48034

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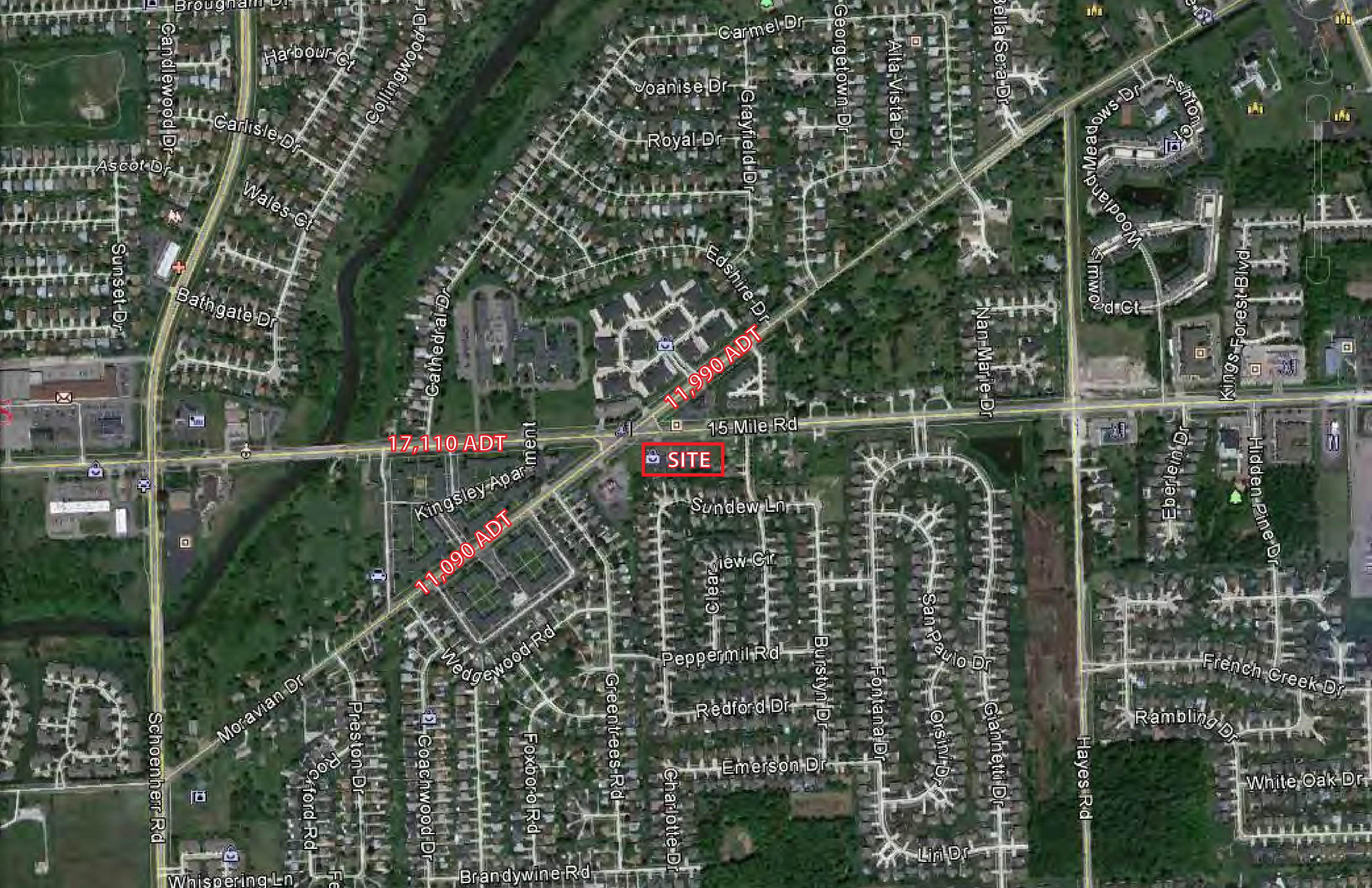
www.ludwigseeley.com

15 Mile Road

Boot Rite Computers	Won's Cleaners	Won's Tailor	Electric Tan	Therapeutic Body Works	Halina's Salon	Available 1,000 Square Feet	Available 1,200 Square Feet
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Moravian Plaza
14402 - 14444 15 Mile Road
Sterling Heights, MI



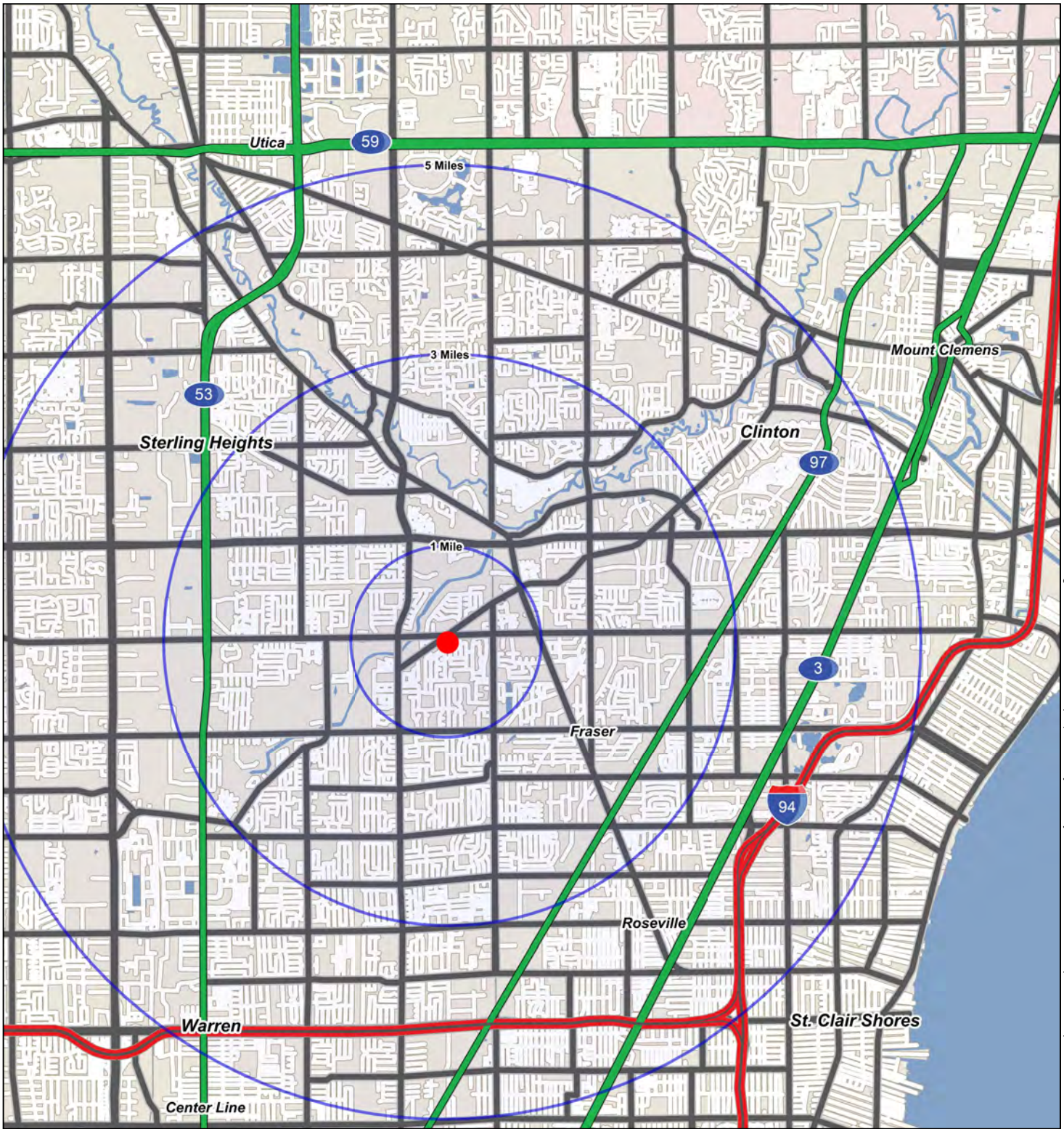
11,990 ADT

SITE

17,110 ADT

11,090 ADT

Kingsley Apartment



Lat: 43.0109 Lon: 42.5991 Zoom: 10.89 mi

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Moravian Plaza Sterling Heights, MI

December 2012

EXPANDED PROFILE

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



Ludwig & Seeley, Inc.
Lat/Lon: 42.59902/-83.01067

14402 15 Mile Road						
Sterling Heights, MI						
	1 Mile		3 Miles		5 Miles	
Population (2010)						
Estimated Population	12,011		94,336		265,184	
Census Population (1990)	12,986		87,835		225,242	
Census Population (2000)	12,281		91,417		252,728	
Projected Population (2015)	11,755		95,395		267,601	
Forecasted Population (2020)	11,459		97,579		275,794	
Historical Annual Growth (1990 to 2000)	-705	-0.54%	3,582	0.41%	27,486	1.22%
Historical Annual Growth (2000 to 2010)	-270	-0.22%	2,920	0.32%	12,456	0.49%
Projected Annual Growth (2010 to 2015)	-256	-0.43%	1,058	0.22%	2,417	0.18%
Estimated Population Density	3,826 <i>psm</i>		3,338 <i>psm</i>		3,378 <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	4,574		37,468		103,046	
Census Households (1990)	4,421		31,087		79,206	
Census Households (2000)	4,619		35,802		97,011	
Projected Households (2015)	4,475		38,081		104,170	
Forecasted Households (2020)	4,393		39,323		108,075	
Households with Children	1,613	35.27%	12,027	32.10%	33,269	32.29%
Average Household Size	2.61		2.50		2.55	
Average Household Income (2010)						
Est. Average Household Income	\$71,770		\$70,825		\$75,164	
Proj. Average Household Income (2015)	\$74,270		\$72,781		\$77,693	
Average Family Income	\$81,250		\$85,160		\$88,795	
Median Household Income (2010)						
Est. Median Household Income	\$65,386		\$62,645		\$66,453	
Proj. Median Household Income (2015)	\$67,467		\$64,337		\$68,653	
Median Family Income	\$75,548		\$78,641		\$81,094	
Per Capita Income (2010)						
Est. Per Capita Income	\$27,550		\$28,390		\$29,407	
Proj. Per Capita Income (2015)	\$28,518		\$29,334		\$30,459	
Per Capita Income Est. 5 year change	\$968	3.51%	\$944	3.33%	\$1,052	3.58%
Other Income (2010)						
Est. Median Disposable Income	\$53,668		\$51,400		\$54,096	
Proj. Median Disposable Income (2015)	\$54,921		\$52,573		\$55,626	
Disposable Income Est. 5 year change	\$1,254	2.34%	\$1,174	2.28%	\$1,530	2.83%
Est. Average Household Net Worth	\$241,953		\$256,965		\$276,389	
Daytime Demos (2010)						
Total Number of Businesses	180		3,587		8,564	
Total Number of Employees	2,175		55,473		108,721	
Company Headqtrs: Businesses	-	-	4	0.10%	8	0.09%
Company Headqtrs: Employees	-	-	661	1.19%	744	0.68%
Unemployment Rate	10.33%		9.58%		9.10%	
Employee Population per Business	12.1 to 1		15.5 to 1		12.7 to 1	
Residential Population per Business	66.8 to 1		26.3 to 1		31.0 to 1	

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Lat/Lon: 42.59902/-83.01067

14402 15 Mile Road

Sterling Heights, MI

			1 Mile		3 Miles		5 Miles	
Sterling Heights, MI								
Race & Ethnicity (2010)								
White	10,376	86.39%	80,786	85.64%	225,267	84.95%		
Black or African American	838	6.97%	6,933	7.35%	19,244	7.26%		
American Indian & Alaska Native	36	0.30%	313	0.33%	835	0.31%		
Asian	384	3.20%	3,113	3.30%	10,541	3.97%		
Hawaiian & Pacific Islander	2	0.02%	28	0.03%	76	0.03%		
Other Race	83	0.69%	621	0.66%	1,581	0.60%		
Two or More Races	292	2.43%	2,542	2.69%	7,640	2.88%		
Not Hispanic or Latino Population	11,797	98.22%	92,274	97.81%	259,804	97.97%		
Hispanic or Latino Population	214	1.78%	2,063	2.19%	5,380	2.03%		
Not of Hispanic Origin Population (1990)	12,845	98.92%	86,874	98.91%	222,796	98.91%		
Hispanic Origin Population (1990)	141	1.08%	961	1.09%	2,446	1.09%		
Not Hispanic or Latino Population (2000)	12,121	98.70%	89,984	98.43%	249,013	98.53%		
Hispanic or Latino Population (2000)	160	1.30%	1,433	1.57%	3,716	1.47%		
Not Hispanic or Latino Population (2015)	11,527	98.06%	93,093	97.59%	261,661	97.78%		
Hispanic or Latino Population (2015)	228	1.94%	2,302	2.41%	5,939	2.22%		
Hist. Hispanic Ann Growth (1990 to 2010)	74	2.61%	1,102	5.74%	2,934	6.00%		
Proj. Hispanic Ann Growth (2015 to 2010)	14	1.27%	239	2.31%	559	2.08%		
Age Distribution (2010)								
0 to 4 yrs	704	5.86%	5,068	5.37%	14,361	5.42%		
5 to 9 yrs	708	5.90%	5,403	5.73%	15,379	5.80%		
10 to 14 yrs	805	6.70%	6,186	6.56%	17,136	6.46%		
15 to 19 yrs	839	6.98%	6,572	6.97%	17,970	6.78%		
20 to 24 yrs	754	6.27%	6,204	6.58%	16,599	6.26%		
25 to 29 yrs	793	6.60%	5,898	6.25%	15,784	5.95%		
30 to 34 yrs	807	6.72%	5,792	6.14%	16,007	6.04%		
35 to 39 yrs	857	7.14%	6,021	6.38%	16,795	6.33%		
40 to 44 yrs	861	7.17%	6,551	6.94%	18,560	7.00%		
45 to 49 yrs	995	8.28%	7,531	7.98%	20,957	7.90%		
50 to 54 yrs	1,008	8.39%	8,314	8.81%	22,712	8.56%		
55 to 59 yrs	880	7.32%	7,024	7.45%	19,971	7.53%		
60 to 64 yrs	700	5.83%	5,106	5.41%	15,244	5.75%		
65 to 74 yrs	744	6.20%	6,168	6.54%	18,937	7.14%		
75 to 84 yrs	389	3.24%	4,277	4.53%	12,489	4.71%		
85 yrs plus	167	1.39%	2,222	2.35%	6,282	2.37%		
Median Age	37.65 yrs		39.24 yrs		40.06 yrs			
Gender Age Distribution (2010)								
Female Population	6,047	50.35%	48,452	51.36%	135,750	51.19%		
0 to 19 yrs	1,452	24.01%	11,274	23.27%	31,469	23.18%		
20 to 64 yrs	3,870	64.00%	29,619	61.13%	82,290	60.62%		
65 yrs plus	725	11.99%	7,559	15.60%	21,991	16.20%		
Female Median Age	39 yrs		41 yrs		41 yrs			
Male Population	5,964	49.65%	45,884	48.64%	129,434	48.81%		
0 to 19 yrs	1,604	26.90%	11,955	26.05%	33,377	25.79%		
20 to 64 yrs	3,785	63.46%	28,821	62.81%	80,340	62.07%		
65 yrs plus	575	9.64%	5,108	11.13%	15,717	12.14%		
Male Median Age	36.63 yrs		37.79 yrs		38.71 yrs			

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Ludwig & Seeley, Inc.
Lat/Lon: 42.59902/-83.01067

14402 15 Mile Road			1 Mile		3 Miles		5 Miles	
Sterling Heights, MI								
Household Income Distribution (2010)								
\$200,000 or More	58	1.26%	628	1.68%	2,240	2.17%		
\$150,000 to \$199,999	145	3.18%	1,929	5.15%	5,968	5.79%		
\$100,000 to \$149,999	849	18.55%	6,308	16.83%	18,783	18.23%		
\$75,000 to \$99,999	905	19.80%	6,310	16.84%	17,606	17.09%		
\$50,000 to \$74,999	1,046	22.87%	7,204	19.23%	19,263	18.69%		
\$35,000 to \$49,999	593	12.97%	4,775	12.74%	13,353	12.96%		
\$25,000 to \$34,999	403	8.81%	3,269	8.72%	9,073	8.80%		
\$15,000 to \$24,999	282	6.16%	3,398	9.07%	8,590	8.34%		
\$0 to \$14,999	293	6.40%	3,649	9.74%	8,170	7.93%		
\$35,000+	3,597	78.63%	27,153	72.47%	77,213	74.93%		
\$75,000+	1,957	42.79%	15,175	40.50%	44,597	43.28%		
Housing (2010)								
Total Housing Units	4,833		40,043		110,573			
Housing Units, Occupied	4,574	94.64%	37,468	93.57%	103,046	93.19%		
<i>Housing Units, Owner-Occupied</i>	3,700	80.90%	28,174	75.19%	80,942	78.55%		
<i>Housing Units, Renter-Occupied</i>	874	19.10%	9,294	24.81%	22,104	21.45%		
Housing Units, Vacant	259	5.36%	2,575	6.43%	7,527	6.81%		
Median Years in Residence	6 yrs		5 yrs		5 yrs			
Marital Status (2010)								
Never Married	2,415	24.65%	19,953	25.68%	54,164	24.81%		
Now Married	5,841	59.62%	43,759	56.31%	127,358	58.33%		
Separated	181	1.85%	1,590	2.05%	4,927	2.26%		
Widowed	494	5.04%	5,341	6.87%	14,058	6.44%		
Divorced	866	8.84%	7,062	9.09%	17,816	8.16%		
Household Type (2010)								
Population Family	10,476	87.22%	79,517	84.29%	226,371	85.36%		
Population Non-Family	1,476	12.28%	14,183	15.03%	36,768	13.86%		
Population Group Qtrs	59	0.49%	636	0.67%	2,045	0.77%		
Family Households	3,218	70.35%	24,571	65.58%	69,593	67.54%		
<i>Married Couple With Children</i>	1,253	21.46%	8,893	20.32%	25,550	20.06%		
<i>Average Family Household Size</i>	3.3		3.2		3.3			
Non-Family Households	1,356	29.65%	12,898	34.42%	33,453	32.46%		
Household Size (2010)								
1 Person Household	1,194	26.10%	11,513	30.73%	29,716	28.84%		
2 Person Households	1,310	28.64%	10,681	28.51%	30,268	29.37%		
3 Person Households	782	17.09%	5,615	14.99%	15,532	15.07%		
4 Person Households	833	18.21%	6,050	16.15%	16,838	16.34%		
5 Person Households	334	7.31%	2,565	6.85%	7,364	7.15%		
6+ Person Households	121	2.65%	1,044	2.79%	3,328	3.23%		
Household Vehicles (2010)								
Total Vehicles Available	8,760		69,423		197,027			
Household: 0 Vehicles Available	211	4.61%	2,119	5.66%	4,949	4.80%		
Household: 1 Vehicles Available	1,333	29.14%	12,865	34.34%	33,919	32.92%		
Household: 2+ Vehicles Available	3,031	66.25%	22,484	60.01%	64,178	62.28%		
Average Vehicles Per Household	1.9		1.9		1.9			

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EXPANDED PROFILE

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Ludwig & Seeley, Inc.
Lat/Lon: 42.59902/-83.01067

14402 15 Mile Road	1 Mile		3 Miles		5 Miles	
Sterling Heights, MI						
Labor Force (2010)						
Est. Labor: Population Age 16+	9,636		76,395		214,816	
Est. Civilian Employed	5,805	60.25%	44,698	58.51%	123,891	57.67%
Est. Civilian Unemployed	995	10.33%	7,319	9.58%	19,546	9.10%
Est. in Armed Forces	8	0.08%	47	0.06%	150	0.07%
Est. not in Labor Force	2,828	29.35%	24,331	31.85%	71,229	33.16%
Occupation (2000)						
Occupation: Population Age 16+	6,708		48,108		130,106	
Mgmt, Business, & Financial Operations	832	12.41%	6,646	13.82%	18,740	14.40%
Professional and Related	1,369	20.40%	10,094	20.98%	28,303	21.75%
Service	832	12.40%	5,997	12.47%	15,632	12.01%
Sales and Office	2,069	30.84%	14,433	30.00%	38,085	29.27%
Farming, Fishing, and Forestry	-	-	34	0.07%	82	0.06%
Construct, Extraction, & Maintenance	564	8.40%	3,898	8.10%	10,254	7.88%
Production, Transp. & Material Moving	1,043	15.55%	7,005	14.56%	19,012	14.61%
Percent White Collar Workers		63.65%		64.80%		65.43%
Percent Blue Collar Workers		36.35%		35.20%		34.57%
Consumer Expenditure (2010)						
Total Household Expenditure	\$256 M		\$2.07 B		\$5.95 B	
Total Non-Retail Expenditures	\$148 M	57.74%	\$1.20 B	57.64%	\$3.43 B	57.68%
Total Retail Expenditures	\$108 M	42.26%	\$879 M	42.36%	\$2.52 B	42.32%
Apparel	\$12.2 M	4.75%	\$98.9 M	4.77%	\$284 M	4.77%
Contributions	\$9.12 M	3.56%	\$76.7 M	3.70%	\$223 M	3.76%
Education	\$6.00 M	2.34%	\$50.3 M	2.43%	\$146 M	2.45%
Entertainment	\$14.4 M	5.62%	\$116 M	5.60%	\$334 M	5.62%
Food And Beverages	\$39.1 M	15.26%	\$316 M	15.23%	\$902 M	15.16%
Furnishings And Equipment	\$11.5 M	4.50%	\$92.8 M	4.47%	\$267 M	4.50%
Gifts	\$6.66 M	2.60%	\$55.1 M	2.66%	\$160 M	2.69%
Health Care	\$15.5 M	6.06%	\$126 M	6.06%	\$357 M	6.01%
Household Operations	\$9.17 M	3.58%	\$75.2 M	3.62%	\$218 M	3.66%
Miscellaneous Expenses	\$4.29 M	1.67%	\$34.5 M	1.66%	\$98.4 M	1.65%
Personal Care	\$3.72 M	1.45%	\$30.1 M	1.45%	\$86.1 M	1.45%
Personal Insurance	\$2.59 M	1.01%	\$21.3 M	1.03%	\$61.9 M	1.04%
Reading	\$839 K	0.33%	\$6.82 M	0.33%	\$19.6 M	0.33%
Shelter	\$49.3 M	19.25%	\$401 M	19.32%	\$1.15 B	19.36%
Tobacco	\$1.64 M	0.64%	\$13.2 M	0.63%	\$37.0 M	0.62%
Transportation	\$52.4 M	20.45%	\$418 M	20.13%	\$1.20 B	20.10%
Utilities	\$17.8 M	6.93%	\$143 M	6.91%	\$407 M	6.85%
Educational Attainment (2010)						
Adult Population (25 Years or Older)	8,201		64,904		183,738	
Elementary (0 to 8)	187	2.28%	2,241	3.45%	6,841	3.72%
Some High School (9 to 11)	459	5.60%	4,462	6.87%	12,676	6.90%
High School Graduate (12)	2,412	29.41%	19,262	29.68%	53,302	29.01%
Some College (13 to 16)	2,151	26.23%	15,611	24.05%	43,077	23.44%
Associate Degree Only	773	9.43%	6,023	9.28%	17,066	9.29%
Bachelor Degree Only	1,497	18.26%	11,487	17.70%	32,493	17.68%
Graduate Degree	722	8.81%	5,818	8.96%	18,283	9.95%

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14402 15 Mile Road						
Sterling Heights, MI						
	1 Mile		3 Miles		5 Miles	
Units In Structure (2000)						
1 Detached Unit	3,427	73.06%	22,400	61.10%	62,737	62.86%
1 Attached Unit	344	7.33%	3,259	8.89%	10,160	10.18%
2 to 4 Units	178	3.79%	1,333	3.64%	3,588	3.60%
5 to 9 Units	563	11.99%	3,014	8.22%	8,081	8.10%
10 to 19 Units	78	1.67%	1,811	4.94%	5,090	5.10%
20 to 49 Units	26	0.56%	718	1.96%	1,556	1.56%
50 or more Units	69	1.48%	1,890	5.16%	3,741	3.75%
Mobile Home or Trailer	6	0.13%	2,235	6.10%	4,830	4.84%
Other Structure	-	-	-	-	16	0.02%
Homes Built By Year						
1999 to 2000	37	0.78%	837	2.28%	2,748	2.75%
1995 to 1998	131	2.79%	2,387	6.51%	8,773	8.79%
1990 to 1994	106	2.25%	2,859	7.80%	10,128	10.15%
1980 to 1989	431	9.18%	7,252	19.78%	20,667	20.71%
1970 to 1979	1,540	32.82%	12,142	33.12%	30,543	30.61%
1960 to 1969	1,736	37.00%	7,648	20.86%	18,244	18.28%
1950 to 1959	596	12.71%	2,569	7.01%	5,966	5.98%
Built Before 1949	115	2.46%	966	2.64%	2,728	2.73%
Home Values (2000)						
\$1,000,000 or More	-	-	6	0.03%	52	0.08%
\$500,000 to \$999,999	7	0.20%	35	0.15%	146	0.22%
\$400,000 to \$499,999	2	0.07%	134	0.56%	450	0.67%
\$300,000 to \$399,999	-	-	510	2.14%	2,391	3.54%
\$200,000 to \$299,999	283	7.96%	3,381	14.19%	12,777	18.91%
\$150,000 to \$199,999	1,161	32.63%	9,723	40.80%	27,498	40.70%
\$100,000 to \$149,999	1,758	49.42%	8,373	35.14%	19,745	29.22%
\$70,000 to \$99,999	255	7.17%	1,268	5.32%	3,464	5.13%
\$50,000 to \$69,999	80	2.26%	211	0.89%	603	0.89%
\$25,000 to \$49,999	11	0.30%	127	0.53%	330	0.49%
\$0 to \$24,999	-	-	61	0.26%	106	0.16%
Owner Occupied Median Home Value	\$146,018		\$164,587		\$171,440	
Renter Occupied Median Rent	\$531		\$523		\$597	
Transportation To Work (2000)						
Drive to Work Alone	6,209	92.46%	43,827	91.01%	118,437	90.93%
Drive to Work in Carpool	330	4.91%	2,851	5.92%	8,010	6.15%
Travel to Work - Public Transportation	23	0.34%	200	0.42%	462	0.36%
Drive to Work on Motorcycle	3	0.04%	20	0.04%	23	0.02%
Walk or Bicycle to Work	37	0.55%	380	0.79%	847	0.65%
Other Means	32	0.48%	169	0.35%	363	0.28%
Work at Home	82	1.23%	709	1.47%	2,108	1.62%
Travel Time (2000)						
Travel to Work in 14 Minutes or Less	1,583	23.87%	10,749	22.66%	28,200	22.01%
Travel to Work in 14 to 29 Minutes	2,679	40.39%	18,361	38.70%	49,951	38.98%
Travel to Work in 30 to 59 Minutes	1,957	29.50%	15,270	32.18%	42,381	33.07%
Travel to Work in 60 Minutes or More	414	6.24%	3,067	6.46%	7,612	5.94%
Average Travel Time to Work	25.2 mins		25.5 mins		25.3 mins	

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