

Northwestern Highway Plaza 28565-28595 Northwestern Hwy. Southfield, Michigan

For Lease

Building Size:
13,369 Sq. Ft.

Space Available:
1,413 Sq. Ft.

Available:
Immediately

Zoning:
Commercial

Traffic Counts:
Northwestern Hwy. @ Site:
57,600 ADT

Franklin West of Northwestern
Hwy.: 18,556 ADT

Franklin East of Northwestern
Hwy.: 24,300 ADT

Contact:
Bryan Weiss
bweiss@ludwigseeley.com
&
Matt Seeley
mseeley@ludwigseeley.com



Great Traffic Counts

Abundant Daytime Population

Easy Access to Lodge Freeway, I-696, 12 Mile and Franklin Roads

Join:



Demographics

Category	1 Mile:	3 Mile:	5 Mile:
Population	9,418	58,115	195,963
Average Income	\$69,220	\$101,304	\$100,386
Households	4,831	25,061	79,422

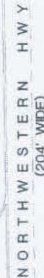
Ludwig & Seeley

REAL ESTATE

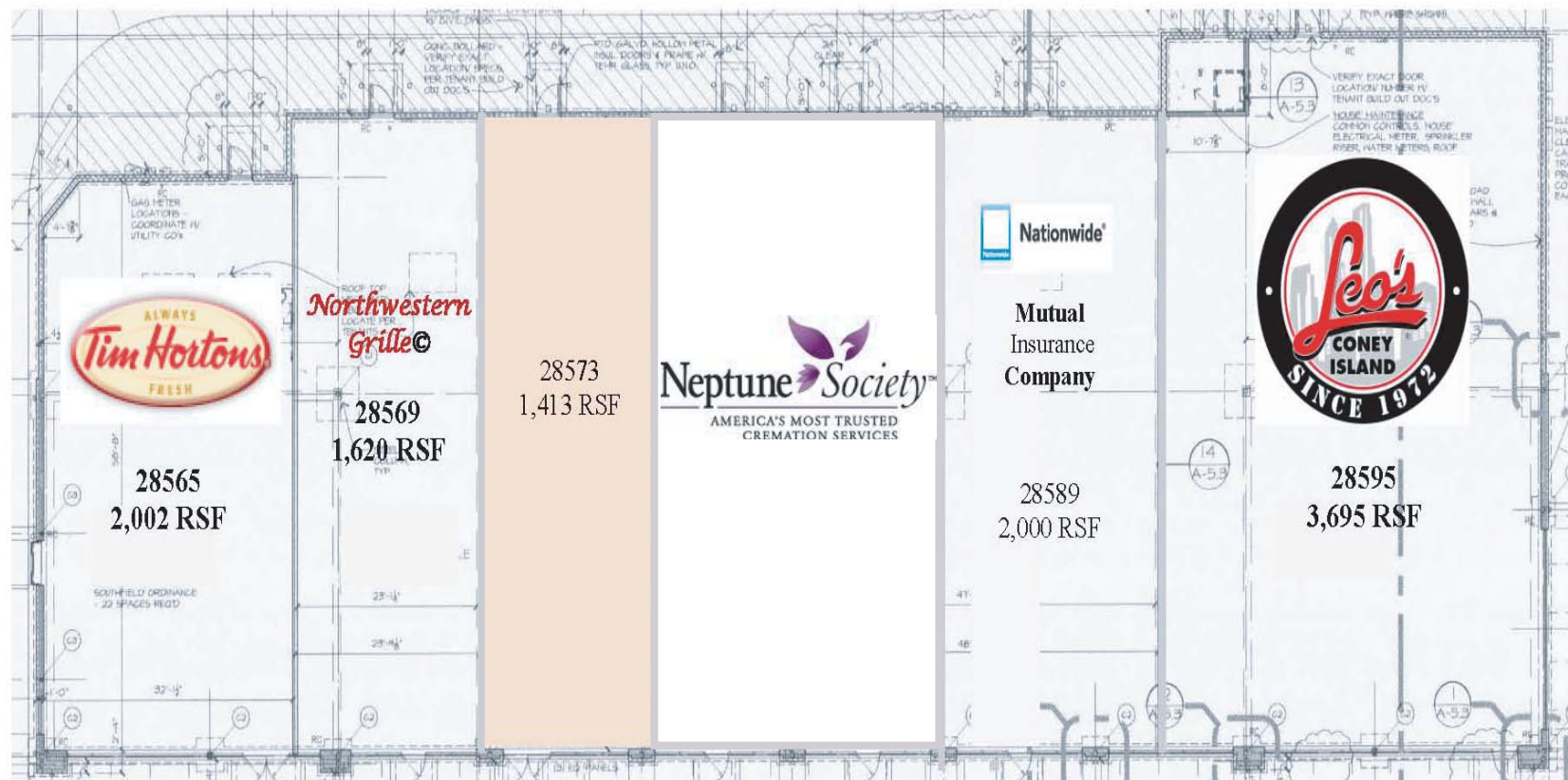
29580 Northwestern Hwy. Suite 110 Southfield MI 48034

Phone: 248.750.1700 Fax: 248.750.1771

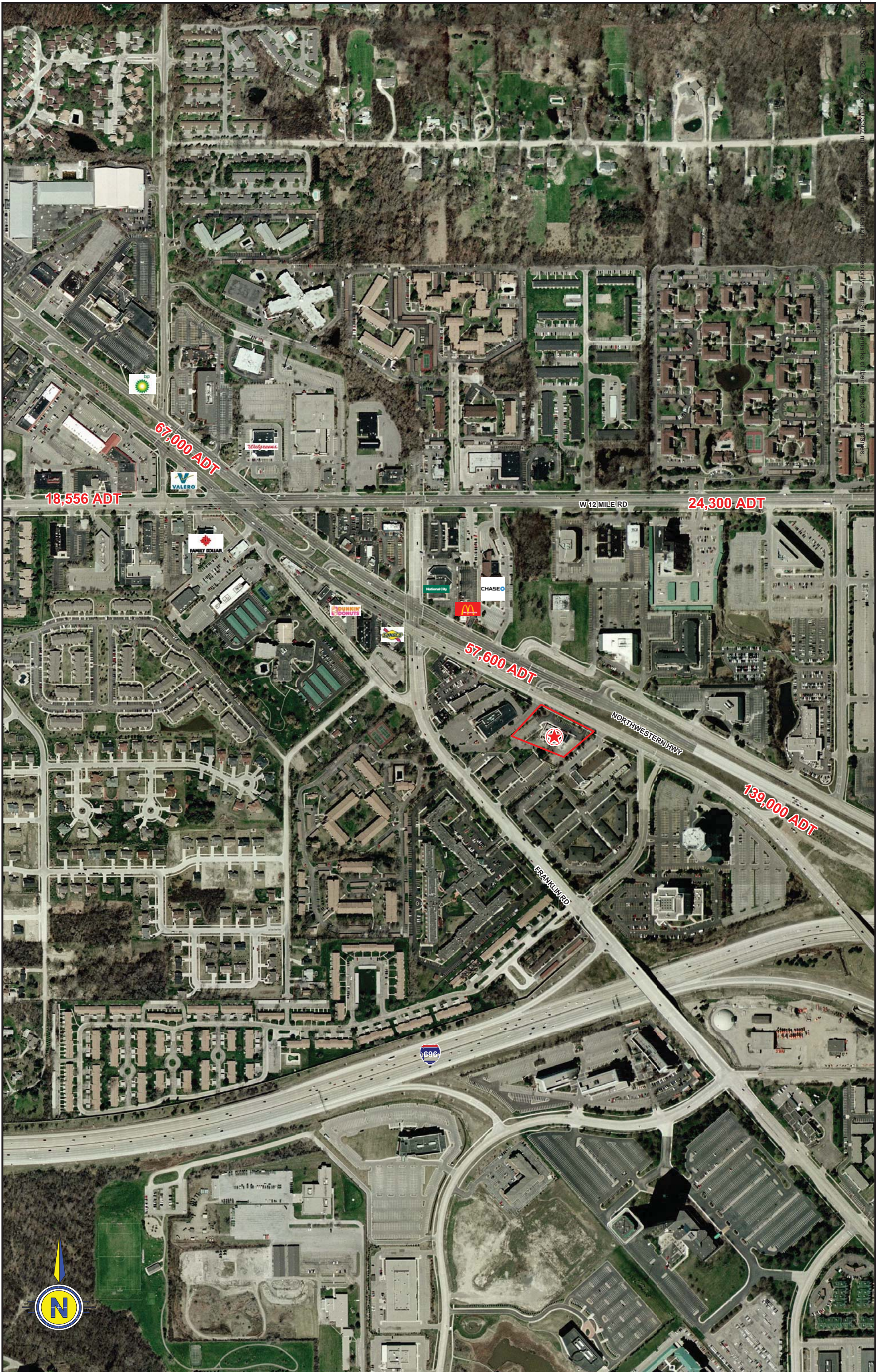
www.ludwigseeley.com

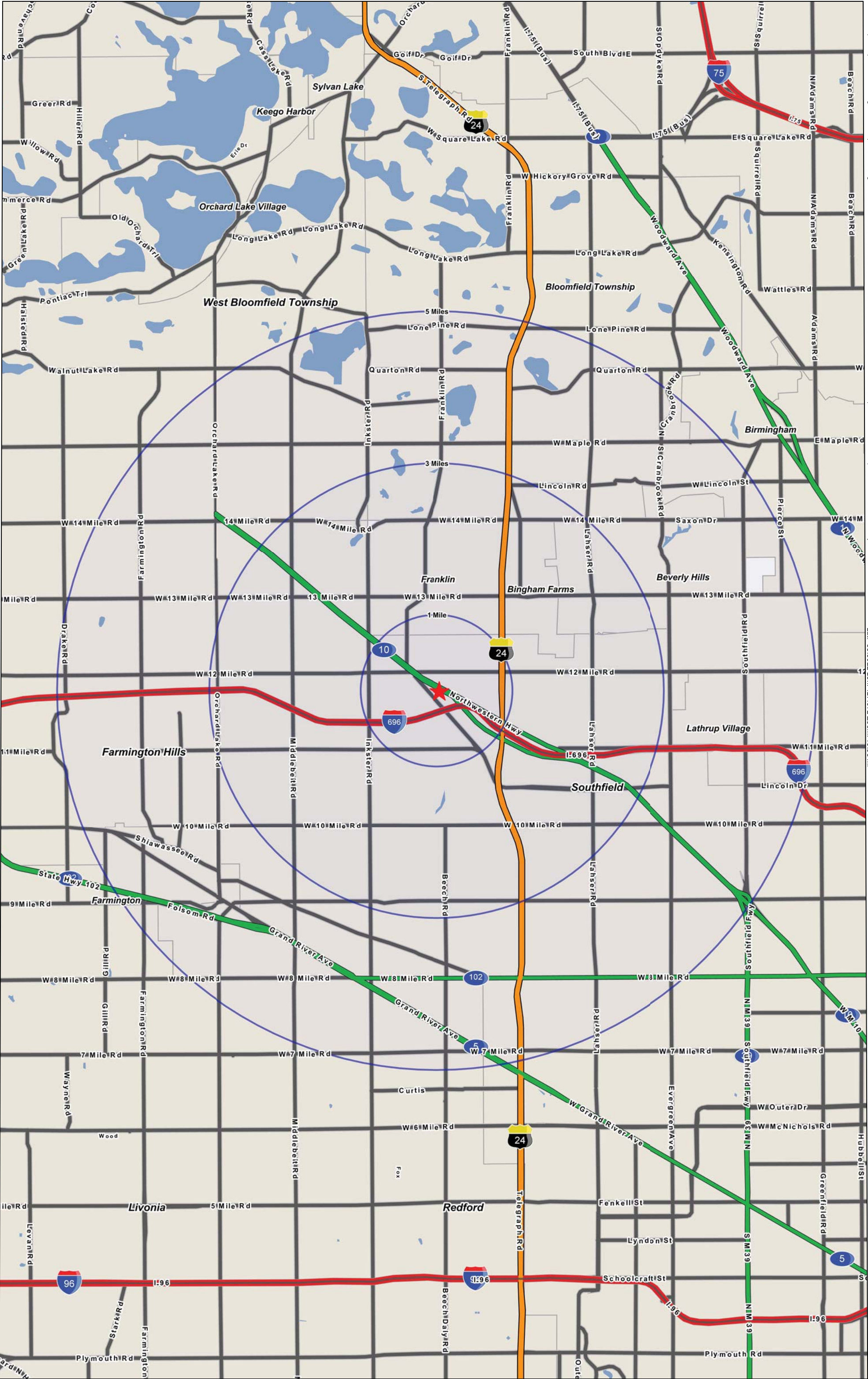


Northwestern Highway Plaza
28565-28595 Northwestern Hwy.
Southfield, Michigan



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EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.49716/-83.30193

28565 Northwestern Hwy

Southfield, MI

Population (2010)

	1 Mile		3 Miles		5 Miles	
Estimated Population	9,418		58,115		195,963	
Census Population (1990)	7,939		56,220		203,062	
Census Population (2000)	10,116		60,529		206,239	
Projected Population (2015)	9,549		58,896		193,884	
Forecasted Population (2020)	9,229		57,966		186,938	
Historical Annual Growth (1990 to 2000)	2,177	2.74%	4,310	0.77%	3,177	0.16%
Historical Annual Growth (2000 to 2010)	-697	-0.69%	-2,414	-0.40%	-10,276	-0.50%
Projected Annual Growth (2010 to 2015)	130	0.28%	781	0.27%	-2,079	-0.21%
Estimated Population Density	3,000 psm		2,056 psm		2,497 psm	
Trade Area Size	3.14 sq mil		28.26 sq mil		78.49 sq mil	

Households (2010)

Estimated Households	4,831		25,061		79,422	
Census Households (1990)	4,383		23,730		79,170	
Census Households (2000)	5,176		26,044		83,424	
Projected Households (2015)	4,874		25,286		79,006	
Forecasted Households (2020)	4,703		24,848		76,479	
Households with Children	1,008	20.87%	6,603	26.35%	23,706	29.85%
Average Household Size	1.94		2.29		2.43	

Average Household Income (2010)

Est. Average Household Income	\$69,220		\$101,304		\$100,386	
Proj. Average Household Income (2015)	\$72,375		\$106,317		\$105,050	
Average Family Income	\$88,645		\$129,584		\$122,797	

Median Household Income (2010)

Est. Median Household Income	\$51,636		\$75,805		\$78,275	
Proj. Median Household Income (2015)	\$53,284		\$78,908		\$81,217	
Median Family Income	\$69,898		\$100,880		\$98,365	

Per Capita Income (2010)

Est. Per Capita Income	\$35,536		\$44,408		\$41,339	
Proj. Per Capita Income (2015)	\$36,973		\$46,384		\$43,495	
Per Capita Income Est. 5 year change	\$1,438	4.05%	\$1,976	4.45%	\$2,156	5.22%

Other Income (2010)

Est. Median Disposable Income	\$43,671		\$60,933		\$62,616	
Proj. Median Disposable Income (2015)	\$44,752		\$63,135		\$64,764	
Disposable Income Est. 5 year change	\$1,081	2.48%	\$2,202	3.61%	\$2,148	3.43%
Est. Average Household Net Worth	\$210,594		\$336,692		\$337,737	

Daytime Demos (2010)

Total Number of Businesses	1,287		5,632		13,927	
Total Number of Employees	18,026		71,336		159,185	
Company Headqtrs: Businesses	10	0.77%	24	0.42%	37	0.26%
Company Headqtrs: Employees	1,089	6.04%	2,830	3.97%	5,632	3.54%
Unemployment Rate	9.85%		8.76%		8.31%	
Employee Population per Business	14.0 to 1		12.7 to 1		11.4 to 1	
Residential Population per Business	7.3 to 1		10.3 to 1		14.1 to 1	

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Lat/Lon: 42.49716/-83.30193

28565 Northwestern Hwy		1 Mile		3 Miles		5 Miles	
Southfield, MI							
Race & Ethnicity (2010)							
White	3,704	39.33%	32,558	56.02%	123,864	63.21%	
Black or African American	4,452	47.27%	20,123	34.63%	56,423	28.79%	
American Indian & Alaska Native	19	0.20%	98	0.17%	442	0.23%	
Asian	765	8.12%	3,236	5.57%	9,402	4.80%	
Hawaiian & Pacific Islander	1	0.01%	9	0.01%	66	0.03%	
Other Race	77	0.82%	374	0.64%	1,045	0.53%	
Two or More Races	400	4.24%	1,717	2.95%	4,721	2.41%	
Not Hispanic or Latino Population	9,215	97.84%	57,050	98.17%	192,164	98.06%	
Hispanic or Latino Population	203	2.16%	1,065	1.83%	3,799	1.94%	
Not of Hispanic Origin Population (1990)	7,831	98.64%	55,513	98.74%	200,447	98.71%	
Hispanic Origin Population (1990)	108	1.36%	706	1.26%	2,615	1.29%	
Not Hispanic or Latino Population (2000)	9,961	98.47%	59,751	98.71%	203,529	98.69%	
Hispanic or Latino Population (2000)	154	1.53%	779	1.29%	2,710	1.31%	
Not Hispanic or Latino Population (2015)	9,323	97.64%	57,703	97.97%	189,607	97.79%	
Hispanic or Latino Population (2015)	226	2.36%	1,193	2.03%	4,277	2.21%	
Hist. Hispanic Ann Growth (1990 to 2010)	95	4.40%	359	2.54%	1,184	2.26%	
Proj. Hispanic Ann Growth (2015 to 2010)	22	2.20%	128	2.40%	478	2.52%	
Age Distribution (2010)							
0 to 4 yrs	499	5.30%	2,737	4.71%	9,984	5.10%	
5 to 9 yrs	445	4.72%	2,976	5.12%	10,843	5.53%	
10 to 14 yrs	400	4.25%	3,288	5.66%	12,218	6.23%	
15 to 19 yrs	452	4.79%	3,515	6.05%	12,656	6.46%	
20 to 24 yrs	851	9.04%	3,150	5.42%	10,110	5.16%	
25 to 29 yrs	1,034	10.98%	3,222	5.54%	9,775	4.99%	
30 to 34 yrs	792	8.41%	3,044	5.24%	10,178	5.19%	
35 to 39 yrs	509	5.41%	3,071	5.28%	11,194	5.71%	
40 to 44 yrs	523	5.55%	3,654	6.29%	13,194	6.73%	
45 to 49 yrs	578	6.14%	4,503	7.75%	15,348	7.83%	
50 to 54 yrs	627	6.66%	4,947	8.51%	16,906	8.63%	
55 to 59 yrs	608	6.46%	4,517	7.77%	15,225	7.77%	
60 to 64 yrs	481	5.11%	3,900	6.71%	13,112	6.69%	
65 to 74 yrs	652	6.93%	5,495	9.46%	17,944	9.16%	
75 to 84 yrs	559	5.93%	3,677	6.33%	11,138	5.68%	
85 yrs plus	407	4.33%	2,419	4.16%	6,138	3.13%	
Median Age	36.77 yrs		44.20 yrs		43.04 yrs		
Gender Age Distribution (2010)							
Female Population	5,130	54.47%	30,874	53.13%	102,502	52.31%	
0 to 19 yrs	917	17.88%	6,250	20.24%	22,571	22.02%	
20 to 64 yrs	3,239	63.14%	17,973	58.21%	60,124	58.66%	
65 yrs plus	974	18.99%	6,652	21.55%	19,808	19.32%	
Female Median Age	39 yrs		45 yrs		44 yrs		
Male Population	4,288	45.53%	27,241	46.87%	93,461	47.69%	
0 to 19 yrs	879	20.50%	6,266	23.00%	23,131	24.75%	
20 to 64 yrs	2,765	64.48%	16,036	58.87%	54,918	58.76%	
65 yrs plus	644	15.02%	4,939	18.13%	15,411	16.49%	
Male Median Age	34.61 yrs		42.92 yrs		41.84 yrs		

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EXPANDED PROFILE

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Lat/Lon: 42.49716/-83.30193

28565 Northwestern Hwy						
Southfield, MI						
	1 Mile		3 Miles		5 Miles	
Household Income Distribution (2010)						
\$200,000 or More	128	2.65%	2,052	8.19%	6,616	8.33%
\$150,000 to \$199,999	299	6.19%	2,205	8.80%	7,028	8.85%
\$100,000 to \$149,999	397	8.21%	4,315	17.22%	13,281	16.72%
\$75,000 to \$99,999	523	10.82%	3,125	12.47%	10,488	13.21%
\$50,000 to \$74,999	1,061	21.96%	4,350	17.36%	13,563	17.08%
\$35,000 to \$49,999	806	16.69%	2,850	11.37%	9,486	11.94%
\$25,000 to \$34,999	597	12.35%	2,125	8.48%	6,625	8.34%
\$15,000 to \$24,999	554	11.47%	1,713	6.83%	5,690	7.16%
\$0 to \$14,999	466	9.65%	2,327	9.28%	6,644	8.37%
\$35,000+	3,214	66.53%	18,896	75.40%	60,463	76.13%
\$75,000+	1,347	27.87%	11,696	46.67%	37,414	47.11%
Housing (2010)						
Total Housing Units	5,617		27,761		87,512	
Housing Units, Occupied	4,831	86.01%	25,061	90.27%	79,422	90.76%
<i>Housing Units, Owner-Occupied</i>	1,098	22.72%	15,232	60.78%	58,904	74.17%
<i>Housing Units, Renter-Occupied</i>	3,734	77.28%	9,829	39.22%	20,517	25.83%
Housing Units, Vacant	786	13.99%	2,700	9.73%	8,090	9.24%
Median Years in Residence	2 yrs		4 yrs		5 yrs	
Marital Status (2010)						
Never Married	3,058	37.86%	13,240	26.98%	42,205	25.93%
Now Married	2,821	34.93%	24,946	50.84%	87,535	53.77%
Separated	392	4.85%	1,547	3.15%	4,685	2.88%
Widowed	612	7.58%	4,229	8.62%	12,188	7.49%
Divorced	1,193	14.77%	5,108	10.41%	16,168	9.93%
Household Type (2010)						
Population Family	6,204	65.87%	46,120	79.36%	161,830	82.58%
Population Non-Family	3,166	33.61%	11,203	19.28%	31,004	15.82%
Population Group Qtrs	49	0.52%	792	1.36%	3,129	1.60%
Family Households	2,123	43.95%	14,964	59.71%	51,258	64.54%
<i>Married Couple With Children</i>	451	15.99%	4,474	17.94%	16,339	18.67%
<i>Average Family Household Size</i>	2.9		3.1		3.2	
Non-Family Households	2,708	56.05%	10,097	40.29%	28,164	35.46%
Household Size (2010)						
1 Person Household	2,362	48.89%	9,024	36.01%	25,230	31.77%
2 Person Households	1,357	28.09%	7,769	31.00%	24,378	30.69%
3 Person Households	523	10.82%	3,338	13.32%	11,556	14.55%
4 Person Households	341	7.06%	2,903	11.58%	10,831	13.64%
5 Person Households	165	3.41%	1,298	5.18%	4,833	6.08%
6+ Person Households	84	1.73%	729	2.91%	2,593	3.27%
Household Vehicles (2010)						
Total Vehicles Available	7,517		44,738		146,419	
Household: 0 Vehicles Available	537	11.12%	1,851	7.38%	4,388	5.52%
Household: 1 Vehicles Available	2,456	50.83%	9,290	37.07%	27,581	34.73%
Household: 2+ Vehicles Available	1,838	38.05%	13,921	55.55%	47,453	59.75%
Average Vehicles Per Household	1.6		1.8		1.8	

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EXPANDED PROFILE

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Lat/Lon: 42.49716/-83.30193

28565 Northwestern Hwy

Southfield, MI

Labor Force (2010)

	1 Mile		3 Miles		5 Miles	
Est. Labor: Population Age 16+	7,992		48,381		160,208	
Est. Civilian Employed	4,600	57.55%	27,442	56.72%	90,916	56.75%
Est. Civilian Unemployed	788	9.85%	4,237	8.76%	13,316	8.31%
Est. in Armed Forces	7	0.09%	14	0.03%	40	0.03%
Est. not in Labor Force	2,598	32.50%	16,688	34.49%	55,937	34.91%

Occupation (2000)

Occupation: Population Age 16+	5,476		30,547		101,708	
Mgmt, Business, & Financial Operations	953	17.40%	6,010	19.67%	18,376	18.07%
Professional and Related	1,726	31.52%	10,148	33.22%	30,017	29.51%
Service	585	10.69%	2,712	8.88%	9,850	9.68%
Sales and Office	1,462	26.70%	7,867	25.75%	28,011	27.54%
Farming, Fishing, and Forestry	-	-	14	0.04%	42	0.04%
Construct, Extraction, & Maintenance	220	4.02%	1,140	3.73%	5,214	5.13%
Production, Transp. & Material Moving	530	9.68%	2,657	8.70%	10,198	10.03%
Percent White Collar Workers		75.62%		78.65%		75.12%
Percent Blue Collar Workers		24.38%		21.35%		24.88%

Consumer Expenditure (2010)

Total Household Expenditure	\$262 M		\$1.78 B		\$5.57 B	
Total Non-Retail Expenditures	\$151 M	57.41%	\$1.03 B	57.71%	\$3.21 B	57.76%
Total Retail Expenditures	\$112 M	42.59%	\$751 M	42.29%	\$2.35 B	42.24%
Apparel	\$12.6 M	4.80%	\$85.7 M	4.82%	\$268 M	4.82%
Contributions	\$10.0 M	3.82%	\$75.5 M	4.25%	\$238 M	4.28%
Education	\$6.49 M	2.47%	\$48.7 M	2.74%	\$152 M	2.73%
Entertainment	\$14.6 M	5.55%	\$100 M	5.64%	\$314 M	5.65%
Food And Beverages	\$40.2 M	15.30%	\$263 M	14.82%	\$823 M	14.79%
Furnishings And Equipment	\$11.5 M	4.37%	\$80.9 M	4.55%	\$254 M	4.56%
Gifts	\$7.08 M	2.70%	\$51.8 M	2.92%	\$163 M	2.92%
Health Care	\$16.2 M	6.17%	\$103 M	5.81%	\$322 M	5.79%
Household Operations	\$9.33 M	3.56%	\$68.7 M	3.87%	\$216 M	3.89%
Miscellaneous Expenses	\$4.46 M	1.70%	\$28.8 M	1.62%	\$89.8 M	1.61%
Personal Care	\$3.82 M	1.46%	\$25.5 M	1.43%	\$79.7 M	1.43%
Personal Insurance	\$2.70 M	1.03%	\$19.9 M	1.12%	\$62.7 M	1.13%
Reading	\$875 K	0.33%	\$5.89 M	0.33%	\$18.4 M	0.33%
Shelter	\$50.5 M	19.24%	\$347 M	19.54%	\$1.09 B	19.54%
Tobacco	\$1.72 M	0.66%	\$10.1 M	0.57%	\$31.4 M	0.56%
Transportation	\$51.9 M	19.77%	\$344 M	19.39%	\$1.08 B	19.39%
Utilities	\$18.6 M	7.08%	\$117 M	6.59%	\$365 M	6.56%

Educational Attainment (2010)

Adult Population (25 Years or Older)	6,771		42,449		140,151	
Elementary (0 to 8)	172	2.53%	1,056	2.49%	3,087	2.20%
Some High School (9 to 11)	347	5.13%	1,861	4.38%	6,822	4.87%
High School Graduate (12)	1,052	15.54%	6,796	16.01%	27,268	19.46%
Some College (13 to 16)	1,497	22.11%	8,292	19.53%	28,155	20.09%
Associate Degree Only	387	5.72%	2,588	6.10%	9,009	6.43%
Bachelor Degree Only	1,830	27.03%	11,402	26.86%	34,863	24.88%
Graduate Degree	1,486	21.94%	10,454	24.63%	30,948	22.08%

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28565 Northwestern Hwy		1 Mile		3 Miles		5 Miles	
Southfield, MI							
Units In Structure (2000)							
1 Detached Unit	507	8.87%	13,370	48.68%	57,948	66.79%	
1 Attached Unit	561	9.80%	2,058	7.49%	4,632	5.34%	
2 to 4 Units	252	4.40%	1,074	3.91%	2,773	3.20%	
5 to 9 Units	619	10.82%	2,022	7.36%	5,983	6.90%	
10 to 19 Units	808	14.13%	2,469	8.99%	4,042	4.66%	
20 to 49 Units	748	13.07%	1,633	5.95%	3,166	3.65%	
50 or more Units	2,209	38.63%	4,574	16.65%	6,877	7.93%	
Mobile Home or Trailer	16	0.27%	265	0.97%	1,341	1.55%	
Other Structure	-	-	-	-	-	-	
Homes Built By Year							
1999 to 2000	240	4.19%	458	1.67%	831	0.96%	
1995 to 1998	265	4.64%	891	3.25%	2,285	2.63%	
1990 to 1994	214	3.75%	984	3.58%	2,152	2.48%	
1980 to 1989	1,150	20.10%	4,757	17.32%	9,540	11.00%	
1970 to 1979	2,515	43.98%	7,698	28.03%	17,619	20.31%	
1960 to 1969	732	12.80%	7,413	26.99%	22,462	25.89%	
1950 to 1959	396	6.92%	3,863	14.07%	21,725	25.04%	
Built Before 1949	207	3.62%	1,400	5.10%	10,149	11.70%	
Home Values (2000)							
\$1,000,000 or More	6	0.75%	146	1.08%	702	1.27%	
\$500,000 to \$999,999	35	4.46%	678	5.01%	2,786	5.04%	
\$400,000 to \$499,999	17	2.14%	747	5.52%	2,287	4.14%	
\$300,000 to \$399,999	58	7.45%	1,485	10.98%	4,873	8.82%	
\$200,000 to \$299,999	186	23.80%	4,721	34.90%	13,827	25.03%	
\$150,000 to \$199,999	112	14.35%	3,408	25.20%	12,101	21.91%	
\$100,000 to \$149,999	303	38.77%	1,913	14.14%	10,303	18.65%	
\$70,000 to \$99,999	56	7.21%	338	2.50%	6,198	11.22%	
\$50,000 to \$69,999	-	-	62	0.46%	1,451	2.63%	
\$25,000 to \$49,999	8	1.07%	17	0.12%	575	1.04%	
\$0 to \$24,999	-	-	12	0.09%	132	0.24%	
Owner Occupied Median Home Value	\$206,822		\$242,326		\$218,689		
Renter Occupied Median Rent	\$781		\$800		\$741		
Transportation To Work (2000)							
Drive to Work Alone	4,715	85.81%	26,778	87.61%	88,688	87.16%	
Drive to Work in Carpool	430	7.82%	2,186	7.15%	7,498	7.37%	
Travel to Work - Public Transportation	71	1.29%	172	0.56%	696	0.68%	
Drive to Work on Motorcycle	8	0.14%	11	0.04%	47	0.05%	
Walk or Bicycle to Work	109	1.99%	331	1.08%	1,289	1.27%	
Other Means	27	0.49%	135	0.44%	382	0.38%	
Work at Home	135	2.46%	953	3.12%	3,150	3.10%	
Travel Time (2000)							
Travel to Work in 14 Minutes or Less	1,260	23.52%	6,341	21.41%	21,263	21.56%	
Travel to Work in 14 to 29 Minutes	2,152	40.15%	11,831	39.95%	40,523	41.10%	
Travel to Work in 30 to 59 Minutes	1,798	33.55%	10,502	35.46%	33,587	34.06%	
Travel to Work in 60 Minutes or More	149	2.78%	940	3.17%	3,228	3.27%	
Average Travel Time to Work	23.5 mins		23.5 mins		23.6 mins		

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