

OXFORD MARKETPLACE

158 - 212 S. WASHINGTON STREET
OXFORD, MICHIGAN

FOR LEASE

PROPERTY TYPE:
SHOPPING CENTER

SPACE SIZE:
1,200 - 10,100 SQUARE FEET

AVAILABLE:
IMMEDIATELY

TRAFFIC COUNTS:
S. WASHINGTON STREET, IN
FRONT OF SITE: 37,000



CONTACT:
BRYAN WEISS
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BUSY NEIGHBORHOOD SHOPPING CENTER

PYLON SIGNAGE AVAILABLE

ABUNDANT PARKING

TENANT ROSTER: OXFORD HARDWARE, ANYTIME
FITNESS, SYLVAN LEARNING, JET'S PIZZA,
ADVANCE AMERICA, GENYSIS CREDIT UNION
OXFORD COMMUNITY SCHOOLS & MORE

DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	5,854	23,693	44,617
	AVERAGE INCOME	\$63,684	\$78,635	\$85,869
	HOUSEHOLDS	2,264	8,838	16,316

Ludwig & Seeley
REAL ESTATE

29580 NORTHWESTERN HWY. SUITE 110 SOUTHFIELD MI 48034
PHONE: 248.750.1700 FAX: 248.750.1771
WWW.LUDWIGSEELEY.COM

S. WASHINGTON STREET

Rooster Men's Groomery
Available 2,850 Sq. Ft. Currently Occupied by PKSA Karate
Sylvan Learning Center
Genisys Credit Union
Oxford Kitchen and Bath
Zak Computers
T Nails
Oxford Community Schools
Thai Cuisine
VIP Tanning

Oxford Hardware
Smokers Outlet
Available 1,200 Sq. Ft.



Mia's Cleaners
Available 2,850 Sq. Ft.
Coney Island

OXFORD MARKETPLACE
158 - 212 S. WASHINGTON STREET
OXFORD, MICHIGAN

Oxford Charter Township

N Lapeer Rd

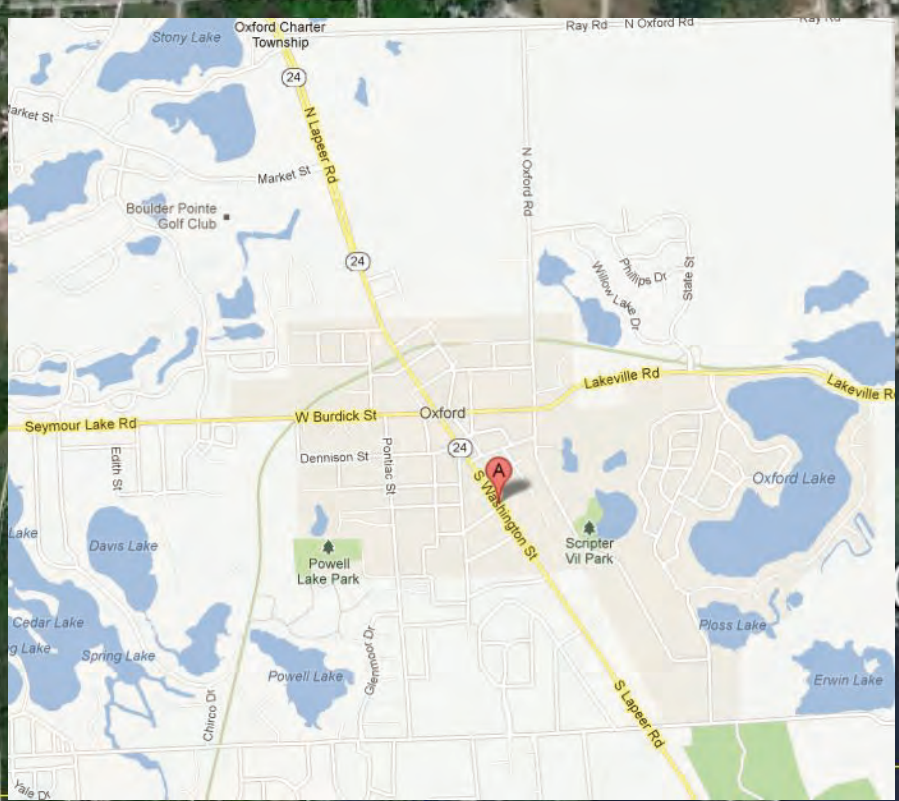


DOWNTOWN
OXFORD

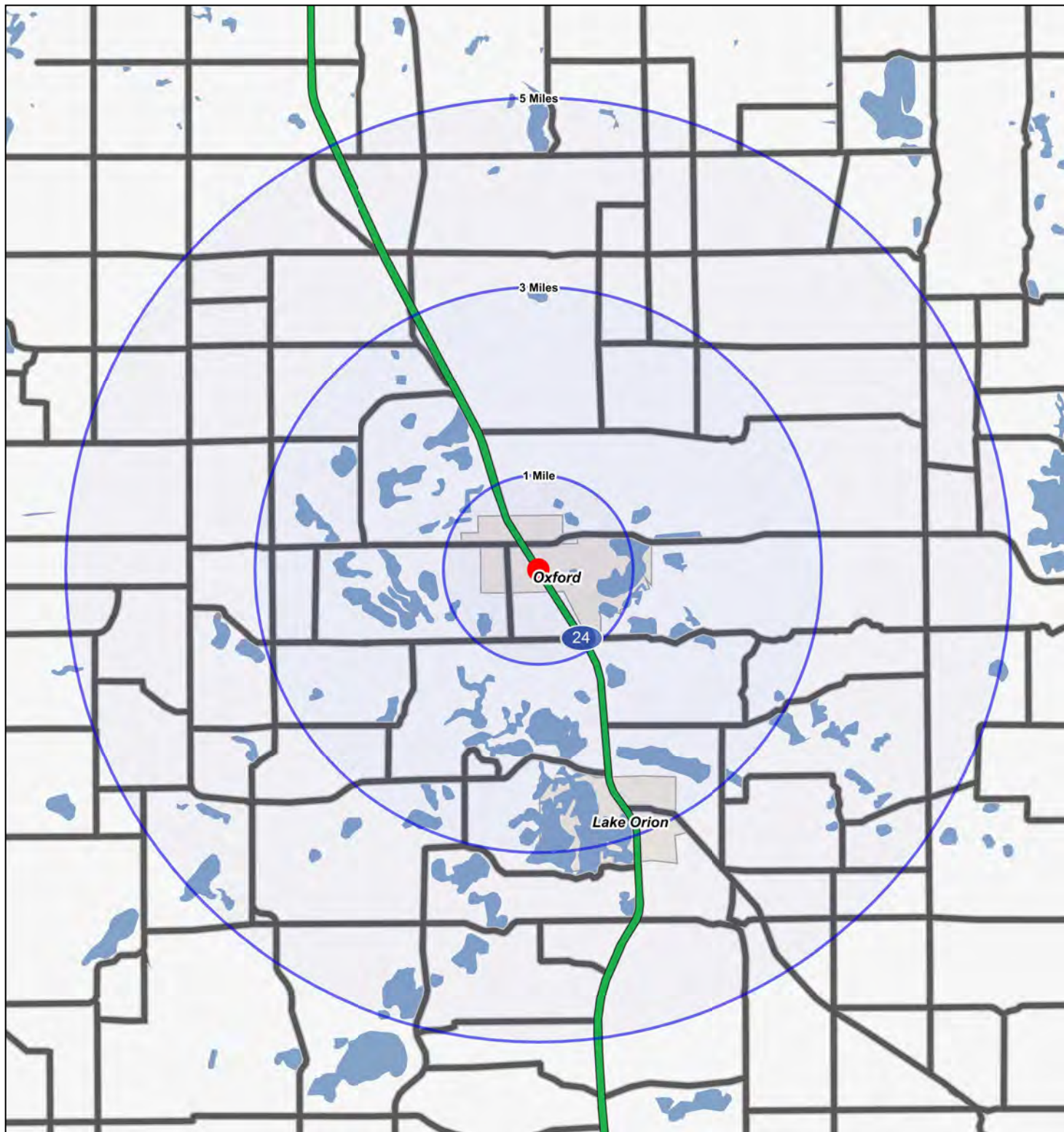
Oxford

SITE

37,000



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**158 S Washington Street
Oxford, MI**

March 2013

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.8190/-83.2597

RF5

158 S Washington St	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2012)	5,854	23,693	44,617
Projected Population (2017)	5,853	23,702	44,645
Forecasted Population (2022)	5,853	23,702	44,644
Census Population (2010)	5,852	23,679	44,584
Census Population (2000)	5,561	20,591	38,596
Projected Annual Growth (2012 to 2017)	- -	9 -	27 -
Historical Annual Growth (2010 to 2012)	2 -	14 -	34 -
Historical Annual Growth (2000 to 2010)	291 0.5%	3,088 1.5%	5,987 1.6%
Estimated Population Density (2012)	1,864 psm	838 psm	568 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.51 sq mi
Households			
Estimated Households (2012)	2,264	8,838	16,316
Projected Households (2017)	2,310	9,024	16,656
Forecasted Households (2022)	2,312	9,030	16,665
Census Households (2010)	2,246	8,768	16,186
Census Households (2000)	2,192	7,661	13,882
Estimated Households with Children (2012)	796 35.1%	3,205 36.3%	6,208 38.1%
Estimated Average Household Size (2012)	2.53	2.64	2.71
Average Household Income			
Estimated Average Household Income (2012)	\$63,684	\$78,635	\$85,869
Projected Average Household Income (2017)	\$74,321	\$90,781	\$98,692
Estimated Average Family Income (2012)	\$73,537	\$90,397	\$97,647
Median Household Income			
Estimated Median Household Income (2012)	\$65,285	\$72,837	\$78,562
Projected Median Household Income (2017)	\$75,069	\$83,721	\$90,455
Estimated Median Family Income (2012)	\$78,900	\$87,304	\$91,522
Per Capita Income			
Estimated Per Capita Income (2012)	\$25,302	\$29,858	\$31,754
Projected Per Capita Income (2017)	\$30,088	\$35,150	\$37,213
Estimated Per Capita income 5 Year Growth	\$4,786 18.9%	\$5,292 17.7%	\$5,459 17.2%
Other Income			
Estimated Median Disposable Income (2012)	\$53,727	\$58,493	\$62,443
Projected Median Disposable Income (2017)	\$63,797	\$67,241	\$71,600
Disposable Income Estimated 5 Year Growth	\$10,070 18.7%	\$8,748 15.0%	\$9,157 14.7%
Estimated Average Household Net Worth (2012)	\$570,833	\$668,103	\$698,314
Daytime Demos (2012)			
Total Businesses	392	871	1,500
Total Employees	2,922	7,197	11,968
Company Headquarter Businesses	2 0.5%	3 0.3%	4 0.2%
Company Headquarter Employees	64 2.2%	147 2.0%	301 2.5%
Employee Population per Business	7.5	8.3	8.0
Residential Population per Business	14.9	27.2	29.7

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RF5

158 S Washington St

1 mi radius

3 mi radius

5 mi radius

Race & Ethnicity

White (2012)	5,537	94.6%	22,332	94.3%	41,988	94.1%
Black or African American (2012)	104	1.8%	407	1.7%	788	1.8%
American Indian or Alaska Native (2012)	20	0.3%	93	0.4%	160	0.4%
Asian (2012)	52	0.9%	280	1.2%	644	1.4%
Hawaiian or Pacific Islander (2012)	2	-	10	-	13	-
Other Race (2012)	6	0.1%	21	0.1%	48	0.1%
Two or More Races (2012)	133	2.3%	549	2.3%	978	2.2%
Not Hispanic or Latino Population (2012)	5,627	96.1%	22,917	96.7%	43,241	96.9%
Hispanic or Latino Population (2012)	227	3.9%	776	3.3%	1,377	3.1%
Not Hispanic or Latino Population (2017)	5,601	95.7%	22,840	96.4%	43,114	96.6%
Hispanic or Latino Population (2017)	252	4.3%	862	3.6%	1,530	3.4%
Not Hispanic or Latino Population (2010)	5,636	96.3%	22,943	96.9%	43,278	97.1%
Hispanic or Latino Population (2010)	216	3.7%	736	3.1%	1,306	2.9%
Not Hispanic or Latino Population (2000)	5,421	97.5%	20,159	97.9%	37,862	98.1%
Hispanic or Latino Population (2000)	140	2.5%	432	2.1%	735	1.9%
Projected Hispanic Annual Growth (2012 to 2017)	25	2.2%	86	2.2%	154	2.2%
Historic Hispanic Annual Growth (2000 to 2012)	87	5.2%	344	6.6%	642	7.3%

Age Distribution (2012)

Age Under 5	401	6.8%	1,508	6.4%	2,750	6.2%
Age 5 to 9 Years	416	7.1%	1,746	7.4%	3,301	7.4%
Age 10 to 14 Years	438	7.5%	1,795	7.6%	3,496	7.8%
Age 15 to 19 Years	399	6.8%	1,692	7.1%	3,263	7.3%
Age 20 to 24 Years	326	5.6%	1,281	5.4%	2,423	5.4%
Age 25 to 29 Years	287	4.9%	1,104	4.7%	1,934	4.3%
Age 30 to 34 Years	355	6.1%	1,253	5.3%	2,235	5.0%
Age 35 to 39 Years	434	7.4%	1,623	6.9%	2,987	6.7%
Age 40 to 44 Years	490	8.4%	1,956	8.3%	3,678	8.2%
Age 45 to 49 Years	467	8.0%	2,027	8.6%	3,962	8.9%
Age 50 to 54 Years	449	7.7%	1,961	8.3%	3,782	8.5%
Age 55 to 59 Years	364	6.2%	1,686	7.1%	3,231	7.2%
Age 60 to 64 Years	327	5.6%	1,317	5.6%	2,564	5.7%
Age 65 to 74 Years	412	7.0%	1,660	7.0%	3,151	7.1%
Age 75 to 84 Years	200	3.4%	702	3.0%	1,209	2.7%
Age 85 Years or Over	89	1.5%	381	1.6%	652	1.5%
Median Age	37.7		38.5		38.8	

Gender Age Distribution (2012)

Female Population	2,983	51.0%	12,022	50.7%	22,513	50.5%
Age 0 to 19 Years	818	27.4%	3,305	27.5%	6,286	27.9%
Age 20 to 64 Years	1,760	59.0%	7,155	59.5%	13,457	59.8%
Age 65 Years or Over	405	13.6%	1,562	13.0%	2,770	12.3%
Female Median Age	38.5		39.2		39.2	
Male Population	2,871	49.0%	11,671	49.3%	22,105	49.5%
Age 0 to 19 Years	835	29.1%	3,436	29.4%	6,524	29.5%
Age 20 to 64 Years	1,739	60.6%	7,053	60.4%	13,339	60.3%
Age 65 Years or Over	297	10.3%	1,182	10.1%	2,241	10.1%
Male Median Age	36.8		37.9		38.4	

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RF5

158 S Washington St

1 mi radius

3 mi radius

5 mi radius

Household Income Distribution (2012)

HH Income \$200,000 or More	70	3.1%	518	5.9%	1,156	7.1%
HH Income \$150,000 to \$199,999	107	4.7%	552	6.2%	1,086	6.7%
HH Income \$100,000 to \$149,999	427	18.9%	1,825	20.7%	3,544	21.7%
HH Income \$75,000 to \$99,999	309	13.6%	1,321	15.0%	2,837	17.4%
HH Income \$50,000 to \$74,999	439	19.4%	1,588	18.0%	2,859	17.5%
HH Income \$35,000 to \$49,999	228	10.1%	873	9.9%	1,470	9.0%
HH Income \$25,000 to \$34,999	306	13.5%	955	10.8%	1,384	8.5%
HH Income \$15,000 to \$24,999	123	5.4%	486	5.5%	980	6.0%
HH Income Under \$15,000	255	11.3%	719	8.1%	1,001	6.1%
HH Income \$35,000 or More	1,580	69.8%	6,678	75.6%	12,951	79.4%
HH Income \$75,000 or More	913	40.3%	4,217	47.7%	8,622	52.8%

Housing (2012)

Total Housing Units	2,439		9,519		17,398	
Housing Units Occupied	2,264	92.9%	8,838	92.9%	16,316	93.8%
Housing Units Owner-Occupied	1,549	68.4%	6,939	78.5%	13,201	80.9%
Housing Units, Renter-Occupied	716	31.6%	1,900	21.5%	3,115	19.1%
Housing Units, Vacant	174	7.1%	680	7.1%	1,081	6.2%
Median Years in Residence	3.8		4.0		4.1	

Marital Status (2012)

Never Married	1,166	29.8%	4,472	28.1%	8,417	28.0%
Currently Married	2,276	58.1%	9,312	58.4%	17,697	58.9%
Separated	96	2.4%	475	3.0%	769	2.6%
Widowed	38	1.0%	253	1.6%	462	1.5%
Divorced	340	8.7%	1,426	8.9%	2,702	9.0%

Household Type (2012)

Population Family	4,671	79.8%	19,445	82.1%	37,348	83.7%
Population Non-Family	1,068	18.2%	3,931	16.6%	6,881	15.4%
Population Group Quarters	115	2.0%	318	1.3%	388	0.9%
Family Households	1,534	67.7%	6,348	71.8%	12,143	74.4%
Non-Family Households	731	32.3%	2,490	28.2%	4,174	25.6%
Married Couple with Children	548	24.1%	2,445	26.3%	4,974	28.1%
Average Family Household Size	3.0		3.1		3.1	

Household Size (2012)

1 Person Households	615	27.1%	2,019	22.8%	3,322	20.4%
2 Person Households	691	30.5%	2,799	31.7%	5,295	32.5%
3 Person Households	369	16.3%	1,519	17.2%	2,843	17.4%
4 Person Households	361	16.0%	1,546	17.5%	2,995	18.4%
5 Person Households	165	7.3%	673	7.6%	1,313	8.0%
6 or More Person Households	64	2.8%	282	3.2%	548	3.4%

Household Vehicles (2012)

Households with 0 Vehicles Available	240	10.6%	597	6.8%	810	5.0%
Households with 1 Vehicles Available	655	28.9%	2,184	24.7%	3,812	23.4%
Households with 2 or More Vehicles Available	1,369	60.5%	6,058	68.5%	11,695	71.7%
Total Vehicles Available	4,007		17,103		33,124	
Average Vehicles Per Household	1.8		1.9		2.0	

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RF5

158 S Washington St

1 mi radius

3 mi radius

5 mi radius

Labor Force (2012)

Estimated Labor Population Age 16 Years or Over	4,525		18,296		34,366	
Estimated Civilian Employed	2,648	58.5%	11,181	61.1%	21,177	61.6%
Estimated Civilian Unemployed	653	14.4%	1,867	10.2%	3,234	9.4%
Estimated in Armed Forces	2	0.1%	12	0.1%	22	0.1%
Estimated Not in Labor Force	1,221	27.0%	5,236	28.6%	9,933	28.9%
Unemployment Rate	14.4%		10.2%		9.4%	

Occupation (2010)

Occupation: Population Age 16 Years or Over	2,614		10,783		20,943	
Management, Business, Financial Operations	351	13.4%	1,746	16.2%	3,494	16.7%
Professional, Related	536	20.5%	2,526	23.4%	5,067	24.2%
Service	526	20.1%	1,765	16.4%	3,439	16.4%
Sales, Office	709	27.1%	2,862	26.5%	5,262	25.1%
Farming, Fishing, Forestry	2	0.1%	25	0.2%	73	0.3%
Construct, Extraction, Maintenance	164	6.3%	672	6.2%	1,233	5.9%
Production, Transport Material Moving	327	12.5%	1,185	11.0%	2,376	11.3%
White Collar Workers		61.0%		66.2%		66.0%
Blue Collar Workers		39.0%		33.8%		34.0%

Consumer Expenditure (2012)

Total Household Expenditure	\$116 M		\$525 M		\$1.03 B	
Total Non-Retail Expenditure	\$66.9 M	57.6%	\$303 M	57.7%	\$598 M	57.8%
Total Retail Expenditure	\$49.2 M	42.4%	\$222 M	42.3%	\$436 M	42.2%
Apparel	\$5.56 M	4.8%	\$25.2 M	4.8%	\$49.6 M	4.8%
Contributions	\$4.36 M	3.8%	\$20.9 M	4.0%	\$41.6 M	4.0%
Education	\$2.90 M	2.5%	\$13.6 M	2.6%	\$27.1 M	2.6%
Entertainment	\$6.50 M	5.6%	\$29.6 M	5.6%	\$58.4 M	5.7%
Food and Beverages	\$17.6 M	15.2%	\$78.7 M	15.0%	\$154 M	14.9%
Furnishings and Equipment	\$5.18 M	4.5%	\$23.8 M	4.5%	\$47.3 M	4.6%
Gifts	\$3.14 M	2.7%	\$14.7 M	2.8%	\$29.2 M	2.8%
Health Care	\$6.97 M	6.0%	\$30.8 M	5.9%	\$60.1 M	5.8%
Household Operations	\$4.25 M	3.7%	\$19.8 M	3.8%	\$39.5 M	3.8%
Miscellaneous Expenses	\$1.92 M	1.7%	\$8.56 M	1.6%	\$16.8 M	1.6%
Personal Care	\$1.68 M	1.4%	\$7.56 M	1.4%	\$14.9 M	1.4%
Personal Insurance	\$1.21 M	1.0%	\$5.68 M	1.1%	\$11.3 M	1.1%
Reading	\$382 K	0.3%	\$1.72 M	0.3%	\$3.39 M	0.3%
Shelter	\$22.5 M	19.4%	\$102 M	19.5%	\$201 M	19.5%
Tobacco	\$719 K	0.6%	\$3.09 M	0.6%	\$5.95 M	0.6%
Transportation	\$23.2 M	20.0%	\$104 M	19.8%	\$205 M	19.8%
Utilities	\$7.97 M	6.9%	\$35.2 M	6.7%	\$68.6 M	6.6%

Educational Attainment (2012)

Adult Population Age 25 Years or Over	3,875		15,671		29,384	
Elementary (Grade Level 0 to 8)	77	2.0%	276	1.8%	423	1.4%
Some High School (Grade Level 9 to 11)	204	5.3%	892	5.7%	1,504	5.1%
High School Graduate	1,049	27.1%	4,226	27.0%	7,511	25.6%
Some College	1,036	26.7%	3,808	24.3%	7,012	23.9%
Associate Degree Only	337	8.7%	1,387	8.9%	2,619	8.9%
Bachelor Degree Only	756	19.5%	2,965	18.9%	5,926	20.2%
Graduate Degree	415	10.7%	2,116	13.5%	4,390	14.9%

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	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2010)						
1 Detached Unit	1,505	67.0%	6,588	75.1%	13,003	80.3%
1 Attached Unit	88	3.9%	245	2.8%	579	3.6%
2 to 4 Units	175	7.8%	279	3.2%	369	2.3%
5 to 9 Units	41	1.8%	203	2.3%	409	2.5%
10 to 19 Units	167	7.4%	258	2.9%	362	2.2%
20 to 49 Units	69	3.1%	106	1.2%	172	1.1%
50 or More Units	33	1.5%	158	1.8%	257	1.6%
Mobile Home or Trailer	169	7.5%	931	10.6%	1,036	6.4%
Other Structure	-	-	-	-	-	-
Homes Built By Year (2010)						
Homes Built 2005 or later	72	3.2%	411	4.7%	866	5.3%
Homes Built 2000 to 2004	178	7.9%	969	11.1%	1,830	11.3%
Homes Built 1990 to 1999	446	19.9%	1,909	21.8%	3,525	21.8%
Homes Built 1980 to 1989	180	8.0%	851	9.7%	1,660	10.3%
Homes Built 1970 to 1979	363	16.1%	1,219	13.9%	2,438	15.1%
Homes Built 1960 to 1969	259	11.6%	822	9.4%	1,536	9.5%
Homes Built 1950 to 1959	244	10.8%	975	11.1%	1,706	10.5%
Homes Built Before 1949	504	22.4%	1,612	18.4%	2,625	16.2%
Home Values (2010)						
Home Values \$1,000,000 or More	4	0.3%	22	0.3%	55	0.4%
Home Values \$500,000 to \$999,999	22	1.4%	241	3.4%	479	3.5%
Home Values \$400,000 to \$499,999	25	1.5%	230	3.2%	450	3.3%
Home Values \$300,000 to \$399,999	70	4.4%	542	7.6%	1,167	8.6%
Home Values \$200,000 to \$299,999	312	19.6%	1,410	19.8%	2,873	21.2%
Home Values \$150,000 to \$199,999	337	21.2%	1,234	17.3%	2,473	18.2%
Home Values \$100,000 to \$149,999	326	20.5%	1,160	16.3%	2,277	16.8%
Home Values \$70,000 to \$99,999	164	10.3%	692	9.7%	1,342	9.9%
Home Values \$50,000 to \$69,999	79	4.9%	408	5.7%	744	5.5%
Home Values \$25,000 to \$49,999	129	8.1%	629	8.8%	888	6.5%
Home Values Under \$25,000	124	7.8%	565	7.9%	821	6.1%
Owner-Occupied Median Home Value	\$138,752		\$147,690		\$160,932	
Renter-Occupied Median Rent	\$590		\$694		\$756	
Transportation To Work (2010)						
Drive to Work Alone	2,209	87.8%	9,202	87.5%	17,855	87.1%
Drive to Work in Carpool	129	5.1%	699	6.7%	1,385	6.8%
Travel to Work by Public Transportation	6	0.2%	38	0.4%	67	0.3%
Drive to Work on Motorcycle	6	0.2%	6	0.1%	25	0.1%
Walk or Bicycle to Work	78	3.1%	173	1.6%	288	1.4%
Other Means	1	0.1%	12	0.1%	83	0.4%
Work at Home	88	3.5%	387	3.7%	794	3.9%
Travel Time (2010)						
Travel to Work in 14 Minutes or Less	459	18.9%	1,787	17.6%	3,307	16.8%
Travel to Work in 15 to 29 Minutes	743	30.6%	2,803	27.7%	5,949	30.2%
Travel to Work in 30 to 59 Minutes	1,018	41.9%	4,370	43.1%	8,217	41.7%
Travel to Work in 60 Minutes or More	210	8.6%	1,171	11.6%	2,229	11.3%
Average Minutes Travel to Work	28.1		30.0		29.6	

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