

ORCHARD 12 PLAZA

27841 - 27909 ORCHARD LAKE ROAD

FARMINGTON HILLS, MICHIGAN

FOR LEASE

INLINE SPACE AVAILABLE:
900 - 9,175 SQUARE FEET

OUTLOT SPACE AVAILABLE:
1,300 - 7,020 SQUARE FEET

IMPROVEMENTS:

- UPDATED FACADE COMING SOON
- PYLON SIGNAGE AVAILABLE
- INGRESS/EGRESS ON ORCHARD LAKE & 12 MILE

AVAILABLE:

IMMEDIATELY

ZONING:

B - 4: PLANNED GENERAL
BUSINESS DISTRICT

TRAFFIC COUNTS:

ORCHARD LAKE, SOUTH OF 12:
42,000

ORCHARD LAKE, NORTH OF 12:
37,000

12 MILE, WEST OF OCHARD LAKE:
34,000

12 MILE, EAST OF ORCHARD LAKE:
26,000



CONTACT:

BRYAN WEISS

BWEISS@LUDWIGSEELEY.COM



**LOCATED AT ONE OF THE BUSIEST
INTERSECTIONS IN OAKLAND COUNTY**

EXCELLENT CO-TENANCY

**EASY ACCESS TO I - 696 & OTHER
MAJOR HIGHWAYS**

JOIN:



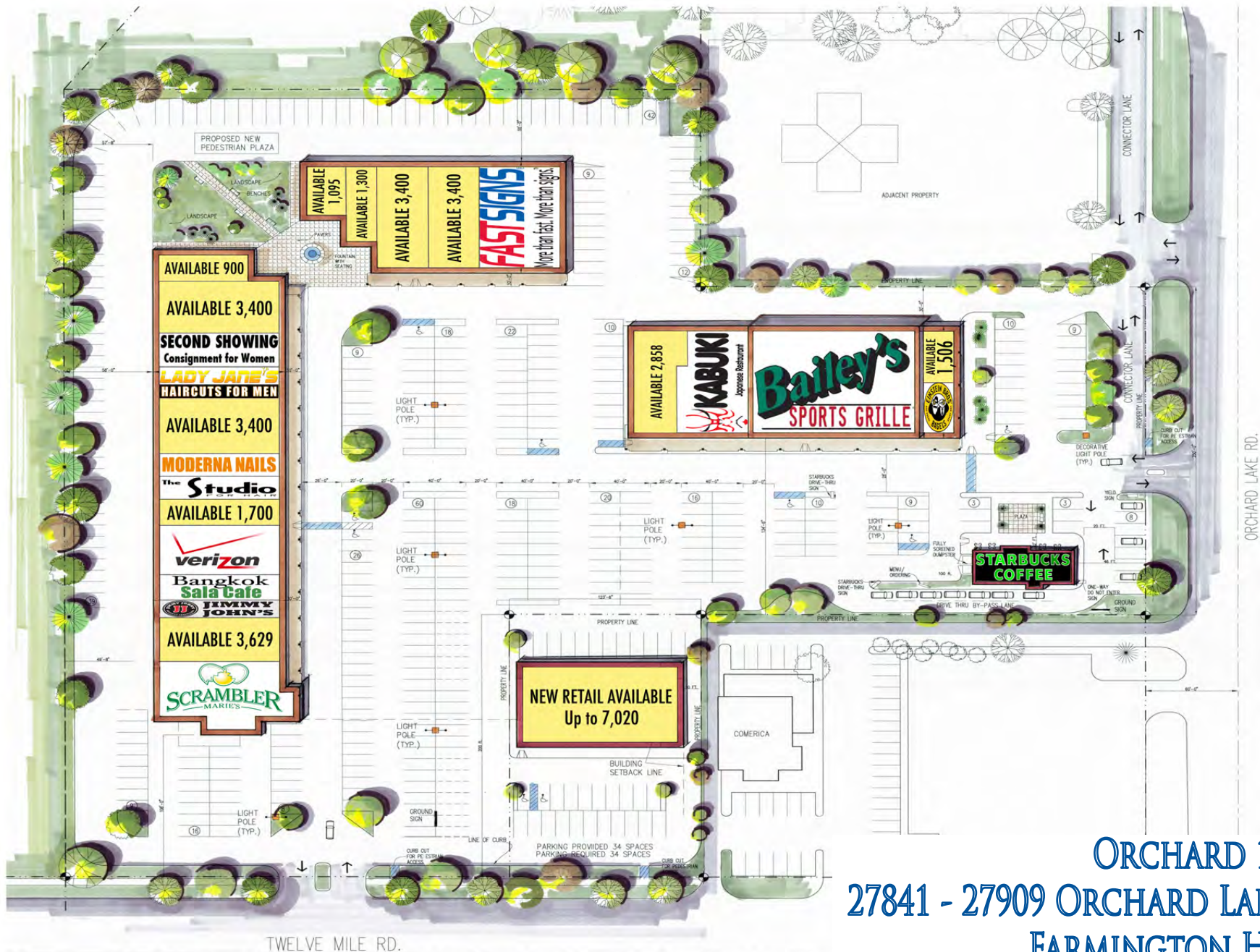
DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	7,411	66,386	181,211
	AVERAGE INCOME	\$70,493	\$101,639	\$100,558
	HOUSEHOLDS	3,389	27,611	77,615

Ludwig & Seeley
REAL ESTATE

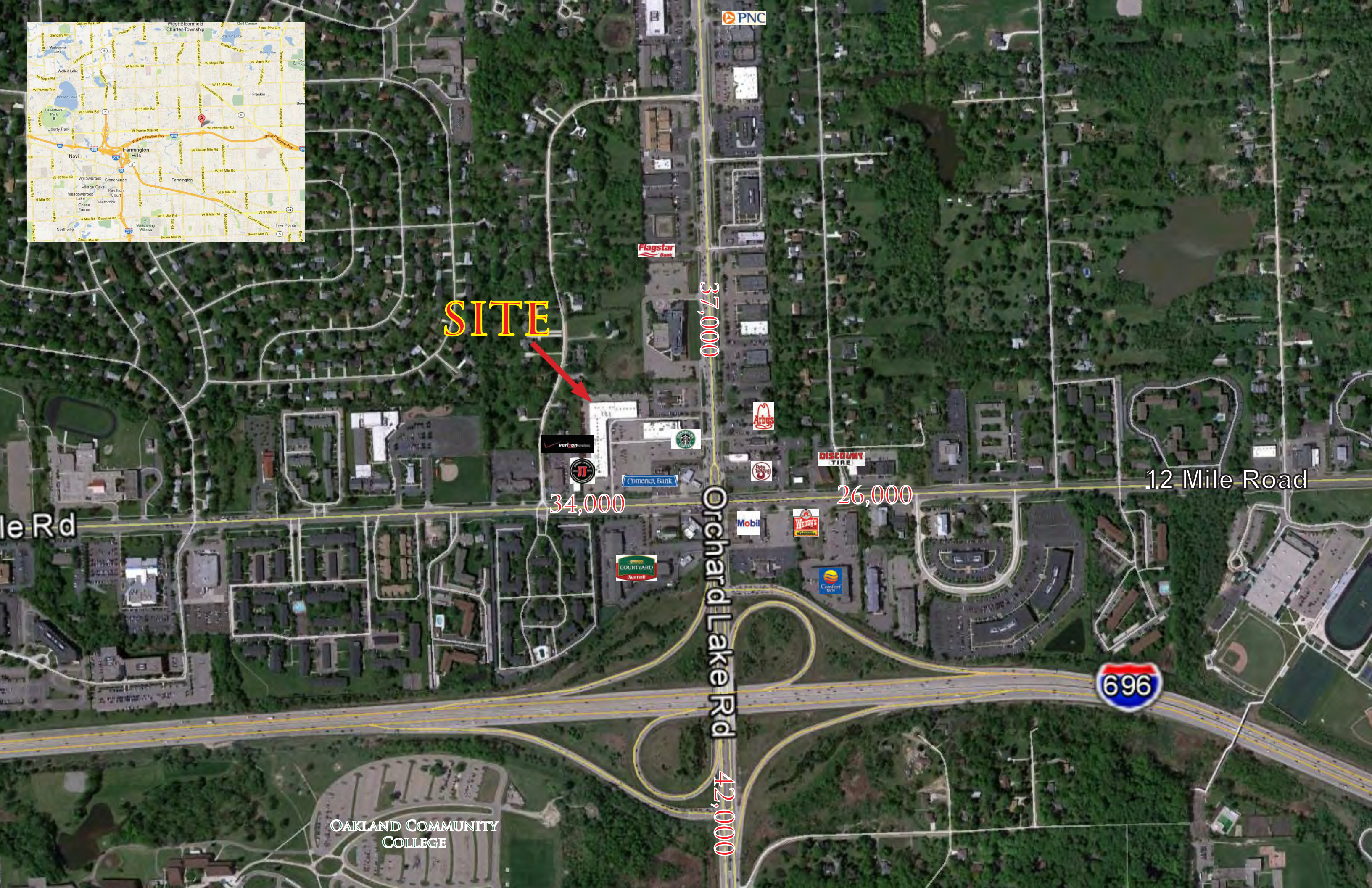
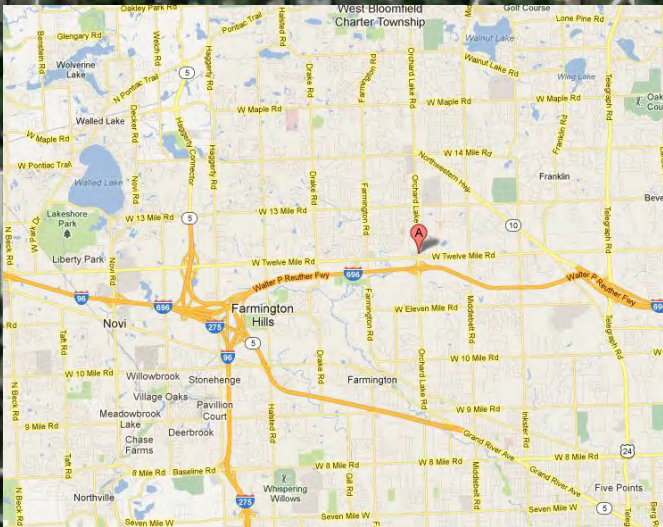
29580 NORTHWESTERN HWY. SUITE 110 SOUTHFIELD MI 48034

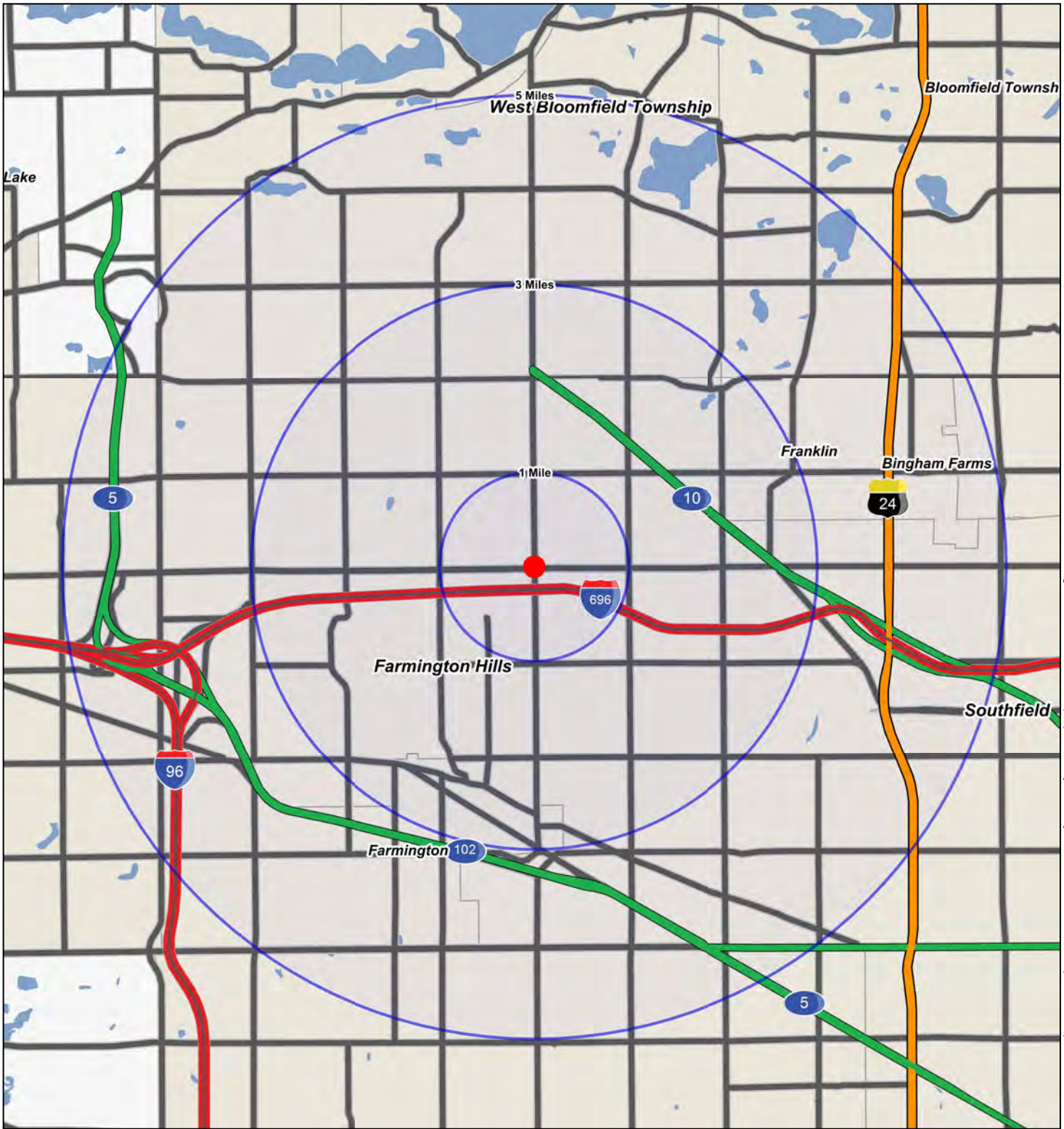
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ORCHARD 12 PLAZA
27841 - 27909 ORCHARD LAKE ROAD
FARMINGTON HILLS, MI





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27841 Orchard Lake Road
Farmington Hills, MI

February 2013

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.4996/-83.3588

RF5

27841 Orchard Lake Rd	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2012)	7,411	66,386	181,211
Projected Population (2017)	7,415	66,421	180,428
Forecasted Population (2022)	7,415	66,421	180,391
Census Population (2010)	7,402	66,333	181,493
Census Population (2000)	7,446	67,145	185,019
Projected Annual Growth (2012 to 2017)	4 -	35 -	-783 -0.1%
Historical Annual Growth (2010 to 2012)	9 0.1%	53 -	-282 -0.1%
Historical Annual Growth (2000 to 2010)	-44 -0.1%	-812 -0.1%	-3,526 -0.2%
Estimated Population Density (2012)	2,360 psm	2,349 psm	2,308 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.51 sq mi
Households			
Estimated Households (2012)	3,389	27,611	77,615
Projected Households (2017)	3,460	28,186	79,303
Forecasted Households (2022)	3,463	28,202	79,355
Census Households (2010)	3,362	27,388	76,932
Census Households (2000)	3,330	27,000	76,369
Estimated Households with Children (2012)	852 25.1%	8,331 30.2%	23,135 29.8%
Estimated Average Household Size (2012)	2.17	2.38	2.31
Average Household Income			
Estimated Average Household Income (2012)	\$70,493	\$101,639	\$100,558
Projected Average Household Income (2017)	\$80,436	\$114,373	\$112,191
Estimated Average Family Income (2012)	\$77,018	\$122,997	\$126,679
Median Household Income			
Estimated Median Household Income (2012)	\$56,931	\$82,431	\$78,947
Projected Median Household Income (2017)	\$64,454	\$94,971	\$90,569
Estimated Median Family Income (2012)	\$74,057	\$103,185	\$104,808
Per Capita Income			
Estimated Per Capita Income (2012)	\$32,470	\$42,729	\$43,487
Projected Per Capita Income (2017)	\$37,794	\$49,050	\$49,781
Estimated Per Capita income 5 Year Growth	\$5,324 16.4%	\$6,321 14.8%	\$6,294 14.5%
Other Income			
Estimated Median Disposable Income (2012)	\$47,168	\$65,681	\$63,301
Projected Median Disposable Income (2017)	\$53,640	\$84,814	\$79,229
Disposable Income Estimated 5 Year Growth	\$6,473 13.7%	\$19,134 29.1%	\$15,927 25.2%
Estimated Average Household Net Worth (2012)	\$565,811	\$726,617	\$685,953
Daytime Demos (2012)			
Total Businesses	697	4,957	11,826
Total Employees	6,167	48,292	137,617
Company Headquarter Businesses	3 0.4%	58 1.2%	155 1.3%
Company Headquarter Employees	261 4.2%	4,334 9.0%	18,483 13.4%
Employee Population per Business	8.8	9.7	11.6
Residential Population per Business	10.6	13.4	15.3

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RF5

27841 Orchard Lake Rd

	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2012)	5,010	67.6%	45,166	68.0%	120,651	66.6%
Black or African American (2012)	1,419	19.1%	13,402	20.2%	39,860	22.0%
American Indian or Alaska Native (2012)	19	0.3%	128	0.2%	462	0.3%
Asian (2012)	710	9.6%	5,754	8.7%	14,988	8.3%
Hawaiian or Pacific Islander (2012)	1	-	15	-	32	-
Other Race (2012)	16	0.2%	151	0.2%	463	0.3%
Two or More Races (2012)	236	3.2%	1,771	2.7%	4,755	2.6%
Not Hispanic or Latino Population (2012)	7,240	97.7%	65,170	98.2%	177,732	98.1%
Hispanic or Latino Population (2012)	171	2.3%	1,216	1.8%	3,479	1.9%
Not Hispanic or Latino Population (2017)	7,222	97.4%	65,063	98.0%	176,532	97.8%
Hispanic or Latino Population (2017)	193	2.6%	1,358	2.0%	3,896	2.2%
Not Hispanic or Latino Population (2010)	7,239	97.8%	65,183	98.3%	178,192	98.2%
Hispanic or Latino Population (2010)	163	2.2%	1,150	1.7%	3,301	1.8%
Not Hispanic or Latino Population (2000)	7,277	97.7%	66,283	98.7%	182,370	98.6%
Hispanic or Latino Population (2000)	169	2.3%	863	1.3%	2,649	1.4%
Projected Hispanic Annual Growth (2012 to 2017)	22	2.6%	142	2.3%	417	2.4%
Historic Hispanic Annual Growth (2000 to 2012)	1	0.1%	353	3.4%	830	2.6%
Age Distribution (2012)						
Age Under 5	383	5.2%	3,348	5.0%	9,115	5.0%
Age 5 to 9 Years	410	5.5%	3,687	5.6%	9,815	5.4%
Age 10 to 14 Years	423	5.7%	4,255	6.4%	11,076	6.1%
Age 15 to 19 Years	473	6.4%	4,486	6.8%	11,650	6.4%
Age 20 to 24 Years	384	5.2%	3,298	5.0%	9,748	5.4%
Age 25 to 29 Years	420	5.7%	3,242	4.9%	9,723	5.4%
Age 30 to 34 Years	439	5.9%	3,382	5.1%	9,728	5.4%
Age 35 to 39 Years	478	6.5%	3,791	5.7%	10,474	5.8%
Age 40 to 44 Years	479	6.5%	4,266	6.4%	11,492	6.3%
Age 45 to 49 Years	551	7.4%	4,959	7.5%	13,062	7.2%
Age 50 to 54 Years	612	8.3%	5,488	8.3%	14,649	8.1%
Age 55 to 59 Years	500	6.7%	5,197	7.8%	14,063	7.8%
Age 60 to 64 Years	416	5.6%	4,569	6.9%	12,529	6.9%
Age 65 to 74 Years	646	8.7%	6,055	9.1%	16,520	9.1%
Age 75 to 84 Years	457	6.2%	3,874	5.8%	10,811	6.0%
Age 85 Years or Over	341	4.6%	2,491	3.8%	6,756	3.7%
Median Age	43.2		43.7		43.5	
Gender Age Distribution (2012)						
Female Population	4,033	54.4%	35,357	53.3%	96,716	53.4%
Age 0 to 19 Years	828	20.5%	7,745	21.9%	20,487	21.2%
Age 20 to 64 Years	2,294	56.9%	20,328	57.5%	56,220	58.1%
Age 65 Years or Over	911	22.6%	7,285	20.6%	20,008	20.7%
Female Median Age	45.6		45.2		45.0	
Male Population	3,378	45.6%	31,029	46.7%	84,495	46.6%
Age 0 to 19 Years	861	25.5%	8,030	25.9%	21,169	25.1%
Age 20 to 64 Years	1,985	58.8%	17,862	57.6%	49,247	58.3%
Age 65 Years or Over	533	15.8%	5,136	16.6%	14,079	16.7%
Male Median Age	40.0		41.9		41.6	

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RF5

27841 Orchard Lake Rd

	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2012)						
HH Income \$200,000 or More	175	5.2%	3,180	11.5%	8,988	11.6%
HH Income \$150,000 to \$199,999	146	4.3%	1,943	7.0%	4,762	6.1%
HH Income \$100,000 to \$149,999	519	15.3%	5,047	18.3%	12,644	16.3%
HH Income \$75,000 to \$99,999	517	15.3%	4,012	14.5%	10,086	13.0%
HH Income \$50,000 to \$74,999	460	13.6%	4,333	15.7%	12,632	16.3%
HH Income \$35,000 to \$49,999	353	10.4%	2,912	10.5%	9,343	12.0%
HH Income \$25,000 to \$34,999	352	10.4%	2,313	8.4%	6,859	8.8%
HH Income \$15,000 to \$24,999	503	14.9%	2,039	7.4%	6,595	8.5%
HH Income Under \$15,000	363	10.7%	1,831	6.6%	5,705	7.4%
HH Income \$35,000 or More	2,171	64.1%	21,427	77.6%	58,455	75.3%
HH Income \$75,000 or More	1,358	40.1%	14,182	51.4%	36,480	47.0%
Housing (2012)						
Total Housing Units	3,659		29,675		84,310	
Housing Units Occupied	3,389	92.6%	27,611	93.0%	77,615	92.1%
Housing Units Owner-Occupied	1,882	55.5%	18,464	66.9%	48,413	62.4%
Housing Units, Renter-Occupied	1,507	44.5%	9,147	33.1%	29,201	37.6%
Housing Units, Vacant	270	7.4%	2,064	7.0%	6,695	7.9%
Median Years in Residence	4.7		5.2		4.5	
Marital Status (2012)						
Never Married	1,709	31.9%	14,083	29.4%	40,569	31.0%
Currently Married	2,767	51.6%	27,161	56.7%	70,176	53.5%
Separated	184	3.4%	1,247	2.6%	3,701	2.8%
Widowed	193	3.6%	1,436	3.0%	4,335	3.3%
Divorced	513	9.6%	4,009	8.4%	12,284	9.4%
Household Type (2012)						
Population Family	5,467	73.8%	52,259	78.7%	139,253	76.8%
Population Non-Family	1,904	25.7%	13,490	20.3%	40,293	22.2%
Population Group Quarters	41	0.5%	637	1.0%	1,665	0.9%
Family Households	1,922	56.7%	17,952	65.0%	48,368	62.3%
Non-Family Households	1,467	43.3%	9,659	35.0%	29,247	37.7%
Married Couple with Children	541	19.6%	6,366	23.4%	16,768	23.9%
Average Family Household Size	2.8		2.9		2.9	
Household Size (2012)						
1 Person Households	1,303	38.5%	8,372	30.3%	25,254	32.5%
2 Person Households	1,024	30.2%	9,082	32.9%	25,422	32.8%
3 Person Households	463	13.7%	4,272	15.5%	11,556	14.9%
4 Person Households	406	12.0%	3,681	13.3%	9,393	12.1%
5 Person Households	132	3.9%	1,473	5.3%	3,933	5.1%
6 or More Person Households	61	1.8%	730	2.6%	2,056	2.6%
Household Vehicles (2012)						
Households with 0 Vehicles Available	293	8.6%	1,515	5.5%	4,890	6.3%
Households with 1 Vehicles Available	1,591	47.0%	9,549	34.6%	29,308	37.8%
Households with 2 or More Vehicles Available	1,505	44.4%	16,546	59.9%	43,418	55.9%
Total Vehicles Available	5,235		49,835		137,081	
Average Vehicles Per Household	1.5		1.8		1.8	

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EXPANDED PROFILE

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RF5

27841 Orchard Lake Rd

1 mi radius

3 mi radius

5 mi radius

Labor Force (2012)

Estimated Labor Population Age 16 Years or Over	6,094		54,096		148,690	
Estimated Civilian Employed	3,731	61.2%	31,393	58.0%	85,384	57.4%
Estimated Civilian Unemployed	268	4.4%	3,402	6.3%	10,051	6.8%
Estimated in Armed Forces	-	-	11	-	75	0.1%
Estimated Not in Labor Force	2,095	34.4%	19,290	35.7%	53,180	35.8%
Unemployment Rate	4.4%		6.3%		6.8%	

Occupation (2010)

Occupation: Population Age 16 Years or Over	3,736		30,243		82,733	
Management, Business, Financial Operations	544	14.6%	5,528	18.3%	14,943	18.1%
Professional, Related	1,141	30.5%	9,935	32.9%	25,527	30.9%
Service	682	18.3%	4,182	13.8%	11,263	13.6%
Sales, Office	901	24.1%	7,293	24.1%	21,264	25.7%
Farming, Fishing, Forestry	2	-	26	0.1%	106	0.1%
Construct, Extraction, Maintenance	153	4.1%	1,040	3.4%	3,089	3.7%
Production, Transport Material Moving	313	8.4%	2,238	7.4%	6,541	7.9%
White Collar Workers		69.2%		75.2%		74.6%
Blue Collar Workers		30.8%		24.8%		25.4%

Consumer Expenditure (2012)

Total Household Expenditure	\$187 M		\$1.95 B		\$5.43 B	
Total Non-Retail Expenditure	\$107 M	57.4%	\$1.13 B	57.8%	\$3.14 B	57.8%
Total Retail Expenditure	\$79.7 M	42.6%	\$823 M	42.2%	\$2.29 B	42.2%
Apparel	\$8.93 M	4.8%	\$94.0 M	4.8%	\$262 M	4.8%
Contributions	\$7.20 M	3.8%	\$84.4 M	4.3%	\$236 M	4.3%
Education	\$4.74 M	2.5%	\$53.9 M	2.8%	\$150 M	2.8%
Entertainment	\$10.4 M	5.6%	\$110 M	5.7%	\$307 M	5.7%
Food and Beverages	\$28.4 M	15.2%	\$287 M	14.7%	\$801 M	14.8%
Furnishings and Equipment	\$8.28 M	4.4%	\$89.3 M	4.6%	\$248 M	4.6%
Gifts	\$5.11 M	2.7%	\$57.5 M	2.9%	\$160 M	2.9%
Health Care	\$11.5 M	6.1%	\$112 M	5.8%	\$314 M	5.8%
Household Operations	\$6.83 M	3.7%	\$76.4 M	3.9%	\$212 M	3.9%
Miscellaneous Expenses	\$3.14 M	1.7%	\$31.4 M	1.6%	\$87.6 M	1.6%
Personal Care	\$2.72 M	1.5%	\$27.9 M	1.4%	\$77.7 M	1.4%
Personal Insurance	\$1.95 M	1.0%	\$22.2 M	1.1%	\$61.7 M	1.1%
Reading	\$622 K	0.3%	\$6.45 M	0.3%	\$18.0 M	0.3%
Shelter	\$36.3 M	19.4%	\$381 M	19.6%	\$1.06 B	19.5%
Tobacco	\$1.19 M	0.6%	\$10.8 M	0.6%	\$30.4 M	0.6%
Transportation	\$36.8 M	19.7%	\$377 M	19.3%	\$1.05 B	19.3%
Utilities	\$13.0 M	7.0%	\$127 M	6.5%	\$356 M	6.6%

Educational Attainment (2012)

Adult Population Age 25 Years or Over	5,338		47,313		129,806	
Elementary (Grade Level 0 to 8)	125	2.3%	1,017	2.1%	2,956	2.3%
Some High School (Grade Level 9 to 11)	248	4.6%	1,753	3.7%	5,623	4.3%
High School Graduate	997	18.7%	7,895	16.7%	23,461	18.1%
Some College	1,181	22.1%	9,167	19.4%	26,638	20.5%
Associate Degree Only	300	5.6%	2,636	5.6%	8,054	6.2%
Bachelor Degree Only	1,293	24.2%	13,634	28.8%	34,545	26.6%
Graduate Degree	1,194	22.4%	11,211	23.7%	28,529	22.0%

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1 mi radius

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5 mi radius

Units In Structure (2010)

1 Detached Unit	1,538	45.7%	16,996	62.1%	44,128	57.4%
1 Attached Unit	261	7.8%	2,329	8.5%	6,998	9.1%
2 to 4 Units	176	5.2%	1,151	4.2%	4,247	5.5%
5 to 9 Units	539	16.0%	2,554	9.3%	6,995	9.1%
10 to 19 Units	419	12.5%	1,919	7.0%	5,703	7.4%
20 to 49 Units	143	4.3%	643	2.3%	2,337	3.0%
50 or More Units	270	8.0%	1,557	5.7%	5,434	7.1%
Mobile Home or Trailer	16	0.5%	220	0.8%	1,061	1.4%
Other Structure	-	-	19	0.1%	29	-

Homes Built By Year (2010)

Homes Built 2005 or later	34	1.0%	421	1.5%	1,748	2.3%
Homes Built 2000 to 2004	108	3.2%	1,344	4.9%	3,806	4.9%
Homes Built 1990 to 1999	296	8.8%	2,979	10.9%	9,545	12.4%
Homes Built 1980 to 1989	613	18.2%	4,310	15.7%	14,097	18.3%
Homes Built 1970 to 1979	764	22.7%	6,154	22.5%	16,563	21.5%
Homes Built 1960 to 1969	561	16.7%	4,994	18.2%	11,711	15.2%
Homes Built 1950 to 1959	668	19.9%	4,332	15.8%	10,872	14.1%
Homes Built Before 1949	317	9.4%	2,855	10.4%	8,591	11.2%

Home Values (2010)

Home Values \$1,000,000 or More	5	0.3%	172	0.9%	600	1.2%
Home Values \$500,000 to \$999,999	36	1.9%	588	3.1%	1,940	3.9%
Home Values \$400,000 to \$499,999	20	1.1%	582	3.1%	1,883	3.8%
Home Values \$300,000 to \$399,999	105	5.4%	1,912	10.1%	5,055	10.2%
Home Values \$200,000 to \$299,999	595	30.8%	4,909	25.9%	10,939	22.0%
Home Values \$150,000 to \$199,999	332	17.2%	3,445	18.2%	8,664	17.4%
Home Values \$100,000 to \$149,999	283	14.6%	2,867	15.1%	8,056	16.2%
Home Values \$70,000 to \$99,999	248	12.8%	1,873	9.9%	5,165	10.4%
Home Values \$50,000 to \$69,999	131	6.8%	992	5.2%	2,834	5.7%
Home Values \$25,000 to \$49,999	118	6.1%	994	5.2%	2,629	5.3%
Home Values Under \$25,000	61	3.1%	638	3.4%	1,996	4.0%
Owner-Occupied Median Home Value	\$163,523		\$186,573		\$184,288	
Renter-Occupied Median Rent	\$739		\$904		\$913	

Transportation To Work (2010)

Drive to Work Alone	3,101	87.6%	25,790	87.3%	70,447	87.3%
Drive to Work in Carpool	334	9.4%	1,900	6.4%	5,152	6.4%
Travel to Work by Public Transportation	24	0.7%	238	0.8%	649	0.8%
Drive to Work on Motorcycle	-	-	21	0.1%	64	0.1%
Walk or Bicycle to Work	25	0.7%	383	1.3%	1,020	1.3%
Other Means	2	0.1%	102	0.3%	333	0.4%
Work at Home	55	1.6%	1,102	3.7%	3,048	3.8%

Travel Time (2010)

Travel to Work in 14 Minutes or Less	861	24.7%	6,266	22.0%	17,034	21.9%
Travel to Work in 15 to 29 Minutes	1,380	39.6%	11,077	39.0%	30,349	39.1%
Travel to Work in 30 to 59 Minutes	1,178	33.8%	10,259	36.1%	27,697	35.7%
Travel to Work in 60 Minutes or More	67	1.9%	831	2.9%	2,585	3.3%
Average Minutes Travel to Work	22.5		23.7		23.8	

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