

ORCHARD LAKE & 13 MILE ROADS FARMINGTON HILLS, MICHIGAN

FOR LEASE

SPACE SIZE:
4,750 SQ. FT.

BUILDING SIZE:
15,138 SQ. FT.

AVAILABLE:
IMMEDIATELY

ZONING:
COMMERCIAL

ANCHORS:
FEDEX KINKO'S & 7-11

TRAFFIC COUNTS:
ORCHARD LAKE 2-WAY 13 TO
14 MILE: 30,637 ADT

ORCHARD LAKE 2-WAY 12 TO
13 MILE: 31,848 ADT

13 MILE 2-WAY @ ORCHARD:
16,480 ADT



CONTACT:
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&
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FRONTAGE ON VERY BUSY ORCHARD LAKE ROAD

EASY INGRESS AND EGRESS

ADJACENT TO 7-11 & ANCHORED BY
FEDEX KINKO'S

END CAP AVAILABLE

JOIN:



FedEx Kinko's
Office and Print Services

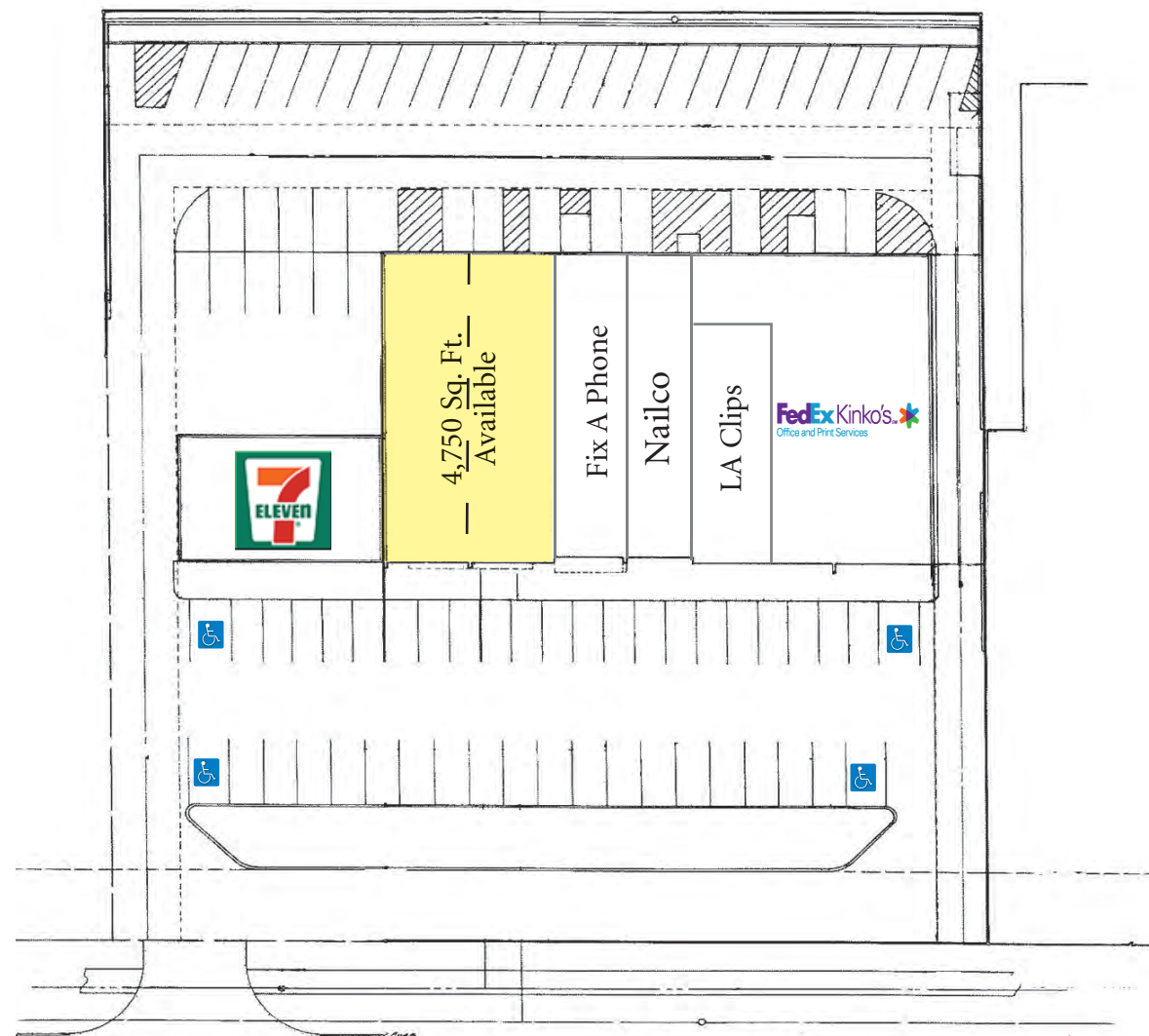
the
hailco LA
group
609001 Camber

CLIPS

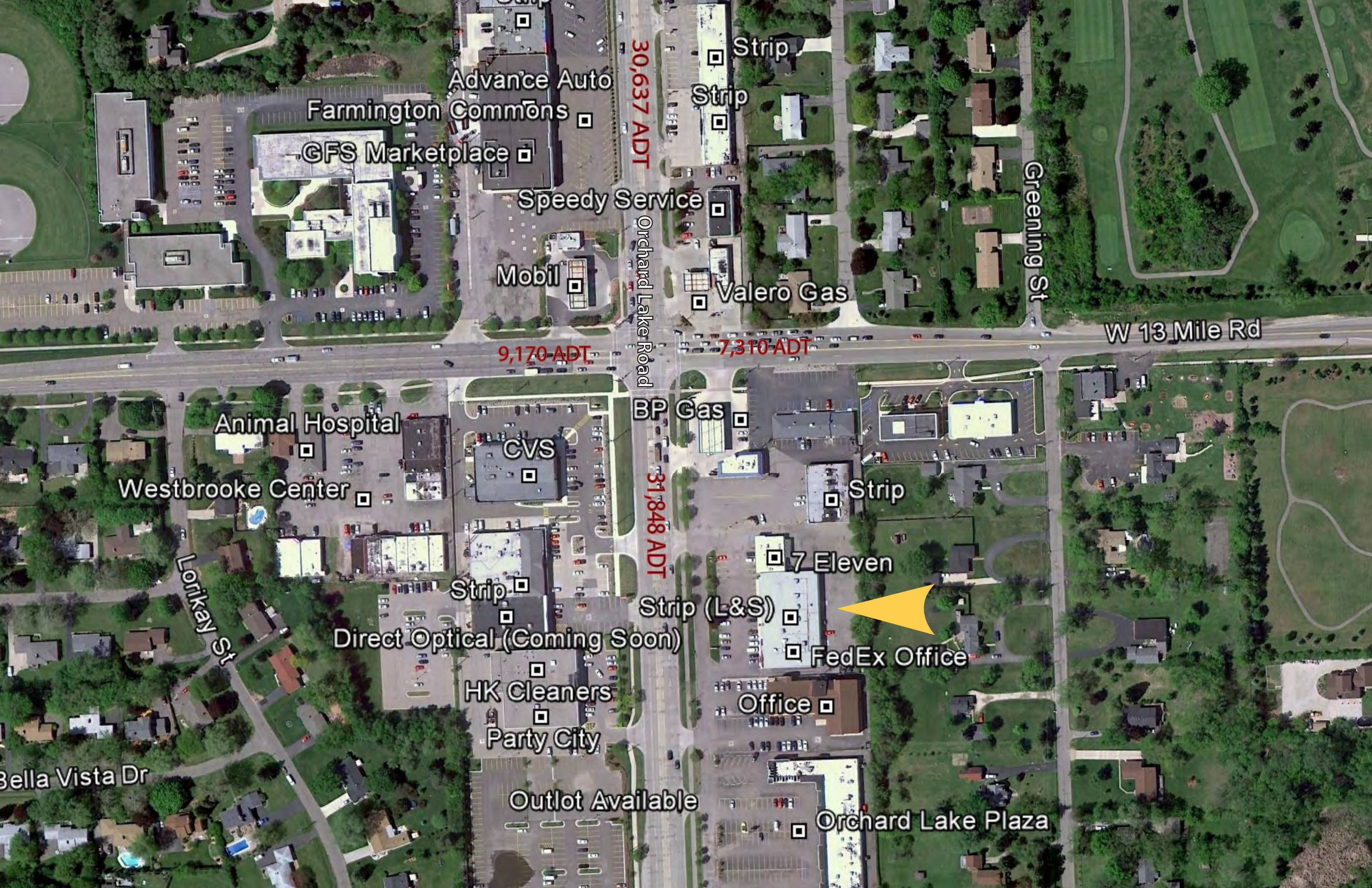
DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	7,961	62,161	170,296
	AVERAGE INCOME	\$80,645	\$117,312	\$108,329
	HOUSEHOLDS	3,647	24,709	71,822

Ludwig & Seeley
REAL ESTATE

29580 NORTHWESTERN HWY., SUITE 110 SOUTHFIELD MI 48034
PHONE: 248.750.1700 FAX: 248.750.1771



7-Eleven Strip Center
Orchard Lake & 13 Mile Rds.
Farmington Hills, Michigan



Advance Auto

Farmington Commons

GFS Marketplace

Speedy Service

Mobil

Strip

Strip

Valero Gas

Greening St

W 13 Mile Rd

30,637 ADT

Orchard Lake Road

9,170 ADT

7,310 ADT

Animal Hospital

Westbrooke Center

CVS

BP Gas

Strip

7 Eleven

Strip (L&S)

FedEx Office

Direct Optical (Coming Soon)

HK Cleaners

Party City

Office

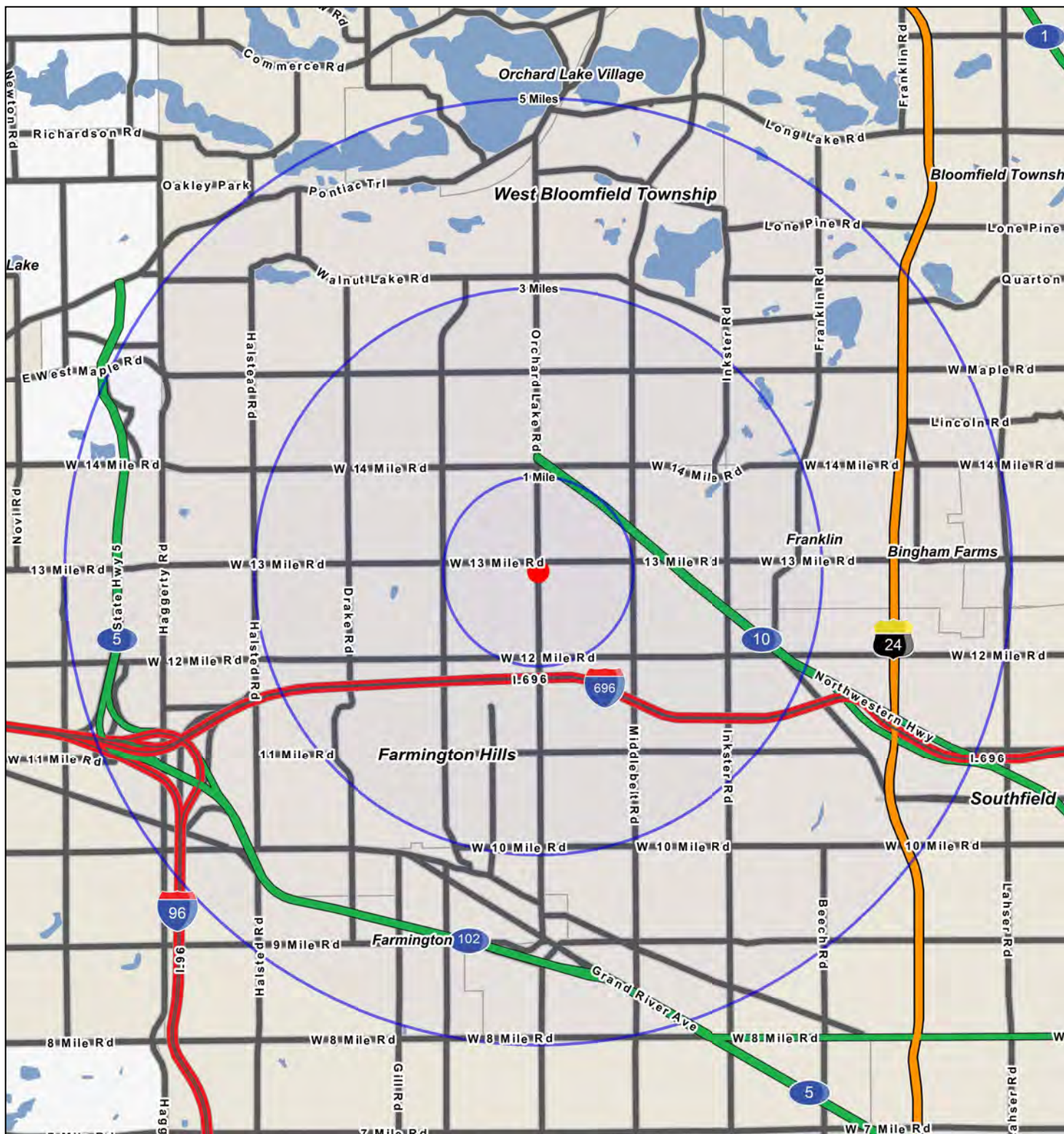
Outlot Available

Orchard Lake Plaza

Louise St

Bella Vista Dr





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29318 Orchard Lake Road
Farmington, MI

June 2012

Ludwig & Seeley
REAL ESTATE



EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.5138/-83.3594

RF5

Orchard Lake Rd & W 13 Mile Rd	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2012)	7,961	62,161	170,296
Projected Population (2017)	7,958	62,191	170,415
Forecasted Population (2022)	7,958	62,190	170,414
Census Population (2010)	7,956	62,111	170,155
Census Population (2000)	7,534	62,517	172,425
Projected Annual Growth (2012 to 2017)	-2 -	30 -	119 -
Historical Annual Growth (2010 to 2012)	4 -	50 -	141 -
Historical Annual Growth (2000 to 2010)	423 0.6%	-406 -0.1%	-2,270 -0.1%
Estimated Population Density (2012)	2,535 psm	2,199 psm	2,169 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.51 sq mi
Households			
Estimated Households (2012)	3,647	24,709	71,822
Projected Households (2017)	3,723	25,223	73,317
Forecasted Households (2022)	3,725	25,237	73,360
Census Households (2010)	3,619	24,510	71,240
Census Households (2000)	3,297	23,660	70,347
Estimated Households with Children (2012)	728 19.9%	7,608 30.8%	21,511 30.0%
Estimated Average Household Size (2012)	2.14	2.49	2.35
Average Household Income			
Estimated Average Household Income (2012)	\$80,645	\$117,312	\$108,329
Projected Average Household Income (2017)	\$91,032	\$131,046	\$120,767
Estimated Average Family Income (2012)	\$91,801	\$138,380	\$135,895
Median Household Income			
Estimated Median Household Income (2012)	\$63,382	\$92,298	\$83,036
Projected Median Household Income (2017)	\$72,310	\$106,564	\$95,579
Estimated Median Family Income (2012)	\$81,583	\$111,962	\$109,474
Per Capita Income			
Estimated Per Capita Income (2012)	\$37,774	\$47,148	\$46,095
Projected Per Capita Income (2017)	\$43,539	\$53,732	\$52,413
Estimated Per Capita income 5 Year Growth	\$5,765 15.3%	\$6,584 14.0%	\$6,319 13.7%
Other Income			
Estimated Median Disposable Income (2012)	\$51,789	\$72,764	\$66,124
Projected Median Disposable Income (2017)	\$58,005	\$96,380	\$81,954
Disposable Income Estimated 5 Year Growth	\$6,216 12.0%	\$23,617 32.5%	\$15,830 23.9%
Estimated Average Household Net Worth (2012)	\$596,006	\$801,661	\$728,288
Daytime Demos (2012)			
Total Businesses	845	4,641	10,797
Total Employees	7,666	42,776	123,664
Company Headquarter Businesses	7 0.9%	47 1.0%	141 1.3%
Company Headquarter Employees	227 3.0%	3,044 7.1%	16,836 13.6%
Employee Population per Business	9.1	9.2	11.5
Residential Population per Business	9.4	13.4	15.8

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EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

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Lat/Lon: 42.5138/-83.3594

RF5

Orchard Lake Rd & W 13 Mile Rd

1 mi radius

3 mi radius

5 mi radius

Race & Ethnicity

White (2012)	5,771	72.5%	43,804	70.5%	115,347	67.7%
Black or African American (2012)	1,483	18.6%	11,443	18.4%	35,073	20.6%
American Indian or Alaska Native (2012)	10	0.1%	90	0.1%	384	0.2%
Asian (2012)	418	5.3%	4,992	8.0%	14,563	8.6%
Hawaiian or Pacific Islander (2012)	1	-	10	-	33	-
Other Race (2012)	27	0.3%	168	0.3%	453	0.3%
Two or More Races (2012)	252	3.2%	1,653	2.7%	4,444	2.6%
Not Hispanic or Latino Population (2012)	7,820	98.2%	61,118	98.3%	167,201	98.2%
Hispanic or Latino Population (2012)	141	1.8%	1,043	1.7%	3,095	1.8%
Not Hispanic or Latino Population (2017)	7,799	98.0%	61,024	98.1%	166,959	98.0%
Hispanic or Latino Population (2017)	160	2.0%	1,167	1.9%	3,456	2.0%
Not Hispanic or Latino Population (2010)	7,822	98.3%	61,125	98.4%	167,224	98.3%
Hispanic or Latino Population (2010)	134	1.7%	986	1.6%	2,931	1.7%
Not Hispanic or Latino Population (2000)	7,437	98.7%	61,703	98.7%	170,042	98.6%
Hispanic or Latino Population (2000)	97	1.3%	814	1.3%	2,383	1.4%
Projected Hispanic Annual Growth (2012 to 2017)	19	2.6%	125	2.4%	361	2.3%
Historic Hispanic Annual Growth (2000 to 2012)	44	3.8%	229	2.3%	712	2.5%

Age Distribution (2012)

Age Under 5	348	4.4%	2,886	4.6%	8,447	5.0%
Age 5 to 9 Years	378	4.8%	3,525	5.7%	9,308	5.5%
Age 10 to 14 Years	444	5.6%	4,167	6.7%	10,642	6.2%
Age 15 to 19 Years	488	6.1%	4,355	7.0%	11,112	6.5%
Age 20 to 24 Years	332	4.2%	2,994	4.8%	8,787	5.2%
Age 25 to 29 Years	282	3.5%	2,509	4.0%	8,677	5.1%
Age 30 to 34 Years	375	4.7%	2,679	4.3%	8,701	5.1%
Age 35 to 39 Years	394	4.9%	3,239	5.2%	9,526	5.6%
Age 40 to 44 Years	457	5.7%	3,944	6.3%	10,595	6.2%
Age 45 to 49 Years	593	7.5%	4,672	7.5%	12,274	7.2%
Age 50 to 54 Years	632	7.9%	5,318	8.6%	13,724	8.1%
Age 55 to 59 Years	539	6.8%	5,142	8.3%	13,307	7.8%
Age 60 to 64 Years	517	6.5%	4,611	7.4%	12,061	7.1%
Age 65 to 74 Years	851	10.7%	6,090	9.8%	16,169	9.5%
Age 75 to 84 Years	741	9.3%	3,759	6.0%	10,506	6.2%
Age 85 Years or Over	589	7.4%	2,272	3.7%	6,462	3.8%
Median Age	48.7		44.9		44.0	

Gender Age Distribution (2012)

Female Population	4,477	56.2%	32,905	52.9%	90,702	53.3%
Age 0 to 19 Years	829	18.5%	7,249	22.0%	19,418	21.4%
Age 20 to 64 Years	2,250	50.3%	18,709	56.9%	52,080	57.4%
Age 65 Years or Over	1,398	31.2%	6,947	21.1%	19,205	21.2%
Female Median Age	51.6		46.3		45.5	
Male Population	3,484	43.8%	29,256	47.1%	79,594	46.7%
Age 0 to 19 Years	830	23.8%	7,684	26.3%	20,091	25.2%
Age 20 to 64 Years	1,871	53.7%	16,397	56.0%	45,571	57.3%
Age 65 Years or Over	783	22.5%	5,174	17.7%	13,932	17.5%
Male Median Age	44.5		43.2		42.3	

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EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

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Lat/Lon: 42.5138/-83.3594

RF5

Orchard Lake Rd & W 13 Mile Rd

	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2012)						
HH Income \$200,000 or More	208	5.7%	3,670	14.9%	9,524	13.3%
HH Income \$150,000 to \$199,999	144	3.9%	2,048	8.3%	4,834	6.7%
HH Income \$100,000 to \$149,999	692	19.0%	4,925	19.9%	12,192	17.0%
HH Income \$75,000 to \$99,999	586	16.1%	3,455	14.0%	9,296	12.9%
HH Income \$50,000 to \$74,999	565	15.5%	3,405	13.8%	11,125	15.5%
HH Income \$35,000 to \$49,999	305	8.4%	2,314	9.4%	8,207	11.4%
HH Income \$25,000 to \$34,999	342	9.4%	1,725	7.0%	6,119	8.5%
HH Income \$15,000 to \$24,999	355	9.7%	1,656	6.7%	5,658	7.9%
HH Income Under \$15,000	451	12.4%	1,510	6.1%	4,867	6.8%
HH Income \$35,000 or More	2,499	68.5%	19,818	80.2%	55,178	76.8%
HH Income \$75,000 or More	1,630	44.7%	14,099	57.1%	35,845	49.9%
Housing (2012)						
Total Housing Units	3,928		26,217		78,123	
Housing Units Occupied	3,647	92.8%	24,709	94.2%	71,822	91.9%
Housing Units Owner-Occupied	1,925	52.8%	18,063	73.1%	45,793	63.8%
Housing Units, Renter-Occupied	1,723	47.2%	6,646	26.9%	26,029	36.2%
Housing Units, Vacant	281	7.2%	1,508	5.8%	6,300	8.1%
Median Years in Residence	5.0		5.5		4.7	
Marital Status (2012)						
Never Married	1,423	23.4%	12,709	28.0%	37,176	30.1%
Currently Married	3,469	57.2%	26,749	59.0%	68,420	55.4%
Separated	378	6.2%	1,241	2.7%	3,357	2.7%
Widowed	153	2.5%	1,281	2.8%	3,810	3.1%
Divorced	646	10.7%	3,366	7.4%	10,743	8.7%
Household Type (2012)						
Population Family	5,768	72.5%	50,518	81.3%	132,932	78.1%
Population Non-Family	2,042	25.7%	11,005	17.7%	35,929	21.1%
Population Group Quarters	151	1.9%	638	1.0%	1,436	0.8%
Family Households	2,030	55.7%	17,132	69.3%	45,828	63.8%
Non-Family Households	1,618	44.3%	7,577	30.7%	25,995	36.2%
Married Couple with Children	554	16.0%	6,033	22.6%	15,958	23.3%
Average Family Household Size	2.8		2.9		2.9	
Household Size (2012)						
1 Person Households	1,472	40.4%	6,581	26.6%	22,451	31.3%
2 Person Households	1,099	30.1%	8,410	34.0%	23,974	33.4%
3 Person Households	456	12.5%	3,892	15.8%	10,699	14.9%
4 Person Households	392	10.8%	3,525	14.3%	8,916	12.4%
5 Person Households	153	4.2%	1,487	6.0%	3,806	5.3%
6 or More Person Households	76	2.1%	815	3.3%	1,976	2.8%
Household Vehicles (2012)						
Households with 0 Vehicles Available	345	9.4%	1,138	4.6%	4,368	6.1%
Households with 1 Vehicles Available	1,380	37.8%	7,710	31.2%	25,969	36.2%
Households with 2 or More Vehicles Available	1,923	52.7%	15,861	64.2%	41,486	57.8%
Total Vehicles Available	6,064		46,652		128,630	
Average Vehicles Per Household	1.7		1.9		1.8	

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EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.5138/-83.3594

RF5

Orchard Lake Rd & W 13 Mile Rd

1 mi radius

3 mi radius

5 mi radius

Labor Force (2012)

Estimated Labor Population Age 16 Years or Over	6,679		50,594		139,473	
Estimated Civilian Employed	3,989	59.7%	28,959	57.2%	79,679	57.1%
Estimated Civilian Unemployed	252	3.8%	3,157	6.2%	9,239	6.6%
Estimated in Armed Forces	-	-	9	-	44	-
Estimated Not in Labor Force	2,438	36.5%	18,469	36.5%	50,511	36.2%
Unemployment Rate	3.8%		6.2%		6.6%	

Occupation (2010)

Occupation: Population Age 16 Years or Over	3,675		28,036		77,156	
Management, Business, Financial Operations	643	17.5%	5,404	19.3%	14,510	18.8%
Professional, Related	1,278	34.8%	9,306	33.2%	24,288	31.5%
Service	634	17.2%	3,670	13.1%	9,986	12.9%
Sales, Office	755	20.5%	6,951	24.8%	19,877	25.8%
Farming, Fishing, Forestry	3	0.1%	26	0.1%	89	0.1%
Construct, Extraction, Maintenance	102	2.8%	815	2.9%	2,747	3.6%
Production, Transport Material Moving	260	7.1%	1,864	6.6%	5,659	7.3%
White Collar Workers		72.8%		77.3%		76.0%
Blue Collar Workers		27.2%		22.7%		24.0%

Consumer Expenditure (2012)

Total Household Expenditure	\$221 M		\$1.94 B		\$5.30 B	
Total Non-Retail Expenditure	\$127 M	57.5%	\$1.12 B	57.9%	\$3.06 B	57.8%
Total Retail Expenditure	\$93.9 M	42.5%	\$815 M	42.1%	\$2.24 B	42.2%
Apparel	\$10.5 M	4.8%	\$93.6 M	4.8%	\$256 M	4.8%
Contributions	\$8.65 M	3.9%	\$87.1 M	4.5%	\$234 M	4.4%
Education	\$5.75 M	2.6%	\$55.4 M	2.9%	\$149 M	2.8%
Entertainment	\$12.3 M	5.6%	\$110 M	5.7%	\$300 M	5.7%
Food and Beverages	\$33.3 M	15.1%	\$282 M	14.6%	\$778 M	14.7%
Furnishings and Equipment	\$9.88 M	4.5%	\$89.4 M	4.6%	\$243 M	4.6%
Gifts	\$6.15 M	2.8%	\$58.6 M	3.0%	\$158 M	3.0%
Health Care	\$13.3 M	6.0%	\$109 M	5.7%	\$303 M	5.7%
Household Operations	\$8.15 M	3.7%	\$77.7 M	4.0%	\$210 M	4.0%
Miscellaneous Expenses	\$3.68 M	1.7%	\$30.8 M	1.6%	\$85.0 M	1.6%
Personal Care	\$3.19 M	1.4%	\$27.6 M	1.4%	\$75.7 M	1.4%
Personal Insurance	\$2.33 M	1.1%	\$22.6 M	1.2%	\$61.0 M	1.2%
Reading	\$734 K	0.3%	\$6.40 M	0.3%	\$17.5 M	0.3%
Shelter	\$43.0 M	19.5%	\$380 M	19.6%	\$1.04 B	19.6%
Tobacco	\$1.35 M	0.6%	\$10.2 M	0.5%	\$28.9 M	0.5%
Transportation	\$43.3 M	19.6%	\$370 M	19.1%	\$1.02 B	19.2%
Utilities	\$15.1 M	6.8%	\$124 M	6.4%	\$344 M	6.5%

Educational Attainment (2012)

Adult Population Age 25 Years or Over	5,970		44,234		122,001	
Elementary (Grade Level 0 to 8)	138	2.3%	883	2.0%	2,739	2.2%
Some High School (Grade Level 9 to 11)	186	3.1%	1,588	3.6%	4,684	3.8%
High School Graduate	1,096	18.4%	7,280	16.5%	20,791	17.0%
Some College	1,109	18.6%	8,153	18.4%	23,931	19.6%
Associate Degree Only	400	6.7%	2,343	5.3%	7,240	5.9%
Bachelor Degree Only	1,836	30.8%	13,003	29.4%	34,015	27.9%
Graduate Degree	1,206	20.2%	10,982	24.8%	28,602	23.4%

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RF5

Orchard Lake Rd & W 13 Mile Rd

	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2010)						
1 Detached Unit	1,721	47.6%	16,378	66.8%	41,549	58.3%
1 Attached Unit	230	6.4%	2,382	9.7%	6,818	9.6%
2 to 4 Units	255	7.0%	1,139	4.6%	3,736	5.2%
5 to 9 Units	605	16.7%	1,813	7.4%	6,078	8.5%
10 to 19 Units	287	7.9%	1,133	4.6%	5,052	7.1%
20 to 49 Units	156	4.3%	459	1.9%	2,102	2.9%
50 or More Units	347	9.6%	1,064	4.3%	4,967	7.0%
Mobile Home or Trailer	19	0.5%	142	0.6%	908	1.3%
Other Structure	-	-	-	-	29	-
Homes Built By Year (2010)						
Homes Built 2005 or later	55	1.5%	413	1.7%	1,596	2.2%
Homes Built 2000 to 2004	113	3.1%	1,221	5.0%	3,775	5.3%
Homes Built 1990 to 1999	257	7.1%	2,755	11.2%	9,159	12.9%
Homes Built 1980 to 1989	642	17.7%	4,352	17.8%	13,098	18.4%
Homes Built 1970 to 1979	888	24.5%	5,533	22.6%	15,313	21.5%
Homes Built 1960 to 1969	625	17.3%	4,381	17.9%	11,296	15.9%
Homes Built 1950 to 1959	657	18.2%	3,597	14.7%	9,487	13.3%
Homes Built Before 1949	381	10.5%	2,259	9.2%	7,516	10.5%
Home Values (2010)						
Home Values \$1,000,000 or More	10	0.5%	222	1.2%	712	1.5%
Home Values \$500,000 to \$999,999	18	0.9%	834	4.5%	2,336	5.0%
Home Values \$400,000 to \$499,999	19	1.0%	763	4.1%	2,035	4.3%
Home Values \$300,000 to \$399,999	168	8.5%	2,066	11.1%	5,129	10.9%
Home Values \$200,000 to \$299,999	628	31.7%	4,878	26.3%	10,488	22.3%
Home Values \$150,000 to \$199,999	372	18.8%	3,033	16.3%	7,910	16.8%
Home Values \$100,000 to \$149,999	282	14.2%	2,534	13.7%	7,088	15.1%
Home Values \$70,000 to \$99,999	196	9.9%	1,773	9.6%	4,611	9.8%
Home Values \$50,000 to \$69,999	99	5.0%	911	4.9%	2,441	5.2%
Home Values \$25,000 to \$49,999	113	5.7%	924	5.0%	2,482	5.3%
Home Values Under \$25,000	75	3.8%	621	3.3%	1,821	3.9%
Owner-Occupied Median Home Value	\$178,009		\$196,095		\$192,265	
Renter-Occupied Median Rent	\$906		\$1,003		\$949	
Transportation To Work (2010)						
Drive to Work Alone	3,168	89.1%	24,152	88.0%	65,523	87.1%
Drive to Work in Carpool	134	3.8%	1,620	5.9%	4,776	6.4%
Travel to Work by Public Transportation	76	2.1%	227	0.8%	600	0.8%
Drive to Work on Motorcycle	-	-	18	0.1%	55	0.1%
Walk or Bicycle to Work	41	1.1%	369	1.3%	893	1.2%
Other Means	13	0.4%	72	0.3%	312	0.4%
Work at Home	123	3.5%	990	3.6%	3,046	4.1%
Travel Time (2010)						
Travel to Work in 14 Minutes or Less	907	26.4%	5,719	21.6%	15,617	21.6%
Travel to Work in 15 to 29 Minutes	1,141	33.3%	10,010	37.8%	27,853	38.6%
Travel to Work in 30 to 59 Minutes	1,228	35.8%	9,876	37.3%	26,298	36.4%
Travel to Work in 60 Minutes or More	155	4.5%	854	3.2%	2,392	3.3%
Average Minutes Travel to Work	23.0		24.3		24.0	

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