

New End Cap I - 75 & West Road Woodhaven, Michigan

For Lease

Space Size:

2,800 Square Feet
Possible Outdoor Patio &
Drive-Thru

Building Size:

9,000 Square Feet

Parking:

141 Spaces

Zoning:

Commercial

Available:

Late 2012

Traffic Counts:

West Road, East of I - 75:

36,411 ADT

West Road, West of I - 75:

24,916 ADT

I - 75: 77,800



Join Buffalo Wild Wings

Area Tenants:



Demographics

Category	1 Mile:	3 Mile:	5 Mile:
Population	6,196	54,418	134,186
Average Income	\$85,920	\$71,661	\$67,483
Households	2,316	21,163	51,080



Contact:

Brian Whitfield

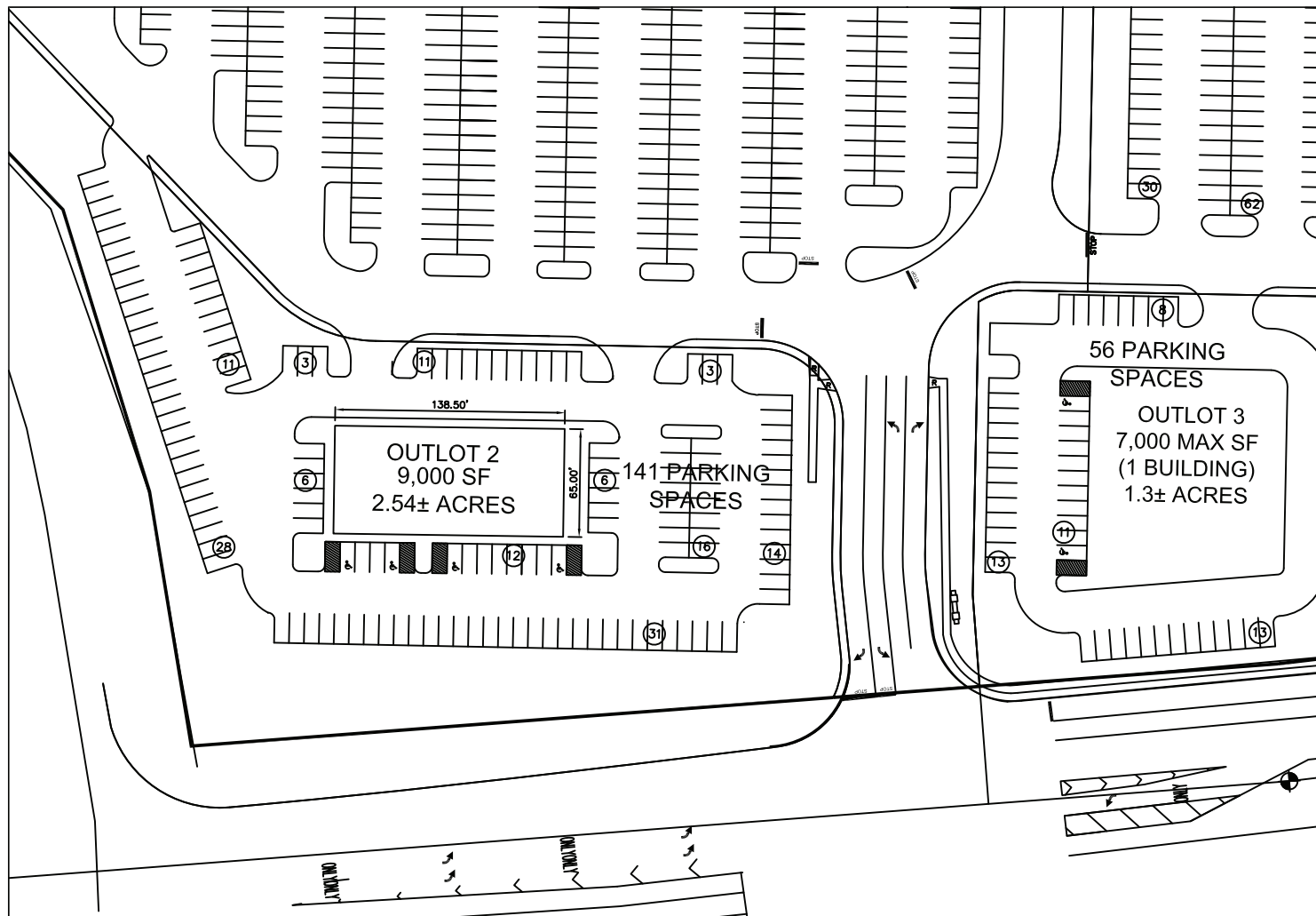
bwhitfield@ludwigseeley.com

Ludwig & Seeley
REAL ESTATE

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www.ludwigseeley.com



New End Cap on West Road
Woodhaven, Michigan

KOHL'S



HomeGoods



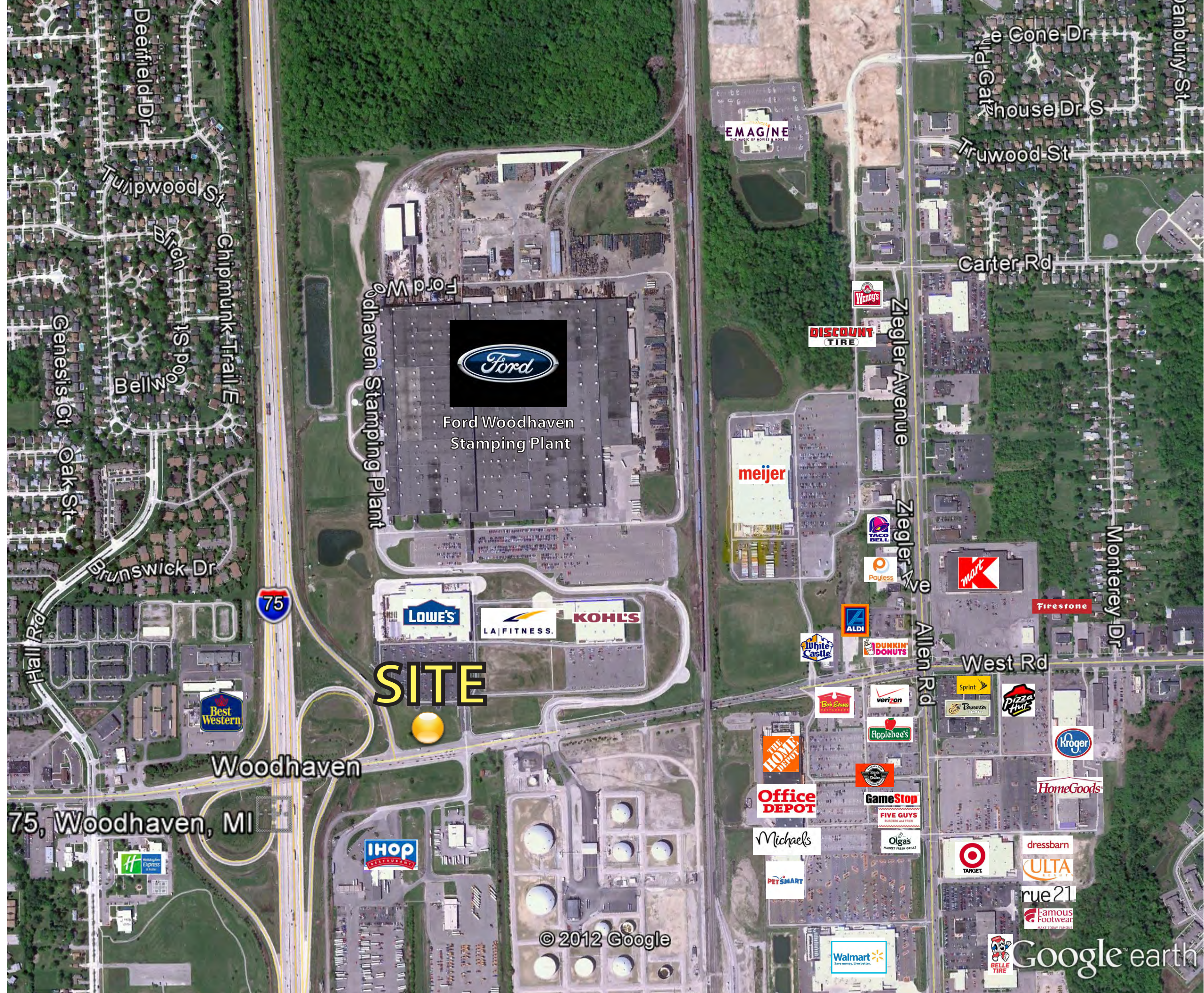
dressbarn



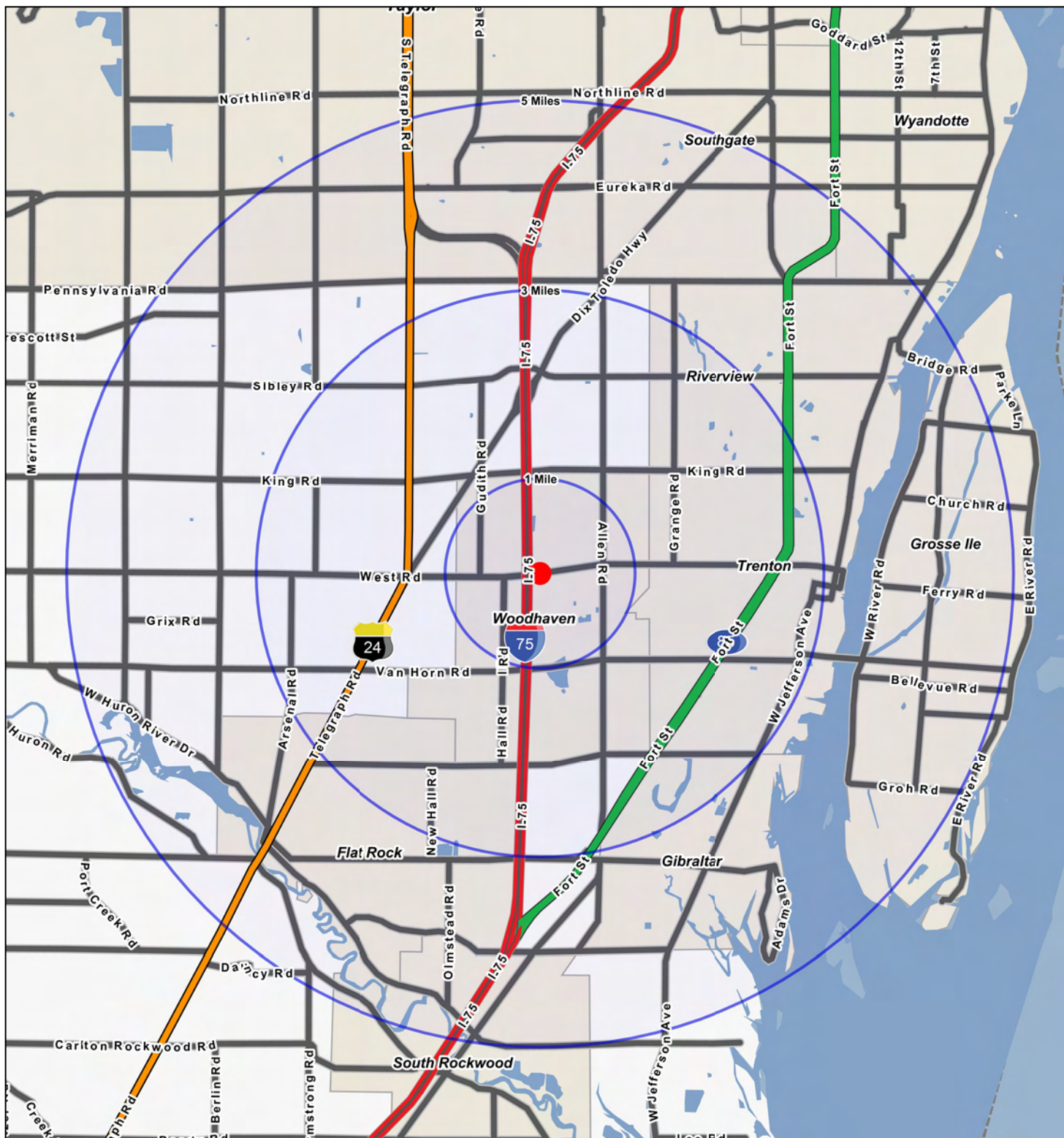
rue21



meijer



Google earth



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**Out Lot 2, West Road
Woodhaven, MI**

July 2012

Ludwig & Seeley
REAL ESTATE



EXPANDED PROFILE

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



Ludwig & Seeley, Inc.
Lat/Lon: 42.13911/-83.23898

West Road		1 Mile		3 Miles		5 Miles	
Woodhaven, MI							
Population (2010)							
Estimated Population	6,196		56,418		134,186		
Census Population (1990)	5,611		48,163		121,190		
Census Population (2000)	6,107		52,189		126,815		
Projected Population (2015)	5,814		54,440		127,816		
Forecasted Population (2020)	5,649		55,670		128,318		
Historical Annual Growth (1990 to 2000)	496	0.88%	4,026	0.84%	5,625	0.46%	
Historical Annual Growth (2000 to 2010)	89	0.15%	4,229	0.81%	7,371	0.58%	
Projected Annual Growth (2010 to 2015)	-383	-1.23%	-1,978	-0.70%	-6,370	-0.95%	
Estimated Population Density	1,974 <i>psm</i>		1,996 <i>psm</i>		1,710 <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	2,316		21,163		51,080		
Census Households (1990)	1,942		17,126		44,145		
Census Households (2000)	2,316		20,026		49,440		
Projected Households (2015)	2,313		21,744		51,746		
Forecasted Households (2020)	2,310		22,681		52,984		
Households with Children	752	32.46%	7,195	34.00%	17,037	33.35%	
Average Household Size	2.67		2.65		2.60		
Average Household Income (2010)							
Est. Average Household Income	\$85,920		\$71,661		\$67,483		
Proj. Average Household Income (2015)	\$88,148		\$73,416		\$69,516		
Average Family Income	\$101,830		\$84,385		\$80,175		
Median Household Income (2010)							
Est. Median Household Income	\$77,061		\$63,834		\$58,845		
Proj. Median Household Income (2015)	\$78,839		\$65,491		\$60,479		
Median Family Income	\$90,702		\$77,043		\$71,544		
Per Capita Income (2010)							
Est. Per Capita Income	\$32,214		\$27,163		\$26,012		
Proj. Per Capita Income (2015)	\$35,184		\$29,629		\$28,499		
Per Capita Income Est. 5 year change	\$2,970	9.22%	\$2,466	9.08%	\$2,487	9.56%	
Other Income (2010)							
Est. Median Disposable Income	\$61,829		\$52,418		\$48,721		
Proj. Median Disposable Income (2015)	\$63,156		\$53,582		\$49,888		
Disposable Income Est. 5 year change	\$1,327	2.15%	\$1,164	2.22%	\$1,167	2.40%	
Est. Average Household Net Worth	\$324,120		\$283,851		\$265,581		
Daytime Demos (2010)							
Total Number of Businesses	206		1,605		3,822		
Total Number of Employees	5,776		24,488		51,916		
Company Headqtrs: Businesses	-	-	-	-	1	0.03%	
Company Headqtrs: Employees	-	-	-	-	23	0.04%	
Unemployment Rate	5.92%		6.47%		6.95%		
Employee Population per Business	28.1 to 1		15.3 to 1		13.6 to 1		
Residential Population per Business	30.2 to 1		35.1 to 1		35.1 to 1		

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EXPANDED PROFILE

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West Road		1 Mile		3 Miles		5 Miles	
Woodhaven, MI							
Race & Ethnicity (2010)							
White	5,347	86.28%	48,502	85.97%	113,534	84.61%	
Black or African American	513	8.27%	4,660	8.26%	13,302	9.91%	
American Indian & Alaska Native	22	0.36%	231	0.41%	602	0.45%	
Asian	160	2.57%	1,810	3.21%	3,743	2.79%	
Hawaiian & Pacific Islander	3	0.05%	11	0.02%	65	0.05%	
Other Race	61	0.98%	344	0.61%	805	0.60%	
Two or More Races	91	1.47%	860	1.52%	2,136	1.59%	
Not Hispanic or Latino Population	5,823	93.97%	53,866	95.48%	128,254	95.58%	
Hispanic or Latino Population	373	6.03%	2,552	4.52%	5,932	4.42%	
Not of Hispanic Origin Population (1990)	5,441	96.97%	47,145	97.89%	118,535	97.81%	
Hispanic Origin Population (1990)	170	3.03%	1,018	2.11%	2,655	2.19%	
Not Hispanic or Latino Population (2000)	5,851	95.81%	50,657	97.07%	123,152	97.11%	
Hispanic or Latino Population (2000)	256	4.19%	1,532	2.93%	3,662	2.89%	
Not Hispanic or Latino Population (2015)	5,416	93.16%	51,497	94.59%	121,067	94.72%	
Hispanic or Latino Population (2015)	398	6.84%	2,943	5.41%	6,749	5.28%	
Hist. Hispanic Ann Growth (1990 to 2010)	204	5.99%	1,534	7.53%	3,278	6.17%	
Proj. Hispanic Ann Growth (2015 to 2010)	24	1.30%	392	3.07%	816	2.75%	
Age Distribution (2010)							
0 to 4 yrs	343	5.53%	3,479	6.17%	8,293	6.18%	
5 to 9 yrs	357	5.77%	3,463	6.14%	8,292	6.18%	
10 to 14 yrs	382	6.17%	3,712	6.58%	8,776	6.54%	
15 to 19 yrs	495	7.99%	4,152	7.36%	9,745	7.26%	
20 to 24 yrs	433	6.98%	3,560	6.31%	8,582	6.40%	
25 to 29 yrs	340	5.49%	3,038	5.38%	7,577	5.65%	
30 to 34 yrs	384	6.19%	3,396	6.02%	8,019	5.98%	
35 to 39 yrs	402	6.49%	3,835	6.80%	9,018	6.72%	
40 to 44 yrs	447	7.21%	4,074	7.22%	9,640	7.18%	
45 to 49 yrs	555	8.96%	4,524	8.02%	10,486	7.81%	
50 to 54 yrs	683	11.02%	5,013	8.89%	11,238	8.37%	
55 to 59 yrs	539	8.70%	4,315	7.65%	9,962	7.42%	
60 to 64 yrs	332	5.36%	3,203	5.68%	7,901	5.89%	
65 to 74 yrs	301	4.85%	3,773	6.69%	9,328	6.95%	
75 to 84 yrs	151	2.43%	2,003	3.55%	5,049	3.76%	
85 yrs plus	53	0.86%	878	1.56%	2,281	1.70%	
Median Age	38.56 yrs		38.57 yrs		38.35 yrs		
Gender Age Distribution (2010)							
Female Population	3,124	50.42%	28,955	51.32%	69,082	51.48%	
0 to 19 yrs	775	24.80%	7,266	25.10%	17,255	24.98%	
20 to 64 yrs	2,049	65.58%	17,788	61.44%	41,970	60.75%	
65 yrs plus	301	9.62%	3,900	13.47%	9,856	14.27%	
Female Median Age	39 yrs		39 yrs		39 yrs		
Male Population	3,072	49.58%	27,463	48.68%	65,104	48.52%	
0 to 19 yrs	802	26.12%	7,539	27.45%	17,850	27.42%	
20 to 64 yrs	2,066	67.24%	17,170	62.52%	40,452	62.14%	
65 yrs plus	204	6.64%	2,754	10.03%	6,801	10.45%	
Male Median Age	38.28 yrs		37.66 yrs		37.30 yrs		

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EXPANDED PROFILE

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Ludwig & Seeley, Inc.
Lat/Lon: 42.13911/-83.23898

West Road	1 Mile		3 Miles		5 Miles	
Woodhaven, MI						
Household Income Distribution (2010)						
\$200,000 or More	102	4.40%	412	1.95%	972	1.90%
\$150,000 to \$199,999	165	7.13%	923	4.36%	2,039	3.99%
\$100,000 to \$149,999	458	19.78%	3,963	18.73%	7,926	15.52%
\$75,000 to \$99,999	520	22.44%	3,389	16.02%	7,418	14.52%
\$50,000 to \$74,999	392	16.92%	3,983	18.82%	9,946	19.47%
\$35,000 to \$49,999	246	10.61%	2,976	14.06%	7,443	14.57%
\$25,000 to \$34,999	167	7.21%	2,056	9.72%	5,453	10.68%
\$15,000 to \$24,999	155	6.70%	1,715	8.10%	4,671	9.14%
\$0 to \$14,999	111	4.80%	1,744	8.24%	5,211	10.20%
\$35,000+	1,883	81.29%	15,647	73.94%	35,745	69.98%
\$75,000+	1,245	53.76%	8,688	41.05%	18,356	35.94%
Housing (2010)						
Total Housing Units	2,659		24,670		59,602	
Housing Units, Occupied	2,316	87.10%	21,163	85.79%	51,080	85.70%
<i>Housing Units, Owner-Occupied</i>	1,683	72.64%	16,354	77.27%	37,590	73.59%
<i>Housing Units, Renter-Occupied</i>	634	27.36%	4,809	22.73%	13,489	26.41%
Housing Units, Vacant	343	12.90%	3,507	14.21%	8,523	14.30%
Median Years in Residence	4 yrs		5 yrs		5 yrs	
Marital Status (2010)						
Never Married	1,251	24.43%	10,880	23.78%	26,835	24.66%
Now Married	3,080	60.16%	26,748	58.46%	60,315	55.43%
Separated	81	1.57%	1,019	2.23%	3,026	2.78%
Widowed	212	4.14%	2,810	6.14%	7,216	6.63%
Divorced	496	9.69%	4,295	9.39%	11,422	10.50%
Household Type (2010)						
Population Family	5,484	88.51%	49,279	87.35%	115,202	85.85%
Population Non-Family	706	11.39%	6,716	11.90%	17,688	13.18%
Population Group Qtrs	6	0.10%	424	0.75%	1,296	0.97%
Family Households	1,613	69.65%	14,702	69.47%	34,504	67.55%
<i>Married Couple With Children</i>	583	18.93%	5,098	19.06%	11,302	18.74%
<i>Average Family Household Size</i>	3.4		3.4		3.3	
Non-Family Households	703	30.35%	6,461	30.53%	16,576	32.45%
Household Size (2010)						
1 Person Household	618	26.67%	5,811	27.46%	14,855	29.08%
2 Person Households	606	26.17%	5,667	26.78%	13,651	26.73%
3 Person Households	369	15.94%	3,268	15.44%	7,694	15.06%
4 Person Households	460	19.84%	3,931	18.58%	8,974	17.57%
5 Person Households	192	8.30%	1,723	8.14%	4,037	7.90%
6+ Person Households	71	3.08%	763	3.60%	1,869	3.66%
Household Vehicles (2010)						
Total Vehicles Available	4,525		39,849		93,702	
Household: 0 Vehicles Available	108	4.67%	1,069	5.05%	3,417	6.69%
Household: 1 Vehicles Available	749	32.35%	7,138	33.73%	17,767	34.78%
Household: 2+ Vehicles Available	1,459	62.99%	12,956	61.22%	29,896	58.53%
Average Vehicles Per Household	2.0		1.9		1.8	

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EXPANDED PROFILE

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



Ludwig & Seeley, Inc.
Lat/Lon: 42.13911/-83.23898

West Road		1 Mile		3 Miles		5 Miles	
Woodhaven, MI							
Labor Force (2010)							
Est. Labor: Population Age 16+	5,022		44,909		106,853		
Est. Civilian Employed	2,985	59.44%	25,847	57.55%	59,666	55.84%	
Est. Civilian Unemployed	297	5.92%	2,907	6.47%	7,426	6.95%	
Est. in Armed Forces	1	0.02%	4	0.01%	7	0.01%	
Est. not in Labor Force	1,739	34.62%	16,151	35.96%	39,754	37.20%	
Occupation (2000)							
Occupation: Population Age 16+	3,276		26,188		60,792		
Mgmt, Business, & Financial Operations	408	12.45%	2,798	10.69%	6,514	10.72%	
Professional and Related	692	21.13%	4,931	18.83%	10,612	17.46%	
Service	388	11.85%	3,538	13.51%	8,811	14.49%	
Sales and Office	840	25.64%	7,131	27.23%	16,053	26.41%	
Farming, Fishing, and Forestry	-	-	-	-	53	0.09%	
Construct, Extraction, & Maintenance	355	10.83%	3,010	11.50%	7,143	11.75%	
Production, Transp. & Material Moving	593	18.10%	4,781	18.25%	11,606	19.09%	
<i>Percent White Collar Workers</i>		59.22%		56.74%		54.58%	
<i>Percent Blue Collar Workers</i>		40.78%		43.26%		45.42%	
Consumer Expenditure (2010)							
Total Household Expenditure	\$148 M		\$1.18 B		\$2.73 B		
<i>Total Non-Retail Expenditures</i>	\$85.5 M	57.88%	\$682 M	57.66%	\$1.57 B	57.59%	
<i>Total Retail Expenditures</i>	\$62.2 M	42.12%	\$501 M	42.34%	\$1.16 B	42.41%	
Apparel	\$7.07 M	4.79%	\$56.4 M	4.77%	\$130 M	4.78%	
Contributions	\$5.74 M	3.89%	\$43.2 M	3.65%	\$99.5 M	3.64%	
Education	\$3.79 M	2.56%	\$28.6 M	2.42%	\$65.3 M	2.39%	
Entertainment	\$8.34 M	5.65%	\$66.3 M	5.61%	\$153 M	5.59%	
Food And Beverages	\$22.1 M	14.99%	\$180 M	15.25%	\$418 M	15.32%	
Furnishings And Equipment	\$6.77 M	4.58%	\$52.8 M	4.47%	\$121 M	4.43%	
Gifts	\$4.07 M	2.75%	\$31.3 M	2.65%	\$71.7 M	2.62%	
Health Care	\$8.66 M	5.87%	\$71.5 M	6.04%	\$167 M	6.10%	
Household Operations	\$5.55 M	3.76%	\$42.8 M	3.62%	\$98.0 M	3.59%	
Miscellaneous Expenses	\$2.42 M	1.64%	\$19.7 M	1.67%	\$45.6 M	1.67%	
Personal Care	\$2.13 M	1.44%	\$17.1 M	1.45%	\$39.6 M	1.45%	
Personal Insurance	\$1.58 M	1.07%	\$12.1 M	1.02%	\$27.8 M	1.02%	
Reading	\$484 K	0.33%	\$3.88 M	0.33%	\$8.96 M	0.33%	
Shelter	\$28.6 M	19.34%	\$229 M	19.32%	\$527 M	19.31%	
Tobacco	\$874 K	0.59%	\$7.50 M	0.63%	\$17.7 M	0.65%	
Transportation	\$29.6 M	20.02%	\$239 M	20.20%	\$550 M	20.15%	
Utilities	\$9.94 M	6.73%	\$81.8 M	6.91%	\$191 M	6.98%	
Educational Attainment (2010)							
Adult Population (25 Years or Older)	4,187		38,052		90,498		
Elementary (0 to 8)	131	3.13%	1,260	3.31%	3,522	3.89%	
Some High School (9 to 11)	246	5.87%	2,679	7.04%	7,765	8.58%	
High School Graduate (12)	1,294	30.90%	13,324	35.02%	33,436	36.95%	
Some College (13 to 16)	1,105	26.40%	9,557	25.12%	21,651	23.92%	
Associate Degree Only	360	8.59%	3,440	9.04%	7,408	8.19%	
Bachelor Degree Only	739	17.66%	5,078	13.35%	10,626	11.74%	
Graduate Degree	312	7.45%	2,712	7.13%	6,090	6.73%	

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Lat/Lon: 42.13911/-83.23898

West Road			1 Mile		3 Miles		5 Miles	
Woodhaven, MI								
Units In Structure (2000)								
1 Detached Unit	1,656	69.40%		13,691	65.49%		32,792	63.46%
1 Attached Unit	104	4.37%		1,424	6.81%		3,100	6.00%
2 to 4 Units	194	8.11%		991	4.74%		2,319	4.49%
5 to 9 Units	348	14.58%		2,302	11.01%		4,895	9.47%
10 to 19 Units	52	2.19%		510	2.44%		2,060	3.99%
20 to 49 Units	18	0.77%		226	1.08%		1,167	2.26%
50 or more Units	10	0.43%		440	2.11%		2,256	4.37%
Mobile Home or Trailer	3	0.11%		1,282	6.13%		3,033	5.87%
Other Structure	1	0.03%		38	0.18%		50	0.10%
Homes Built By Year								
1999 to 2000	84	3.52%		744	3.56%		1,482	2.87%
1995 to 1998	183	7.67%		1,813	8.67%		3,336	6.46%
1990 to 1994	196	8.21%		1,296	6.20%		2,839	5.50%
1980 to 1989	349	14.63%		1,931	9.24%		4,587	8.88%
1970 to 1979	1,103	46.20%		7,044	33.70%		13,871	26.84%
1960 to 1969	385	16.11%		3,241	15.51%		9,241	17.88%
1950 to 1959	46	1.92%		3,535	16.91%		10,796	20.89%
Built Before 1949	41	1.73%		1,301	6.22%		5,520	10.68%
Home Values (2000)								
\$1,000,000 or More	4	0.23%		14	0.10%		48	0.15%
\$500,000 to \$999,999	5	0.31%		29	0.22%		270	0.86%
\$400,000 to \$499,999	-	-		33	0.24%		302	0.97%
\$300,000 to \$399,999	64	3.82%		157	1.15%		717	2.29%
\$200,000 to \$299,999	282	16.99%		2,028	14.93%		4,308	13.79%
\$150,000 to \$199,999	646	38.86%		4,415	32.49%		7,123	22.79%
\$100,000 to \$149,999	629	37.84%		5,241	38.56%		11,590	37.09%
\$70,000 to \$99,999	8	0.49%		1,082	7.96%		4,877	15.61%
\$50,000 to \$69,999	14	0.84%		417	3.07%		1,303	4.17%
\$25,000 to \$49,999	1	0.03%		134	0.98%		541	1.73%
\$0 to \$24,999	10	0.58%		41	0.30%		168	0.54%
Owner Occupied Median Home Value	\$159,169			\$153,793			\$147,072	
Renter Occupied Median Rent	\$516			\$469			\$448	
Transportation To Work (2000)								
Drive to Work Alone	3,031	92.53%		23,598	90.09%		54,079	88.94%
Drive to Work in Carpool	178	5.44%		1,837	7.01%		4,767	7.84%
Travel to Work - Public Transportation	27	0.84%		126	0.48%		304	0.50%
Drive to Work on Motorcycle	-	-		5	0.02%		9	0.01%
Walk or Bicycle to Work	28	0.84%		220	0.84%		609	1.00%
Other Means	1	0.03%		96	0.37%		280	0.46%
Work at Home	11	0.32%		313	1.20%		757	1.25%
Travel Time (2000)								
Travel to Work in 14 Minutes or Less	946	28.96%		7,852	30.34%		17,167	28.59%
Travel to Work in 14 to 29 Minutes	1,130	34.60%		9,158	35.39%		21,796	36.30%
Travel to Work in 30 to 59 Minutes	1,079	33.06%		7,657	29.58%		18,078	30.11%
Travel to Work in 60 Minutes or More	111	3.39%		1,214	4.69%		3,006	5.01%
Average Travel Time to Work	24.5 mins			23.3 mins			23.8 mins	

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