

NEIGHBORHOOD STRIP CENTER

714-720 EAST 14 MILE RD.
ROYAL OAK, MICHIGAN

FOR LEASE

SPACE SIZE:
1,428 SQ. FT.

BUILDING SIZE:
5,481 SQ. FT.

AVAILABLE:
IMMEDIATELY

ZONING:
MIXED USE 2

TRAFFIC COUNTS:
ROCHESTER N OF
14 MILE: 16,000 ADT
ROCHESTER S OF
14 MILE: 16,000 ADT
14 MILE W OF
ROCHESTER:
30,000 ADT
14 MILE E OF
ROCHESTER:
19,000 ADT



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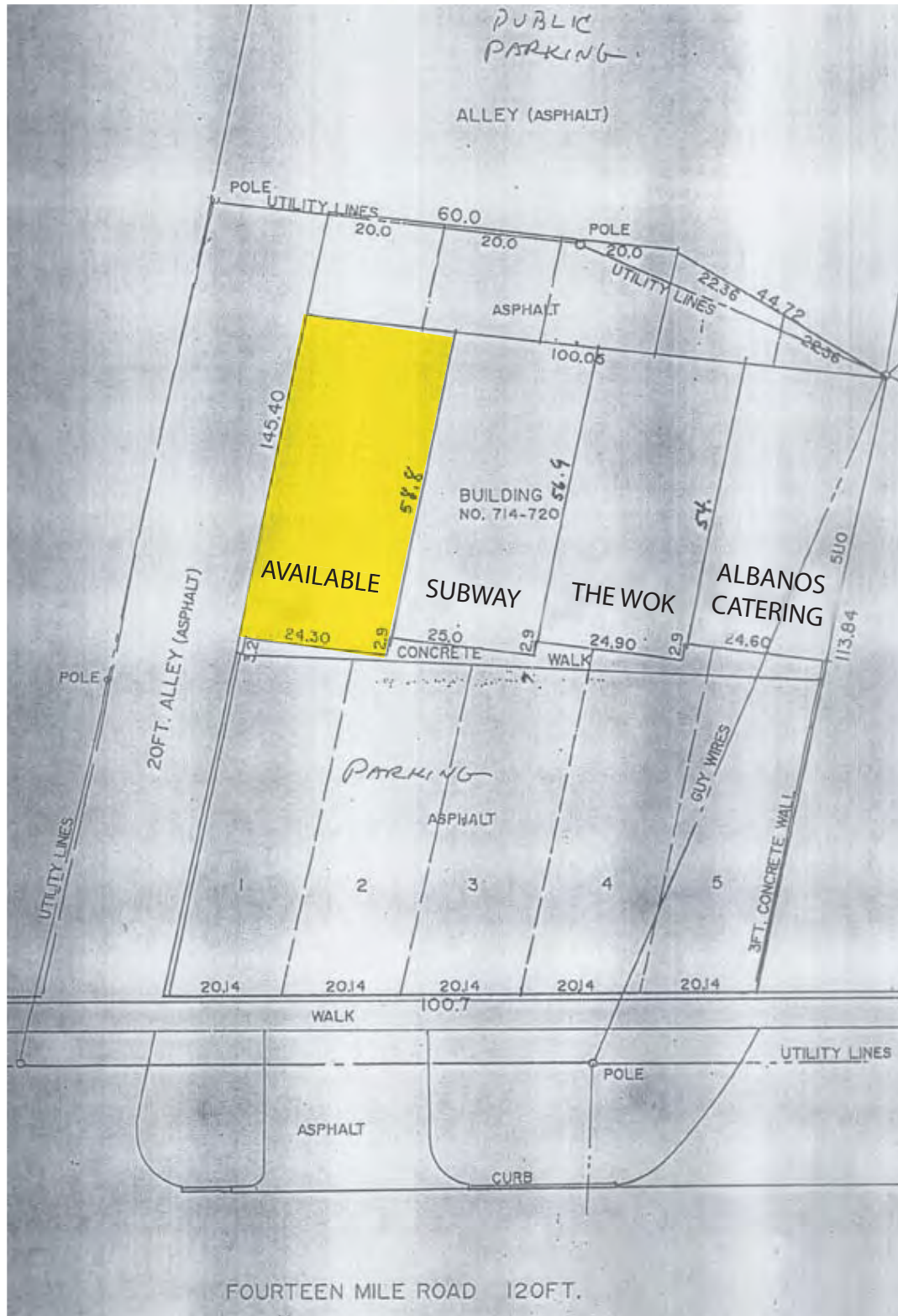
JOIN SUBWAY, CHINA TOWN RESTAURANT
AND ALBANO'S CATERING

GREAT VISIBILITY

DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	11,945	102,935	305,182
	AVERAGE INCOME	\$55,716	\$70,277	\$81,577
	HOUSEHOLDS	5,470	46,976	129,773

Ludwig & Seeley
REAL ESTATE

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



Royal Oak Plaza
714 East 14 Mile
Royal Oak, Michigan



Lat: 42.5337 Lon: -83.1356 Zoom: 0.3437 mi Logos are for identification purposes only and may be trademarks of their respective companies.

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N Rochester Rd & E 14 Mile Rd
Royal Oak, Michigan

Ludwig & Seeley
REAL ESTATE

November 2006

Prepared By:
Ludwig & Seeley, Inc.



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**N Rochester Rd & E 14 Mile Rd
Royal Oak, Michigan**

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REAL ESTATE

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EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.5336/-83.1357

RF5

714 E 14 Mile Rd	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2012)	11,945	102,935	305,182
Projected Population (2017)	11,951	103,114	306,440
Forecasted Population (2022)	11,951	103,117	306,483
Census Population (2010)	11,935	102,805	304,478
Census Population (2000)	12,608	104,623	312,010
Projected Annual Growth (2012 to 2017)	6 -	179 -	1,258 0.1%
Historical Annual Growth (2010 to 2012)	10 -	130 0.1%	704 0.1%
Historical Annual Growth (2000 to 2010)	-673 -0.5%	-1,818 -0.2%	-7,532 -0.2%
Estimated Population Density (2012)	3,804 psm	3,642 psm	3,887 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.51 sq mi
Households			
Estimated Households (2012)	5,470	46,976	129,773
Projected Households (2017)	5,584	47,960	132,427
Forecasted Households (2022)	5,585	47,984	132,485
Census Households (2010)	5,427	46,608	128,773
Census Households (2000)	5,549	47,546	130,864
Estimated Households with Children (2012)	1,259 23.0%	11,134 23.7%	35,213 27.1%
Estimated Average Household Size (2012)	2.17	2.18	2.34
Average Household Income			
Estimated Average Household Income (2012)	\$55,716	\$70,277	\$81,577
Projected Average Household Income (2017)	\$65,163	\$80,226	\$91,996
Estimated Average Family Income (2012)	\$68,325	\$88,501	\$100,176
Median Household Income			
Estimated Median Household Income (2012)	\$52,788	\$60,357	\$69,446
Projected Median Household Income (2017)	\$59,423	\$68,408	\$78,809
Estimated Median Family Income (2012)	\$68,908	\$78,914	\$89,810
Per Capita Income			
Estimated Per Capita Income (2012)	\$25,771	\$32,249	\$34,890
Projected Per Capita Income (2017)	\$30,728	\$37,514	\$39,980
Estimated Per Capita income 5 Year Growth	\$4,957 19.2%	\$5,266 16.3%	\$5,090 14.6%
Other Income			
Estimated Median Disposable Income (2012)	\$44,500	\$49,728	\$56,893
Projected Median Disposable Income (2017)	\$49,431	\$55,606	\$63,406
Disposable Income Estimated 5 Year Growth	\$4,931 11.1%	\$5,878 11.8%	\$6,514 11.4%
Estimated Average Household Net Worth (2012)	\$537,931	\$558,360	\$603,746
Daytime Demos (2012)			
Total Businesses	763	7,152	17,433
Total Employees	9,991	97,698	210,193
Company Headquarter Businesses	7 0.9%	91 1.3%	170 1.0%
Company Headquarter Employees	786 7.9%	7,374 7.5%	16,186 7.7%
Employee Population per Business	13.1	13.7	12.1
Residential Population per Business	15.7	14.4	17.5

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Lat/Lon: 42.5336/-83.1357

RF5

714 E 14 Mile Rd

1 mi radius

3 mi radius

5 mi radius

Race & Ethnicity

White (2012)	11,025	92.3%	85,205	82.8%	248,432	81.4%
Black or African American (2012)	332	2.8%	5,299	5.1%	24,912	8.2%
American Indian or Alaska Native (2012)	39	0.3%	373	0.4%	935	0.3%
Asian (2012)	220	1.8%	8,942	8.7%	21,646	7.1%
Hawaiian or Pacific Islander (2012)	2	-	28	-	80	-
Other Race (2012)	19	0.2%	202	0.2%	540	0.2%
Two or More Races (2012)	309	2.6%	2,886	2.8%	8,637	2.8%
Not Hispanic or Latino Population (2012)	11,668	97.7%	100,226	97.4%	298,585	97.8%
Hispanic or Latino Population (2012)	277	2.3%	2,710	2.6%	6,597	2.2%
Not Hispanic or Latino Population (2017)	11,643	97.4%	100,102	97.1%	299,111	97.6%
Hispanic or Latino Population (2017)	308	2.6%	3,012	2.9%	7,330	2.4%
Not Hispanic or Latino Population (2010)	11,673	97.8%	100,240	97.5%	298,207	97.9%
Hispanic or Latino Population (2010)	262	2.2%	2,565	2.5%	6,271	2.1%
Not Hispanic or Latino Population (2000)	12,451	98.8%	103,104	98.5%	307,702	98.6%
Hispanic or Latino Population (2000)	157	1.2%	1,519	1.5%	4,308	1.4%
Projected Hispanic Annual Growth (2012 to 2017)	31	2.2%	303	2.2%	733	2.2%
Historic Hispanic Annual Growth (2000 to 2012)	120	6.4%	1,191	6.5%	2,289	4.4%

Age Distribution (2012)

Age Under 5	675	5.6%	6,250	6.1%	17,877	5.9%
Age 5 to 9 Years	516	4.3%	5,171	5.0%	16,591	5.4%
Age 10 to 14 Years	587	4.9%	5,056	4.9%	17,235	5.6%
Age 15 to 19 Years	653	5.5%	5,251	5.1%	17,635	5.8%
Age 20 to 24 Years	648	5.4%	6,551	6.4%	18,092	5.9%
Age 25 to 29 Years	934	7.8%	8,825	8.6%	21,652	7.1%
Age 30 to 34 Years	987	8.3%	8,800	8.5%	22,202	7.3%
Age 35 to 39 Years	779	6.5%	7,296	7.1%	20,589	6.7%
Age 40 to 44 Years	772	6.5%	6,832	6.6%	20,895	6.8%
Age 45 to 49 Years	828	6.9%	7,218	7.0%	22,030	7.2%
Age 50 to 54 Years	961	8.0%	7,603	7.4%	23,501	7.7%
Age 55 to 59 Years	921	7.7%	7,093	6.9%	22,292	7.3%
Age 60 to 64 Years	706	5.9%	5,682	5.5%	18,499	6.1%
Age 65 to 74 Years	958	8.0%	7,825	7.6%	24,332	8.0%
Age 75 to 84 Years	672	5.6%	4,917	4.8%	14,314	4.7%
Age 85 Years or Over	350	2.9%	2,565	2.5%	7,448	2.4%
Median Age	40.5		38.6		39.6	

Gender Age Distribution (2012)

Female Population	6,074	50.9%	52,765	51.3%	157,018	51.5%
Age 0 to 19 Years	1,194	19.7%	10,525	19.9%	33,737	21.5%
Age 20 to 64 Years	3,739	61.6%	33,080	62.7%	96,373	61.4%
Age 65 Years or Over	1,141	18.8%	9,160	17.4%	26,908	17.1%
Female Median Age	42.2		40.3		41.1	
Male Population	5,871	49.1%	50,171	48.7%	148,164	48.5%
Age 0 to 19 Years	1,235	21.0%	11,202	22.3%	35,599	24.0%
Age 20 to 64 Years	3,797	64.7%	32,821	65.4%	93,379	63.0%
Age 65 Years or Over	838	14.3%	6,148	12.3%	19,186	12.9%
Male Median Age	38.9		36.9		38.0	

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Lat/Lon: 42.5336/-83.1357

RF5

714 E 14 Mile Rd

1 mi radius

3 mi radius

5 mi radius

Household Income Distribution (2012)

HH Income \$200,000 or More	90	1.6%	2,160	4.6%	9,098	7.0%
HH Income \$150,000 to \$199,999	177	3.2%	1,749	3.7%	5,861	4.5%
HH Income \$100,000 to \$149,999	797	14.6%	7,150	15.2%	20,763	16.0%
HH Income \$75,000 to \$99,999	776	14.2%	6,878	14.6%	18,701	14.4%
HH Income \$50,000 to \$74,999	1,132	20.7%	8,898	18.9%	24,076	18.6%
HH Income \$35,000 to \$49,999	814	14.9%	6,499	13.8%	16,944	13.1%
HH Income \$25,000 to \$34,999	588	10.7%	4,775	10.2%	11,737	9.0%
HH Income \$15,000 to \$24,999	598	10.9%	4,107	8.7%	11,191	8.6%
HH Income Under \$15,000	498	9.1%	4,759	10.1%	11,402	8.8%
HH Income \$35,000 or More	3,787	69.2%	33,334	71.0%	95,443	73.5%
HH Income \$75,000 or More	1,840	33.6%	17,938	38.2%	54,422	41.9%

Housing (2012)

Total Housing Units	5,758		50,507		138,439	
Housing Units Occupied	5,470	95.0%	46,976	93.0%	129,773	93.7%
Housing Units Owner-Occupied	3,899	71.3%	28,790	61.3%	89,500	69.0%
Housing Units, Renter-Occupied	1,572	28.7%	18,186	38.7%	40,273	31.0%
Housing Units, Vacant	287	5.0%	3,531	7.0%	8,667	6.3%
Median Years in Residence	6.2		5.0		5.5	

Marital Status (2012)

Never Married	2,867	33.8%	25,982	36.3%	73,428	34.4%
Currently Married	3,800	44.8%	34,387	48.1%	109,528	51.4%
Separated	143	1.7%	1,628	2.3%	4,437	2.1%
Widowed	401	4.7%	2,269	3.2%	6,176	2.9%
Divorced	1,273	15.0%	7,284	10.2%	19,657	9.2%

Household Type (2012)

Population Family	8,540	71.5%	73,205	71.1%	230,276	75.5%
Population Non-Family	3,310	27.7%	29,266	28.4%	73,474	24.1%
Population Group Quarters	95	0.8%	464	0.5%	1,432	0.5%
Family Households	3,028	55.4%	25,472	54.2%	78,014	60.1%
Non-Family Households	2,442	44.6%	21,503	45.8%	51,759	39.9%
Married Couple with Children	953	25.1%	8,488	24.7%	26,535	24.2%
Average Family Household Size	2.8		2.9		3.0	

Household Size (2012)

1 Person Households	2,007	36.7%	17,588	37.4%	42,500	32.7%
2 Person Households	1,800	32.9%	14,739	31.4%	41,305	31.8%
3 Person Households	793	14.5%	6,666	14.2%	19,550	15.1%
4 Person Households	568	10.4%	5,198	11.1%	16,171	12.5%
5 Person Households	200	3.7%	1,901	4.0%	6,654	5.1%
6 or More Person Households	103	1.9%	883	1.9%	3,592	2.8%

Household Vehicles (2012)

Households with 0 Vehicles Available	381	7.0%	3,533	7.5%	8,469	6.5%
Households with 1 Vehicles Available	2,270	41.5%	19,625	41.8%	49,059	37.8%
Households with 2 or More Vehicles Available	2,819	51.5%	23,818	50.7%	72,245	55.7%
Total Vehicles Available	8,992		76,950		224,285	
Average Vehicles Per Household	1.6		1.6		1.7	

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RF5

714 E 14 Mile Rd

1 mi radius

3 mi radius

5 mi radius

Labor Force (2012)

Estimated Labor Population Age 16 Years or Over	10,038		85,494		250,037	
Estimated Civilian Employed	6,071	60.5%	51,085	59.8%	147,102	58.8%
Estimated Civilian Unemployed	990	9.9%	7,595	8.9%	21,800	8.7%
Estimated in Armed Forces	14	0.1%	30	-	119	-
Estimated Not in Labor Force	2,963	29.5%	26,785	31.3%	81,017	32.4%
Unemployment Rate	9.9%		8.9%		8.7%	

Occupation (2010)

Occupation: Population Age 16 Years or Over	5,859		50,652		144,523	
Management, Business, Financial Operations	723	12.3%	8,501	16.8%	24,813	17.2%
Professional, Related	1,571	26.8%	14,017	27.7%	40,310	27.9%
Service	869	14.8%	7,796	15.4%	21,694	15.0%
Sales, Office	1,624	27.7%	12,774	25.2%	36,492	25.3%
Farming, Fishing, Forestry	17	0.3%	59	0.1%	193	0.1%
Construct, Extraction, Maintenance	356	6.1%	2,655	5.2%	7,359	5.1%
Production, Transport Material Moving	699	11.9%	4,850	9.6%	13,662	9.5%
White Collar Workers	66.9%		69.7%		70.3%	
Blue Collar Workers	33.1%		30.3%		29.7%	

Consumer Expenditure (2012)

Total Household Expenditure	\$257 M		\$2.57 B		\$7.85 B	
Total Non-Retail Expenditure	\$148 M	57.4%	\$1.48 B	57.5%	\$4.53 B	57.7%
Total Retail Expenditure	\$109 M	42.6%	\$1.09 B	42.5%	\$3.32 B	42.3%
Apparel	\$12.2 M	4.7%	\$123 M	4.8%	\$376 M	4.8%
Contributions	\$9.28 M	3.6%	\$97.8 M	3.8%	\$316 M	4.0%
Education	\$5.97 M	2.3%	\$64.0 M	2.5%	\$204 M	2.6%
Entertainment	\$14.3 M	5.6%	\$144 M	5.6%	\$441 M	5.6%
Food and Beverages	\$39.5 M	15.3%	\$390 M	15.2%	\$1.18 B	15.0%
Furnishings and Equipment	\$11.3 M	4.4%	\$115 M	4.5%	\$354 M	4.5%
Gifts	\$6.72 M	2.6%	\$69.7 M	2.7%	\$221 M	2.8%
Health Care	\$16.0 M	6.2%	\$156 M	6.1%	\$465 M	5.9%
Household Operations	\$9.08 M	3.5%	\$93.4 M	3.6%	\$295 M	3.8%
Miscellaneous Expenses	\$4.35 M	1.7%	\$43.1 M	1.7%	\$129 M	1.6%
Personal Care	\$3.74 M	1.5%	\$37.3 M	1.5%	\$113 M	1.4%
Personal Insurance	\$2.57 M	1.0%	\$26.7 M	1.0%	\$84.8 M	1.1%
Reading	\$852 K	0.3%	\$8.52 M	0.3%	\$25.9 M	0.3%
Shelter	\$49.6 M	19.3%	\$497 M	19.3%	\$1.52 B	19.4%
Tobacco	\$1.70 M	0.7%	\$16.3 M	0.6%	\$47.0 M	0.6%
Transportation	\$51.9 M	20.2%	\$512 M	19.9%	\$1.54 B	19.7%
Utilities	\$18.1 M	7.0%	\$178 M	6.9%	\$529 M	6.7%

Educational Attainment (2012)

Adult Population Age 25 Years or Over	8,867		74,657		217,754	
Elementary (Grade Level 0 to 8)	231	2.6%	2,071	2.8%	8,133	3.7%
Some High School (Grade Level 9 to 11)	569	6.4%	4,357	5.8%	13,233	6.1%
High School Graduate	2,363	26.6%	17,439	23.4%	48,695	22.4%
Some College	1,987	22.4%	14,526	19.5%	41,992	19.3%
Associate Degree Only	846	9.5%	5,837	7.8%	15,902	7.3%
Bachelor Degree Only	1,876	21.2%	17,843	23.9%	52,602	24.2%
Graduate Degree	995	11.2%	12,585	16.9%	37,197	17.1%

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714 E 14 Mile Rd						
	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2010)						
1 Detached Unit	4,316	79.5%	30,291	65.0%	95,048	73.8%
1 Attached Unit	153	2.8%	2,140	4.6%	6,248	4.9%
2 to 4 Units	143	2.6%	2,770	5.9%	5,463	4.2%
5 to 9 Units	153	2.8%	4,706	10.1%	8,418	6.5%
10 to 19 Units	364	6.7%	2,391	5.1%	4,056	3.1%
20 to 49 Units	56	1.0%	1,051	2.3%	2,335	1.8%
50 or More Units	211	3.9%	2,664	5.7%	5,841	4.5%
Mobile Home or Trailer	32	0.6%	594	1.3%	1,354	1.1%
Other Structure	-	-	1	-	10	-
Homes Built By Year (2010)						
Homes Built 2005 or later	100	1.8%	933	2.0%	2,981	2.3%
Homes Built 2000 to 2004	162	3.0%	1,699	3.6%	5,158	4.0%
Homes Built 1990 to 1999	369	6.8%	3,658	7.8%	10,316	8.0%
Homes Built 1980 to 1989	367	6.8%	3,527	7.6%	10,377	8.1%
Homes Built 1970 to 1979	590	10.9%	7,820	16.8%	22,298	17.3%
Homes Built 1960 to 1969	691	12.7%	8,224	17.6%	21,147	16.4%
Homes Built 1950 to 1959	1,927	35.5%	11,370	24.4%	28,661	22.3%
Homes Built Before 1949	1,221	22.5%	9,378	20.1%	27,835	21.6%
Home Values (2010)						
Home Values \$1,000,000 or More	15	0.4%	136	0.5%	614	0.7%
Home Values \$500,000 to \$999,999	47	1.2%	407	1.4%	2,254	2.4%
Home Values \$400,000 to \$499,999	34	0.9%	410	1.4%	1,784	1.9%
Home Values \$300,000 to \$399,999	110	2.7%	1,372	4.6%	5,393	5.8%
Home Values \$200,000 to \$299,999	489	12.2%	5,022	17.0%	16,220	17.6%
Home Values \$150,000 to \$199,999	1,297	32.3%	7,780	26.3%	21,550	23.4%
Home Values \$100,000 to \$149,999	986	24.6%	6,707	22.7%	20,055	21.8%
Home Values \$70,000 to \$99,999	491	12.3%	3,377	11.4%	11,274	12.2%
Home Values \$50,000 to \$69,999	213	5.3%	1,627	5.5%	5,130	5.6%
Home Values \$25,000 to \$49,999	156	3.9%	1,472	5.0%	4,292	4.7%
Home Values Under \$25,000	170	4.2%	1,300	4.4%	3,634	3.9%
Owner-Occupied Median Home Value	\$148,831		\$153,198		\$161,311	
Renter-Occupied Median Rent	\$673		\$749		\$779	
Transportation To Work (2010)						
Drive to Work Alone	4,944	86.6%	42,952	86.6%	122,427	86.7%
Drive to Work in Carpool	426	7.5%	3,265	6.6%	9,602	6.8%
Travel to Work by Public Transportation	59	1.0%	487	1.0%	1,089	0.8%
Drive to Work on Motorcycle	-	-	5	-	60	-
Walk or Bicycle to Work	57	1.0%	938	1.9%	2,552	1.8%
Other Means	20	0.3%	151	0.3%	498	0.4%
Work at Home	203	3.6%	1,810	3.6%	5,050	3.6%
Travel Time (2010)						
Travel to Work in 14 Minutes or Less	1,621	29.5%	13,423	28.1%	34,555	25.4%
Travel to Work in 15 to 29 Minutes	2,143	38.9%	18,810	39.4%	57,752	42.4%
Travel to Work in 30 to 59 Minutes	1,475	26.8%	14,112	29.5%	39,595	29.1%
Travel to Work in 60 Minutes or More	265	4.8%	1,454	3.0%	4,324	3.2%
Average Minutes Travel to Work	21.2		21.3		21.5	

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