

Willow Creek Shopping Center

41802-41816 Ford Road
Canton Township, Michigan

For Lease

Building Size:
19,730

Space Size:
1,300 Sq. Ft.

Available:
Immediately

Zoning:
Commercial

Traffic Counts:
Ford Rd. @ Site: 38,804 ADT

Haggerty 2-way Ford to Warren:
22,056 ADT
Haggerty 2-way Cherry Hill to
Ford Rd: 20,865 ADT

Lilley 2-way Cherry Hill to Ford:
17,084 ADT
Lilley 2-way Ford to Warren:
14,472 ADT

Contact:

Bryan Weiss

bweiss@ludwigseeley.com



Located in One of the Region's Hottest Markets

Large Parking Field

Great Ford Road Shopping Center Which Shares a Traffic
Light with Michigan's Only Ikea Store

Join:

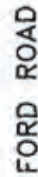


Demographics

Category	1 Mile:	3 Mile:	5 Mile:
Population	12,609	96,760	212,970
Average Income	\$72,121	\$81,795	\$78,686
Households	4,841	36,177	81,174

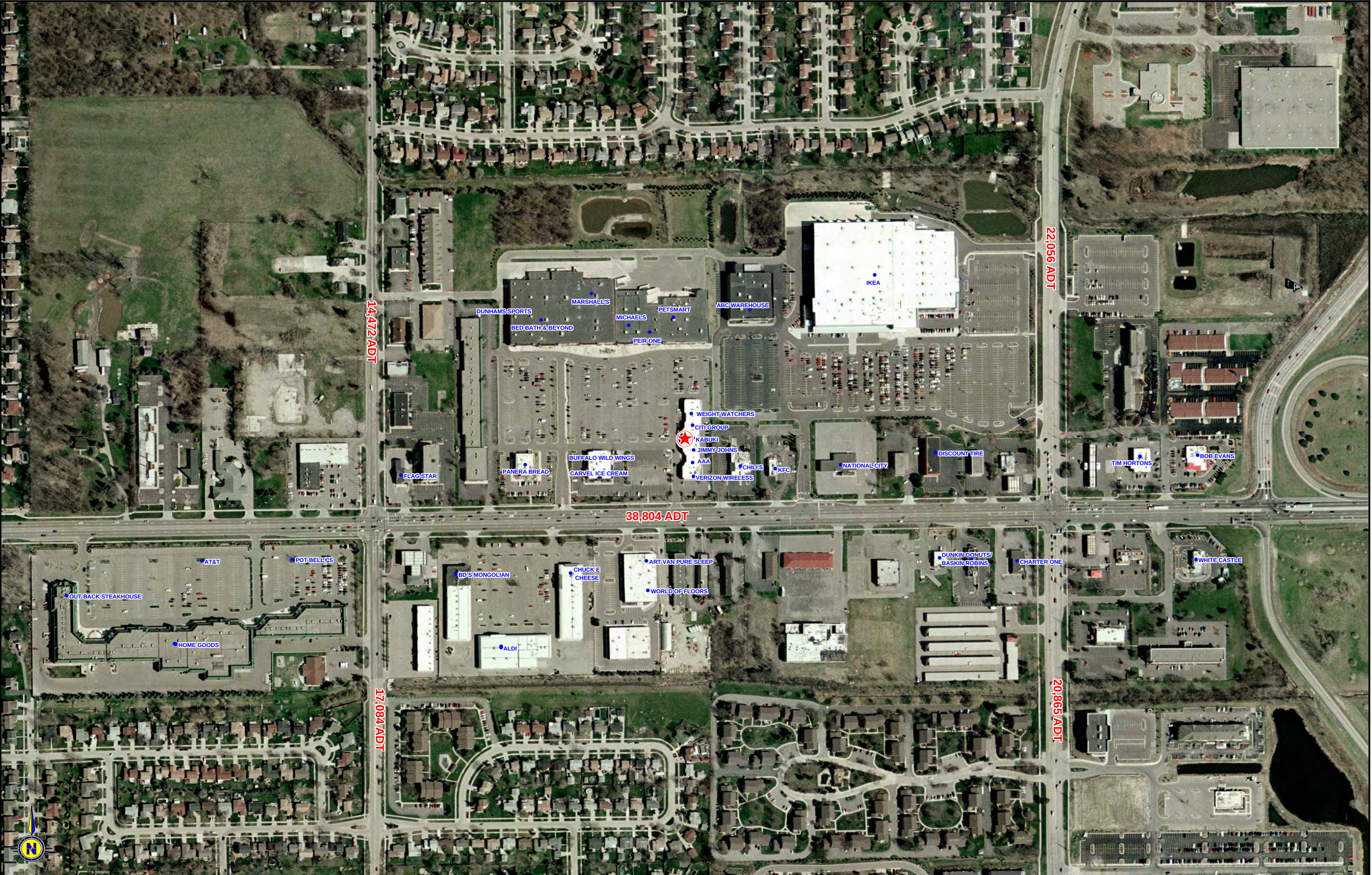
Ludwig & Seeley
REAL ESTATE

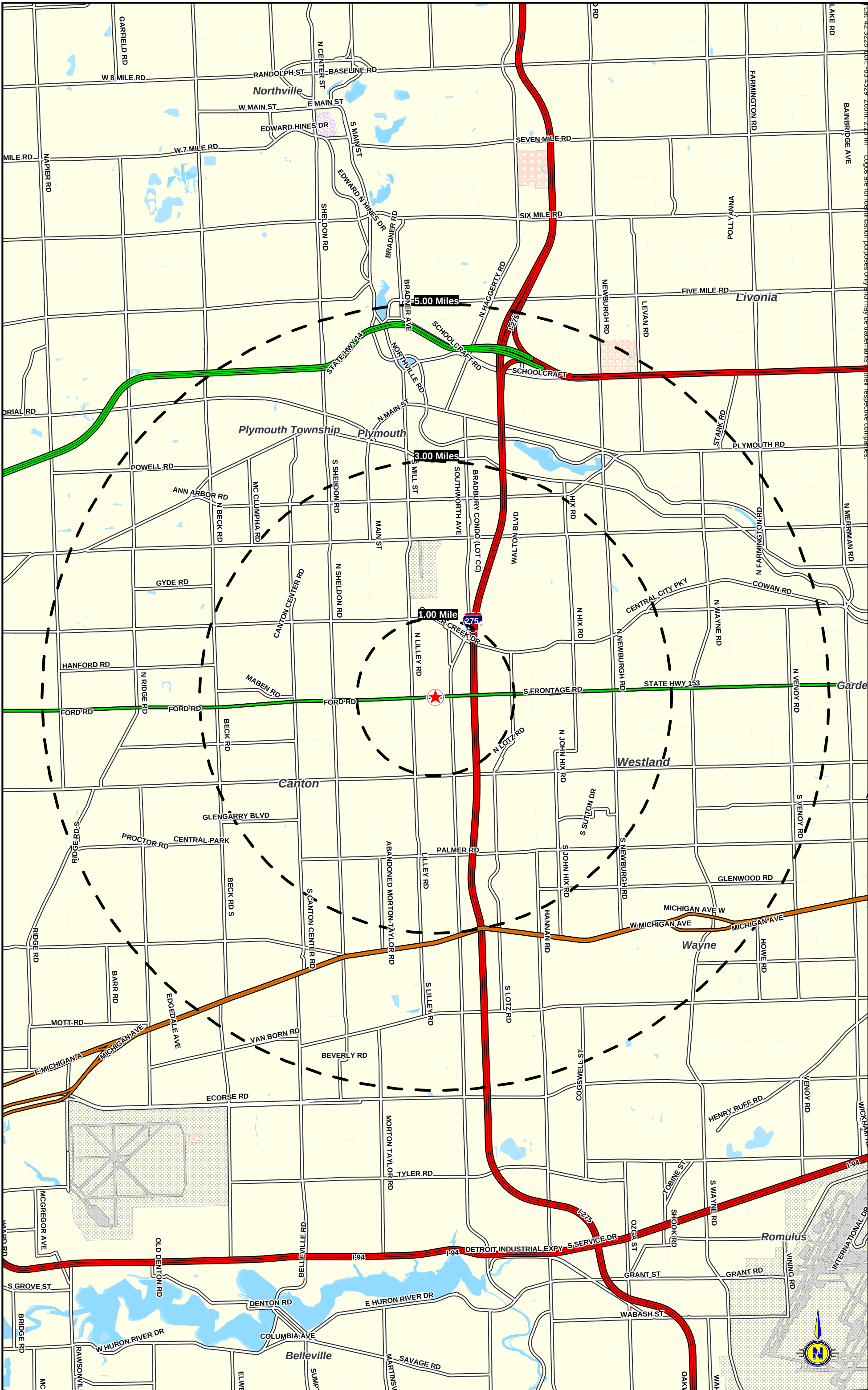
29580 Northwestern Hwy. Suite 110 Southfield MI 48034
Phone: 248.750.1770 Fax: 248.750.1771



6. Kabuki
7. Jimmy Johns
8. Available 1,300 Stores
9. Verizon Wireless

Willow Creek Shopping Center
41802-41816 Ford Rd.
Canton Township, MI





DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2008 Estimates & 2013 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.322764/-83.452859

January 2009

RF5

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Population						
Estimated Population (2008)	12,609		96,760		212,970	
Census Population (1990)	10,697		77,672		175,583	
Census Population (2000)	11,477		90,836		200,037	
Projected Population (2013)	13,162		99,617		219,426	
Forecasted Population (2018)	14,123		104,791		230,455	
Historical Annual Growth (1990 to 2000)	780	0.7%	13,164	1.7%	24,453	1.4%
Historical Annual Growth (2000 to 2008)	1,132	1.2%	5,924	0.8%	12,933	0.8%
Projected Annual Growth (2008 to 2013)	553	0.9%	2,857	0.6%	6,456	0.6%
Est. Population Density (2008)	4,016.94	psm	3,425.25	psm	2,722.18	psm
Trade Area Size	3.14	sq mi	28.25	sq mi	78.24	sq mi
Households						
Estimated Households (2008)	4,841		36,177		81,174	
Census Households (1990)	3,661		28,423		65,869	
Census Households (2000)	4,444		35,227		79,310	
Projected Households (2013)	5,107		37,192		83,279	
Forecasted Households (2018)	5,492		38,488		85,649	
Households with Children (2008)	1,588	32.8%	12,531	34.6%	26,297	32.4%
Average Household Size (2008)	2.60		2.66		2.60	
Average Household Income						
Est. Average Household Income (2008)	\$72,892		\$77,570		\$77,324	
Proj. Average Household Income (2013)	\$76,159		\$82,714		\$83,035	
Average Family Income (2008)	\$83,244		\$90,347		\$91,599	
Median Household Income						
Est. Median Household Income (2008)	\$77,121		\$81,795		\$78,668	
Proj. Median Household Income (2013)	\$83,875		\$91,200		\$88,430	
Median Family Income (2008)	\$87,946		\$96,608		\$94,765	
Per Capita Income						
Est. Per Capita Income (2008)	\$28,009		\$29,441		\$29,975	
Proj. Per Capita Income (2013)	\$29,575		\$31,325		\$32,022	
Per Capita Income Est. 5 year change	\$1,566	5.6%	\$1,884	6.4%	\$2,047	6.8%
Other Income						
Est. Median Disposable Income (2008)	\$61,508		\$64,866		\$62,878	
Est. Median Disposable Income (2013)	\$66,238		\$71,776		\$70,028	
Disposable Income Est. 5 year change	\$4,730	7.7%	\$6,910	10.7%	\$7,150	11.4%
Est. Average Household Net Worth (2008)	\$579,118		\$641,654		\$647,506	
Daytime Demos						
Total Number of Businesses (2008)	326		2,921		7,294	
Total Number of Employees (2008)	5,377		35,840		103,733	
Company Headqtrs: Businesses (2008)	1	0.3%	10	0.3%	38	0.5%
Company Headqtrs: Employees (2008)	11	0.2%	425	1.2%	3,440	3.3%
Unemployment Rate (2008)	5.60%		5.90%		6.10%	
Employee Population per Business	16.5 to 1		12.3 to 1		14.2 to 1	
Residential Population per Business	38.7 to 1		33.1 to 1		29.2 to 1	

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Race & Ethnicity						
White (2008)	9,317	73.9%	75,153	77.7%	170,895	80.2%
Black or African American (2008)	1,127	8.9%	9,597	9.9%	21,384	10.0%
American Indian & Alaska Native (2008)	27	0.2%	220	0.2%	592	0.3%
Asian (2008)	1,667	13.2%	8,842	9.1%	13,993	6.6%
Hawaiian & Pacific Islander (2008)	17	0.1%	48	0.0%	88	0.0%
Other Race (2008)	127	1.0%	722	0.7%	1,428	0.7%
Two or More Races (2008)	327	2.6%	2,178	2.3%	4,590	2.2%
Not Hispanic or Latino Population (2008)	12,161	96.4%	93,866	97.0%	206,986	97.2%
Hispanic or Latino Population (2008)	448	3.6%	2,894	3.0%	5,984	2.8%
Not of Hispanic Origin Population (1990)	10,530	98.4%	76,559	98.6%	172,916	98.5%
Hispanic Origin Population (1990)	167	1.6%	1,113	1.4%	2,668	1.5%
Not Hispanic or Latino Population (2000)	11,178	97.4%	88,801	97.8%	195,837	97.9%
Hispanic or Latino Population (2000)	300	2.6%	2,035	2.2%	4,200	2.1%
Not Hispanic or Latino Population (2013)	12,671	96.3%	96,514	96.9%	212,995	97.1%
Hispanic or Latino Population (2013)	491	3.7%	3,103	3.1%	6,431	2.9%
Hist. Hispanic Ann Growth (1990 to 2008)	281	9.4%	1,780	8.9%	3,316	6.9%
Proj. Hispanic Ann Growth (2008 to 2013)	43	1.9%	209	1.4%	447	1.5%
Age Distribution						
Age 0 to 4 yrs (2008)	853	6.8%	7,059	7.3%	14,748	6.9%
Age 5 to 9 yrs (2008)	780	6.2%	6,197	6.4%	13,312	6.3%
Age 10 to 14 yrs (2008)	857	6.8%	6,793	7.0%	14,472	6.8%
Age 15 to 19 yrs (2008)	988	7.8%	7,207	7.4%	15,353	7.2%
Age 20 to 24 yrs (2008)	938	7.4%	6,105	6.3%	12,977	6.1%
Age 25 to 29 yrs (2008)	833	6.6%	5,907	6.1%	12,574	5.9%
Age 30 to 34 yrs (2008)	928	7.4%	7,021	7.3%	14,671	6.9%
Age 35 to 39 yrs (2008)	939	7.5%	7,751	8.0%	16,872	7.9%
Age 40 to 44 yrs (2008)	1,002	7.9%	7,614	7.9%	16,664	7.8%
Age 45 to 49 yrs (2008)	1,043	8.3%	7,727	8.0%	16,697	7.8%
Age 50 to 54 yrs (2008)	1,089	8.6%	7,776	8.0%	16,907	7.9%
Age 55 to 59 yrs (2008)	897	7.1%	6,569	6.8%	14,859	7.0%
Age 60 to 64 yrs (2008)	545	4.3%	4,111	4.2%	10,200	4.8%
Age 65 to 74 yrs (2008)	498	4.0%	4,288	4.4%	11,450	5.4%
Age 75 to 84 yrs (2008)	308	2.4%	3,032	3.1%	7,469	3.5%
Age 85 yrs plus (2008)	111	0.9%	1,602	1.7%	3,745	1.8%
Median Age (2008)	35.0	yrs	35.7	yrs	36.8	yrs
Gender Age Distribution						
Female Population (2008)	6,320	50.1%	49,609	51.3%	108,674	51.0%
Age 0 to 19 yrs (2008)	1,705	27.0%	13,468	27.1%	28,622	26.3%
Age 20 to 64 yrs (2008)	4,046	64.0%	30,426	61.3%	66,017	60.7%
Age 65 yrs plus (2008)	568	9.0%	5,715	11.5%	14,035	12.9%
Female Median Age (2008)	35.9	yrs	36.8	yrs	37.9	yrs
Male Population (2008)	6,289	49.9%	47,151	48.7%	104,296	49.0%
Age 0 to 19 yrs (2008)	1,773	28.2%	13,789	29.2%	29,262	28.1%
Age 20 to 64 yrs (2008)	4,168	66.3%	30,155	64.0%	66,405	63.7%
Age 65 yrs plus (2008)	348	5.5%	3,207	6.8%	8,629	8.3%
Male Median Age (2008)	34.0	yrs	34.6	yrs	35.7	yrs

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Household Income Distribution						
HH Income \$200,000 or More (2008)	184	3.8%	1,726	4.8%	4,633	5.7%
HH Income \$150,000 to \$199,999 (2008)	308	6.4%	2,920	8.1%	6,311	7.8%
HH Income \$100,000 to \$149,999 (2008)	1,120	23.1%	8,966	24.8%	17,365	21.4%
HH Income \$75,000 to \$99,999 (2008)	827	17.1%	6,031	16.7%	12,461	15.4%
HH Income \$50,000 to \$74,999 (2008)	987	20.4%	6,060	16.8%	14,023	17.3%
HH Income \$35,000 to \$49,999 (2008)	519	10.7%	3,923	10.8%	9,996	12.3%
HH Income \$25,000 to \$34,999 (2008)	433	9.0%	2,702	7.5%	6,278	7.7%
HH Income \$15,000 to \$24,999 (2008)	307	6.3%	2,203	6.1%	5,666	7.0%
HH Income \$0 to \$14,999 (2008)	155	3.2%	1,646	4.5%	4,441	5.5%
HH Income \$35,000+ (2008)	3,945	81.5%	29,627	81.9%	64,789	79.8%
HH Income \$75,000+ (2008)	2,439	50.4%	19,644	54.3%	40,771	50.2%
Housing						
Total Housing Units (2008)	5,544		40,861		92,195	
Housing Units, Occupied (2008)	4,841	87.3%	36,177	88.5%	81,174	88.0%
<i>Housing Units, Owner-Occupied (2008)</i>	2,996	61.9%	25,884	71.6%	59,497	73.3%
<i>Housing Units, Renter-Occupied (2008)</i>	1,845	38.1%	10,292	28.4%	21,677	26.7%
Housing Units, Vacant (2008)	703	12.7%	4,684	11.5%	11,021	12.0%
Median Years in Residence (2008)	3.8	yrs	4.1	yrs	4.3	yrs
Marital Status						
Never Married (2008)	2,929	28.9%	19,748	25.8%	43,059	25.3%
Now Married (2008)	5,594	55.3%	44,643	58.2%	96,985	56.9%
Separated (2008)	260	2.6%	1,638	2.1%	3,913	2.3%
Widowed (2008)	434	4.3%	3,982	5.2%	10,199	6.0%
Divorced (2008)	907	9.0%	6,635	8.7%	16,177	9.5%
Household Type						
Population Family (2008)	10,745	85.2%	83,486	86.3%	180,898	84.9%
Population Non-Family (2008)	1,851	14.7%	12,805	13.2%	30,405	14.3%
Population Group Qtrs (2008)	13	0.1%	470	0.5%	1,667	0.8%
Family Households (2008)	3,124	64.5%	24,018	66.4%	52,852	65.1%
Married Couple With Children (2008)	1,176	21.0%	9,350	20.9%	19,206	19.8%
Average Family Household Size (2008)	3.44		3.48		3.42	
Non-Family Households (2008)	1,717	35.5%	12,159	33.6%	28,323	34.9%
Household Size						
1 Person Household (2008)	1,509	31.2%	10,685	29.5%	25,042	30.8%
2 Person Households (2008)	1,189	24.6%	8,811	24.4%	20,370	25.1%
3 Person Households (2008)	666	13.8%	5,157	14.3%	11,321	13.9%
4 Person Households (2008)	931	19.2%	7,217	19.9%	15,109	18.6%
5 Person Households (2008)	381	7.9%	2,973	8.2%	6,316	7.8%
6+ Person Households (2008)	165	3.4%	1,335	3.7%	3,017	3.7%
Household Vehicles						
Total Vehicles Available (2008)	9,169		69,875		153,948	
Household: 0 Vehicles Available (2008)	276	5.7%	2,066	5.7%	5,122	6.3%
Household: 1 Vehicles Available (2008)	1,737	35.9%	11,721	32.4%	26,671	32.9%
Household: 2+ Vehicles Available (2008)	2,828	58.4%	22,389	61.9%	49,382	60.8%
Average Vehicles Per Household (2008)	1.9		1.9		1.9	

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Labor Force						
Est. Labor: Population Age 16+ (2008)	9,941		75,211		167,312	
Est. Civilian Employed (2008)	6,255	62.9%	46,262	61.5%	99,845	59.7%
Est. Civilian Unemployed (2008)	561	5.6%	4,435	5.9%	10,189	6.1%
Est. in Armed Forces (2008)	1	0.0%	6	0.0%	7	0.0%
Est. not in Labor Force (2008)	3,125	31.4%	24,508	32.6%	57,270	34.2%
Occupation						
Occupation: Population Age 16+ (2000)	6,384		48,598		103,716	
Mgmt, Business, & Financial Operations (2000)	945	14.8%	7,552	15.5%	15,255	14.7%
Professional and Related (2000)	1,732	27.1%	13,032	26.8%	24,261	23.4%
Service (2000)	751	11.8%	5,593	11.5%	12,562	12.1%
Sales and Office (2000)	1,754	27.5%	12,932	26.6%	27,823	26.8%
Farming, Fishing, and Forestry (2000)	0		19	0.0%	99	0.1%
Construct, Extraction, & Maintenance (2000)	408	6.4%	3,134	6.4%	8,231	7.9%
Production, Transp. & Material Moving (2000)	794	12.4%	6,336	13.0%	15,485	14.9%
Percent White Collar Workers (2000)	69.4%		69.0%		64.9%	
Percent Blue Collar Workers (2000)	30.6%		31.0%		35.1%	
Consumer Expenditure (in \$,000,000s)						
Total Household Expenditure (2008)	\$273		\$2,134		\$4,752	
Total Non-Retail Expenditures (2008)	\$158	57.8%	\$1,234	57.8%	\$2,746	57.8%
Total Retail Expenditures (2008)	\$115	42.2%	\$900	42.2%	\$2,006	42.2%
Apparel (2008)	\$13	4.8%	\$103	4.8%	\$229	4.8%
Contributions (2008)	\$10	3.8%	\$84	3.9%	\$190	4.0%
Education (2008)	\$7	2.6%	\$57	2.6%	\$126	2.6%
Entertainment (2008)	\$15	5.6%	\$120	5.6%	\$268	5.6%
Food And Beverages (2008)	\$41	15.1%	\$319	15.0%	\$710	15.0%
Furnishings And Equipment (2008)	\$12	4.5%	\$97	4.5%	\$215	4.5%
Gifts (2008)	\$8	2.7%	\$60	2.8%	\$134	2.8%
Health Care (2008)	\$16	5.8%	\$123	5.8%	\$276	5.8%
Household Operations (2008)	\$10	3.7%	\$81	3.8%	\$181	3.8%
Miscellaneous Expenses (2008)	\$5	1.6%	\$35	1.6%	\$77	1.6%
Personal Care (2008)	\$4	1.4%	\$31	1.4%	\$68	1.4%
Personal Insurance (2008)	\$3	1.1%	\$23	1.1%	\$52	1.1%
Reading (2008)	\$1	0.3%	\$7	0.3%	\$16	0.3%
Shelter (2008)	\$53	19.4%	\$416	19.5%	\$927	19.5%
Tobacco (2008)	\$2	0.6%	\$12	0.6%	\$27	0.6%
Transportation (2008)	\$55	20.1%	\$424	19.9%	\$938	19.7%
Utilities (2008)	\$18	6.8%	\$142	6.7%	\$317	6.7%
Educational Attainment						
Adult Population (25 Years or Older) (2008)	8,193		63,398		142,108	
Elementary (0 to 8) (2008)	179	2.2%	1,293	2.0%	3,484	2.5%
Some High School (9 to 11) (2008)	378	4.6%	3,410	5.4%	9,208	6.5%
High School Graduate (12) (2008)	2,215	27.0%	16,542	26.1%	41,913	29.5%
Some College (13 to 16) (2008)	1,818	22.2%	14,336	22.6%	31,355	22.1%
Associate Degree Only (2008)	756	9.2%	5,293	8.3%	11,159	7.9%
Bachelor Degree Only (2008)	1,901	23.2%	14,915	23.5%	29,695	20.9%
Graduate Degree (2008)	946	11.5%	7,610	12.0%	15,295	10.8%

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Units In Structure						
1 Detached Unit (2000)	2,512	54.8%	21,713	59.9%	51,744	63.0%
1 Attached Unit (2000)	546	11.9%	3,295	9.1%	5,985	7.3%
2 to 4 Units (2000)	326	7.1%	1,440	4.0%	3,545	4.3%
5 to 9 Units (2000)	777	16.9%	3,969	11.0%	6,924	8.4%
10 to 19 Units (2000)	262	5.7%	2,972	8.2%	5,166	6.3%
20 to 49 Units (2000)	68	1.5%	807	2.2%	2,123	2.6%
50 or more Units (2000)	54	1.2%	1,389	3.8%	4,120	5.0%
Mobile Home or Trailer (2000)	41	0.9%	643	1.8%	2,465	3.0%
Other Structure (2000)	0		14	0.0%	22	0.0%
Homes Built By Year						
Homes Built 1999 to 2000	75	1.6%	882	2.4%	2,377	2.9%
Homes Built 1995 to 1998	284	6.2%	3,695	10.2%	7,007	8.5%
Homes Built 1990 to 1994	464	10.1%	3,605	9.9%	6,737	8.2%
Homes Built 1980 to 1989	670	14.6%	5,574	15.4%	9,981	12.2%
Homes Built 1970 to 1979	2,665	58.1%	15,146	41.8%	22,791	27.8%
Homes Built 1960 to 1969	232	5.1%	4,121	11.4%	13,547	16.5%
Homes Built 1950 to 1959	98	2.1%	1,838	5.1%	12,028	14.7%
Homes Built Before 1949	98	2.1%	1,380	3.8%	7,628	9.3%
Home Values						
Home Values \$1,000,000 or More (2000)	0		17	0.1%	56	0.1%
Home Values \$500,000 to \$999,999 (2000)	0		20	0.1%	316	0.6%
Home Values \$400,000 to \$499,999 (2000)	0		131	0.6%	976	1.9%
Home Values \$300,000 to \$399,999 (2000)	13	0.5%	699	3.0%	3,112	6.0%
Home Values \$200,000 to \$299,999 (2000)	547	19.9%	5,809	25.3%	10,094	19.5%
Home Values \$150,000 to \$199,999 (2000)	1,656	60.3%	9,470	41.3%	14,989	28.9%
Home Values \$100,000 to \$149,999 (2000)	439	16.0%	5,213	22.7%	15,523	29.9%
Home Values \$70,000 to \$99,999 (2000)	65	2.4%	1,217	5.3%	5,148	9.9%
Home Values \$50,000 to \$69,999 (2000)	9	0.3%	239	1.0%	939	1.8%
Home Values \$25,000 to \$49,999 (2000)	3	0.1%	40	0.2%	430	0.8%
Home Values \$0 to \$24,999 (2000)	13	0.5%	87	0.4%	248	0.5%
Owner Occupied Median Home Value (2000)	\$176,636		\$179,665		\$176,798	
Renter Occupied Median Rent (2000)	\$577		\$590		\$575	
Transportation To Work						
Drive to Work Alone (2000)	5,746	89.9%	43,602	89.6%	92,605	89.2%
Drive to Work in Carpool (2000)	421	6.6%	3,401	7.0%	7,360	7.1%
Travel to Work - Public Transportation (2000)	9	0.1%	161	0.3%	308	0.3%
Drive to Work on Motorcycle (2000)	1	0.0%	27	0.1%	38	0.0%
Walk or Bicycle to Work (2000)	71	1.1%	397	0.8%	1,200	1.2%
Other Means (2000)	2	0.0%	73	0.2%	268	0.3%
Work at Home (2000)	140	2.2%	976	2.0%	1,983	1.9%
Travel Time						
Travel to Work in 14 Minutes or Less (2000)	1,313	21.0%	11,010	23.1%	24,887	24.5%
Travel to Work in 14 to 29 Minutes (2000)	2,402	38.4%	18,347	38.5%	39,844	39.1%
Travel to Work in 30 to 59 Minutes (2000)	2,212	35.4%	16,222	34.0%	32,745	32.2%
Travel to Work in 60 Minutes or More (2000)	320	5.1%	2,083	4.4%	4,302	4.2%
Average Travel Time to Work (2000)	24.8	mins	24.3	mins	23.8	mins

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