

SPACE AVAILABLE 1320-1340 WALTON ROCHESTER HILLS, MICHIGAN

FOR LEASE

SIZE:
1,230 & 1,478 SQ. FT.
FORMER TUBBY'S

BUILDING SIZE:
10,326 SQ. FT.

AVAILABLE:
IMMEDIATELY

ZONING:
GENERAL BUSINESS

TRAFFIC COUNTS:
LIVERNOS NORTH OF
WALTON: 17,300 ADT
LIVERNOS SOUTH OF
WALTON: 31,700 ADT

WALTON BLVD. WEST OF
LIVERNOS: 33,369 ADT
UNIVERSITY DR. EAST OF
LIVERNOS: 29,036 ADT



CONTACT:
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KBUTLER@LUDWIGSEELEY.COM



GREAT VISIBILITY WITH EASY
INGRESS & EGRESS

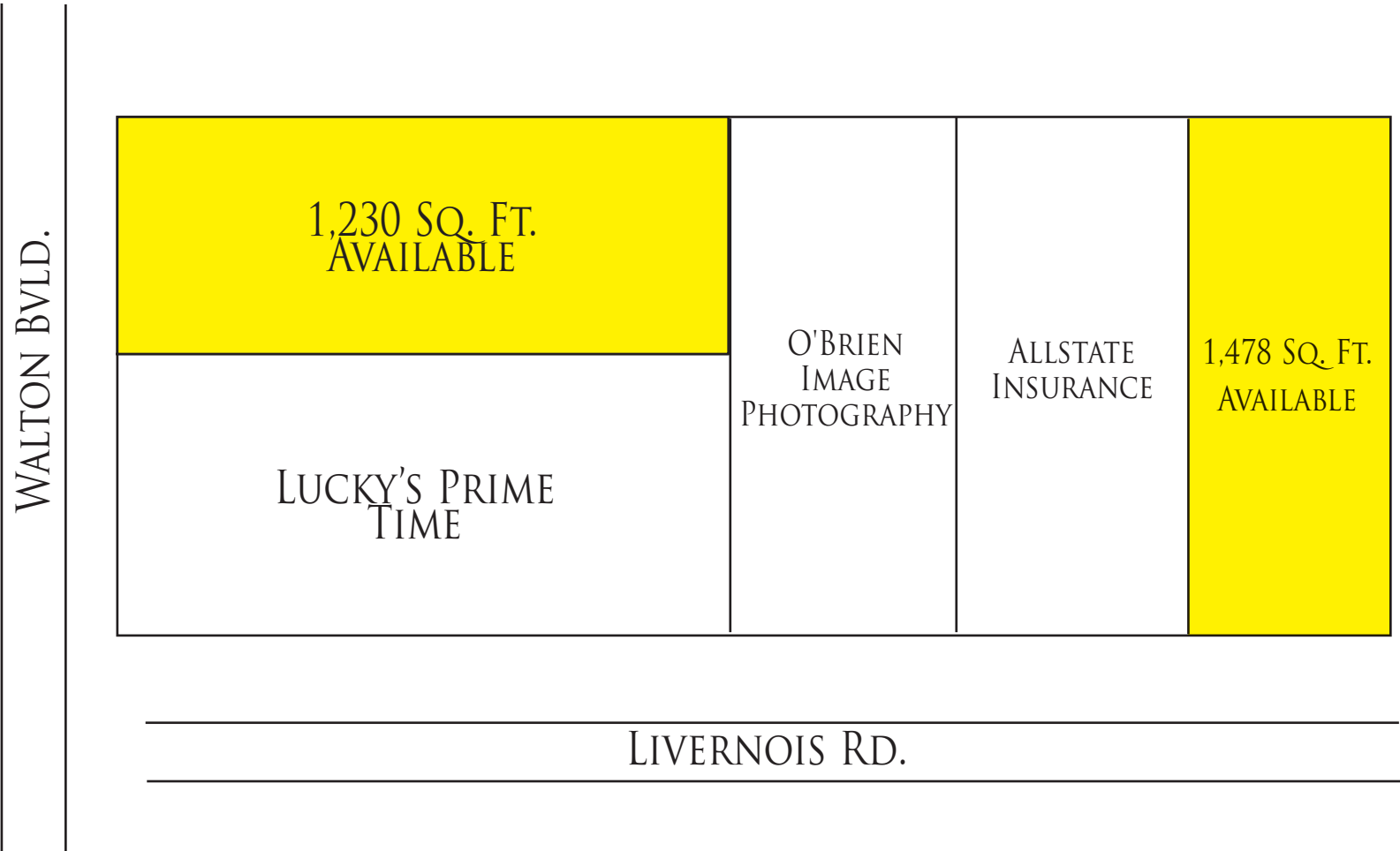
EXCELLENT INTERSECTION

JOIN: LUCKY'S PRIME TIME, ALLSTATE,
CELL FIX PLUS & O'BRIEN PHOTOGRAPHY

DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	9,139	63,794	138,402
	AVERAGE INCOME	\$89,385	\$103,880	\$99,775
	HOUSEHOLDS	4,058	25,194	53,964

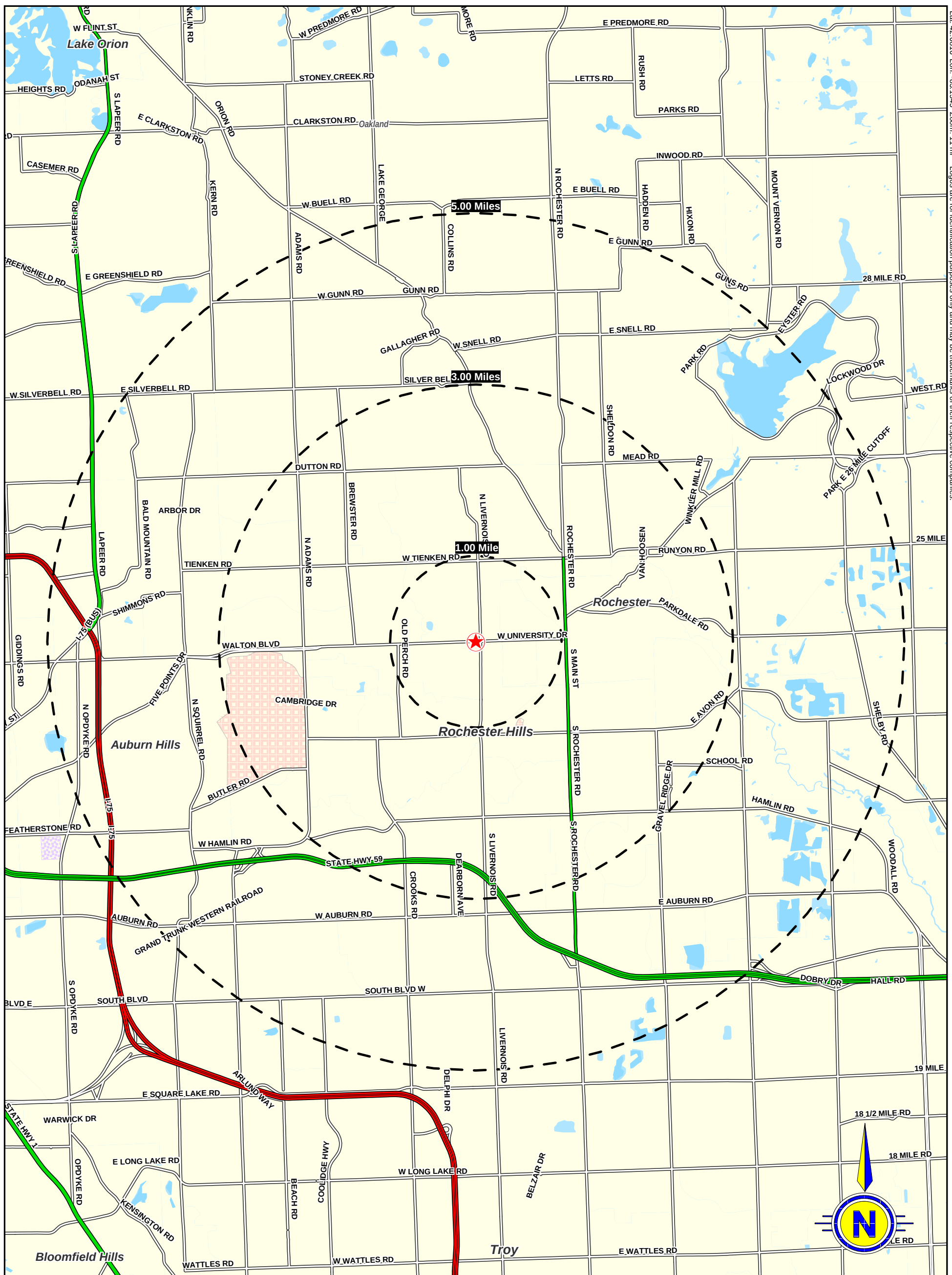
Ludwig & Seeley
REAL ESTATE

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



SITE PLAN
1320-1340 WALTON BOULEVARD
ROCHESTER HILLS, MICHIGAN





at 42 6816 | on: -83 1545 700m. 11 mi | ocos are for identification purposes only and may be trademarks of their respective companies

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1322 Walton Blvd
Rochester Hills, Michigan

Ludwig & Seeley
REAL ESTATE

Prepared By:

July 2008

Ludwig & Seeley, Inc.

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EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.6817/-83.1547

RF5

1320 Walton Blvd	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2012)	9,139	63,794	138,402
Projected Population (2017)	9,139	63,753	138,652
Forecasted Population (2022)	9,139	63,748	138,659
Census Population (2010)	9,133	63,780	138,220
Census Population (2000)	9,401	60,461	127,922
Projected Annual Growth (2012 to 2017)	-	-41	250
Historical Annual Growth (2010 to 2012)	6	14	182
Historical Annual Growth (2000 to 2010)	-268 -0.3%	3,319 0.5%	10,298 0.8%
Estimated Population Density (2012)	2,910 psm	2,257 psm	1,763 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.51 sq mi
Households			
Estimated Households (2012)	4,058	25,194	53,964
Projected Households (2017)	4,143	25,718	55,069
Forecasted Households (2022)	4,147	25,738	55,106
Census Households (2010)	4,025	24,989	53,538
Census Households (2000)	4,142	23,252	48,524
Estimated Households with Children (2012)	970 23.9%	7,985 31.7%	17,452 32.3%
Estimated Average Household Size (2012)	2.22	2.47	2.51
Average Household Income			
Estimated Average Household Income (2012)	\$89,385	\$103,880	\$99,775
Projected Average Household Income (2017)	\$100,497	\$117,572	\$112,523
Estimated Average Family Income (2012)	\$115,326	\$125,910	\$120,590
Median Household Income			
Estimated Median Household Income (2012)	\$66,278	\$88,056	\$83,923
Projected Median Household Income (2017)	\$75,358	\$101,492	\$96,706
Estimated Median Family Income (2012)	\$96,688	\$110,683	\$104,140
Per Capita Income			
Estimated Per Capita Income (2012)	\$40,634	\$41,588	\$39,415
Projected Per Capita Income (2017)	\$46,616	\$48,062	\$45,263
Estimated Per Capita income 5 Year Growth	\$5,983 14.7%	\$6,474 15.6%	\$5,848 14.8%
Other Income			
Estimated Median Disposable Income (2012)	\$53,689	\$69,505	\$66,683
Projected Median Disposable Income (2017)	\$61,547	\$80,616	\$76,919
Disposable Income Estimated 5 Year Growth	\$7,858 14.6%	\$11,110 16.0%	\$10,236 15.3%
Estimated Average Household Net Worth (2012)	\$674,799	\$772,766	\$728,399
Daytime Demos (2012)			
Total Businesses	764	2,759	5,476
Total Employees	5,528	30,554	85,966
Company Headquarter Businesses	5 0.6%	11 0.4%	55 1.0%
Company Headquarter Employees	6 0.1%	566 1.9%	15,169 17.6%
Employee Population per Business	7.2	11.1	15.7
Residential Population per Business	12.0	23.1	25.3

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RF5

1320 Walton Blvd

1 mi radius

3 mi radius

5 mi radius

Race & Ethnicity

White (2012)	8,173	89.4%	53,206	83.4%	114,690	82.9%
Black or African American (2012)	362	4.0%	3,286	5.2%	7,734	5.6%
American Indian or Alaska Native (2012)	28	0.3%	128	0.2%	355	0.3%
Asian (2012)	371	4.1%	5,483	8.6%	11,394	8.2%
Hawaiian or Pacific Islander (2012)	-	-	6	-	20	-
Other Race (2012)	11	0.1%	83	0.1%	194	0.1%
Two or More Races (2012)	194	2.1%	1,603	2.5%	4,015	2.9%
Not Hispanic or Latino Population (2012)	8,859	96.9%	61,809	96.9%	133,556	96.5%
Hispanic or Latino Population (2012)	280	3.1%	1,985	3.1%	4,846	3.5%
Not Hispanic or Latino Population (2017)	8,828	96.6%	61,550	96.5%	133,283	96.1%
Hispanic or Latino Population (2017)	311	3.4%	2,203	3.5%	5,370	3.9%
Not Hispanic or Latino Population (2010)	8,868	97.1%	61,896	97.0%	133,612	96.7%
Hispanic or Latino Population (2010)	266	2.9%	1,884	3.0%	4,608	3.3%
Not Hispanic or Latino Population (2000)	9,224	98.1%	59,218	97.9%	125,015	97.7%
Hispanic or Latino Population (2000)	177	1.9%	1,243	2.1%	2,907	2.3%
Projected Hispanic Annual Growth (2012 to 2017)	31	2.2%	219	2.2%	524	2.2%
Historic Hispanic Annual Growth (2000 to 2012)	103	4.8%	742	5.0%	1,939	5.6%

Age Distribution (2012)

Age Under 5	473	5.2%	3,472	5.4%	7,718	5.6%
Age 5 to 9 Years	476	5.2%	3,992	6.3%	8,582	6.2%
Age 10 to 14 Years	521	5.7%	4,460	7.0%	9,467	6.8%
Age 15 to 19 Years	558	6.1%	4,806	7.5%	10,151	7.3%
Age 20 to 24 Years	648	7.1%	3,977	6.2%	9,183	6.6%
Age 25 to 29 Years	579	6.3%	3,172	5.0%	7,568	5.5%
Age 30 to 34 Years	511	5.6%	3,276	5.1%	7,523	5.4%
Age 35 to 39 Years	530	5.8%	3,812	6.0%	8,354	6.0%
Age 40 to 44 Years	582	6.4%	4,402	6.9%	9,617	6.9%
Age 45 to 49 Years	650	7.1%	5,003	7.8%	10,765	7.8%
Age 50 to 54 Years	653	7.1%	5,075	8.0%	10,959	7.9%
Age 55 to 59 Years	676	7.4%	4,735	7.4%	10,164	7.3%
Age 60 to 64 Years	675	7.4%	4,416	6.9%	9,061	6.5%
Age 65 to 74 Years	875	9.6%	5,256	8.2%	11,210	8.1%
Age 75 to 84 Years	489	5.3%	2,546	4.0%	5,353	3.9%
Age 85 Years or Over	242	2.6%	1,393	2.2%	2,727	2.0%
Median Age	41.7		40.7		40.0	

Gender Age Distribution (2012)

Female Population	4,749	52.0%	33,333	52.3%	71,273	51.5%
Age 0 to 19 Years	1,010	21.3%	8,373	25.1%	17,787	25.0%
Age 20 to 64 Years	2,845	59.9%	19,807	59.4%	42,769	60.0%
Age 65 Years or Over	894	18.8%	5,152	15.5%	10,717	15.0%
Female Median Age	42.8		41.8		40.9	
Male Population	4,390	48.0%	30,461	47.7%	67,129	48.5%
Age 0 to 19 Years	1,019	23.2%	8,357	27.4%	18,131	27.0%
Age 20 to 64 Years	2,660	60.6%	18,062	59.3%	40,424	60.2%
Age 65 Years or Over	711	16.2%	4,043	13.3%	8,574	12.8%
Male Median Age	40.4		39.7		39.1	

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RF5

1320 Walton Blvd

1 mi radius

3 mi radius

5 mi radius

Household Income Distribution (2012)

HH Income \$200,000 or More	437	10.8%	3,147	12.5%	6,298	11.7%
HH Income \$150,000 to \$199,999	265	6.5%	2,173	8.6%	4,121	7.6%
HH Income \$100,000 to \$149,999	554	13.7%	5,233	20.8%	10,452	19.4%
HH Income \$75,000 to \$99,999	576	14.2%	3,333	13.2%	7,115	13.2%
HH Income \$50,000 to \$74,999	536	13.2%	3,735	14.8%	8,495	15.7%
HH Income \$35,000 to \$49,999	611	15.1%	2,634	10.5%	5,777	10.7%
HH Income \$25,000 to \$34,999	275	6.8%	1,461	5.8%	3,946	7.3%
HH Income \$15,000 to \$24,999	397	9.8%	1,947	7.7%	4,239	7.9%
HH Income Under \$15,000	406	10.0%	1,531	6.1%	3,520	6.5%
HH Income \$35,000 or More	2,979	73.4%	20,255	80.4%	42,259	78.3%
HH Income \$75,000 or More	1,833	45.2%	13,886	55.1%	27,987	51.9%

Housing (2012)

Total Housing Units	4,331		26,760		57,519	
Housing Units Occupied	4,058	93.7%	25,194	94.1%	53,964	93.8%
Housing Units Owner-Occupied	2,531	62.4%	18,201	72.2%	38,859	72.0%
Housing Units, Renter-Occupied	1,527	37.6%	6,994	27.8%	15,105	28.0%
Housing Units, Vacant	273	6.3%	1,566	5.9%	3,555	6.2%
Median Years in Residence	4.8		4.9		4.6	

Marital Status (2012)

Never Married	2,129	32.6%	13,342	30.0%	28,652	30.0%
Currently Married	3,417	52.4%	26,244	59.0%	56,066	58.6%
Separated	218	3.3%	879	2.0%	2,010	2.1%
Widowed	118	1.8%	998	2.2%	2,244	2.3%
Divorced	639	9.8%	3,031	6.8%	6,647	7.0%

Household Type (2012)

Population Family	6,712	73.4%	50,336	78.9%	109,751	79.3%
Population Non-Family	2,280	24.9%	11,881	18.6%	25,901	18.7%
Population Group Quarters	147	1.6%	1,577	2.5%	2,749	2.0%
Family Households	2,404	59.3%	17,057	67.7%	36,974	68.5%
Non-Family Households	1,654	40.7%	8,138	32.3%	16,989	31.5%
Married Couple with Children	719	21.1%	6,481	24.7%	14,047	25.1%
Average Family Household Size	2.8		3.0		3.0	

Household Size (2012)

1 Person Households	1,352	33.3%	6,805	27.0%	13,822	25.6%
2 Person Households	1,424	35.1%	8,408	33.4%	18,218	33.8%
3 Person Households	591	14.6%	3,962	15.7%	8,654	16.0%
4 Person Households	450	11.1%	3,839	15.2%	8,300	15.4%
5 Person Households	185	4.6%	1,544	6.1%	3,438	6.4%
6 or More Person Households	55	1.4%	636	2.5%	1,532	2.8%

Household Vehicles (2012)

Households with 0 Vehicles Available	312	7.7%	959	3.8%	2,069	3.8%
Households with 1 Vehicles Available	1,651	40.7%	8,197	32.5%	16,935	31.4%
Households with 2 or More Vehicles Available	2,095	51.6%	16,039	63.7%	34,960	64.8%
Total Vehicles Available	6,719		47,241		102,601	
Average Vehicles Per Household	1.7		1.9		1.9	

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RF5

1320 Walton Blvd

1 mi radius

3 mi radius

5 mi radius

Labor Force (2012)

Estimated Labor Population Age 16 Years or Over	7,555		50,996		110,828	
Estimated Civilian Employed	4,740	62.7%	30,744	60.3%	66,414	59.9%
Estimated Civilian Unemployed	427	5.7%	3,895	7.6%	8,885	8.0%
Estimated in Armed Forces	-	-	-	-	33	-
Estimated Not in Labor Force	2,388	31.6%	16,357	32.1%	35,496	32.0%
Unemployment Rate	5.7%		7.6%		8.0%	

Occupation (2010)

Occupation: Population Age 16 Years or Over	4,652		30,096		65,049	
Management, Business, Financial Operations	1,021	22.0%	6,681	22.2%	13,390	20.6%
Professional, Related	1,413	30.4%	9,314	30.9%	18,780	28.9%
Service	674	14.5%	4,170	13.9%	9,378	14.4%
Sales, Office	1,042	22.4%	6,935	23.0%	15,250	23.4%
Farming, Fishing, Forestry	4	0.1%	48	0.2%	162	0.2%
Construct, Extraction, Maintenance	149	3.2%	1,002	3.3%	2,955	4.5%
Production, Transport Material Moving	347	7.5%	1,945	6.5%	5,134	7.9%
White Collar Workers	74.7%		76.2%		72.9%	
Blue Collar Workers	25.3%		23.8%		27.1%	

Consumer Expenditure (2012)

Total Household Expenditure	\$262 M		\$1.80 B		\$3.75 B	
Total Non-Retail Expenditure	\$151 M	57.7%	\$1.04 B	57.9%	\$2.17 B	57.8%
Total Retail Expenditure	\$111 M	42.3%	\$760 M	42.1%	\$1.58 B	42.2%
Apparel	\$12.6 M	4.8%	\$87.1 M	4.8%	\$181 M	4.8%
Contributions	\$11.1 M	4.2%	\$78.9 M	4.4%	\$162 M	4.3%
Education	\$7.04 M	2.7%	\$50.8 M	2.8%	\$104 M	2.8%
Entertainment	\$14.8 M	5.6%	\$102 M	5.7%	\$212 M	5.7%
Food and Beverages	\$38.9 M	14.9%	\$264 M	14.7%	\$551 M	14.7%
Furnishings and Equipment	\$11.9 M	4.5%	\$83.1 M	4.6%	\$172 M	4.6%
Gifts	\$7.59 M	2.9%	\$53.8 M	3.0%	\$111 M	3.0%
Health Care	\$15.4 M	5.9%	\$102 M	5.7%	\$214 M	5.7%
Household Operations	\$10.1 M	3.8%	\$71.6 M	4.0%	\$148 M	3.9%
Miscellaneous Expenses	\$4.26 M	1.6%	\$28.8 M	1.6%	\$60.0 M	1.6%
Personal Care	\$3.77 M	1.4%	\$25.8 M	1.4%	\$53.6 M	1.4%
Personal Insurance	\$2.92 M	1.1%	\$20.8 M	1.2%	\$42.7 M	1.1%
Reading	\$870 K	0.3%	\$5.96 M	0.3%	\$12.4 M	0.3%
Shelter	\$51.0 M	19.5%	\$353 M	19.6%	\$732 M	19.6%
Tobacco	\$1.53 M	0.6%	\$9.71 M	0.5%	\$20.6 M	0.5%
Transportation	\$50.8 M	19.4%	\$348 M	19.3%	\$725 M	19.4%
Utilities	\$17.5 M	6.7%	\$116 M	6.5%	\$244 M	6.5%

Educational Attainment (2012)

Adult Population Age 25 Years or Over	6,462		43,087		93,301	
Elementary (Grade Level 0 to 8)	103	1.6%	637	1.5%	1,886	2.0%
Some High School (Grade Level 9 to 11)	141	2.2%	1,387	3.2%	3,979	4.3%
High School Graduate	1,164	18.0%	7,447	17.3%	18,827	20.2%
Some College	1,409	21.8%	8,141	18.9%	18,160	19.5%
Associate Degree Only	408	6.3%	3,245	7.5%	7,674	8.2%
Bachelor Degree Only	1,911	29.6%	12,960	30.1%	24,939	26.7%
Graduate Degree	1,326	20.5%	9,270	21.5%	17,836	19.1%

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1320 Walton Blvd						
	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2010)						
1 Detached Unit	2,401	59.6%	16,341	65.4%	35,843	66.9%
1 Attached Unit	328	8.1%	2,308	9.2%	4,596	8.6%
2 to 4 Units	228	5.7%	1,264	5.1%	2,176	4.1%
5 to 9 Units	575	14.3%	2,393	9.6%	4,100	7.7%
10 to 19 Units	332	8.2%	1,361	5.4%	3,075	5.7%
20 to 49 Units	82	2.0%	232	0.9%	719	1.3%
50 or More Units	59	1.5%	546	2.2%	1,094	2.0%
Mobile Home or Trailer	20	0.5%	511	2.0%	1,888	3.5%
Other Structure	-	-	33	0.1%	48	0.1%
Homes Built By Year (2010)						
Homes Built 2005 or later	82	2.0%	752	3.0%	2,374	4.4%
Homes Built 2000 to 2004	122	3.0%	1,919	7.7%	4,755	8.9%
Homes Built 1990 to 1999	256	6.4%	3,754	15.0%	10,027	18.7%
Homes Built 1980 to 1989	611	15.2%	5,014	20.1%	9,065	16.9%
Homes Built 1970 to 1979	1,073	26.7%	5,435	21.8%	9,662	18.0%
Homes Built 1960 to 1969	752	18.7%	2,789	11.2%	6,078	11.4%
Homes Built 1950 to 1959	505	12.5%	2,672	10.7%	5,903	11.0%
Homes Built Before 1949	624	15.5%	2,655	10.6%	5,675	10.6%
Home Values (2010)						
Home Values \$1,000,000 or More	8	0.3%	118	0.6%	287	0.7%
Home Values \$500,000 to \$999,999	71	2.7%	820	4.4%	1,643	4.1%
Home Values \$400,000 to \$499,999	45	1.7%	656	3.5%	1,537	3.8%
Home Values \$300,000 to \$399,999	348	13.4%	2,293	12.3%	4,546	11.4%
Home Values \$200,000 to \$299,999	686	26.4%	4,473	23.9%	8,835	22.1%
Home Values \$150,000 to \$199,999	431	16.6%	2,951	15.8%	6,544	16.4%
Home Values \$100,000 to \$149,999	430	16.5%	2,788	14.9%	6,225	15.6%
Home Values \$70,000 to \$99,999	274	10.5%	1,776	9.5%	3,707	9.3%
Home Values \$50,000 to \$69,999	115	4.4%	886	4.7%	2,133	5.3%
Home Values \$25,000 to \$49,999	105	4.0%	957	5.1%	2,150	5.4%
Home Values Under \$25,000	87	3.3%	978	5.2%	2,391	6.0%
Owner-Occupied Median Home Value	\$188,315		\$188,588		\$181,644	
Renter-Occupied Median Rent	\$673		\$889		\$878	
Transportation To Work (2010)						
Drive to Work Alone	3,863	85.6%	25,521	86.5%	54,749	85.9%
Drive to Work in Carpool	318	7.1%	1,759	6.0%	4,441	7.0%
Travel to Work by Public Transportation	8	0.2%	70	0.2%	215	0.3%
Drive to Work on Motorcycle	4	0.1%	6	-	34	0.1%
Walk or Bicycle to Work	137	3.0%	812	2.8%	1,488	2.3%
Other Means	18	0.4%	87	0.3%	224	0.4%
Work at Home	162	3.6%	1,255	4.3%	2,580	4.0%
Travel Time (2010)						
Travel to Work in 14 Minutes or Less	1,095	25.2%	6,561	23.2%	14,620	23.9%
Travel to Work in 15 to 29 Minutes	1,558	35.8%	10,224	36.2%	23,600	38.6%
Travel to Work in 30 to 59 Minutes	1,363	31.3%	9,406	33.3%	18,762	30.7%
Travel to Work in 60 Minutes or More	333	7.6%	2,064	7.3%	4,170	6.8%
Average Minutes Travel to Work	23.0		23.7		22.7	

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