

# OAK TREE SHOPPING CENTER WOODWARD AVE. & WEBSTER (12 1/2 MILE) ROYAL OAK, MICHIGAN

## FOR LEASE

SPACE SIZE:  
2,880 SQ. FT.

BUILDING SIZE:  
16,361 SQ. FT.

LOT SIZE:  
48,800 SQ. FT.  
(IRREGULAR SHAPED)

AVAILABLE:  
IMMEDIATELY

ZONING:  
COMMERCIAL- RETAIL



### FRONTAGE ON WOODWARD AVE. & WEBSTER

### GREAT VISIBILITY AND STRONG RETAIL SITE

### EASY INGRESS & EGRESS



CONTACT:  
RICHARD G. LUDWIG  
RGLUDWIG@LUDWIGSEELEY.COM

DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	14,746	131,370	301,482
	AVERAGE INCOME	\$80,339	\$79,392	\$83,807
	HOUSEHOLDS	7,014	60,257	133,032

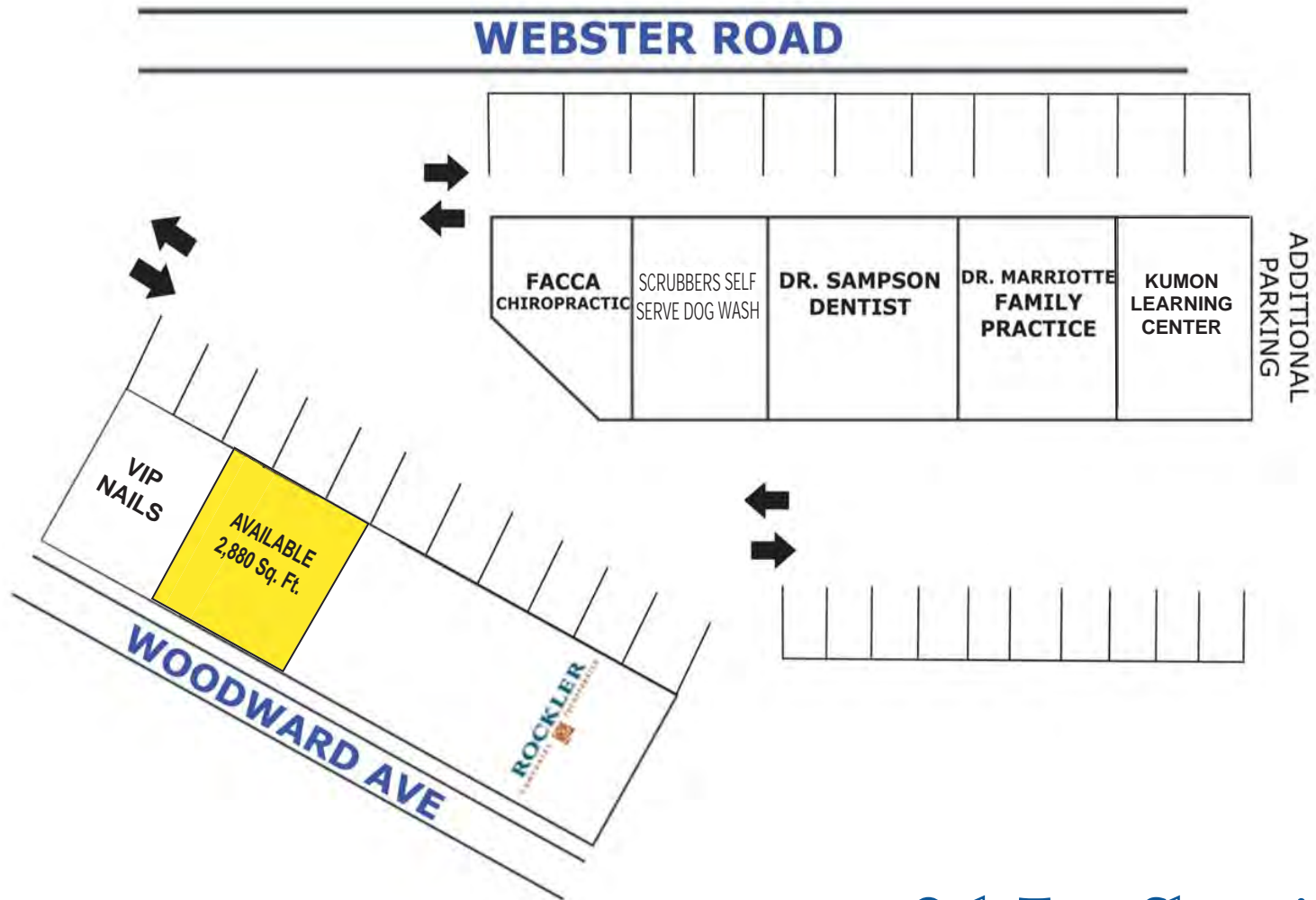
## Ludwig & Seeley

REAL ESTATE

29580 NORTHWESTERN HWY. SUITE 110 SOUTHFIELD MI 48034

PHONE: 248.750.1700 FAX: 248.750.1771

WWW.LUDWIGSEELEY.COM



Oak Tree Shopping Center  
Woodward Ave. & Webster (12 1/2 Mile)  
Royal Oak, Michigan



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**Webster & Woodward**  
**Royal Oak, Michigan**

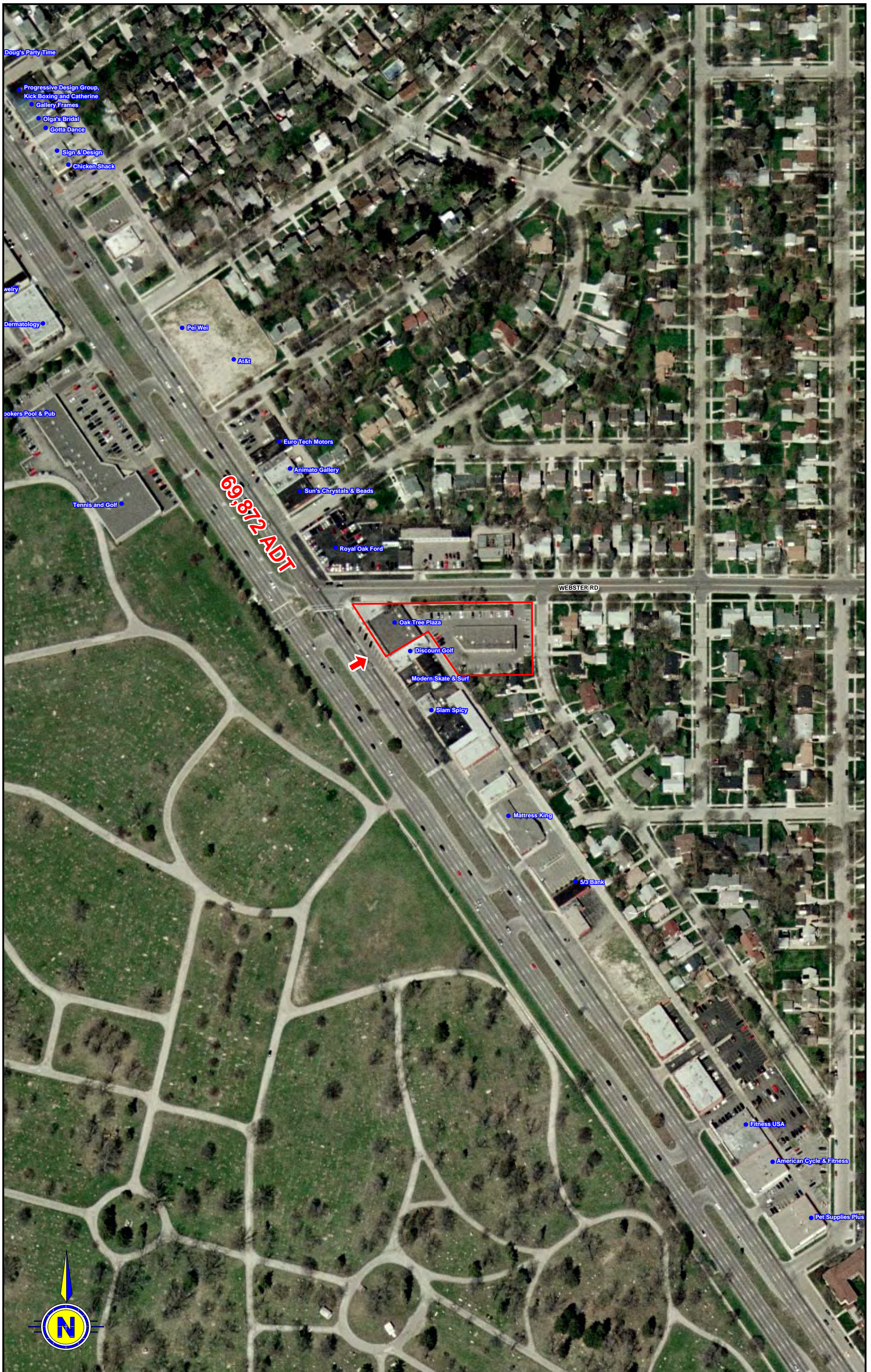
Ludwig & Seeley, Inc.



Prepared By:

**Ludwig & Seeley, Inc.**

April 2004



Doug's Party Time

Progressive Design Group,  
Kick Boxing and Catherine  
Gallery Frames  
Olga's Bridal  
Gotta Dance

Sign & Design  
Chicken Shack

weiry

Dermatology

Pei Wei

At&t

ookers Pool & Pub

Tennis and Golf

69,872 ADT

EuroTech Motors

Animato Gallery

Sun's Chrystals & Beads

Royal Oak Ford

WEBSTER RD

Oak Tree Plaza

Discount Golf

Modern Skate & Surf

Slam Spicy

Mattress King

53 Bank

Fitness USA

American Cycle & Fitness

Pet Supplies Plus



## EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.5106/-83.1790

RF5

Woodward Ave & W Webster Rd	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
Estimated Population (2012)	14,746	131,370	301,482
Projected Population (2017)	14,764	131,497	301,044
Forecasted Population (2022)	14,764	131,496	301,011
Census Population (2010)	14,732	131,256	301,565
Census Population (2000)	15,835	137,140	317,620
Projected Annual Growth (2012 to 2017)	18 -	126 -	-438 -
Historical Annual Growth (2010 to 2012)	14 -	114 -	-83 -
Historical Annual Growth (2000 to 2010)	-1,103 -0.7%	-5,884 -0.4%	-16,055 -0.5%
Estimated Population Density (2012)	4,695 <i>psm</i>	4,648 <i>psm</i>	3,840 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.51 <i>sq mi</i>
<b>Households</b>			
Estimated Households (2012)	7,014	60,257	133,032
Projected Households (2017)	7,163	61,519	135,871
Forecasted Households (2022)	7,165	61,544	135,934
Census Households (2010)	6,960	59,775	131,925
Census Households (2000)	7,302	61,828	136,414
Estimated Households with Children (2012)	1,491 21.3%	14,492 24.1%	35,194 26.5%
Estimated Average Household Size (2012)	2.10	2.17	2.25
<b>Average Household Income</b>			
Estimated Average Household Income (2012)	\$80,339	\$79,392	\$83,807
Projected Average Household Income (2017)	\$92,009	\$90,302	\$94,083
Estimated Average Family Income (2012)	\$105,449	\$101,317	\$106,141
<b>Median Household Income</b>			
Estimated Median Household Income (2012)	\$69,003	\$68,729	\$70,774
Projected Median Household Income (2017)	\$77,995	\$77,954	\$79,927
Estimated Median Family Income (2012)	\$94,687	\$91,812	\$96,794
<b>Per Capita Income</b>			
Estimated Per Capita Income (2012)	\$38,376	\$36,687	\$37,320
Projected Per Capita Income (2017)	\$44,822	\$42,553	\$42,845
Estimated Per Capita income 5 Year Growth	\$6,447 16.8%	\$5,866 16.0%	\$5,525 14.8%
<b>Other Income</b>			
Estimated Median Disposable Income (2012)	\$55,915	\$56,339	\$58,317
Projected Median Disposable Income (2017)	\$63,031	\$61,418	\$63,884
Disposable Income Estimated 5 Year Growth	\$7,116 12.7%	\$5,079 9.0%	\$5,567 9.5%
Estimated Average Household Net Worth (2012)	\$662,104	\$618,220	\$598,618
<b>Daytime Demos (2012)</b>			
Total Businesses	1,121	7,788	20,435
Total Employees	21,783	84,036	231,706
Company Headquarter Businesses	2 0.2%	39 0.5%	170 0.8%
Company Headquarter Employees	50 0.2%	2,810 3.3%	12,914 5.6%
Employee Population per Business	19.4	10.8	11.3
Residential Population per Business	13.2	16.9	14.8

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RF5

## Woodward Ave & W Webster Rd

	1 mi radius		3 mi radius		5 mi radius	
<b>Race &amp; Ethnicity</b>						
White (2012)	13,199	89.5%	104,222	79.3%	207,533	68.8%
Black or African American (2012)	787	5.3%	19,556	14.9%	71,537	23.7%
American Indian or Alaska Native (2012)	66	0.4%	372	0.3%	922	0.3%
Asian (2012)	329	2.2%	3,604	2.7%	12,468	4.1%
Hawaiian or Pacific Islander (2012)	9	0.1%	47	-	84	-
Other Race (2012)	11	0.1%	251	0.2%	581	0.2%
Two or More Races (2012)	344	2.3%	3,318	2.5%	8,358	2.8%
Not Hispanic or Latino Population (2012)	14,383	97.5%	128,607	97.9%	295,156	97.9%
Hispanic or Latino Population (2012)	363	2.5%	2,763	2.1%	6,326	2.1%
Not Hispanic or Latino Population (2017)	14,360	97.3%	128,407	97.7%	293,951	97.6%
Hispanic or Latino Population (2017)	404	2.7%	3,089	2.3%	7,094	2.4%
Not Hispanic or Latino Population (2010)	14,388	97.7%	128,639	98.0%	295,576	98.0%
Hispanic or Latino Population (2010)	344	2.3%	2,617	2.0%	5,989	2.0%
Not Hispanic or Latino Population (2000)	15,651	98.8%	135,418	98.7%	313,398	98.7%
Hispanic or Latino Population (2000)	184	1.2%	1,722	1.3%	4,222	1.3%
Projected Hispanic Annual Growth (2012 to 2017)	41	2.3%	326	2.4%	768	2.4%
Historic Hispanic Annual Growth (2000 to 2012)	179	8.1%	1,042	5.0%	2,104	4.2%
<b>Age Distribution (2012)</b>						
Age Under 5	809	5.5%	8,002	6.1%	17,437	5.8%
Age 5 to 9 Years	709	4.8%	6,923	5.3%	16,195	5.4%
Age 10 to 14 Years	727	4.9%	6,959	5.3%	17,258	5.7%
Age 15 to 19 Years	756	5.1%	7,022	5.3%	17,961	6.0%
Age 20 to 24 Years	832	5.6%	7,427	5.7%	17,562	5.8%
Age 25 to 29 Years	1,143	7.8%	10,292	7.8%	21,199	7.0%
Age 30 to 34 Years	1,139	7.7%	10,504	8.0%	21,992	7.3%
Age 35 to 39 Years	964	6.5%	9,180	7.0%	20,347	6.7%
Age 40 to 44 Years	1,052	7.1%	9,023	6.9%	20,421	6.8%
Age 45 to 49 Years	1,074	7.3%	9,179	7.0%	21,305	7.1%
Age 50 to 54 Years	1,156	7.8%	9,873	7.5%	22,834	7.6%
Age 55 to 59 Years	1,235	8.4%	9,638	7.3%	22,258	7.4%
Age 60 to 64 Years	965	6.5%	7,950	6.1%	18,764	6.2%
Age 65 to 74 Years	1,060	7.2%	9,538	7.3%	23,711	7.9%
Age 75 to 84 Years	705	4.8%	6,121	4.7%	14,387	4.8%
Age 85 Years or Over	420	2.8%	3,739	2.8%	7,852	2.6%
Median Age	40.4		39.1		39.7	
<b>Gender Age Distribution (2012)</b>						
Female Population	7,724	52.4%	68,642	52.3%	157,923	52.4%
Age 0 to 19 Years	1,514	19.6%	14,234	20.7%	33,705	21.3%
Age 20 to 64 Years	4,878	63.2%	42,718	62.2%	96,934	61.4%
Age 65 Years or Over	1,332	17.2%	11,690	17.0%	27,285	17.3%
Female Median Age	42.2		40.8		41.4	
Male Population	7,022	47.6%	62,729	47.7%	143,559	47.6%
Age 0 to 19 Years	1,486	21.2%	14,672	23.4%	35,146	24.5%
Age 20 to 64 Years	4,683	66.7%	40,348	64.3%	89,748	62.5%
Age 65 Years or Over	852	12.1%	7,708	12.3%	18,665	13.0%
Male Median Age	38.6		37.2		37.8	

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Lat/Lon: 42.5106/-83.1790

RF5

## Woodward Ave & W Webster Rd

	1 mi radius		3 mi radius		5 mi radius	
<b>Household Income Distribution (2012)</b>						
HH Income \$200,000 or More	459	6.6%	3,964	6.6%	10,338	7.8%
HH Income \$150,000 to \$199,999	409	5.8%	2,875	4.8%	5,468	4.1%
HH Income \$100,000 to \$149,999	1,270	18.1%	10,085	16.7%	19,776	14.9%
HH Income \$75,000 to \$99,999	1,014	14.5%	8,697	14.4%	18,218	13.7%
HH Income \$50,000 to \$74,999	1,259	17.9%	11,548	19.2%	24,922	18.7%
HH Income \$35,000 to \$49,999	1,000	14.3%	7,817	13.0%	17,017	12.8%
HH Income \$25,000 to \$34,999	571	8.1%	5,110	8.5%	12,352	9.3%
HH Income \$15,000 to \$24,999	551	7.9%	4,726	7.8%	11,635	8.7%
HH Income Under \$15,000	480	6.8%	5,434	9.0%	13,306	10.0%
HH Income \$35,000 or More	5,412	77.2%	44,987	74.7%	95,740	72.0%
HH Income \$75,000 or More	3,153	44.9%	25,621	42.5%	53,800	40.4%
<b>Housing (2012)</b>						
Total Housing Units	7,525		64,377		143,248	
Housing Units Occupied	7,014	93.2%	60,257	93.6%	133,032	92.9%
Housing Units Owner-Occupied	5,035	71.8%	40,125	66.6%	86,928	65.3%
Housing Units, Renter-Occupied	1,979	28.2%	20,132	33.4%	46,104	34.7%
Housing Units, Vacant	511	6.8%	4,120	6.4%	10,216	7.1%
Median Years in Residence	5.9		5.5		5.2	
<b>Marital Status (2012)</b>						
Never Married	3,926	37.2%	33,025	36.0%	75,936	36.0%
Currently Married	5,137	48.7%	44,498	48.5%	101,670	48.2%
Separated	74	0.7%	2,096	2.3%	6,216	2.9%
Widowed	278	2.6%	2,611	2.8%	6,747	3.2%
Divorced	1,130	10.7%	9,586	10.4%	20,561	9.7%
<b>Household Type (2012)</b>						
Population Family	10,308	69.9%	92,917	70.7%	220,476	73.1%
Population Non-Family	4,387	29.8%	37,621	28.6%	78,822	26.1%
Population Group Quarters	51	0.3%	833	0.6%	2,184	0.7%
Family Households	3,719	53.0%	32,532	54.0%	76,174	57.3%
Non-Family Households	3,295	47.0%	27,725	46.0%	56,858	42.7%
Married Couple with Children	1,125	21.9%	10,173	22.9%	23,298	22.9%
Average Family Household Size	2.8		2.9		2.9	
<b>Household Size (2012)</b>						
1 Person Households	2,716	38.7%	22,629	37.6%	46,535	35.0%
2 Person Households	2,314	33.0%	19,390	32.2%	42,618	32.0%
3 Person Households	942	13.4%	8,413	14.0%	19,843	14.9%
4 Person Households	712	10.2%	6,326	10.5%	14,894	11.2%
5 Person Households	239	3.4%	2,336	3.9%	5,973	4.5%
6 or More Person Households	91	1.3%	1,164	1.9%	3,169	2.4%
<b>Household Vehicles (2012)</b>						
Households with 0 Vehicles Available	432	6.2%	3,969	6.6%	9,806	7.4%
Households with 1 Vehicles Available	2,754	39.3%	24,960	41.4%	55,362	41.6%
Households with 2 or More Vehicles Available	3,828	54.6%	31,328	52.0%	67,864	51.0%
Total Vehicles Available	11,704		98,894		219,000	
Average Vehicles Per Household	1.7		1.6		1.6	

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# EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.5106/-83.1790

RF5

## Woodward Ave & W Webster Rd

	1 mi radius	3 mi radius	5 mi radius
<b>Labor Force (2012)</b>			
Estimated Labor Population Age 16 Years or Over	12,357	108,185	247,103
Estimated Civilian Employed	7,829 63.4%	66,479 61.4%	143,253 58.0%
Estimated Civilian Unemployed	945 7.6%	8,689 8.0%	22,337 9.0%
Estimated in Armed Forces	1 -	54 -	145 0.1%
Estimated Not in Labor Force	3,582 29.0%	32,963 30.5%	81,369 32.9%
Unemployment Rate	7.6%	8.0%	9.0%
<b>Occupation (2010)</b>			
Occupation: Population Age 16 Years or Over	7,797	65,830	141,372
Management, Business, Financial Operations	1,385 17.8%	12,219 18.6%	24,783 17.5%
Professional, Related	2,339 30.0%	19,878 30.2%	40,254 28.5%
Service	1,146 14.7%	9,332 14.2%	21,403 15.1%
Sales, Office	1,845 23.7%	16,418 24.9%	35,817 25.3%
Farming, Fishing, Forestry	4 0.1%	75 0.1%	181 0.1%
Construct, Extraction, Maintenance	407 5.2%	2,703 4.1%	6,589 4.7%
Production, Transport Material Moving	670 8.6%	5,206 7.9%	12,346 8.7%
White Collar Workers	71.4%	73.7%	71.3%
Blue Collar Workers	28.6%	26.3%	28.7%
<b>Consumer Expenditure (2012)</b>			
Total Household Expenditure	\$421 M	\$3.58 B	\$8.17 B
Total Non-Retail Expenditure	\$242 M 57.6%	\$2.06 B 57.6%	\$4.71 B 57.7%
Total Retail Expenditure	\$178 M 42.4%	\$1.52 B 42.4%	\$3.46 B 42.3%
Apparel	\$20.1 M 4.8%	\$171 M 4.8%	\$392 M 4.8%
Contributions	\$16.9 M 4.0%	\$143 M 4.0%	\$335 M 4.1%
Education	\$10.9 M 2.6%	\$92.8 M 2.6%	\$215 M 2.6%
Entertainment	\$23.7 M 5.6%	\$201 M 5.6%	\$459 M 5.6%
Food and Beverages	\$62.9 M 15.0%	\$537 M 15.0%	\$1.22 B 15.0%
Furnishings and Equipment	\$19.0 M 4.5%	\$162 M 4.5%	\$369 M 4.5%
Gifts	\$11.9 M 2.8%	\$100 M 2.8%	\$232 M 2.8%
Health Care	\$25.0 M 5.9%	\$213 M 5.9%	\$483 M 5.9%
Household Operations	\$15.8 M 3.8%	\$134 M 3.7%	\$309 M 3.8%
Miscellaneous Expenses	\$6.95 M 1.7%	\$59.2 M 1.7%	\$134 M 1.6%
Personal Care	\$6.06 M 1.4%	\$51.7 M 1.4%	\$118 M 1.4%
Personal Insurance	\$4.53 M 1.1%	\$38.4 M 1.1%	\$89.0 M 1.1%
Reading	\$1.40 M 0.3%	\$11.9 M 0.3%	\$27.0 M 0.3%
Shelter	\$81.7 M 19.4%	\$695 M 19.4%	\$1.59 B 19.4%
Tobacco	\$2.50 M 0.6%	\$21.5 M 0.6%	\$48.5 M 0.6%
Transportation	\$83.0 M 19.7%	\$707 M 19.7%	\$1.60 B 19.6%
Utilities	\$28.3 M 6.7%	\$242 M 6.8%	\$550 M 6.7%
<b>Educational Attainment (2012)</b>			
Adult Population Age 25 Years or Over	10,914	95,037	215,069
Elementary (Grade Level 0 to 8)	102 0.9%	1,392 1.5%	4,711 2.2%
Some High School (Grade Level 9 to 11)	330 3.0%	3,851 4.1%	12,570 5.8%
High School Graduate	2,134 19.6%	17,684 18.6%	42,713 19.9%
Some College	2,217 20.3%	19,125 20.1%	45,110 21.0%
Associate Degree Only	951 8.7%	6,763 7.1%	14,802 6.9%
Bachelor Degree Only	2,983 27.3%	26,252 27.6%	53,920 25.1%
Graduate Degree	2,196 20.1%	19,969 21.0%	41,245 19.2%

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	1 mi radius		3 mi radius		5 mi radius	
<b>Units In Structure (2010)</b>						
1 Detached Unit	5,080	73.0%	42,701	71.4%	94,423	71.6%
1 Attached Unit	214	3.1%	2,980	5.0%	6,140	4.7%
2 to 4 Units	414	6.0%	2,979	5.0%	6,379	4.8%
5 to 9 Units	334	4.8%	3,728	6.2%	8,824	6.7%
10 to 19 Units	209	3.0%	2,524	4.2%	4,890	3.7%
20 to 49 Units	334	4.8%	1,502	2.5%	2,868	2.2%
50 or More Units	274	3.9%	2,898	4.8%	7,107	5.4%
Mobile Home or Trailer	100	1.4%	449	0.8%	1,279	1.0%
Other Structure	-	-	14	-	15	-
<b>Homes Built By Year (2010)</b>						
Homes Built 2005 or later	113	1.6%	1,384	2.3%	2,561	1.9%
Homes Built 2000 to 2004	175	2.5%	2,085	3.5%	4,829	3.7%
Homes Built 1990 to 1999	360	5.2%	3,495	5.8%	8,753	6.6%
Homes Built 1980 to 1989	334	4.8%	3,600	6.0%	8,751	6.6%
Homes Built 1970 to 1979	623	8.9%	6,836	11.4%	17,767	13.5%
Homes Built 1960 to 1969	1,077	15.5%	9,205	15.4%	22,023	16.7%
Homes Built 1950 to 1959	2,138	30.7%	16,916	28.3%	34,276	26.0%
Homes Built Before 1949	2,141	30.8%	16,256	27.2%	32,965	25.0%
<b>Home Values (2010)</b>						
Home Values \$1,000,000 or More	56	1.1%	217	0.5%	885	1.0%
Home Values \$500,000 to \$999,999	58	1.1%	963	2.3%	2,830	3.2%
Home Values \$400,000 to \$499,999	92	1.8%	832	2.0%	1,902	2.1%
Home Values \$300,000 to \$399,999	319	6.2%	2,471	6.0%	5,078	5.7%
Home Values \$200,000 to \$299,999	1,073	20.7%	7,826	19.0%	14,353	16.1%
Home Values \$150,000 to \$199,999	1,153	22.3%	9,926	24.1%	18,718	20.9%
Home Values \$100,000 to \$149,999	1,111	21.5%	8,818	21.4%	19,768	22.1%
Home Values \$70,000 to \$99,999	541	10.5%	4,554	11.0%	11,797	13.2%
Home Values \$50,000 to \$69,999	253	4.9%	2,325	5.6%	5,690	6.4%
Home Values \$25,000 to \$49,999	297	5.7%	1,801	4.4%	4,708	5.3%
Home Values Under \$25,000	223	4.3%	1,501	3.6%	3,628	4.1%
Owner-Occupied Median Home Value	\$161,542		\$163,407		\$159,108	
Renter-Occupied Median Rent	\$718		\$775		\$774	
<b>Transportation To Work (2010)</b>						
Drive to Work Alone	6,678	86.4%	55,718	86.5%	118,616	85.6%
Drive to Work in Carpool	428	5.5%	3,996	6.2%	9,607	6.9%
Travel to Work by Public Transportation	88	1.1%	584	0.9%	1,794	1.3%
Drive to Work on Motorcycle	8	0.1%	22	-	43	-
Walk or Bicycle to Work	250	3.2%	1,410	2.2%	2,742	2.0%
Other Means	6	0.1%	269	0.4%	635	0.5%
Work at Home	267	3.5%	2,404	3.7%	5,188	3.7%
<b>Travel Time (2010)</b>						
Travel to Work in 14 Minutes or Less	2,244	30.1%	16,560	26.7%	32,812	24.6%
Travel to Work in 15 to 29 Minutes	2,909	39.0%	26,138	42.2%	58,078	43.5%
Travel to Work in 30 to 59 Minutes	2,078	27.9%	17,565	28.3%	38,335	28.7%
Travel to Work in 60 Minutes or More	227	3.0%	1,735	2.8%	4,212	3.2%
Average Minutes Travel to Work	20.7		21.4		21.6	

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