

FOR SUBLEASE

TOCA TRAINING CENTER

49,000 SF Available Rec/Flex Space

30990 S Wixom Road
Wixom, MI

TOCA
S O C C E R

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Property Highlights

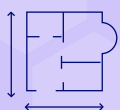
TOCA
SOCCER



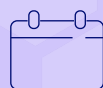
**State-of-the-Art
Sports Facility**



**Desirable Wixom
Location - Minutes from
Twelve Oaks Mall**



**49,000 SF Available
For Sublease**



**9-Year Lease
Remaining**



**Fully Air
Conditioned**



**Two 5-Year
Options to Renew**

Property Information

Parcel ID	22-05-106-024
Total Square Footage	± 350,000 SF
Available Square Footage	± 49,000 SF
Acres	27.7
Field Dimensions	400' x 100'
# of Fields	2
Year Built	1997
Parking Spaces	± 500
Zoning	M1
Grade Level Doors	2
Clear Height	50'
Dock Doors	1
Lease Rate	Contact Broker

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Property Aerial

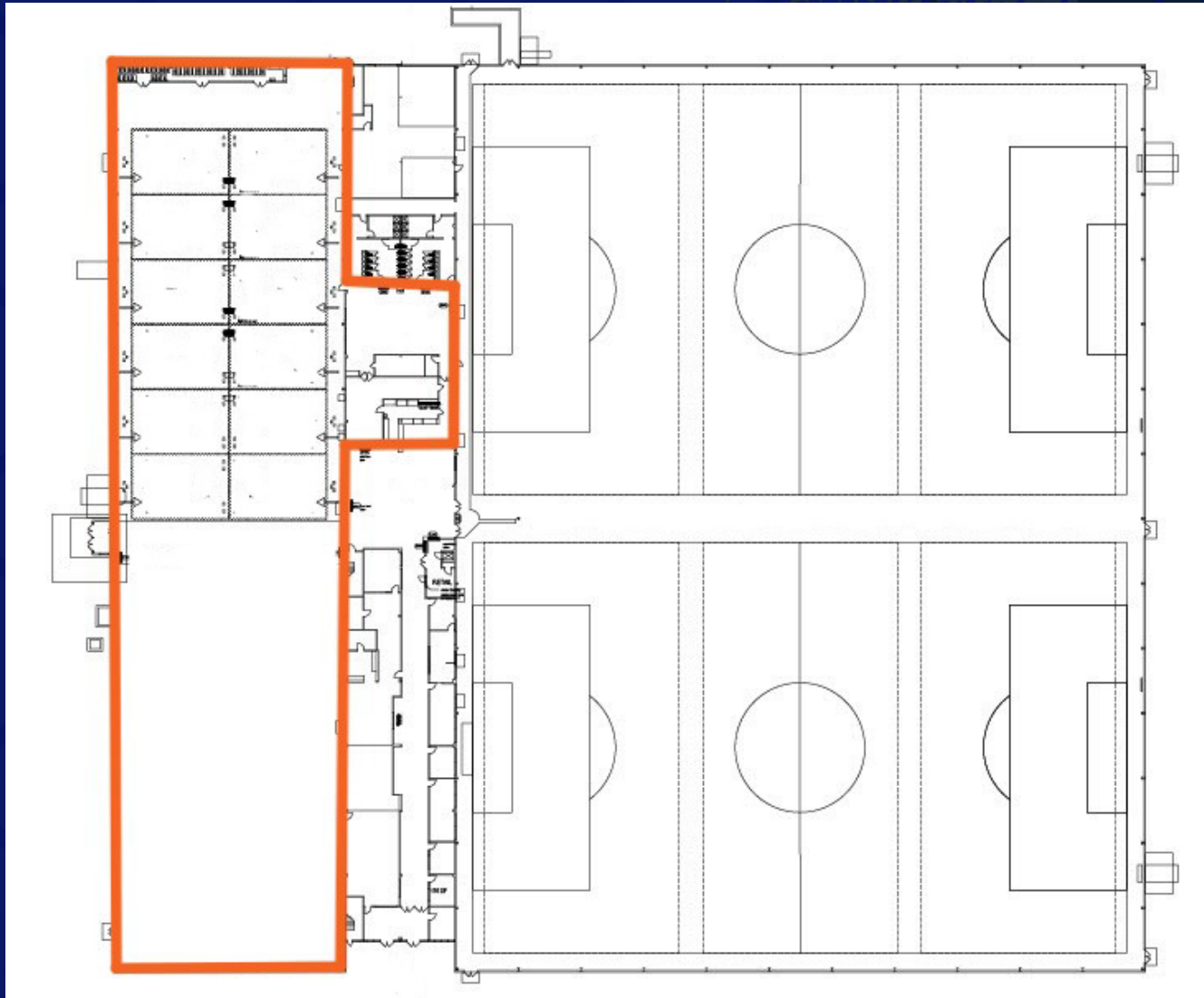


Pontiac Trail

Old Wixom Road

Wixom Road

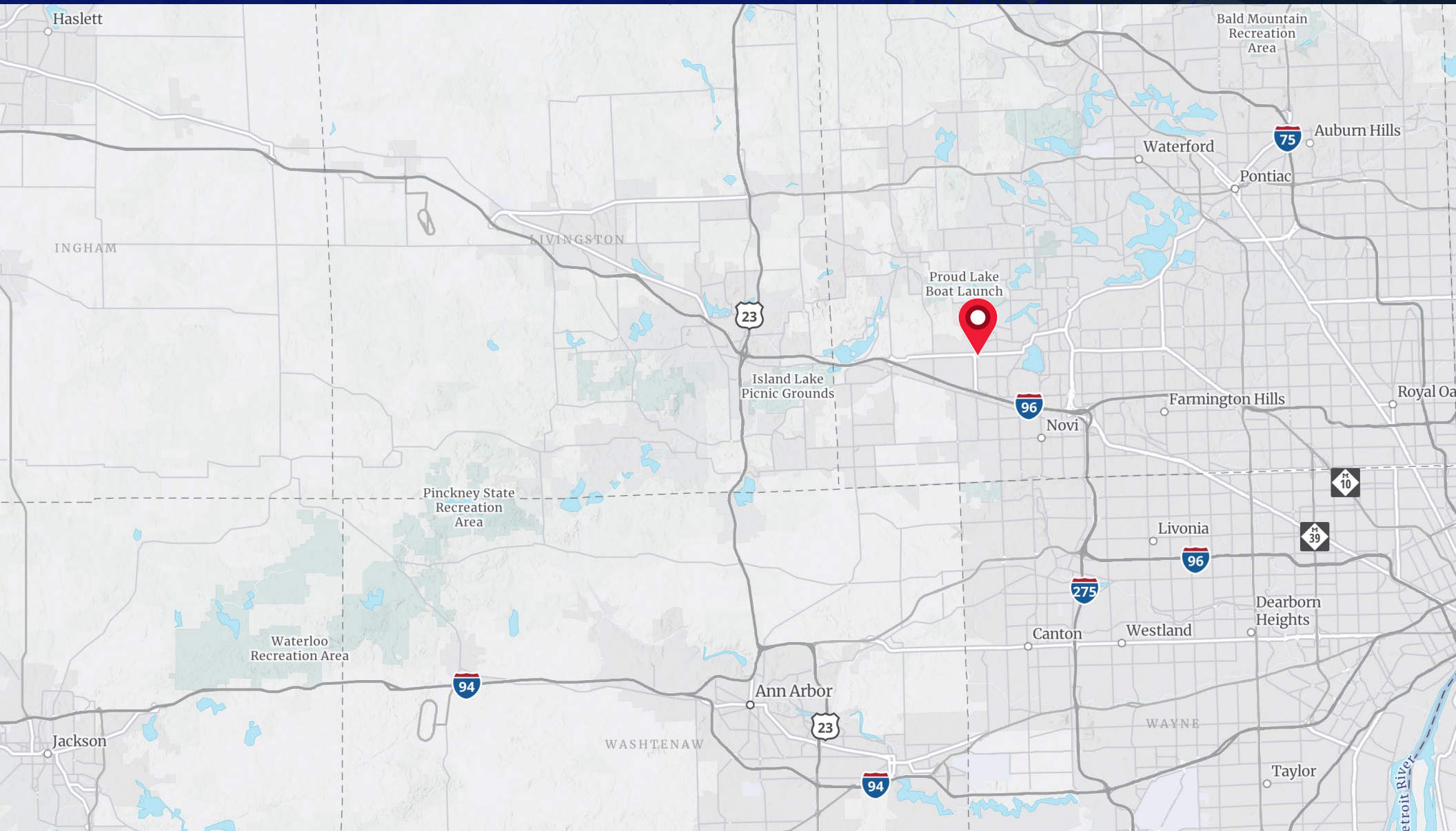
Site Plan



TOCA TRAINING CENTER

Location Map

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Demographics

POPULATION SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2000 Total Population	5,784	30,395	72,139
2010 Total Population	5,222	34,434	83,536
2020 Total Population	8,281	43,993	102,366
2025 Total Population	8,163	43,800	104,230
2025 Group Quarters	77	115	317
2030 Total Population	8,101	43,672	105,270
2010 – 2020 Population: Annual Growth Rate (CAGR)	1.8%	1.9%	1.8%
2010 – 2020 Population: Annual Growth Rate (CAGR)	4.7%	2.5%	2.0%
2020 – 2025 Population: Annual Growth Rate (CAGR)	-0.3%	-0.1%	0.3%
2025 – 2030 Population: Annual Growth Rate (CAGR)	-0.1%	-0.1%	0.2%
2025 Total Daytime Population	10,092	49,987	115,310
Workers	7,442	31,288	67,101
Residents	2,650	18,699	48,209
2025 Workers % of Daytime Population	73.7%	62.6%	58.2%
2025 Residents % of Daytime Population	26.3%	37.4%	41.8%
Household Summary			
2000 Households	3,233	13,317	28,483
2010 Households	2,776	14,648	33,609
2025 Households	5,156	20,504	45,073
2025 Average Household Size	1.57	2.13	2.31
2030 Households	5,260	20,951	46,504
2000-2020 Growth Rate: Households (CAGR)	2.2%	2.0%	2.0%
2010-2020 Growth Rate: Households (CAGR)	6.1%	3.1%	2.4%
2020-2025 Growth Rate: Households (CAGR)	0.6%	0.7%	1.0%
2025-2030 Growth Rate: Households (CAGR)	0.4%	0.4%	0.6%
2010 Families	1,088	8,623	22,158
2025 Families	1,552	10,793	27,423
2030 Families	1,564	10,937	28,080
2025-2030 Annual Rate	0.15%	0.27%	0.47%

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Demographics (continued...)

Housing Unit Summary	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2025 Housing Units	5,449	21,336	46,802
Owner Occupied Housing Units	14.8%	53.0%	65.8%
Renter Occupied Housing Units	85.2%	47.0%	34.1%
Vacant Housing Units	5.4%	3.9%	3.7%
Owner Occupied Median Home Value			
2025 Median Home Value	\$333,460	\$354,396	\$397,258
2030 Median Home Value	\$383,227	\$395,771	\$453,455
Income			
2025 Per Capita Income	\$42,688	\$52,480	\$59,522
2025 Median Household Income	\$52,714	\$78,799	\$100,287
2025 Average Household Income	\$67,879	\$112,422	\$137,670
Household Income Base	5,154	20,496	45,052
<\$15,000	7.2%	7.2%	4.7%
\$15,000 - \$24,999	9.2%	6.0%	4.5%
\$25,000 - \$34,999	12.2%	6.5%	5.2%
\$35,000 - \$49,999	17.7%	10.8%	8.4%
\$50,000 - \$74,999	23.4%	17.1%	16.2%
\$75,000 - \$99,999	14.2%	12.3%	10.9%
\$100,000 - \$149,999	7.4%	15.9%	16.4%
\$150,000 - \$199,999	6.2%	9.8%	12.2%
\$200,000+	2.5%	14.4%	21.6%
Median Age			
2010	3.06	34.6	38.3
2020	31.6	35.9	39.5
2025	32.1	37.0	40.4
2030	32.5	37.9	41.3

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Demographics (continued...)

2025 Population by Age	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total	8,164	43,802	104,229
0-14	10.9%	16.7%	17.3%
15-29	34.2%	22.3%	18.8%
30-44	26.1%	23.1%	20.4%
45-59	15.2%	18.8%	19.6%
60-74	11.6%	14.6%	16.4%
75-79	1.0%	2.3%	3.1%
80-85+	1.2%	2.4%	4.5%
2025 Population by Race/Ethnicity			
Total	8,164	43,800	104,321
White Alone	53.8%	65.1%	67.7%
Black Alone	24.7%	10.5%	7.1%
American Indian Alone	0.5%	0.4%	0.3%
Asian Alone	11.1%	14.7%	16.7%
Pacific Island Alone	0.1%	0.0%	0.0%
Some Other Race Alone	3.2%	2.3%	1.7%
Two or More Races	6.7%	7.0%	6.5%
Hispanic Origin	6.8%	6.0%	4.9%
Diversity Index	67.9%	59.0%	55.0%
2025 Population 25+ by Educational Attainment			
Total	6,014	31,002	74,273
Less than 9 th Grade	0.7%	1.6%	1.4%
9 th – 12 th Grade, No Diploma	1.5%	2.7%	2.0%
High School Graduate	14.1%	16.8%	14.6%
GED/Alternative Credential	3.5%	2.9%	2.4%
Some College, No Degree	21.5%	18.4%	16.9%
Associate Degree	11.6%	9.8%	9.1%
Bachelor's Degree	31.7%	28.4%	31.1%
Graduate/Professional Degree	15.5%	19.3%	22.4%

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FOR MORE INFORMATION

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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.