



- SEC of West 14 Mile and Haggerty Roads
- 1,200 Sq. Ft. - 3,000 Sq. Ft. Available
- High Visibility Retail/Office Location
- Conveniently Located Near M-5
- Aggressive Landlord
- New Ownership/Management
- Zoned B-2, Community Business
- Join Title Boxing, Jet's Pizza, American Red Cross and State Farm Insurance

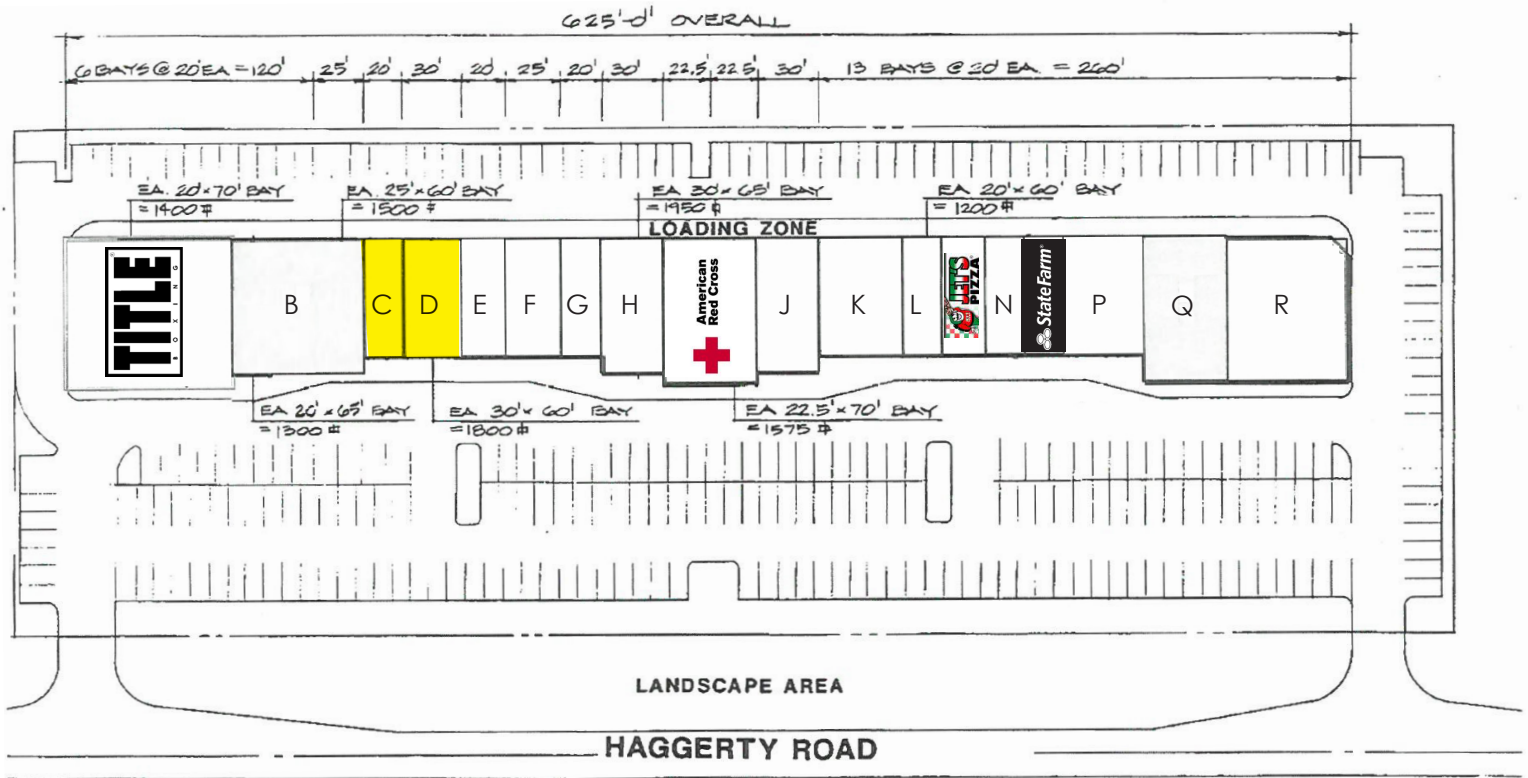
DEMOGRAPHICS

1 MILE	3 MILE	5 MILE
8,401 POPULATION	63,126 POPULATION	170,855 POPULATION
\$103,914 AVERAGE HH INCOME	\$103,964 AVERAGE HH INCOME	\$100,807 AVERAGE HH INCOME
\$82,034 MEDIAN HH INCOME	\$76,582 MEDIAN HH INCOME	\$75,562 MEDIAN HH INCOME

Committed to Brokerage Excellence for over 25 Years

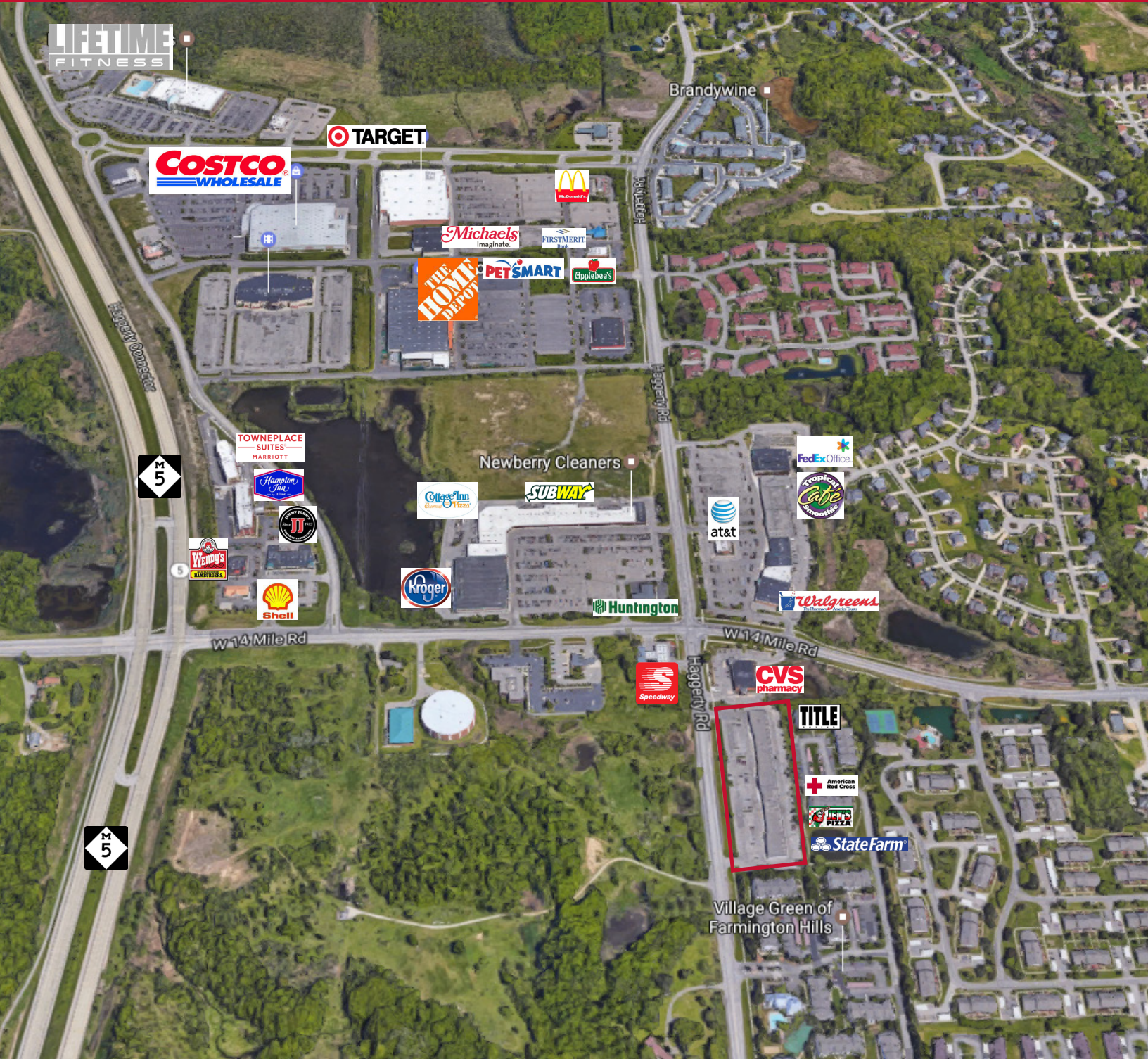


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UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.
A	TITLE BOXING CLUB	5,415	J	HAIR SALON	1,950
B	AESTHETICS	3,985	K	DRY CLEANERS	2,400
C	AVAILABLE	1,200	L	LEARNING CENTER	1,200
D	AVAILABLE	1,800	M	JET'S PIZZA	1,500
E	CHIROPRACTOR	1,200	N	OFFICE	900
F	SAPHIRE	1,500	O	STATE FARM INSURANCE	1,200
G	ARMY NATIONAL GUARD	1,200	P	EYES & OPTICS	2,400
H	DENTAL OFFICE	1,950	Q	FAMILY RESTAURANT	2,800
I	AMERICAN RED CROSS	3,150	R	HOME INSTEAD	4,100

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7001 ORCHARD LAKE ROAD | SUITE 110 | WEST BLOOMFIELD | MI 48322
 248-855-1221 | ARMADAREALESTATE.COM

Radius	1 Mile		3 Mile		5 Mile	
Population						
2021 Projection	8,763		65,447		176,972	
2016 Estimate	8,401		63,126		170,855	
2010 Census	7,650		59,426		161,651	
Growth 2016 - 2021	4.31%		3.68%		3.58%	
Growth 2010 - 2016	9.82%		6.23%		5.69%	
2016 Population by Age						
	8,401		63,126		170,855	
Age 0 - 4	506	6.02%	3,374	5.34%	9,649	5.65%
Age 5 - 9	477	5.68%	3,427	5.43%	9,643	5.64%
Age 10 - 14	475	5.65%	3,758	5.95%	10,379	6.07%
Age 15 - 19	461	5.49%	3,863	6.12%	10,526	6.16%
Age 20 - 24	436	5.19%	3,594	5.69%	9,941	5.82%
Age 25 - 29	499	5.94%	3,468	5.49%	10,060	5.89%
Age 30 - 34	583	6.94%	3,558	5.64%	10,590	6.20%
Age 35 - 39	579	6.89%	3,608	5.72%	10,533	6.16%
Age 40 - 44	567	6.75%	3,970	6.29%	11,222	6.57%
Age 45 - 49	556	6.62%	4,316	6.84%	11,863	6.94%
Age 50 - 54	590	7.02%	4,672	7.40%	12,687	7.43%
Age 55 - 59	602	7.17%	4,737	7.50%	12,758	7.47%
Age 60 - 64	556	6.62%	4,289	6.79%	11,327	6.63%
Age 65 - 69	463	5.51%	3,615	5.73%	9,258	5.42%
Age 70 - 74	351	4.18%	2,777	4.40%	6,925	4.05%
Age 75 - 79	244	2.90%	2,004	3.17%	4,804	2.81%
Age 80 - 84	191	2.27%	1,602	2.54%	3,577	2.09%
Age 85+	264	3.14%	2,493	3.95%	5,111	2.99%
Age 65+	1,513	18.01%	12,491	19.79%	29,675	17.37%
Median Age	41.60		43.70		41.80	
Average Age	41.00		42.10		40.80	

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Radius	1 Mile		3 Mile		5 Mile	
2016 Population By Race	8,401		63,126		170,855	
White	5,546	66.02%	46,395	73.50%	123,909	72.52%
Black	1,566	18.64%	8,040	12.74%	22,198	12.99%
Am. Indian & Alaskan	13	0.15%	129	0.20%	373	0.22%
Asian	1,103	13.13%	7,236	11.46%	20,830	12.19%
Hawaiian & Pacific Island	3	0.04%	9	0.01%	27	0.02%
Other	170	2.02%	1,316	2.08%	3,517	2.06%
Population by Hispanic Origin	8,401		63,126		170,855	
Non-Hispanic Origin	8,220	97.85%	61,706	97.75%	166,239	97.30%
Hispanic Origin	181	2.15%	1,420	2.25%	4,616	2.70%
2016 Median Age, Male	40.40		41.50		40.10	
2016 Average Age, Male	39.90		40.40		39.30	
2016 Median Age, Female	42.60		45.60		43.40	
2016 Average Age, Female	42.00		43.70		42.10	
2016 Population by Occupation Classification	6,852		51,797		139,081	
Civilian Employed	4,258	62.14%	31,910	61.61%	89,944	64.67%
Civilian Unemployed	190	2.77%	1,299	2.51%	3,615	2.60%
Civilian Non-Labor Force	2,404	35.08%	18,585	35.88%	45,518	32.73%
Armed Forces	0	0.00%	3	0.01%	4	0.00%
Households by Marital Status						
Married	1,761		13,626		36,326	
Married No Children	1,087		7,941		20,438	
Married w/Children	674		5,684		15,888	
2016 Population by Education	6,277		47,631		127,638	
Some High School, No Diploma	401	6.39%	3,316	6.96%	7,672	6.01%
High School Grad (Incl Equivalency)	826	13.16%	8,125	17.06%	20,297	15.90%
Some College, No Degree	1,392	22.18%	11,201	23.52%	31,067	24.34%
Associate Degree	230	3.66%	2,522	5.29%	6,922	5.42%
Bachelor Degree	2,024	32.24%	12,425	26.09%	34,651	27.15%
Advanced Degree	1,404	22.37%	10,042	21.08%	27,029	21.18%

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Radius	1 Mile		3 Mile		5 Mile	
2016 Population by Occupation	8,161		60,348		170,242	
Real Estate & Finance	315	3.86%	2,526	4.19%	7,400	4.35%
Professional & Management	3,024	37.05%	20,617	34.16%	58,706	34.48%
Public Administration	178	2.18%	757	1.25%	2,472	1.45%
Education & Health	868	10.64%	7,197	11.93%	20,216	11.87%
Services	342	4.19%	3,694	6.12%	10,609	6.23%
Information	39	0.48%	550	0.91%	1,689	0.99%
Sales	1,299	15.92%	8,833	14.64%	23,957	14.07%
Transportation	4	0.05%	68	0.11%	273	0.16%
Retail	628	7.70%	4,683	7.76%	10,935	6.42%
Wholesale	118	1.45%	968	1.60%	2,791	1.64%
Manufacturing	711	8.71%	4,965	8.23%	15,144	8.90%
Production	167	2.05%	2,148	3.56%	6,829	4.01%
Construction	147	1.80%	990	1.64%	3,147	1.85%
Utilities	74	0.91%	879	1.46%	2,488	1.46%
Agriculture & Mining	30	0.37%	36	0.06%	92	0.05%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	27	0.02%
Other Services	217	2.66%	1,437	2.38%	3,467	2.04%
2016 Worker Travel Time to Job	4,104		30,637		85,868	
<30 Minutes	2,273	55.38%	17,026	55.57%	48,525	56.51%
30-60 Minutes	1,688	41.13%	12,451	40.64%	33,476	38.99%
60+ Minutes	143	3.48%	1,160	3.79%	3,867	4.50%
2010 Households by HH Size	3,316		24,390		66,710	
1-Person Households	1,079	32.54%	7,372	30.23%	20,160	30.22%
2-Person Households	1,164	35.10%	8,084	33.14%	21,757	32.61%
3-Person Households	468	14.11%	3,614	14.82%	10,284	15.42%
4-Person Households	357	10.77%	3,231	13.25%	9,170	13.75%
5-Person Households	161	4.86%	1,345	5.51%	3,588	5.38%
6-Person Households	60	1.81%	506	2.07%	1,212	1.82%
7 or more Person Households	27	0.81%	238	0.98%	539	0.81%
2016 Average Household Size	2.30		2.40		2.40	
Households						
2021 Projection	3,783		26,812		72,916	
2016 Estimate	3,628		25,861		70,394	
2010 Census	3,316		24,389		66,709	
Growth 2016 - 2021	4.27%		3.68%		3.58%	
Growth 2010 - 2016	9.41%		6.04%		5.52%	

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Radius	1 Mile	3 Mile	5 Mile
2016 Households by HH Income	3,628	25,862	70,394
<\$25,000	377 10.39%	3,266 12.63%	9,171 13.03%
\$25,000 - \$50,000	690 19.02%	4,647 17.97%	12,940 18.38%
\$50,000 - \$75,000	599 16.51%	4,801 18.56%	12,876 18.29%
\$75,000 - \$100,000	526 14.50%	3,429 13.26%	9,349 13.28%
\$100,000 - \$125,000	529 14.58%	2,673 10.34%	7,742 11.00%
\$125,000 - \$150,000	173 4.77%	1,744 6.74%	4,986 7.08%
\$150,000 - \$200,000	355 9.79%	2,300 8.89%	6,095 8.66%
\$200,000+	379 10.45%	3,002 11.61%	7,235 10.28%
2016 Avg Household Income	\$103,914	\$103,964	\$100,807
2016 Med Household Income	\$82,034	\$76,582	\$75,562
2016 Occupied Housing	3,627	25,860	70,394
Owner Occupied	2,037 56.16%	18,042 69.77%	46,182 65.61%
Renter Occupied	1,590 43.84%	7,818 30.23%	24,212 34.39%
2010 Housing Units	3,719	26,407	73,455
1 Unit	2,021 54.34%	18,452 69.88%	48,445 65.95%
2 - 4 Units	267 7.18%	1,864 7.06%	4,631 6.30%
5 - 19 Units	1,089 29.28%	3,453 13.08%	12,666 17.24%
20+ Units	342 9.20%	2,638 9.99%	7,713 10.50%
2016 Housing Value	2,038	18,041	46,182
<\$100,000	132 6.48%	2,366 13.11%	5,454 11.81%
\$100,000 - \$200,000	501 24.58%	4,762 26.40%	13,628 29.51%
\$200,000 - \$300,000	945 46.37%	5,877 32.58%	14,242 30.84%
\$300,000 - \$400,000	258 12.66%	2,665 14.77%	6,682 14.47%
\$400,000 - \$500,000	121 5.94%	1,322 7.33%	3,402 7.37%
\$500,000 - \$1,000,000	65 3.19%	961 5.33%	2,245 4.86%
\$1,000,000+	16 0.79%	88 0.49%	529 1.15%
2016 Median Home Value	\$240,846	\$232,201	\$228,149
2016 Housing Units by Yr Built	3,729	27,189	74,503
Built 2010+	145 3.89%	1,163 4.28%	3,093 4.15%
Built 2000 - 2010	378 10.14%	4,208 15.48%	9,099 12.21%
Built 1990 - 1999	1,142 30.62%	6,831 25.12%	14,525 19.50%
Built 1980 - 1989	1,852 49.66%	7,605 27.97%	16,012 21.49%
Built 1970 - 1979	169 4.53%	3,888 14.30%	16,005 21.48%
Built 1960 - 1969	9 0.24%	1,260 4.63%	7,559 10.15%
Built 1950 - 1959	17 0.46%	1,429 5.26%	5,245 7.04%
Built <1949	17 0.46%	805 2.96%	2,965 3.98%
2016 Median Year Built	1988	1987	1982

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