

FOR SUBLEASE

TOCA TRAINING CENTER

30,270 SF Available  
Rec/Flex Space

5999 Meijer Drive  
Milford, Ohio

**TOCA**  
S O C C E R

**Sean Jamian**  
248 804 7758  
[sean.jamian@colliers.com](mailto:sean.jamian@colliers.com)

**Kurt Weber**  
248 918 3205  
[kurt.weber@colliers.com](mailto:kurt.weber@colliers.com)

**Brooke Jacobsen**  
513 562 2280  
[brooke.jacobsen@colliers.com](mailto:brooke.jacobsen@colliers.com)



Colliers Detroit  
400 W 4th Street, Suite 350  
Royal Oak, MI 48067  
[colliers.com/detroit](http://colliers.com/detroit)

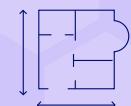


SCAN FOR  
DRONE TOUR

# Property Highlights



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



**30,270 SF Available  
For Sublease**



**7-Year Lease  
Remaining**



**Two Full-Size Indoor  
Turf Fields with Glass  
Dasher Boards**



**Concessions/Bar  
Area for Visitors**



**(2) 5-Year  
Renewal Options**

| <b>Property Information</b> |                                |
|-----------------------------|--------------------------------|
| Parcel ID                   | 18-25-16D-257<br>18-25-16D-268 |
| Total Square Footage        | ± 66,432 SF                    |
| Available Square Footage    | ± 30,270 SF                    |
| Acres                       | 3.58                           |
| Field Dimensions            | 418' X 83'                     |
| # of Fields                 | 2                              |
| Year Built                  | 1995                           |
| Parking Spaces              | ± 115                          |
| Zoning                      | C                              |
| Grade Level Doors           | 2                              |
| Clear Height                | 18'                            |
| Dock Doors                  | 8                              |
| Lease Rate                  | Contact Brokers                |

TOCA TRAINING CENTER

# Property Photos

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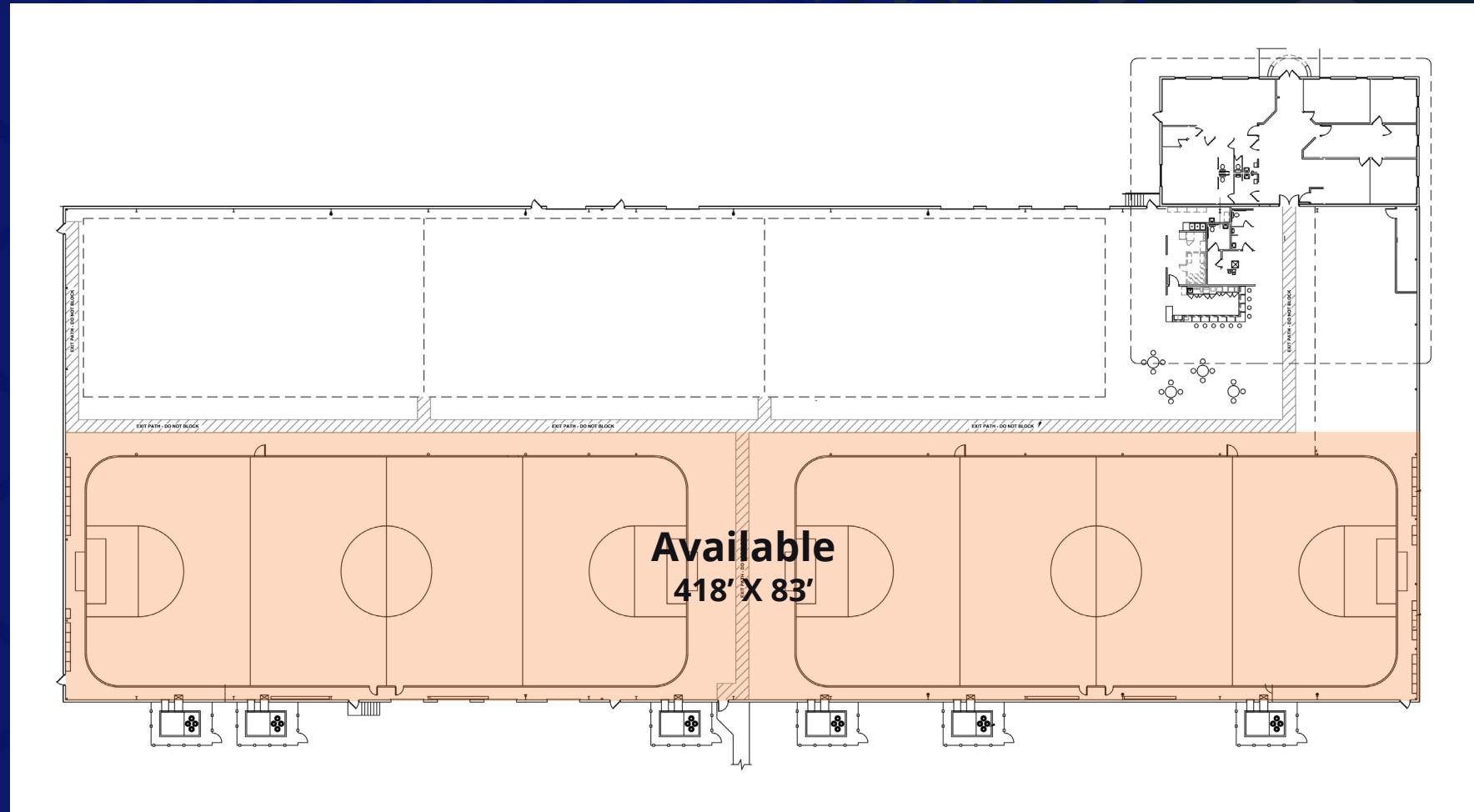


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# Property Aerial



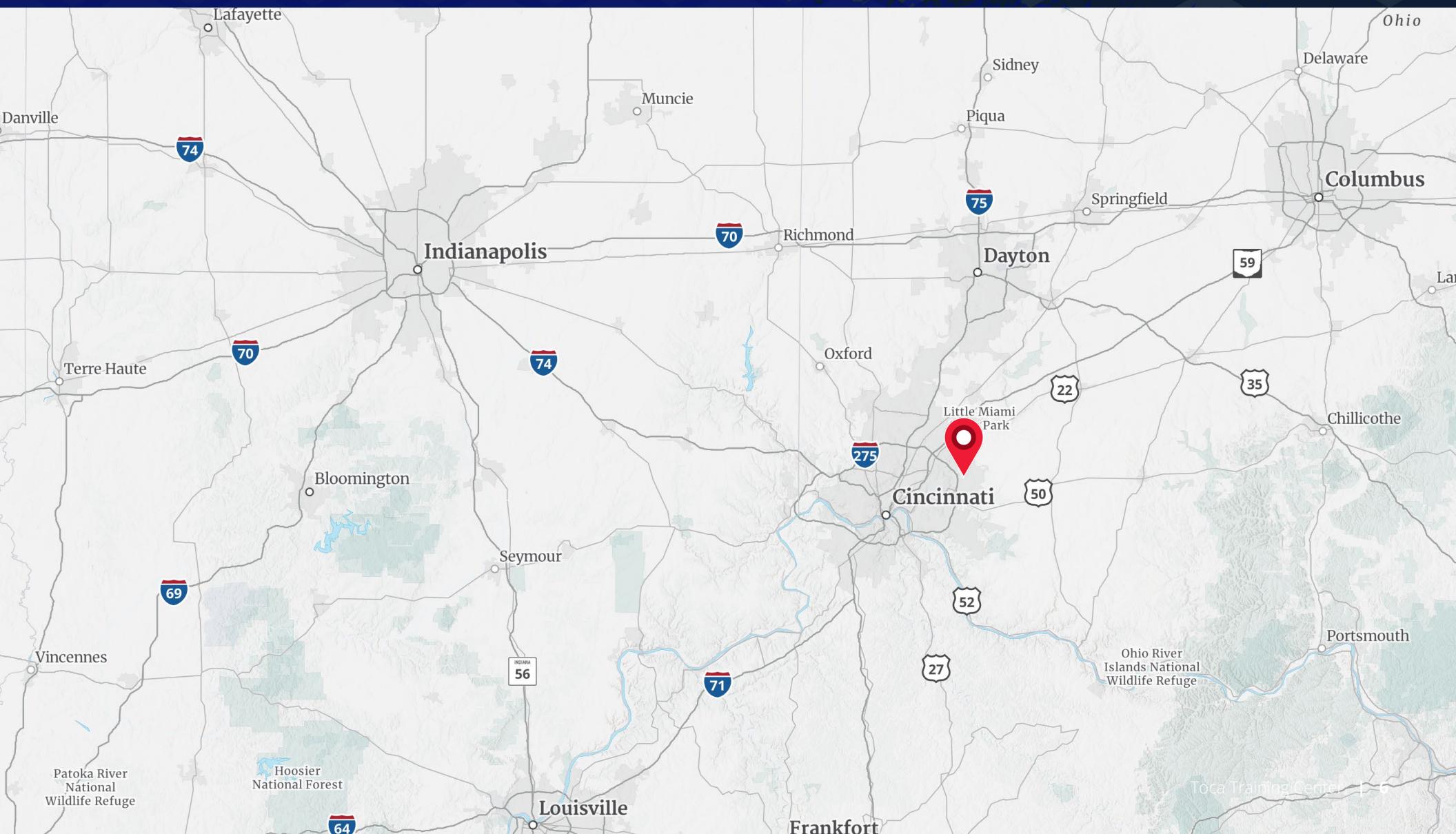
# Site Plan



TOCA TRAINING CENTER

# Location Map

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## TOCA TRAINING CENTER

## Demographics

| POPULATION SUMMARY                                | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
|---|---------------|---------------|---------------|
| 2000 Total Population                             | 6,031         | 35,733        | 64,736        |
| 2010 Total Population                             | 6,440         | 39,971        | 71,850        |
| 2020 Total Population                             | 7,204         | 42,779        | 76,499        |
| 2025 Total Population                             | 7,284         | 44,109        | 78,022        |
| 2025 Group Quarters                               | 220           | 531           | 863           |
| 2030 Total Population                             | 7,352         | 45,199        | 79,475        |
| 2010 – 2020 Population: Annual Growth Rate (CAGR) | 0.9%          | 0.9%          | 0.8%          |
| 2010 – 2020 Population: Annual Growth Rate (CAGR) | 1.1%          | 0.7%          | 0.6%          |
| 2020 – 2025 Population: Annual Growth Rate (CAGR) | 0.2%          | 0.6%          | 0.4%          |
| 2025 – 2030 Population: Annual Growth Rate (CAGR) | 0.2%          | 0.5%          | 0.4%          |
| 2025 Total Daytime Population                     | 8,038         | 36,337        | 69,233        |
| Workers   | 4,218         | 15,047        | 30,818        |
| Residents   | 3,820         | 21,290        | 38,415        |
| 2025 Workers % of Daytime Population              | 52.5%         | 41.4%         | 44.5%         |
| 2025 Residents % of Daytime Population            | 47.5%         | 58.6%         | 55.5%         |
| Household Summary                                 |               |               |               |
| 2000 Households                                   | 2,352         | 13,146        | 23,518        |
| 2010 Households                                   | 2,653         | 15,001        | 26,481        |
| 2025 Households                                   | 3,103         | 17,172        | 30,074        |
| 2025 Average Household Size                       | 2.28          | 2.54          | 2.57          |
| 2030 Households                                   | 3,168         | 17,811        | 31,016        |
| 2000-2020 Growth Rate: Households (CAGR)          | 1.2%          | 1.1%          | 1.0%          |
| 2010-2020 Growth Rate: Households (CAGR)          | 1.3%          | 0.9%          | 0.9%          |
| 2020-2025 Growth Rate: Households (CAGR)          | 0.6%          | 0.9%          | 0.8%          |
| 2025-2030 Growth Rate: Households (CAGR)          | 0.4%          | 0.7%          | 0.6%          |
| 2010 Families                                     | 1,753         | 11,146        | 19,717        |
| 2025 Families                                     | 1,894         | 12,044        | 21,140        |
| 2030 Families                                     | 1,911         | 12,376        | 21,598        |
| 2025-2030 Annual Rate                             | 0.18%         | 0.55%         | 0.43%         |

## TOCA TRAINING CENTER

## Demographics (continued...)

| Housing Unit Summary                    | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
|---|---------------|---------------|---------------|
| 2025 Housing Units                      | 3,279         | 17,855        | 31,379        |
| Owner Occupied Housing Units            | 66.4%         | 80.1%         | 79.5%         |
| Renter Occupied Housing Units           | 33.6%         | 19.9%         | 20.5%         |
| Vacant Housing Units                    | 5.4%          | 3.8%          | 4.2%          |
| <b>Owner Occupied Median Home Value</b> |               |               |               |
| 2025 Median Home Value                  | 330,660       | 314,415       | 342,271       |
| 2030 Median Home Value                  | 377,129       | 352,001       | 385,541       |
| <b>Income</b>                           |               |               |               |
| 2025 Per Capita Income                  | 49,251        | 51,365        | 55,880        |
| 2025 Median Household Income            | 83,866        | 101,748       | 104,794       |
| 2025 Average Household Income           | 116,261       | 132,673       | 144,784       |
| Household Income Base                   | 3,103         | 17,172        | 30,074        |
| <\$15,000                               | 4.6%          | 4.2%          | 4.3%          |
| \$15,000 - \$24,999                     | 5.4%          | 4.1%          | 4.0%          |
| \$25,000 - \$34,999                     | 8.3%          | 6.4%          | 5.6%          |
| \$35,000 - \$49,999                     | 13.4%         | 9.5%          | 9.1%          |
| \$50,000 - \$74,999                     | 13.4%         | 12.6%         | 12.6%         |
| \$75,000 - \$99,999                     | 11.6%         | 12.3%         | 12.2%         |
| \$100,000 - \$149,999                   | 17.2%         | 18.4%         | 17.0%         |
| \$150,000 - \$199,999                   | 8.9%          | 12.7%         | 12.6%         |
| \$200,000+                              | 17.1%         | 19.9%         | 22.6%         |
| <b>Median Age</b>                       |               |               |               |
| 2010                                    | 41.2          | 38.6          | 39.6          |
| 2020                                    | 41.6          | 40.5          | 41.1          |
| 2025                                    | 41.4          | 41.3          | 41.8          |
| 2030                                    | 41.9          | 42.0          | 42.6          |

## TOCA TRAINING CENTER

## Demographics (continued...)

| 2025 Population by Age                               | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
|--|---------------|---------------|---------------|
| Total  | 7,285         | 44,109        | 78,024        |
| 0-14   | 17.7%         | 18.7%         | 18.5%         |
| 15-29  | 18.4%         | 18.1%         | 18.2%         |
| 30-44  | 17.9%         | 18.3%         | 17.4%         |
| 45-59  | 17.1%         | 19.1%         | 19.4%         |
| 60-74  | 17.9%         | 17.4%         | 17.9%         |
| 75-79  | 4.7%          | 3.9%          | 3.9%          |
| 80-85+   | 6.2%          | 4.5%          | 4.6%          |
| 2025 Population by Race/Ethnicity                    |               |               |               |
| Total  | 7,284         | 44,110        | 78,022        |
| White Alone  | 86.6%         | 89.2%         | 89.3%         |
| Black Alone  | 3.2%          | 2.0%          | 1.9%          |
| American Indian Alone                                | 0.2%          | 0.2%          | .01%          |
| Asian Alone  | 1.7%          | 1.6%          | 1.8%          |
| Pacific Island Alone                                 | 0.1%          | 0.1%          | 0.0%          |
| Some Other Race Alone                                | 1.5%          | 1.1%          | 1.0%          |
| Two or More Races                                    | 6.7%          | 5.9%          | 5.8%          |
| Hispanic Origin                                      | 3.5%          | 3.0%          | 3.0%          |
| Diversity Index                                      | 29.4          | 24.6%         | 24.4%         |
| 2025 Population 25+ by Educational Attainment        |               |               |               |
| Total  | 5,075         | 30,299        | 53,662        |
| Less than 9 <sup>th</sup> Grade                      | 0.7%          | 0.7%          | 0.8%          |
| 9 <sup>th</sup> – 12 <sup>th</sup> Grade, No Diploma | 4.8%          | 3.4%          | 3.1%          |
| High School Graduate                                 | 22.1%         | 21.5%         | 21.1%         |
| GED/Alternative Credential                           | 4.0%          | 3.2%          | 3.0%          |
| Some College, No Degree                              | 19.7%         | 17.3%         | 16.4%         |
| Associate Degree                                     | 7.3%          | 9.2%          | 8.6%          |
| Bachelor's Degree                                    | 22.0%         | 25.6%         | 27.4%         |
| Graduate/Professional Degree                         | 19.4%         | 19.1%         | 19.6%         |

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FOR MORE INFORMATION

**Sean Jamian**  
248 804 7758  
sean.jamian@colliers.com

**Kurt Weber**  
248 918 3205  
kurt.weber@colliers.com

**Brooke Jacobsen**  
513 562 2280  
brooke.jacobsen@colliers.com

**Colliers Detroit**  
400 W 4<sup>th</sup> Street, Suite 350  
Royal Oak, MI 48067  
colliers.com/detroit



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.

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