

AVAILABLE SPACES FOR LEASE

44175 W 12 Mile Rd

NOVI, MICHIGAN 48375



TWELVE MILE CROSSING
— AT FOUNTAIN WALK —

TWELVE MILE CROSSING



Demographics and Market Strength

The trade area demographics demonstrate exceptional spending power and consumer density. Within a five-mile radius, the property serves 66,224 residents with a median household income of \$110,938, significantly above national averages. The daytime population swells to 72,000, indicating strong employment and commercial activity in the immediate area.

Traffic and Accessibility

Strategic positioning along major transportation corridors ensures excellent visibility and access. Twelve Mile Road carries 9,000-13,500 vehicles per day directly past the property, while nearby Novi Road handles 24,972 vehicles daily. Interstate 96, with over 108,000 vehicles per day, provides regional connectivity just minutes from the site.

Property Highlights

- **High Demographics:** Median HH income \$110,938
- **Strong Co-Tenancy:** Dick's Sporting Goods, Floor & Décor, Powerhouse Gym anchors
- **Entertainment Draw:** Emagine Theater (18 screens), The HUB Stadium, Full Throttle, Launch, BATL
- **Diverse Dining:** Multiple restaurants and fast-casual options
- **Ample Parking:** Free surface parking
- **Easy Access:** Direct access from Twelve Mile Road and I-96





Available Spaces:

- Ste. G-152 - 6,792 SF (2nd Gen Restaurant) - \$25 PSF
- Ste. G-155 - 2,236 SF - \$25 PSF + NNN
- Ste. C-100 - 4,337 SF - \$20 PSF + NNN
- Ste. H-186-187 - 1,872 SF, \$20 PSF + NNN
- *NNN Expenses are fixed at \$5.50 PSF

Traffic Counts

I-96:	113,762 VPD
Novi Rd:	17,085 VPD
12 Mile Rd:	16,454 VPD
Source: SEMCOG	

2024 Demographics

	Total Population		
	1-mile	3-miles	5-miles
	3,289	58,771	165,452
	Daytime Population		
	1-mile	3-miles	5-miles
	12,767	85,287	202,896
	Households		
	1-mile	3-miles	5-miles
	1,280	26,218	73,437
	Average Household Income		
	1-mile	3-miles	5-miles
	\$163,837	\$138,149	\$143,564

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SITE PLAN



12 MILE CROSSING AT FOUNTAIN WALK

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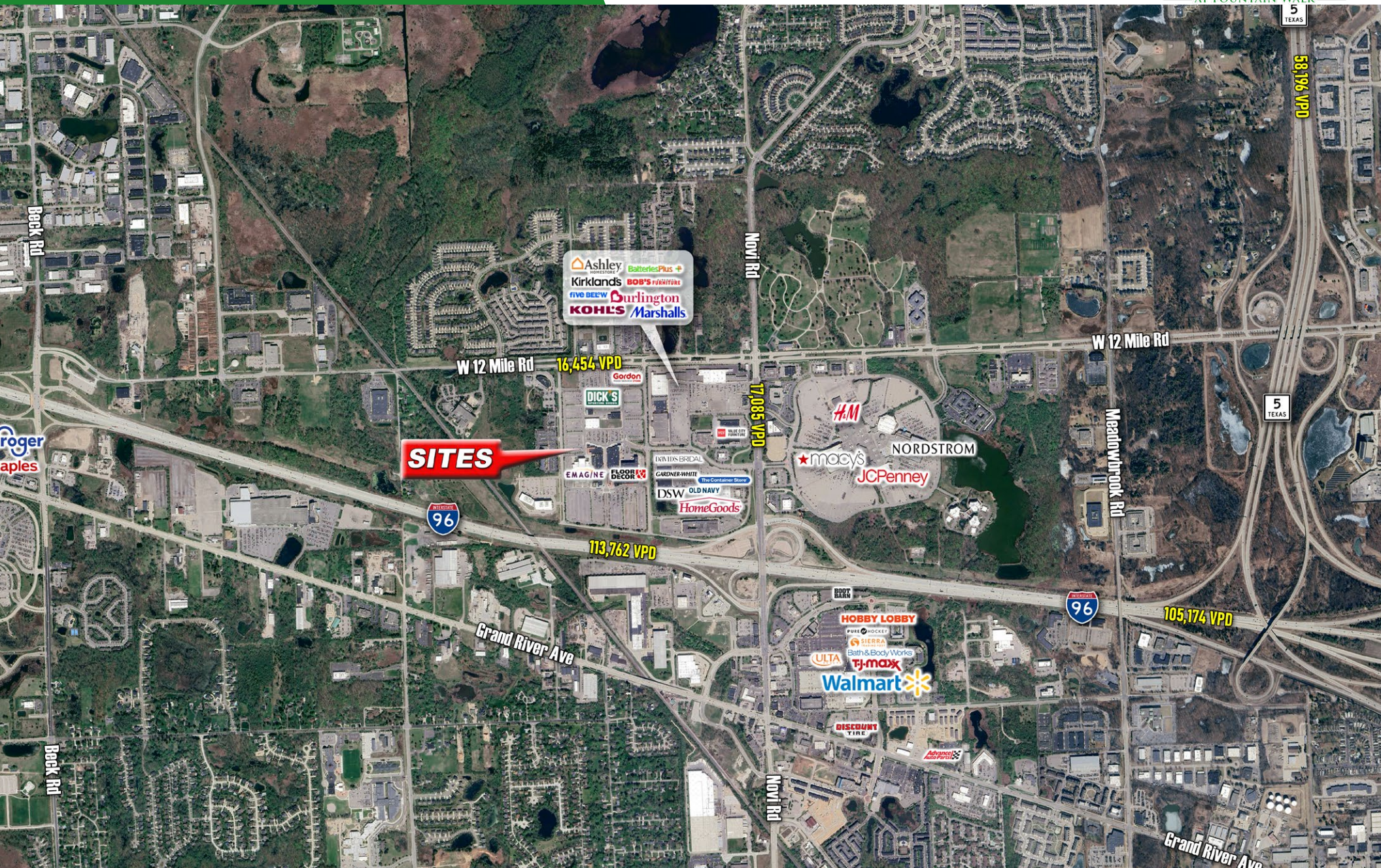
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Population Summary			
2010 Total Population	2,185	49,255	143,383
2020 Total Population	3,067	58,206	165,197
2020 Group Quarters	8	306	691
2024 Total Population	3,289	58,771	165,452
2024 Group Quarters	8	312	696
2029 Total Population	3,735	60,319	166,634
2024-2029 Annual Rate	2.58%	0.52%	0.14%
2024 Total Daytime Population	12,767	85,287	202,896
Workers	11,269	59,790	129,060
Residents	1,498	25,497	73,836
Household Summary			
2010 Households	864	20,714	59,899
2010 Average Household Size	2.53	2.36	2.39
2020 Total Households	1,157	25,386	69,761
2020 Average Household Size	2.64	2.28	2.36
2024 Households	1,280	26,218	71,312
2024 Average Household Size	2.56	2.23	2.31
2029 Households	1,480	27,453	73,437
2029 Average Household Size	2.52	2.19	2.26
2024-2029 Annual Rate	2.95%	0.92%	0.59%
2010 Families	605	12,727	38,301
2010 Average Family Size	3.08	3.06	3.03
2024 Families	935	14,821	43,279
2024 Average Family Size	3.08	3.04	3.02
2029 Families	1,094	15,459	44,253
2029 Average Family Size	3.01	2.99	2.97
2024-2029 Annual Rate	3.19%	0.85%	0.45%
Housing Unit Summary			
2000 Housing Units	522	18,629	57,258
Owner Occupied Housing Units	79.5%	58.4%	62.4%
Renter Occupied Housing Units	11.1%	36.7%	33.1%
Vacant Housing Units	9.4%	4.9%	4.5%
2010 Housing Units	962	22,977	65,176
Owner Occupied Housing Units	67.7%	53.7%	59.5%
Renter Occupied Housing Units	22.2%	36.5%	32.4%
Vacant Housing Units	10.2%	9.8%	8.1%
2020 Housing Units	1,231	26,891	73,644
Owner Occupied Housing Units	65.9%	50.2%	57.5%
Renter Occupied Housing Units	28.1%	44.2%	37.3%
Vacant Housing Units	5.0%	5.5%	5.2%
2024 Housing Units	1,337	27,552	74,854
Owner Occupied Housing Units	67.9%	52.7%	59.8%
Renter Occupied Housing Units	27.8%	42.5%	35.4%
Vacant Housing Units	4.3%	4.8%	4.7%
Median Home Value			
2024	\$457,299	\$416,198	\$399,184
2029	\$483,234	\$452,450	\$438,818
Median Age			
2010	37.1	38.1	39.5
2020	38.1	39.4	40.0
2024	39.4	40.3	40.7
2024 Households by Income			
Household Income Base	1,276	26,201	71,287
<\$15,000	2.0%	5.0%	4.8%
\$15,000 - \$24,999	1.0%	5.4%	4.5%
\$25,000 - \$34,999	2.7%	6.3%	4.7%
\$35,000 - \$49,999	3.5%	8.4%	7.6%
\$50,000 - \$74,999	12.5%	14.7%	13.8%
\$75,000 - \$99,999	7.8%	11.6%	11.8%
\$100,000 - \$149,999	24.1%	17.2%	19.9%
\$150,000 - \$199,999	23.0%	11.3%	12.6%
\$200,000+	23.4%	20.2%	20.4%
Average Household Income	\$163,837	\$138,149	\$143,564