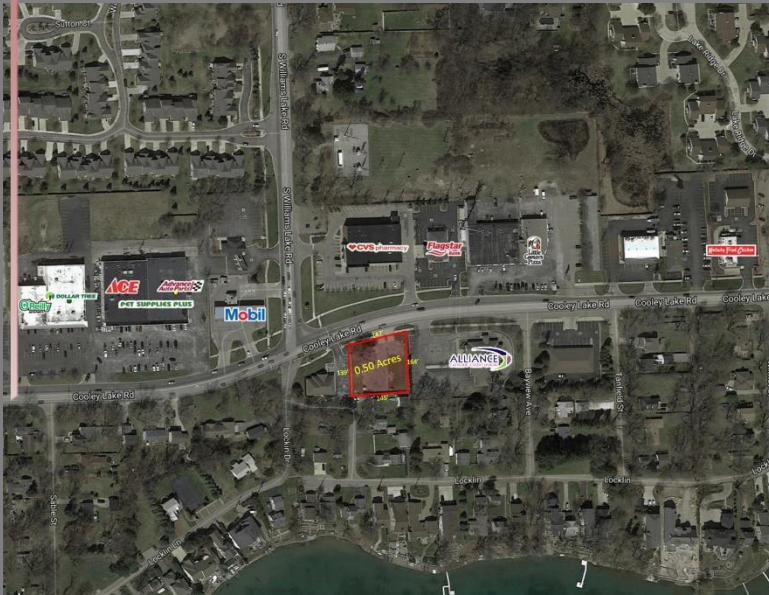


Property Overview



Vacant Land For Sale / Ground
Lease / BTS

7881 Cooley Lake Road
West Bloomfield, Michigan



Focus.

Strategy.

Results.

www.gerdomrealty.com

Property: 7881 Cooley Lake Road, West Bloomfield, MI 48324

Offering: 0.50 Acres

Asking Rate: Contact Broker

Asking Price: \$395,000

Population: 51,597 (3 miles)

Med HH Inc.: \$91,032 (3 miles)

Traffic Count: 26,000 v. p. d. on Cooley Lake Road

0.50 (147' x 164') acres of prime development land are available For Sale, BTS or Ground Lease at the southeast quadrant of Cooley Lake Road and Williams Lake Road in West Bloomfield, MI. Proposed 1,800 sq. ft. Drive-Thru located at a heavily traveled, lighted intersection with excellent visibility and sees over 36,000 vehicles per day. The subject provides excellent visibility, access, and strong residential population. The site is perfect for new Retail, office, medical, or special use development. Join the growing business/retail synergy along the Cooley Lake corridor!

Listing Agents:

Mike Murphy
Extension 112

mmurphy@gerdomrealty.com

Tjader Gerdom
Extension 101

tgerdom@gerdomrealty.com

The information contained herein was obtained from sources deemed reliable.
While we trust these sources we cannot warrant or guarantee their accuracy.

Gerdom Realty & Investment

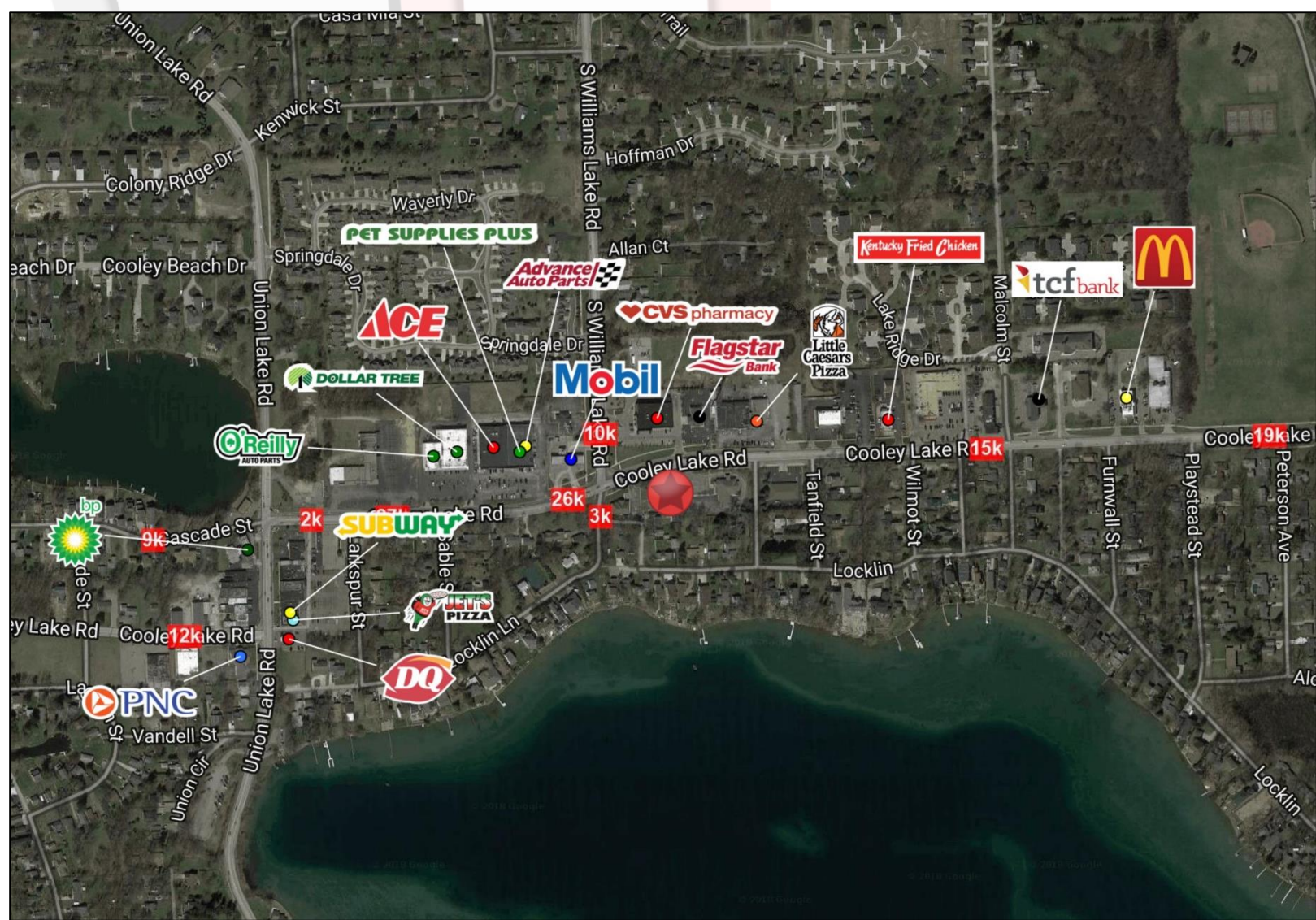
44725 Grand River Avenue, Suite #102, Novi, MI 48375

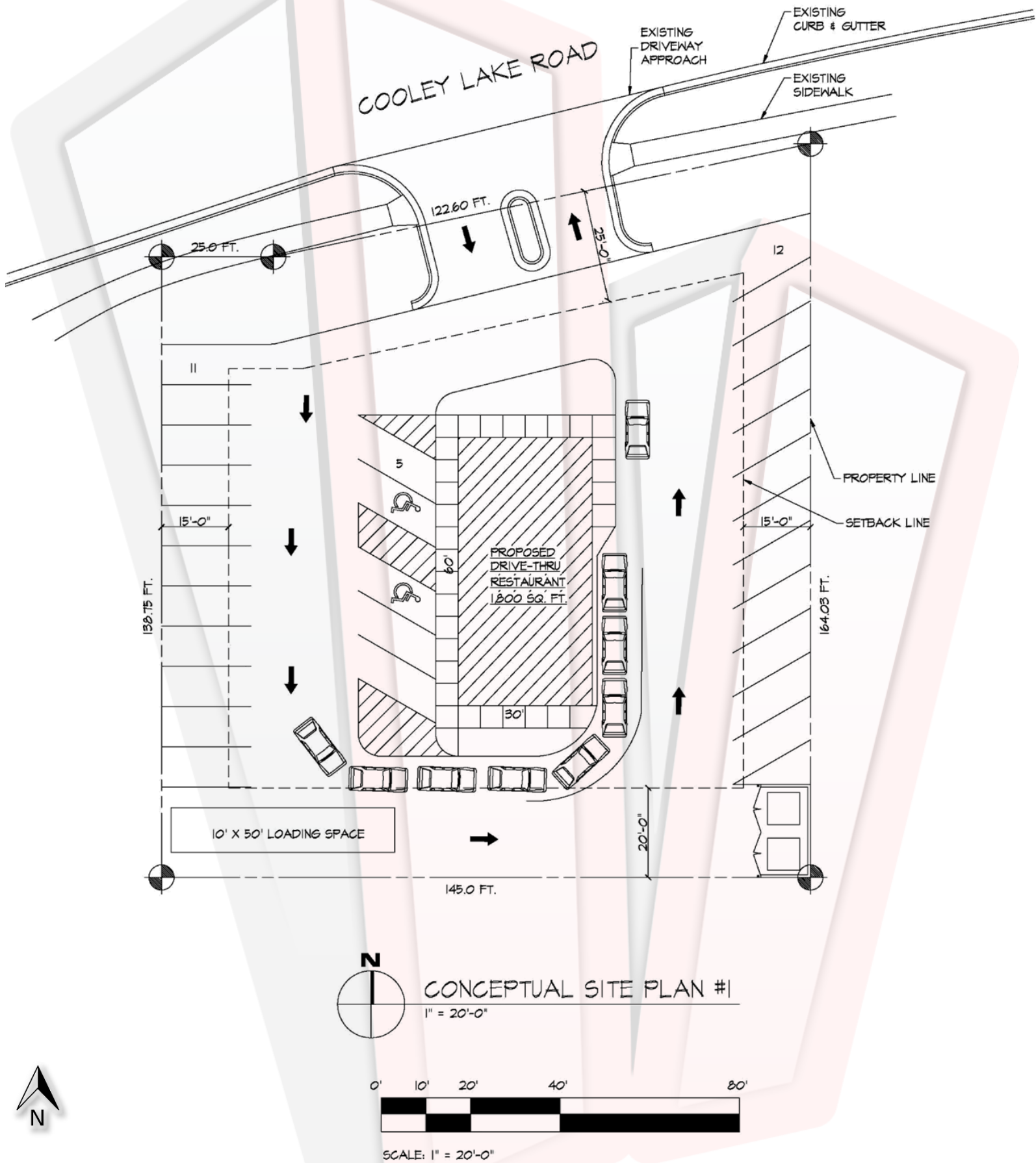
Phone: 248.242.6766 Fax: 866.301.9543

www.gerdomrealty.com

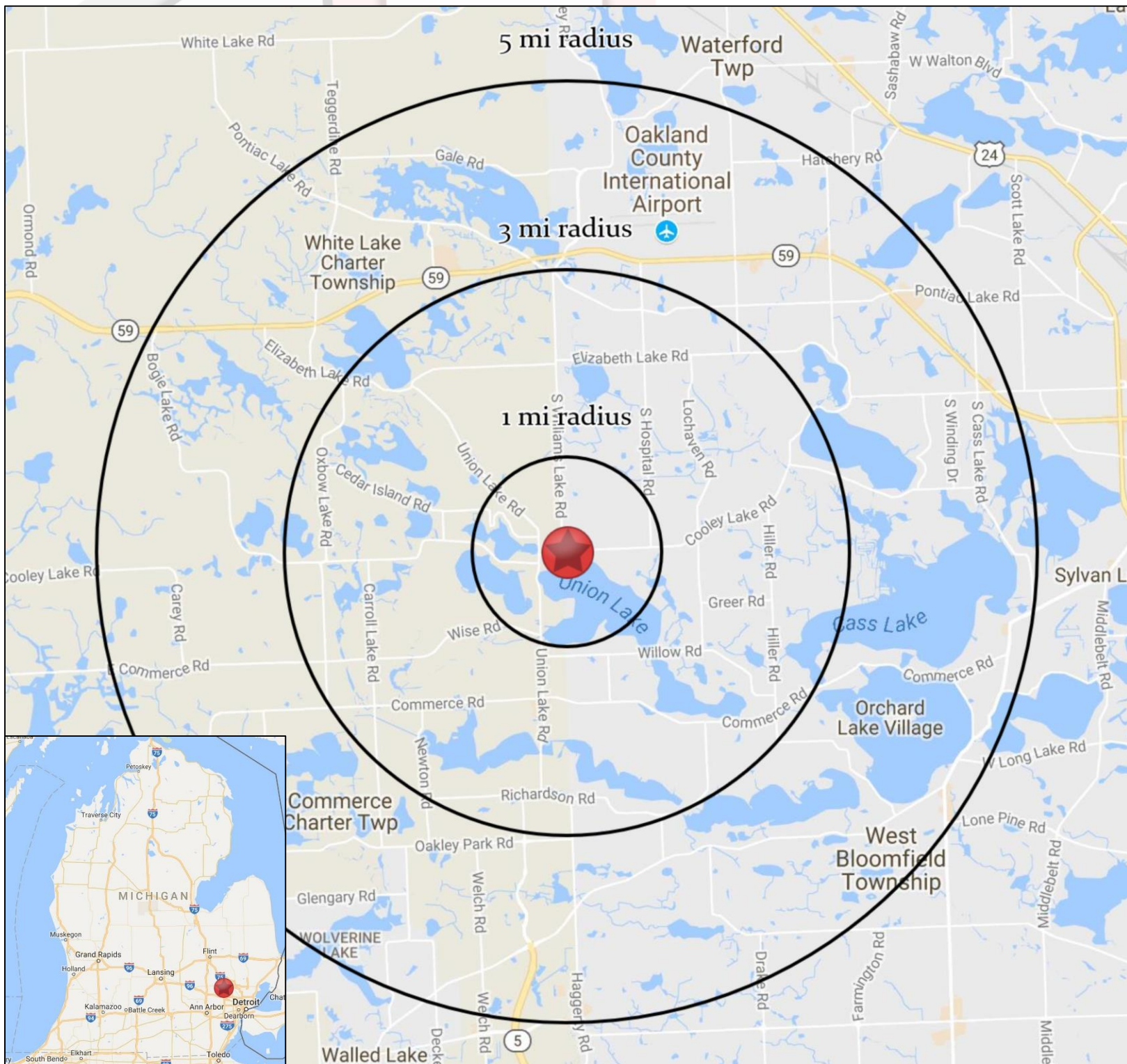
West Bloomfield, Michigan

Trade Area Aerial





West Bloomfield, Michigan



West Bloomfield, Michigan

SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.6147/-83.4409

RS1

7881 Cooley Lake Rd

West Bloomfield Township, MI 48324

1 mi radius 3 mi radius 5 mi radius

POPULATION	2018 Estimated Population	7,008	51,597	125,732
	2023 Projected Population	7,068	52,023	127,283
	2010 Census Population	6,805	50,369	121,163
	2000 Census Population	5,691	48,025	116,766
	Projected Annual Growth 2018 to 2023	0.2%	0.2%	0.2%
	Historical Annual Growth 2000 to 2018	1.3%	0.4%	0.4%
	2018 Median Age	37.6	40.1	40.8
HOUSEHOLDS	2018 Estimated Households	2,867	20,023	49,912
	2023 Projected Households	2,943	20,565	51,492
	2010 Census Households	2,716	19,044	46,803
	2000 Census Households	2,213	17,499	44,176
	Projected Annual Growth 2018 to 2023	0.5%	0.5%	0.6%
	Historical Annual Growth 2000 to 2018	1.6%	0.8%	0.7%
RACE AND ETHNICITY	2018 Estimated White	89.8%	88.2%	87.0%
	2018 Estimated Black or African American	3.8%	4.8%	5.4%
	2018 Estimated Asian or Pacific Islander	3.3%	4.0%	4.2%
	2018 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
	2018 Estimated Other Races	2.9%	2.7%	3.1%
	2018 Estimated Hispanic	4.3%	3.6%	4.3%
INCOME	2018 Estimated Average Household Income	\$101,992	\$117,109	\$113,880
	2018 Estimated Median Household Income	\$78,197	\$91,032	\$87,676
	2018 Estimated Per Capita Income	\$41,725	\$45,508	\$45,266
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.4%	1.9%
	2018 Estimated Some High School (Grade Level 9 to 11)	4.8%	3.3%	4.2%
	2018 Estimated High School Graduate	24.4%	22.2%	22.5%
	2018 Estimated Some College	23.8%	22.6%	22.8%
	2018 Estimated Associates Degree Only	10.0%	9.6%	8.9%
	2018 Estimated Bachelors Degree Only	23.7%	25.7%	24.1%
	2018 Estimated Graduate Degree	12.3%	15.2%	15.6%
BUSINESS	2018 Estimated Total Businesses	232	1,261	4,103
	2018 Estimated Total Employees	1,262	8,794	37,144
	2018 Estimated Employee Population per Business	5.4	7.0	9.1
	2018 Estimated Residential Population per Business	30.2	40.9	30.6

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.