

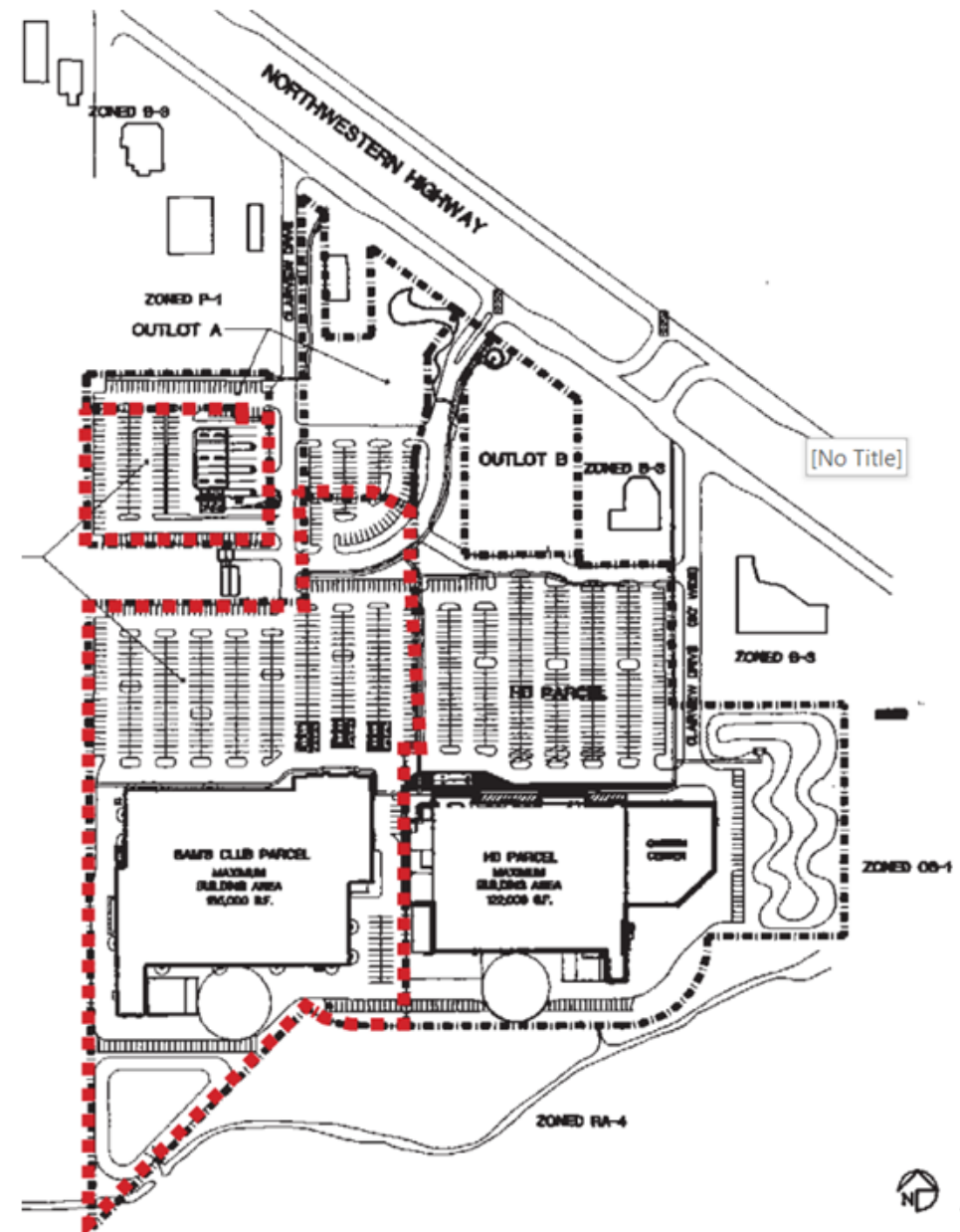
Sam's Club Building and Site Overview

Building Details

- Approximately 133,145 gross square feet
- Built in 2003 and well maintained, Class A construction
- Includes 5 loading docks and 3 grade level doors

Site Details

- Located on a ~11.562 acre parcel
- Includes a vacant potential pad site
- Monument signage available on Northwestern Highway



Map of Immediate Area



NORTH ORCHARD PLAZA
Farmington Hills, Michigan



133,145 SF AVAILABLE

Sam's Club Photos

**GRAND
SAKWA**
PROPERTIES, L. L. C.



Home Depot Photos

**GRAND
SAKWA**
PROPERTIES, L. L. C.





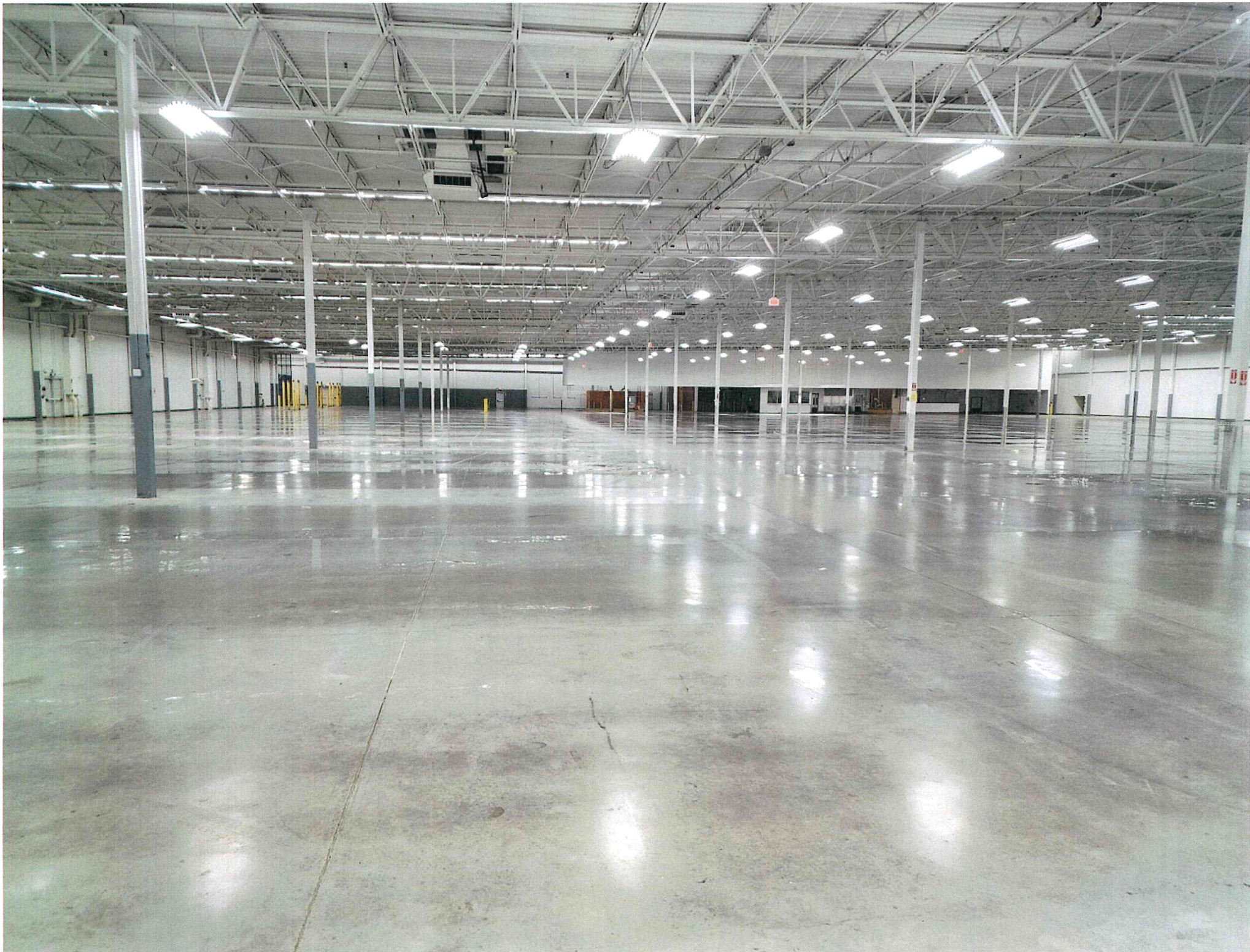




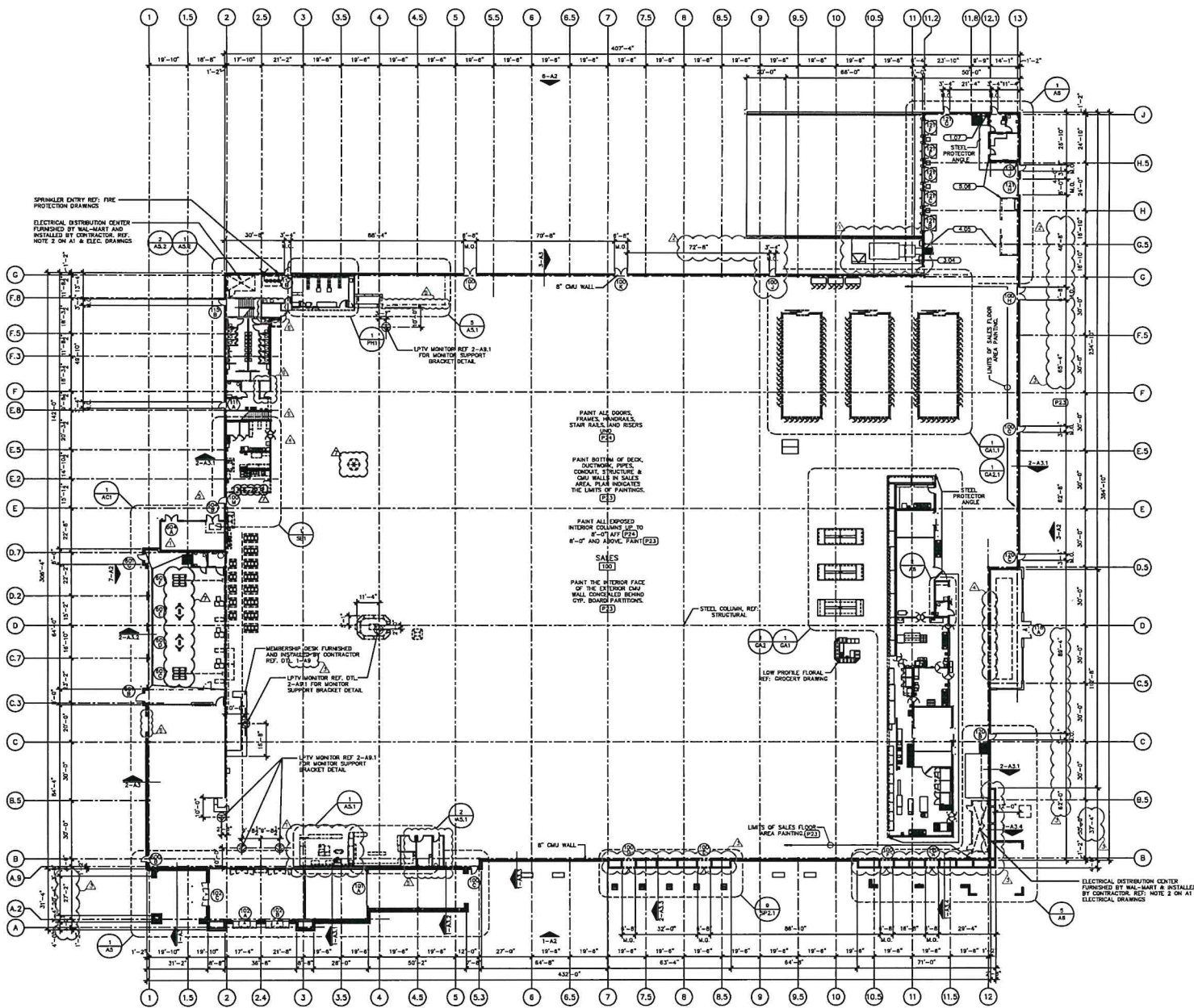




Gas Station Site



11/10/2023 10:58 AM 033102 AI-01 FLOOR PLAN-4812.dwg
 11/10/2023 10:58 AM 033102 AI-01 FLOOR PLAN-4812.dwg
 11/10/2023 10:58 AM 033102 AI-01 FLOOR PLAN-4812.dwg



SHEET NOTES AI-01

- INTERIOR PLAN DIMENSIONS ARE TO FACE OF STUD / CMU WALL.
- OWNER WILL FURNISH ALL DISTRIBUTION CENTER'S (EDC) FOR INSTALLATION BY CONTRACTOR. SEE ELECTRICAL DRAWINGS AND SPECIFICATIONS. POUR (E.C. SLAB WITH STEEL WALL ADJACENT TO EDC) TO COMPLETE. REFERENCE STRUCTURAL DRAWINGS FOR SLAB SIZE, SET E.A.C. PRIOR TO STEEL ERECTION.
- PROVIDE FULLY AUTOMATIC FIRE SUPPRESSION SYSTEM AND 1 1/2\"/>

KEYNOTES AI-01

- 1.07 BAKER/COMPACTOR.
- 3.04 CONCRETE COMPACTOR PAD.
- 4.00 40\"/>

PROJECT: FARMINGTON HILLS M CLUB #4812
 DATE: 11/10/23
 DRAWN BY: [Name]
 CHECKED BY: [Name]

CONTRACTORS
 ELECTRICAL: [Name]
 MECHANICAL: [Name]
 PLUMBING: [Name]
 ROOFING: [Name]
 CONCRETE: [Name]
 PAINTING: [Name]
 STRUCTURAL: [Name]

FARMINGTON HILLS M CLUB #4812
 250 E. [Address]
 FARMINGTON HILLS, MI 48334

ISSUE LOG

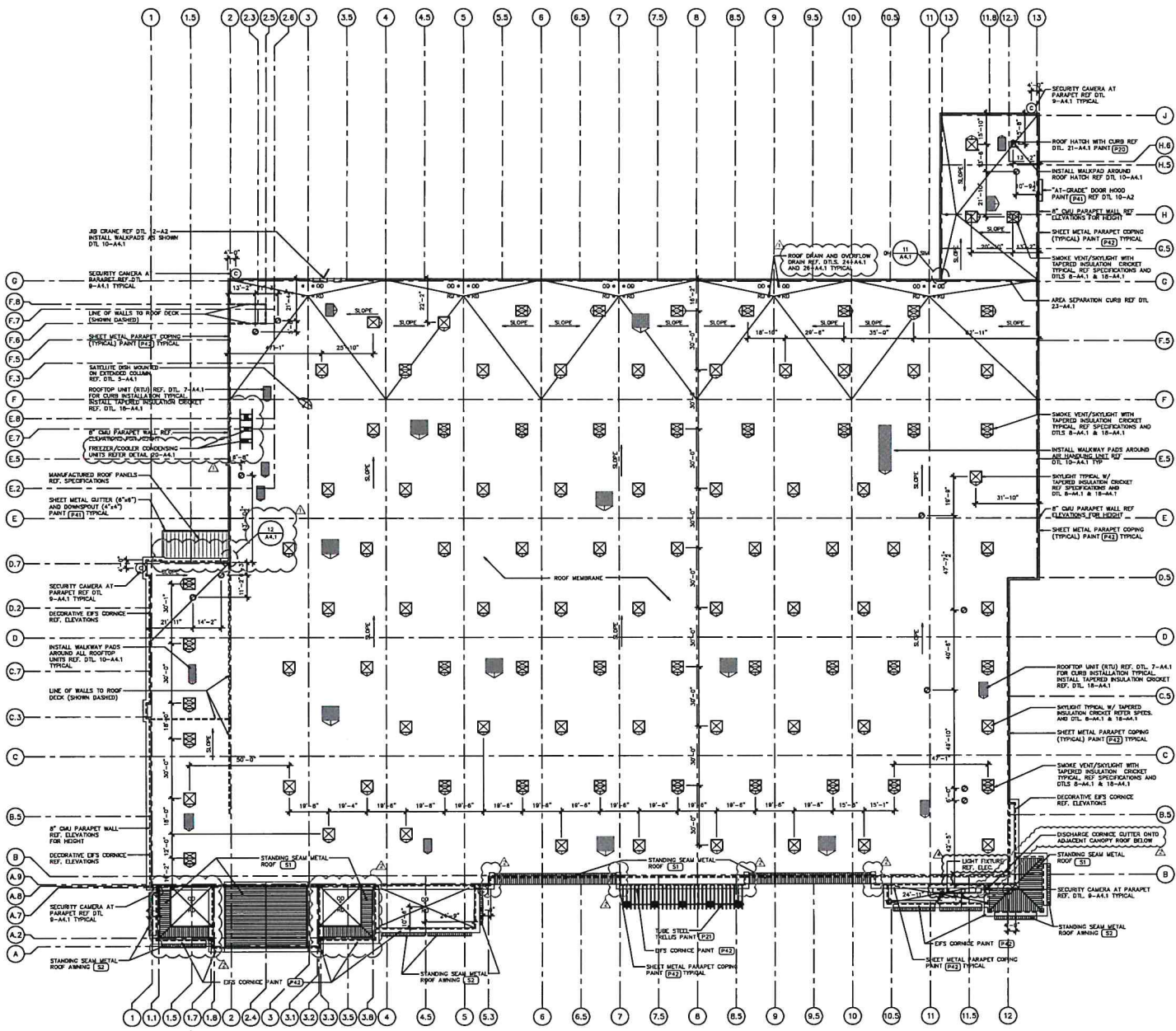
NO.	DATE	DESCRIPTION
1	5/09/23	ISSUE #1
2	5/30/23	ISSUE #2
3	6/13/23	ISSUE #3
4	6/21/23	ISSUE #4
5	7/16/23	ISSUE #5
6	8/02/23	ISSUE #6
7	11/29/23	ISSUE #7

CHECKED BY: [Name]
 DRAWN BY: [Name]
 FILE NAME: [Name]
 PLOT DATE: 07/26/23
 DOCUMENT DATE: 3-18-23

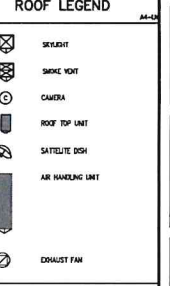
1 FLOOR PLAN
 1" = 20'-0" 033102 AI-01
 NORTH

FLOOR PLAN
 SHEET: A1

1 ROOF PLAN
1" = 20'-0" 072602 A4-01



- SHEET NOTES**
1. REFER MECHANICAL DRAWINGS FOR VENTS AND FLUE LOCATIONS.
 2. PROVIDE CROCKET AT ALL MECHANICAL EQUIPMENT, SKYLIGHTS, ETC. INSTALL ROOFING INSULATION WITH 1/2" PER FOOT SLOPE TO PROMOTE POSITIVE DRAINAGE AROUND UNITS.
 3. ALL SKYLIGHT, GABLE VENT AND ROOF CURB DIMENSIONS ARE TO CENTERLINE OF UNITS.
 4. METAL INSULATED PIPE FLASHING AT ALL PIPE OR CONDUIT PENETRATIONS THROUGH ROOF. REF. DTL. 23-AA1.
 5. SECS. OF THROUGH ROOF DRAIN SHALL MATCH SECS. OF ADJACENT PRIMARY ROOF DRAIN. OVERFLOW DRAIN LINE SHALL BE SEPARATE FROM PRIMARY DRAIN LINES.
 6. WATER COLOR SCHEDULE SHEET A1 FOR PAINT QUANTITIES.



DATE: 07/26/2022
 TIME: 11:00 AM
 PROJECT: 072602
 DRAWING: A4-01

CONSULTANTS

FARMINGTON HILLS, MI CLUB #4812

ISSUE BLOCK

NO.	DATE	REV.	BY
1	12/28/20	001	JL
2	5/09/21	002	JL
3	8/13/21	003	JL
4	8/20/21	004	JL

CHECKED BY: JH
 DRAWN BY: A4
 FILE NAME: A4
 PLOT DATE: 072602
 DOCUMENT DATE: 3-18-03

ROOF PLAN

SHEET **A4**

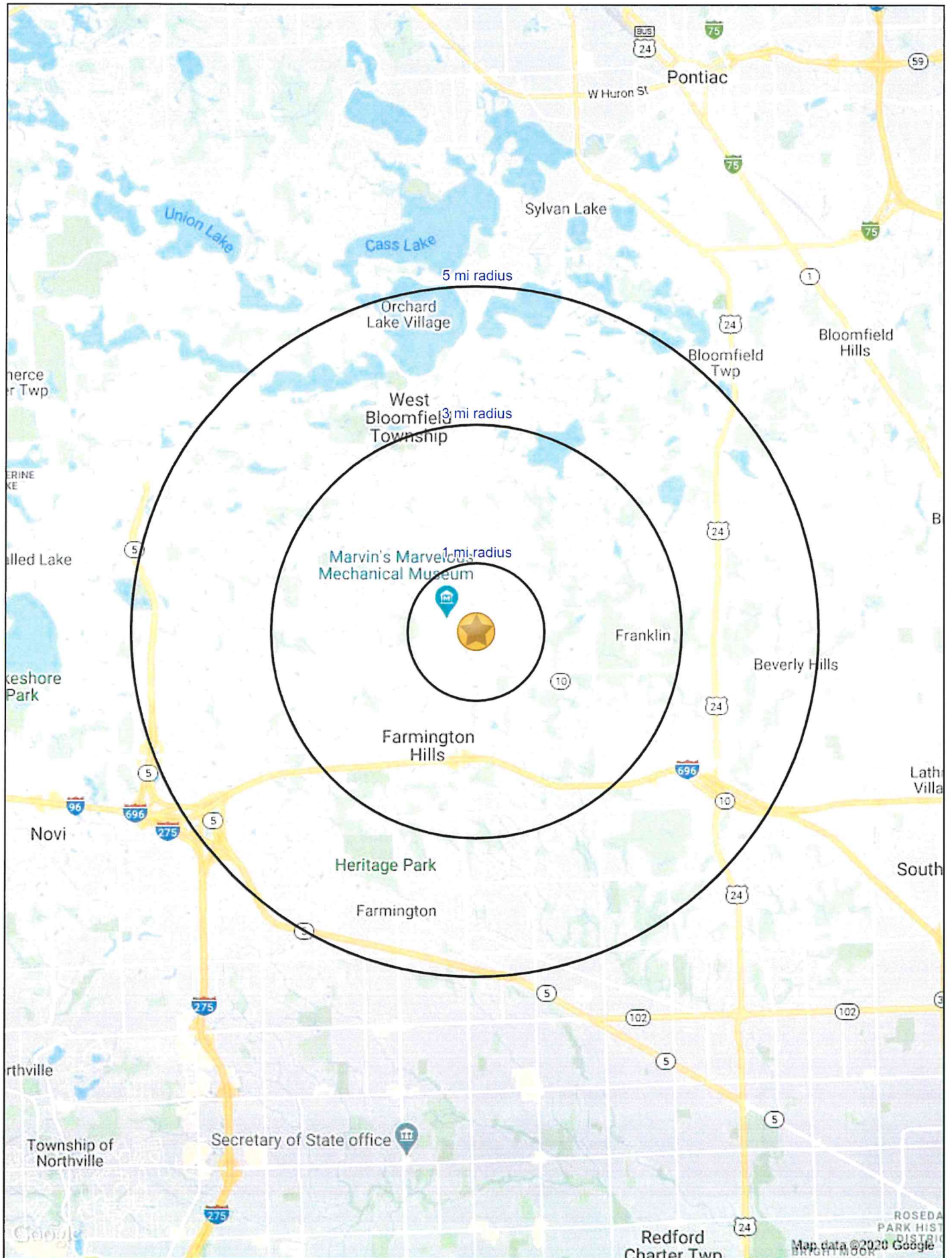
Ceiling Heights

17' clear to the underside of the girder in the back.

20' clear to the underside of the girder in the center of the building.

24' clear to the underside of the girder in the front.

Assumed $\frac{1}{4}$ " / foot for the roof slope, front to back.



FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.5229/-83.3541

RF1

North Orchard Plaza

Farmington Hills, MI 48334

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2020 Estimated Population	7,793	62,512	166,317
	2025 Projected Population	7,810	62,587	167,125
	2010 Census Population	7,661	62,194	161,789
	2000 Census Population	7,269	62,506	165,394
	Projected Annual Growth 2020 to 2025	-	-	-
	Historical Annual Growth 2000 to 2020	0.4%	-	-
HOUSEHOLDS	2020 Estimated Households	3,586	25,490	71,879
	2025 Projected Households	3,632	25,794	73,115
	2010 Census Households	3,391	24,448	67,095
	2000 Census Households	3,075	23,537	66,923
	Projected Annual Growth 2020 to 2025	0.3%	0.2%	0.3%
	Historical Annual Growth 2000 to 2020	0.8%	0.4%	0.4%
AGE	2020 Est. Population Under 10 Years	8.0%	9.4%	9.3%
	2020 Est. Population 10 to 19 Years	10.3%	11.9%	11.1%
	2020 Est. Population 20 to 29 Years	8.3%	10.1%	11.4%
	2020 Est. Population 30 to 44 Years	14.4%	15.4%	16.1%
	2020 Est. Population 45 to 59 Years	19.7%	21.9%	20.9%
	2020 Est. Population 60 to 74 Years	22.8%	21.1%	20.6%
	2020 Est. Population 75 Years or Over	16.4%	10.3%	10.6%
	2020 Est. Median Age	51.2	46.4	46.0
MARITAL STATUS & GENDER	2020 Est. Male Population	44.8%	48.0%	47.6%
	2020 Est. Female Population	55.2%	52.0%	52.4%
	2020 Est. Never Married	27.2%	26.8%	28.1%
	2020 Est. Now Married	46.2%	53.3%	51.0%
	2020 Est. Separated or Divorced	17.6%	12.9%	13.6%
	2020 Est. Widowed	9.0%	7.0%	7.4%
INCOME	2020 Est. HH Income \$200,000 or More	10.7%	16.2%	15.5%
	2020 Est. HH Income \$150,000 to \$199,999	9.5%	11.8%	10.3%
	2020 Est. HH Income \$100,000 to \$149,999	18.0%	19.8%	18.1%
	2020 Est. HH Income \$75,000 to \$99,999	12.8%	12.5%	12.0%
	2020 Est. HH Income \$50,000 to \$74,999	16.5%	14.2%	15.1%
	2020 Est. HH Income \$35,000 to \$49,999	9.9%	9.3%	10.0%
	2020 Est. HH Income \$25,000 to \$34,999	6.2%	5.1%	5.9%
	2020 Est. HH Income \$15,000 to \$24,999	7.7%	5.2%	6.1%
	2020 Est. HH Income Under \$15,000	8.5%	5.9%	7.0%
	2020 Est. Average Household Income	\$111,724	\$140,961	\$135,918
	2020 Est. Median Household Income	\$78,067	\$100,106	\$95,287
	2020 Est. Per Capita Income	\$51,637	\$57,577	\$58,817
	2020 Est. Total Businesses	1,142	5,004	10,204
2020 Est. Total Employees	8,845	41,758	109,388	

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FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.5229/-83.3541

RF1

North Orchard Plaza		1 mi radius	3 mi radius	5 mi radius
Farmington Hills, MI 48334				
RACE	2020 Est. White	67.3%	66.5%	63.8%
	2020 Est. Black	21.1%	18.4%	20.2%
	2020 Est. Asian or Pacific Islander	8.3%	12.0%	12.9%
	2020 Est. American Indian or Alaska Native	-	0.1%	0.2%
	2020 Est. Other Races	3.3%	2.9%	2.9%
HISPANIC	2020 Est. Hispanic Population	169	1,280	3,815
	2020 Est. Hispanic Population	2.2%	2.0%	2.3%
	2025 Proj. Hispanic Population	2.1%	2.0%	2.3%
	2010 Hispanic Population	1.6%	1.6%	1.7%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	6,038	46,091	123,627
	2020 Est. Elementary (Grade Level 0 to 8)	2.1%	2.0%	1.9%
	2020 Est. Some High School (Grade Level 9 to 11)	5.4%	3.3%	3.0%
	2020 Est. High School Graduate	14.0%	12.5%	12.8%
	2020 Est. Some College	20.3%	16.9%	17.4%
	2020 Est. Associate Degree Only	5.5%	6.2%	5.9%
	2020 Est. Bachelor Degree Only	26.5%	28.9%	29.9%
	2020 Est. Graduate Degree	26.2%	30.2%	29.1%
HOUSING	2020 Est. Total Housing Units	3,703	26,200	74,274
	2020 Est. Owner-Occupied	55.0%	73.2%	64.1%
	2020 Est. Renter-Occupied	41.8%	24.1%	32.6%
	2020 Est. Vacant Housing	3.2%	2.7%	3.2%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	1.7%	1.9%	2.2%
	2020 Homes Built 2000 to 2009	2.5%	5.0%	4.5%
	2020 Homes Built 1990 to 1999	6.7%	11.1%	13.9%
	2020 Homes Built 1980 to 1989	13.0%	16.3%	18.0%
	2020 Homes Built 1970 to 1979	27.1%	24.6%	22.4%
	2020 Homes Built 1960 to 1969	27.4%	21.2%	18.0%
	2020 Homes Built 1950 to 1959	13.5%	12.1%	11.9%
	2020 Homes Built Before 1949	5.0%	5.1%	5.9%
HOME VALUES	2020 Home Value \$1,000,000 or More	0.9%	2.0%	2.4%
	2020 Home Value \$500,000 to \$999,999	6.4%	12.0%	14.0%
	2020 Home Value \$400,000 to \$499,999	3.7%	8.6%	10.8%
	2020 Home Value \$300,000 to \$399,999	18.1%	23.4%	23.7%
	2020 Home Value \$200,000 to \$299,999	43.7%	34.9%	28.7%
	2020 Home Value \$150,000 to \$199,999	17.5%	12.2%	12.3%
	2020 Home Value \$100,000 to \$149,999	7.6%	5.6%	6.5%
	2020 Home Value \$50,000 to \$99,999	3.6%	2.2%	2.7%
	2020 Home Value \$25,000 to \$49,999	0.5%	0.6%	0.9%
	2020 Home Value Under \$25,000	1.4%	1.1%	1.1%
	2020 Median Home Value	\$256,869	\$314,867	\$328,192
	2020 Median Rent	\$1,150	\$1,111	\$1,083

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Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.5229/-83.3541

RF1

North Orchard Plaza Farmington Hills, MI 48334		1 mi radius	3 mi radius	5 mi radius
LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	6,688	52,129	139,667
	2020 Est. Civilian Employed	60.1%	62.6%	62.4%
	2020 Est. Civilian Unemployed	1.3%	1.4%	1.4%
	2020 Est. in Armed Forces	-	-	-
	2020 Est. not in Labor Force	38.6%	36.1%	36.2%
	2020 Labor Force Males	43.9%	47.2%	46.9%
	2020 Labor Force Females	56.1%	52.8%	53.1%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	4,018	32,614	87,190
	2020 Mgmt, Business, & Financial Operations	21.7%	21.8%	21.5%
	2020 Professional, Related	29.2%	34.3%	34.0%
	2020 Service	14.1%	12.3%	12.2%
	2020 Sales, Office	21.9%	21.2%	21.7%
	2020 Farming, Fishing, Forestry	-	-	-
	2020 Construction, Extraction, Maintenance	2.6%	2.8%	2.9%
	2020 Production, Transport, Material Moving	10.5%	7.5%	7.6%
	2020 White Collar Workers	72.8%	77.3%	77.3%
	2020 Blue Collar Workers	27.2%	22.7%	22.7%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	86.1%	85.9%	85.0%
	2020 Drive to Work in Carpool	6.5%	6.3%	6.6%
	2020 Travel to Work by Public Transportation	-	0.4%	0.5%
	2020 Drive to Work on Motorcycle	-	-	-
	2020 Walk or Bicycle to Work	2.0%	1.0%	1.3%
	2020 Other Means	2.2%	0.7%	0.6%
	2020 Work at Home	3.2%	5.7%	6.1%
	2020 Travel to Work in 14 Minutes or Less	28.1%	19.1%	18.8%
TRAVEL TIME	2020 Travel to Work in 15 to 29 Minutes	34.0%	36.8%	38.8%
	2020 Travel to Work in 30 to 59 Minutes	32.9%	38.9%	37.2%
	2020 Travel to Work in 60 Minutes or More	2.7%	3.7%	3.9%
	2020 Average Travel Time to Work	22.4	25.7	25.2
	CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$274.06 M	\$2.3 B
2020 Est. Apparel		\$9.67 M	\$82.17 M	\$225.07 M
2020 Est. Contributions, Gifts		\$16.37 M	\$141.88 M	\$389.21 M
2020 Est. Education, Reading		\$9.23 M	\$82.16 M	\$224.57 M
2020 Est. Entertainment		\$15.64 M	\$133.54 M	\$364.86 M
2020 Est. Food, Beverages, Tobacco		\$41.55 M	\$344.77 M	\$946.69 M
2020 Est. Furnishings, Equipment		\$9.7 M	\$82.62 M	\$225.68 M
2020 Est. Health Care, Insurance		\$25.07 M	\$207.45 M	\$568.48 M
2020 Est. Household Operations, Shelter, Utilities		\$88.5 M	\$734.56 M	\$2.02 B
2020 Est. Miscellaneous Expenses		\$5.23 M	\$43.99 M	\$120.61 M
2020 Est. Personal Care		\$3.69 M	\$30.86 M	\$84.57 M
2020 Est. Transportation		\$49.41 M	\$415.18 M	\$1.14 B

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