



For Sale

46735 & 46745 W 12 Mile Road | Novi, MI

2.85 Acres | Master Planned Office, Research Technology (Zoned R-A)

- 2 Lots | 2.85 Acres Total
 - 46735 | 1.89 Acres
 - 46745 | 0.96 Acres
- Planned – Office, Service, Technology R&D, Medical, Hotel (Includes Retail Service Overlay)
- Area of mixed use including residential, industrial and medical office buildings
- Great new building opportunity
- Close to/easy access to I-96, I-696 & I-275
- Municipal Sewer and Water



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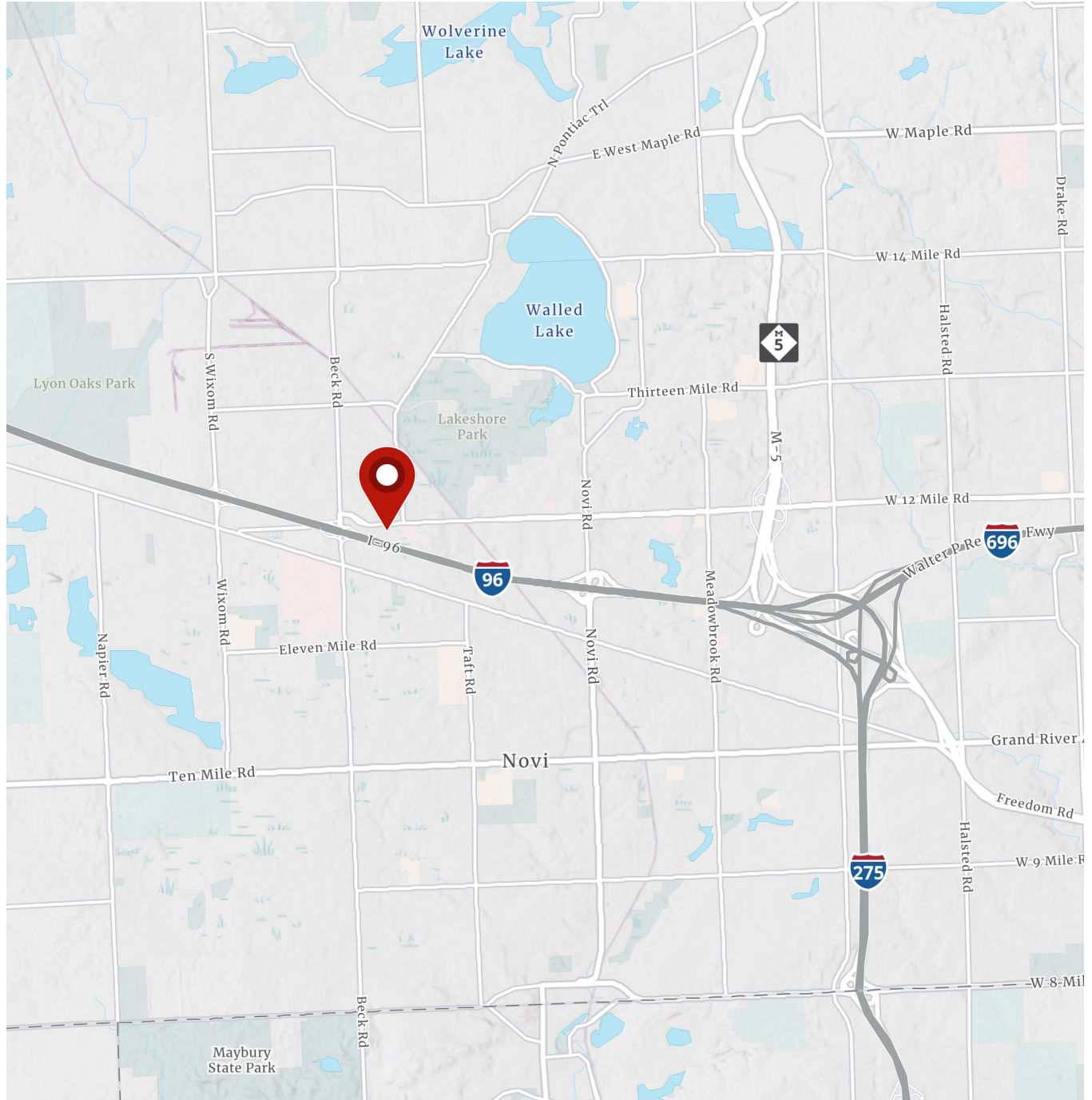
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Aerial





Location Map





Demographics

Current Year Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Population	1,638	54,155	139,220
Total Households	581	22,906	58,332
Total Family Households	400	13,450	35,672
Average Household Size	2.81	2.35	2.38
Median Age	38.3	36.5	40.4
Population Age 25+	1,106	37,221	99,568
2010 - 2021 Population: Annual Growth Rate	2.68%	2.66%	1.65%
Five Year Projected Trends: Annual Rate	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	1.22%	0.59%	0.29%
Households	1.14%	0.61%	0.33%
Families	0.88%	0.61%	0.29%
Median Household Income	1.14%	3.13%	2.66%
Current Year Population by Sex	1 Mile Radius	3 Mile Radius	5 Mile Radius
Male Population / % Male	816 / 49.8%	26,728 / 49.4%	67,480 / 48.5%
Female Population / % Female	822 / 50.2%	27,427 / 50.7%	71,741 / 51.5%
Income and Households Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
2020 Median Household Income	\$128,808	\$83,787	\$94,312
Average Household income	\$177,662	\$125,992	\$131,898
Per Capita Income	\$63,320	\$53,368	\$55,140
Summary Business Data	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Businesses	410	2,784	6,267
Total Daytime Population	6,895	66,788	166,437
Daytime Population: Workers	6,124	41,764	100,526
Daytime Population: Residents	771	25,024	65,911

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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