

OFFICE FOR SALE



**23725 Northwestern Hwy
Southfield, Michigan**



1111 W. Oakley Park Road
Suite 220
Commerce, Michigan 48390
(248) 359-9000 – Detroit Office
(616) 241-2200 – Grand Rapids Office
www.insitecommercial.com

TABLE OF CONTENTS

OFFICE FOR SALE

**23725 Northwestern Hwy
Southfield, Michigan**

| | |
|------------------------------|------------------|
| DISCLAIMER/DISCLOSURE | page 1 |
| SUMMARY | page 2 |
| PHOTOGRAPHS | pages 3-4 |
| AERIAL | page 5 |
| AREA MAPS | page 6 |
| DEMOGRAPHICS | pages 7-9 |
| TRAFFIC COUNTS | page 10 |



Information contained herein was obtained from sources deemed to be reliable, but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third party independent professionals selected by such prospective purchaser/investor/tenant.

All financial data should be verified by the prospective purchaser/investor/tenant including obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Insite Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Insite Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations, as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions from the prospective purchaser/investor/tenant should be discussed with an attorney. Tax questions from the prospective purchaser/investor/tenant should be discussed with a certified public accountant or tax attorney. Title questions from the prospective purchaser/investor/tenant should be discussed with a title officer or attorney. Questions from the prospective purchaser/investor/tenant regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Insite Commercial in compliance with all applicable fair housing and equal opportunity laws.



Location: 23725 & 23685 Northwestern Hwy
Southfield, MI 48075

Total Building Size: 17,250 SF (Office Building) + 2,790 SF (Adjacent House)

Lot Size: 1.24 Acres + 0.56 Acres = 1.8 Acres total

Sale Price: TBD

Zoning: OS – Office Service

Demographics within

5 Mile Radius:

| | |
|-----------------|--------------------------------|
| Population: | 345,296 people |
| Households: | 150,173 homes |
| Avg. HH Income: | \$93,069 USD |
| Traffic Count: | 106,232 VPD (Northwestern Hwy) |

Comments: Office building with highway visibility along Northwestern Hwy. Large parking lot. Sale includes property at 23685 Northwestern Hwy.

For Information Contact:

Mo Abubars

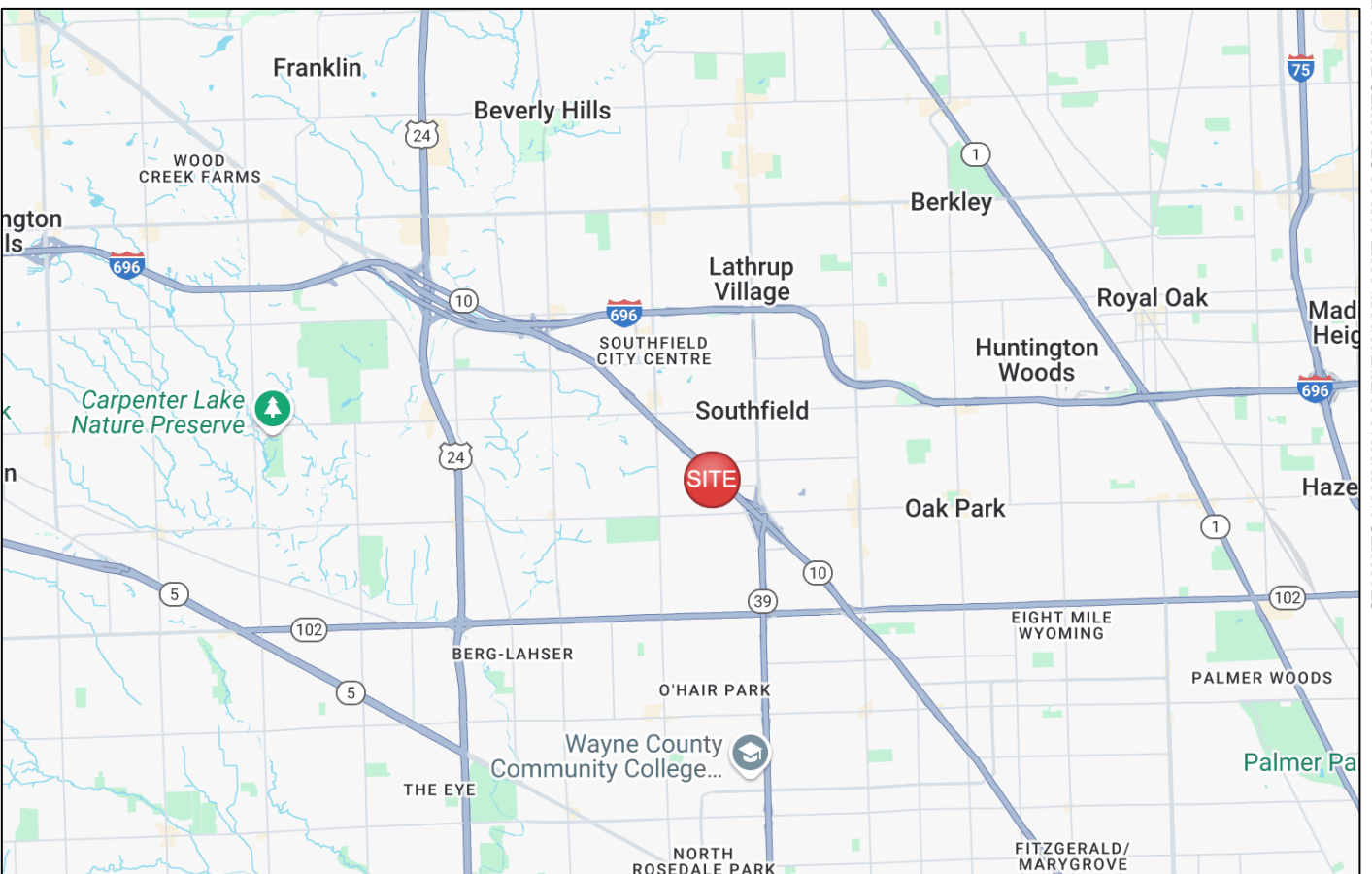
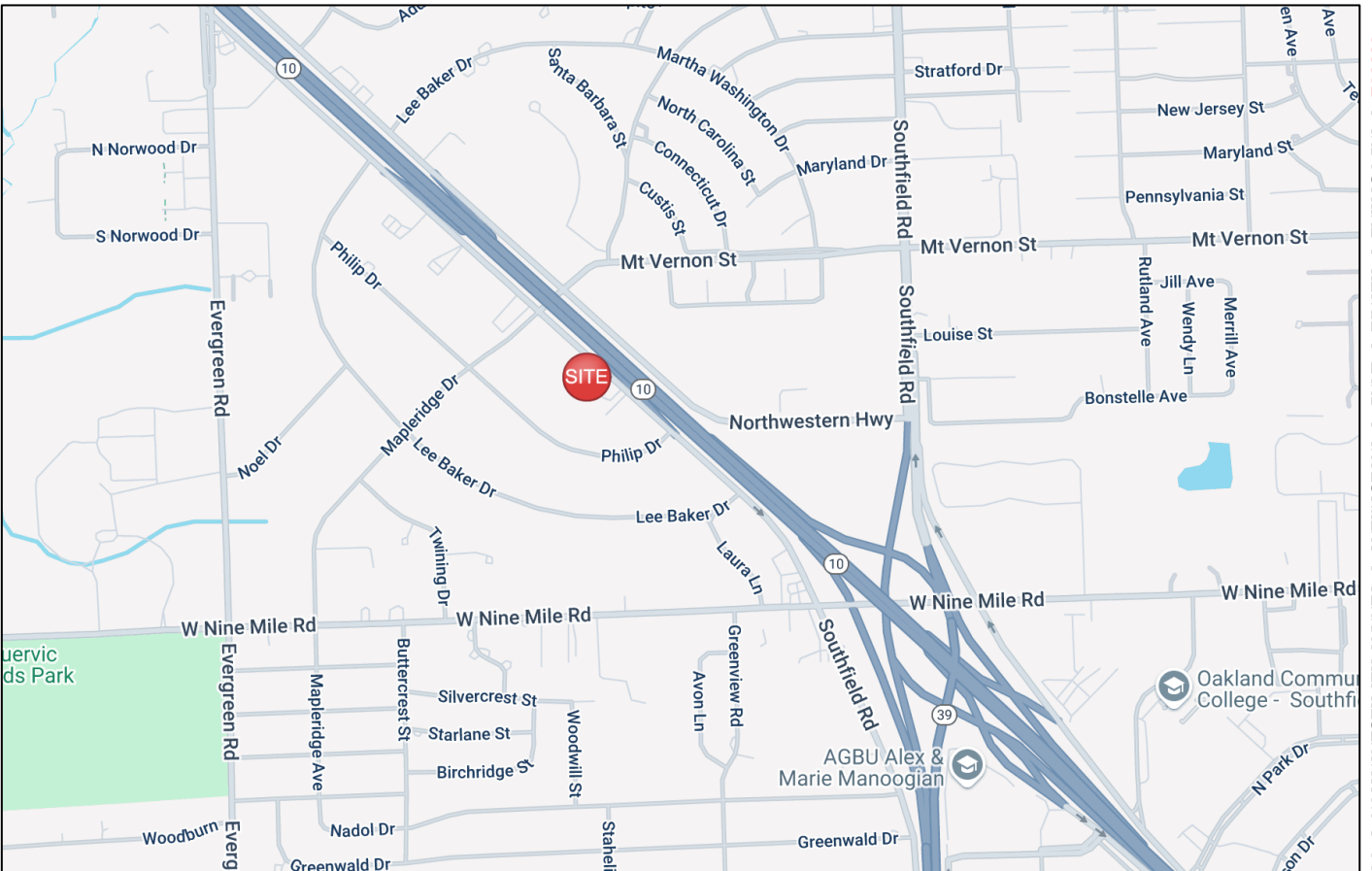
248-359-9000











Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.4635/-83.2298

| 23725 Northwestern Hwy Southfield, MI 48075 | 1 mi radius | 3 mi radius | 5 mi radius |
|--|-------------|-------------|-------------|
| Population | | | |
| 2024 Estimated Population | 6,842 | 119,051 | 345,296 |
| 2029 Projected Population | 6,744 | 117,038 | 337,500 |
| 2020 Census Population | 6,921 | 119,171 | 346,437 |
| 2010 Census Population | 6,959 | 118,352 | 345,670 |
| Projected Annual Growth 2024 to 2029 | -0.3% | -0.3% | -0.5% |
| Historical Annual Growth 2010 to 2024 | -0.1% | - | - |
| Households | | | |
| 2024 Estimated Households | 2,888 | 50,942 | 150,173 |
| 2029 Projected Households | 2,842 | 50,192 | 146,902 |
| 2020 Census Households | 2,965 | 50,322 | 147,953 |
| 2010 Census Households | 2,890 | 48,118 | 142,793 |
| Projected Annual Growth 2024 to 2029 | -0.3% | -0.3% | -0.4% |
| Historical Annual Growth 2010 to 2024 | - | 0.4% | 0.4% |
| Age | | | |
| 2024 Est. Population Under 10 Years | 8.0% | 11.0% | 11.3% |
| 2024 Est. Population 10 to 19 Years | 10.5% | 11.8% | 11.4% |
| 2024 Est. Population 20 to 29 Years | 11.1% | 13.1% | 13.1% |
| 2024 Est. Population 30 to 44 Years | 16.0% | 18.9% | 20.4% |
| 2024 Est. Population 45 to 59 Years | 21.5% | 18.6% | 18.6% |
| 2024 Est. Population 60 to 74 Years | 23.8% | 18.8% | 17.8% |
| 2024 Est. Population 75 Years or Over | 9.0% | 7.7% | 7.3% |
| 2024 Est. Median Age | 47.1 | 40.1 | 39.2 |
| Marital Status & Gender | | | |
| 2024 Est. Male Population | 45.5% | 46.2% | 47.1% |
| 2024 Est. Female Population | 54.5% | 53.8% | 52.9% |
| 2024 Est. Never Married | 37.7% | 44.3% | 44.4% |
| 2024 Est. Now Married | 39.4% | 30.2% | 31.9% |
| 2024 Est. Separated or Divorced | 16.8% | 18.9% | 17.4% |
| 2024 Est. Widowed | 6.1% | 6.6% | 6.2% |
| Income | | | |
| 2024 Est. HH Income \$200,000 or More | 5.6% | 6.2% | 9.2% |
| 2024 Est. HH Income \$150,000 to \$199,999 | 10.5% | 6.7% | 7.3% |
| 2024 Est. HH Income \$100,000 to \$149,999 | 20.6% | 14.2% | 14.0% |
| 2024 Est. HH Income \$75,000 to \$99,999 | 13.1% | 12.6% | 12.6% |
| 2024 Est. HH Income \$50,000 to \$74,999 | 22.3% | 17.6% | 16.5% |
| 2024 Est. HH Income \$35,000 to \$49,999 | 6.3% | 11.8% | 11.6% |
| 2024 Est. HH Income \$25,000 to \$34,999 | 6.2% | 7.6% | 7.9% |
| 2024 Est. HH Income \$15,000 to \$24,999 | 7.6% | 8.8% | 7.8% |
| 2024 Est. HH Income Under \$15,000 | 7.7% | 14.5% | 13.1% |
| 2024 Est. Average Household Income | \$92,429 | \$81,722 | \$93,069 |
| 2024 Est. Median Household Income | \$79,548 | \$63,006 | \$72,565 |
| 2024 Est. Per Capita Income | \$39,153 | \$35,167 | \$40,596 |
| 2024 Est. Total Businesses | 839 | 7,861 | 17,713 |
| 2024 Est. Total Employees | 6,700 | 89,957 | 167,189 |

Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.4635/-83.2298

| 23725 Northwestern Hwy Southfield, MI 48075 | 1 mi radius | 3 mi radius | 5 mi radius |
|--|-------------|-------------|-------------|
| Race | | | |
| 2024 Est. White | 16.7% | 24.7% | 35.3% |
| 2024 Est. Black | 79.3% | 70.6% | 59.0% |
| 2024 Est. Asian or Pacific Islander | 1.1% | 1.4% | 1.8% |
| 2024 Est. American Indian or Alaska Native | 0.1% | 0.1% | 0.2% |
| 2024 Est. Other Races | 2.8% | 3.2% | 3.7% |
| Hispanic | | | |
| 2024 Est. Hispanic Population | 103 | 1,987 | 7,770 |
| 2024 Est. Hispanic Population | 1.5% | 1.7% | 2.3% |
| 2029 Proj. Hispanic Population | 2.0% | 2.3% | 3.0% |
| 2020 Hispanic Population | 1.2% | 1.8% | 2.3% |
| Education (Adults 25 & Older) | | | |
| 2024 Est. Adult Population (25 Years or Over) | 5,168 | 84,656 | 246,924 |
| 2024 Est. Elementary (Grade Level 0 to 8) | 1.4% | 2.8% | 2.2% |
| 2024 Est. Some High School (Grade Level 9 to 11) | 3.0% | 5.5% | 5.4% |
| 2024 Est. High School Graduate | 20.6% | 23.7% | 22.5% |
| 2024 Est. Some College | 22.7% | 27.4% | 24.9% |
| 2024 Est. Associate Degree Only | 11.6% | 8.3% | 8.4% |
| 2024 Est. Bachelor Degree Only | 21.9% | 18.0% | 20.8% |
| 2024 Est. Graduate Degree | 18.9% | 14.4% | 15.8% |
| Housing | | | |
| 2024 Est. Total Housing Units | 3,028 | 54,843 | 163,022 |
| 2024 Est. Owner-Occupied | 75.4% | 53.1% | 54.6% |
| 2024 Est. Renter-Occupied | 19.9% | 39.8% | 37.5% |
| 2024 Est. Vacant Housing | 4.6% | 7.1% | 7.9% |
| Homes Built by Year | | | |
| 2024 Homes Built 2010 or later | 2.3% | 2.5% | 2.7% |
| 2024 Homes Built 2000 to 2009 | 6.5% | 3.3% | 3.1% |
| 2024 Homes Built 1990 to 1999 | 5.4% | 2.6% | 2.9% |
| 2024 Homes Built 1980 to 1989 | 2.7% | 5.7% | 4.8% |
| 2024 Homes Built 1970 to 1979 | 17.9% | 14.1% | 11.4% |
| 2024 Homes Built 1960 to 1969 | 24.2% | 16.6% | 12.7% |
| 2024 Homes Built 1950 to 1959 | 24.4% | 31.3% | 26.9% |
| 2024 Homes Built Before 1949 | 11.9% | 16.8% | 27.5% |
| Home Values | | | |
| 2024 Home Value \$1,000,000 or More | 1.4% | 0.8% | 0.9% |
| 2024 Home Value \$500,000 to \$999,999 | 6.3% | 5.2% | 8.6% |
| 2024 Home Value \$400,000 to \$499,999 | 4.9% | 5.3% | 7.2% |
| 2024 Home Value \$300,000 to \$399,999 | 14.2% | 11.1% | 13.9% |
| 2024 Home Value \$200,000 to \$299,999 | 36.6% | 27.8% | 22.4% |
| 2024 Home Value \$150,000 to \$199,999 | 19.0% | 14.3% | 13.0% |
| 2024 Home Value \$100,000 to \$149,999 | 8.7% | 13.4% | 12.1% |
| 2024 Home Value \$50,000 to \$99,999 | 4.5% | 13.9% | 13.8% |
| 2024 Home Value \$25,000 to \$49,999 | 2.3% | 4.7% | 4.4% |
| 2024 Home Value Under \$25,000 | 2.0% | 3.4% | 3.5% |
| 2024 Median Home Value | \$226,322 | \$195,191 | \$223,816 |
| 2024 Median Rent | \$1,108 | \$1,014 | \$985 |

Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.4635/-83.2298

| 23725 Northwestern Hwy Southfield, MI 48075 | 1 mi radius | 3 mi radius | 5 mi radius |
|--|-------------|-------------|-------------|
| Labor Force | | | |
| 2024 Est. Labor Population Age 16 Years or Over | 5,867 | 97,438 | 282,368 |
| 2024 Est. Civilian Employed | 59.8% | 57.0% | 59.7% |
| 2024 Est. Civilian Unemployed | 6.3% | 5.6% | 5.5% |
| 2024 Est. in Armed Forces | 0.2% | - | - |
| 2024 Est. not in Labor Force | 33.6% | 37.4% | 34.7% |
| 2024 Labor Force Males | 44.8% | 45.2% | 46.3% |
| 2024 Labor Force Females | 55.2% | 54.8% | 53.7% |
| Occupation | | | |
| 2024 Occupation: Population Age 16 Years or Over | 3,507 | 55,522 | 168,547 |
| 2024 Mgmt, Business, & Financial Operations | 18.8% | 16.9% | 18.5% |
| 2024 Professional, Related | 31.3% | 26.2% | 27.8% |
| 2024 Service | 13.9% | 15.8% | 15.6% |
| 2024 Sales, Office | 16.9% | 20.7% | 19.5% |
| 2024 Farming, Fishing, Forestry | - | 0.2% | 0.2% |
| 2024 Construction, Extraction, Maintenance | 4.8% | 4.5% | 4.3% |
| 2024 Production, Transport, Material Moving | 14.2% | 15.8% | 14.1% |
| 2024 White Collar Workers | 67.1% | 63.8% | 65.9% |
| 2024 Blue Collar Workers | 32.9% | 36.2% | 34.1% |
| Transportation to Work | | | |
| 2024 Drive to Work Alone | 70.5% | 68.9% | 68.2% |
| 2024 Drive to Work in Carpool | 4.5% | 7.1% | 6.9% |
| 2024 Travel to Work by Public Transportation | 0.4% | 1.2% | 1.4% |
| 2024 Drive to Work on Motorcycle | - | - | - |
| 2024 Walk or Bicycle to Work | 1.7% | 1.6% | 1.6% |
| 2024 Other Means | 0.7% | 1.2% | 1.2% |
| 2024 Work at Home | 22.0% | 20.0% | 20.7% |
| Travel Time | | | |
| 2024 Travel to Work in 14 Minutes or Less | 22.1% | 23.0% | 20.5% |
| 2024 Travel to Work in 15 to 29 Minutes | 51.5% | 46.0% | 46.2% |
| 2024 Travel to Work in 30 to 59 Minutes | 23.6% | 27.1% | 29.3% |
| 2024 Travel to Work in 60 Minutes or More | 2.8% | 4.0% | 4.1% |
| 2024 Average Travel Time to Work | 20.8 | 21.8 | 22.7 |
| Consumer Expenditure | | | |
| 2024 Est. Total Household Expenditure | \$272.53 M | \$4.35 B | \$13.64 B |
| 2024 Est. Apparel | \$5.11 M | \$81.78 M | \$254.81 M |
| 2024 Est. Contributions, Tax and Retirement | \$71.72 M | \$1.08 B | \$3.61 B |
| 2024 Est. Education | \$6.25 M | \$97.07 M | \$308.81 M |
| 2024 Est. Entertainment | \$15.84 M | \$254.26 M | \$790.82 M |
| 2024 Est. Food, Beverages, Tobacco | \$33.54 M | \$556.11 M | \$1.69 B |
| 2024 Est. Health Care | \$19.82 M | \$337.93 M | \$984.46 M |
| 2024 Est. Household Furnishings and Equipment | \$7.35 M | \$116.52 M | \$364.99 M |
| 2024 Est. Household Operations, Shelter, Utilities | \$60.51 M | \$1.04 B | \$3.17 B |
| 2024 Est. Miscellaneous Expenses | \$4.75 M | \$75.36 M | \$235.4 M |
| 2024 Est. Personal Care | \$3.59 M | \$59.78 M | \$180.9 M |
| 2024 Est. Transportation | \$44.03 M | \$656.33 M | \$2.05 B |

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RF1

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

