

# OFFICE FOR SALE



**23725 Northwestern Hwy  
Southfield, Michigan**

**Insite**  
**COMMERCIAL**

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# PROPERTY SUMMARY

**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**



# PHOTOGRAPHS

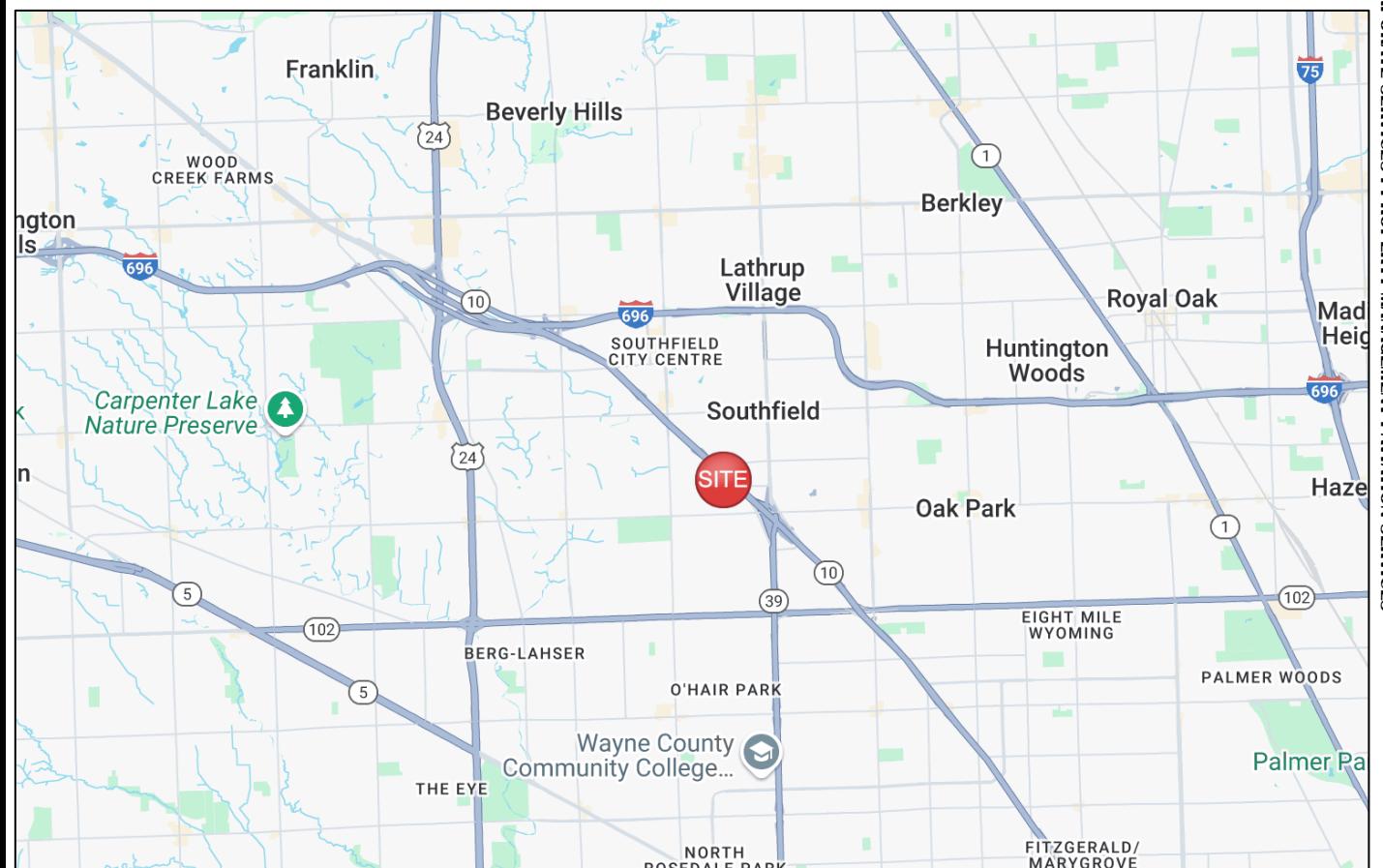
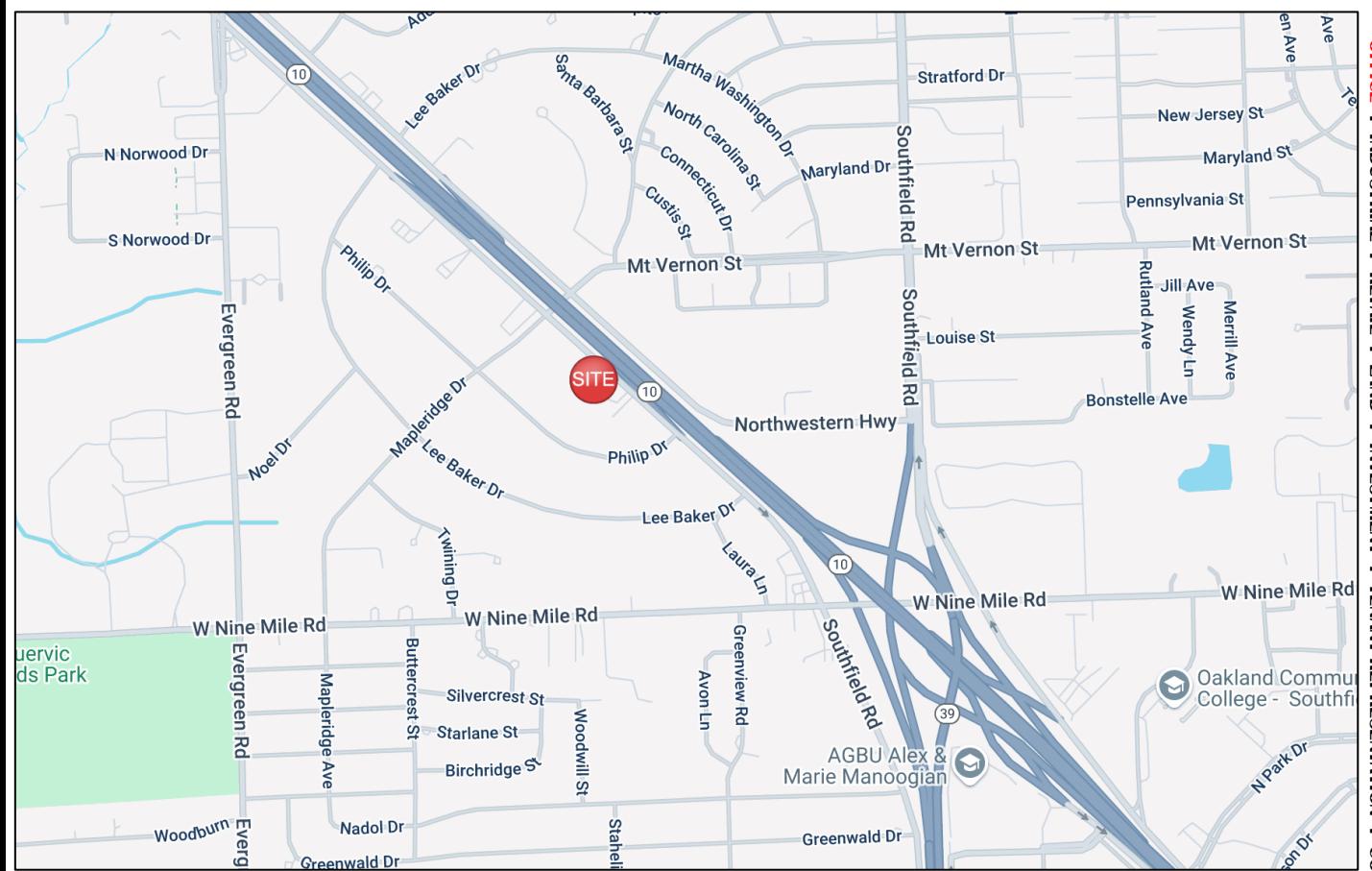


# PHOTOGRAPHS





# AREA MAPS



# DEMOGRAPHICS



## 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
<b>Population</b>			
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%	-	-
<b>Households</b>			
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%
<b>Age</b>			
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
<b>Marital Status &amp; Gender</b>			
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%
<b>Income</b>			
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

# DEMOGRAPHICS



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23725 Northwestern Hwy Southfield, MI 48075	1 mi radius	3 mi radius	5 mi radius
<b>Race</b>			
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%
<b>Hispanic</b>			
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%
<b>Education (Adults 25 &amp; Older)</b>			
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%
<b>Housing</b>			
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%
<b>Homes Built by Year</b>			
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%
<b>Home Values</b>			
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

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<b>Labor Force</b>			
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%
<b>Occupation</b>			
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%
<b>Transportation to Work</b>			
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%
<b>Travel Time</b>			
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
<b>Consumer Expenditure</b>			
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

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# TRAFFIC COUNTS

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