

FOR LEASE

**33084 Northwestern Highway
West Bloomfield, Michigan**



Presented By

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Information contained herein was obtained from sources deemed to be reliable but is not guaranteed.
Subject to prior sale, change of price or withdrawal.

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PROPERTY SUMMARY



33084 Northwestern Hwy- West Bloomfield, MI

Excellent space available for lease at this location with extremely high traffic counts positioned at the intersection of Northwestern Highway and Orchard Lake Road. This space offers a great opportunity for a tenant looking for phenomenal visibility and strong demographics. The immediate area is home to many national retailers including, Kohl's, DSW, Dunham's Sporting Goods, Champ's Restaurant, J Alexander's, Trader Joes and much more. Other tenants within this property include Honey Tree Restaurant and Home Appliance Mart.

3,714 SQ FT AVAILABLE

Rental Rate: \$ 18.00 NNN

Trade Area Demographics:

<u>Radius</u>	<u>Population</u>	<u>Avg. HH Income</u>
<u>1 Mile</u>	9,096	\$128,455
<u>3 Mile</u>	65,545	\$155,330
<u>5 Mile</u>	161,247	\$142,643



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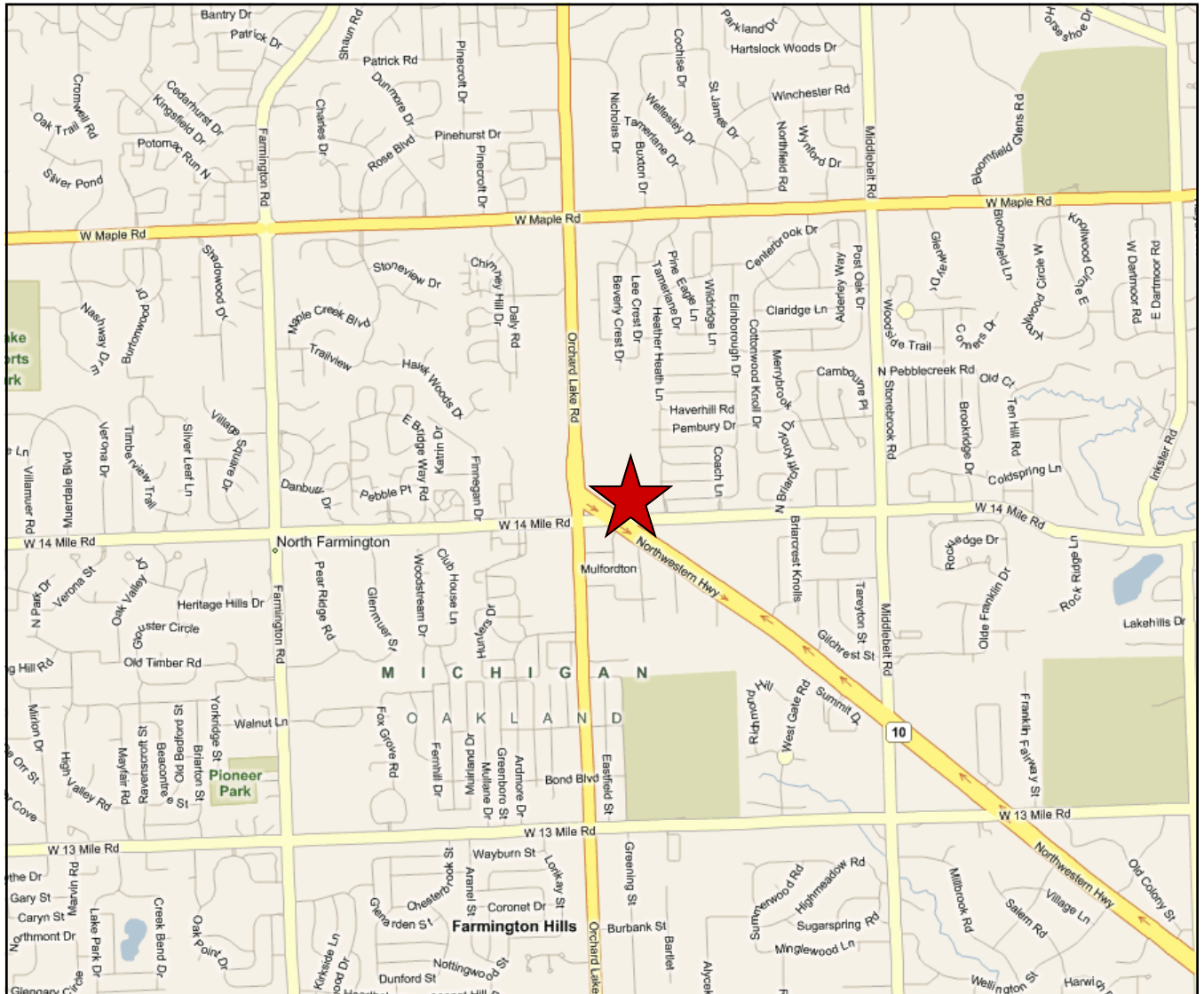
AERIAL

33084 Northwestern Highway West Bloomfield, Michigan



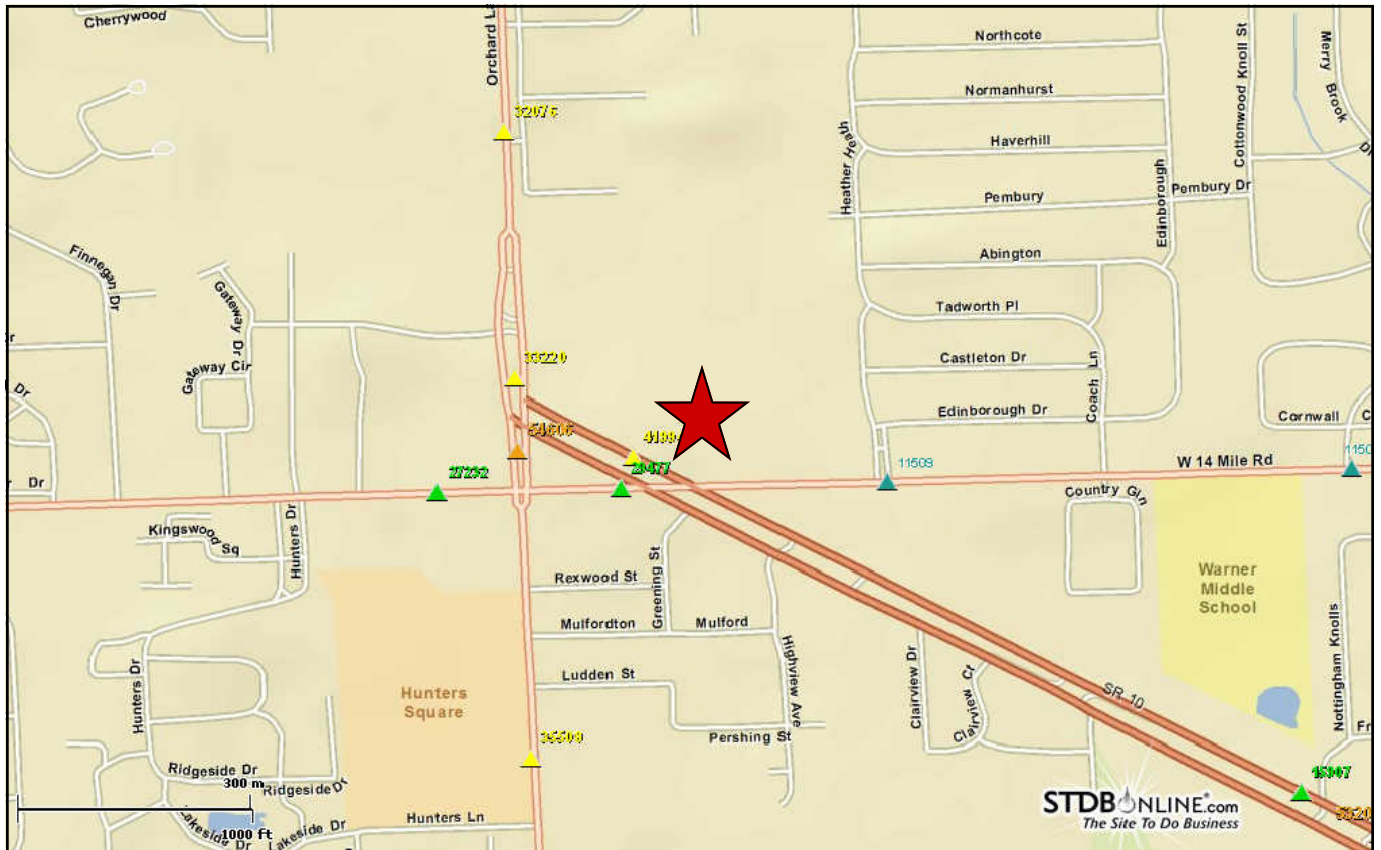
AREA MAP

33084 Northwestern Highway West Bloomfield, Michigan



TRAFFIC COUNTS

33084 Northwestern Highway West Bloomfield, Michigan



DEMOGRAPHICS

33084 NW Hwy
33084 Northwestern Hwy
West Bloomfield, MI 48322

Latitude: 42.529339
Longitude: -83.359096
Radius: 1.0 mile

Site Type: Radius

Summary	2000	2008	2013
Population	8,930	9,096	9,188
Households	3,901	4,060	4,134
Families	2,655	2,688	2,690
Average Household Size	2.27	2.22	2.20
Owner Occupied HUs	2,849	2,966	2,983
Renter Occupied HUs	1,052	1,093	1,151
Median Age	44.8	46.6	47.5

Trends: 2008-2013 Annual Rate	Area	State	National
Population	0.2%	0.39%	1.23%
Households	0.36%	0.52%	1.26%
Families	0.01%	0.26%	1.05%
Owner HHs	0.11%	0.34%	1.07%
Median Household Income	1.76%	2.47%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	183	4.8%	143	3.5%	112	2.7%
\$15,000 - \$24,999	277	7.2%	199	4.9%	149	3.6%
\$25,000 - \$34,999	265	6.9%	211	5.2%	170	4.1%
\$35,000 - \$49,999	431	11.2%	348	8.6%	302	7.3%
\$50,000 - \$74,999	817	21.2%	821	20.2%	727	17.6%
\$75,000 - \$99,999	584	15.2%	646	15.9%	787	19.0%
\$100,000 - \$149,999	674	17.5%	800	19.7%	886	21.4%
\$150,000 - \$199,000	314	8.2%	329	8.1%	319	7.7%
\$200,000+	301	7.8%	563	13.9%	684	16.5%
Median Household Income	\$73,038		\$85,043		\$92,794	
Average Household Income	\$96,658		\$128,455		\$146,855	
Per Capita Income	\$40,184		\$54,353		\$62,558	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	456	5.1%	455	5.0%	470	5.1%
5 - 9	542	6.1%	483	5.3%	439	4.8%
10 - 14	603	6.8%	552	6.1%	501	5.5%
15 - 19	470	5.3%	559	6.1%	517	5.6%
20 - 24	251	2.8%	454	5.0%	477	5.2%
25 - 34	853	9.6%	698	7.7%	904	9.8%
35 - 44	1,313	14.7%	1,124	12.4%	933	10.2%
45 - 54	1,345	15.1%	1,393	15.3%	1,427	15.5%
55 - 64	1,025	11.5%	1,270	14.0%	1,363	14.8%
65 - 74	1,011	11.3%	878	9.7%	940	10.2%
75 - 84	846	9.5%	840	9.2%	738	8.0%
85+	215	2.4%	390	4.3%	479	5.2%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,629	85.4%	7,280	80.0%	7,014	76.3%
Black Alone	556	6.2%	718	7.9%	810	8.8%
American Indian Alone	7	0.1%	7	0.1%	7	0.1%
Asian Alone	527	5.9%	835	9.2%	1,080	11.8%
Pacific Islander Alone	4	0.0%	5	0.1%	6	0.1%
Some Other Race Alone	39	0.4%	50	0.5%	53	0.6%
Two or More Races	168	1.9%	200	2.2%	218	2.4%
Hispanic Origin (Any Race)	94	1.1%	121	1.3%	139	1.5%



DEMOGRAPHICS

33084 NW Hwy
33084 Northwestern Hwy
West Bloomfield, MI 48322

Latitude: 42.529339
Longitude: -83.359096
Radius: 3.0 mile

Site Type: Radius

Summary	2000	2008	2013
Population	64,322	65,545	66,201
Households	24,002	24,893	25,322
Families	18,049	18,392	18,486
Average Household Size	2.64	2.59	2.58
Owner Occupied HUs	19,947	20,655	20,885
Renter Occupied HUs	4,055	4,238	4,437
Median Age	41.8	44.8	45.6

Trends: 2008-2013 Annual Rate	Area	State	National
Population	0.2%	0.39%	1.23%
Households	0.34%	0.52%	1.26%
Families	0.1%	0.26%	1.05%
Owner HHs	0.22%	0.34%	1.07%
Median Household Income	1.23%	2.47%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	1,281	5.3%	1,030	4.1%	830	3.3%
\$15,000 - \$24,999	1,256	5.2%	985	4.0%	826	3.3%
\$25,000 - \$34,999	1,437	6.0%	1,100	4.4%	847	3.3%
\$35,000 - \$49,999	2,197	9.2%	1,671	6.7%	1,539	6.1%
\$50,000 - \$74,999	3,911	16.3%	3,531	14.2%	3,331	13.2%
\$75,000 - \$99,999	3,546	14.8%	3,560	14.3%	3,694	14.6%
\$100,000 - \$149,999	5,007	20.9%	5,230	21.0%	5,236	20.7%
\$150,000 - \$199,000	2,355	9.8%	2,755	11.1%	2,743	10.8%
\$200,000+	2,972	12.4%	5,031	20.2%	6,276	24.8%
Median Household Income	\$86,571		\$103,410		\$109,909	
Average Household Income	\$116,465		\$155,330		\$181,624	
Per Capita Income	\$43,818		\$59,283		\$69,811	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,677	5.7%	3,471	5.3%	3,577	5.4%
5 - 9	4,554	7.1%	4,030	6.1%	3,771	5.7%
10 - 14	4,994	7.8%	4,760	7.3%	4,547	6.9%
15 - 19	4,135	6.4%	4,425	6.8%	4,408	6.7%
20 - 24	2,133	3.3%	2,792	4.3%	2,852	4.3%
25 - 34	5,951	9.3%	5,043	7.7%	5,518	8.3%
35 - 44	10,328	16.1%	8,454	12.9%	7,765	11.7%
45 - 54	10,974	17.1%	10,876	16.6%	11,095	16.8%
55 - 64	7,089	11.0%	9,561	14.6%	9,944	15.0%
65 - 74	5,376	8.4%	5,484	8.4%	6,059	9.2%
75 - 84	3,791	5.9%	4,524	6.9%	4,093	6.2%
85+	1,318	2.0%	2,126	3.2%	2,574	3.9%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	53,928	83.8%	51,296	78.3%	49,237	74.4%
Black Alone	3,871	6.0%	4,872	7.4%	5,432	8.2%
American Indian Alone	42	0.1%	41	0.1%	41	0.1%
Asian Alone	4,739	7.4%	7,267	11.1%	9,243	14.0%
Pacific Islander Alone	12	0.0%	14	0.0%	18	0.0%
Some Other Race Alone	271	0.4%	321	0.5%	346	0.5%
Two or More Races	1,458	2.3%	1,734	2.6%	1,884	2.8%
Hispanic Origin (Any Race)	851	1.3%	1,084	1.7%	1,233	1.9%



DEMOGRAPHICS

33084 NW Hwy
33084 Northwestern Hwy
West Bloomfield, MI 48322

Latitude: 42.529339
Longitude: -83.359096
Radius: 5.0 mile

Site Type: Radius

Summary	2000	2008	2013
Population	158,808	161,247	162,614
Households	63,078	65,173	66,216
Families	43,583	44,029	44,064
Average Household Size	2.49	2.45	2.43
Owner Occupied HUs	45,788	47,129	47,395
Renter Occupied HUs	17,290	18,045	18,820
Median Age	40.3	42.6	43.4

Trends: 2008-2013 Annual Rate	Area	State	National
Population	0.17%	0.39%	1.23%
Households	0.32%	0.52%	1.26%
Families	0.02%	0.26%	1.05%
Owner HHs	0.11%	0.34%	1.07%
Median Household Income	1.91%	2.47%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	3,531	5.6%	2,848	4.4%	2,293	3.5%
\$15,000 - \$24,999	4,066	6.4%	2,937	4.5%	2,350	3.5%
\$25,000 - \$34,999	4,638	7.3%	3,539	5.4%	2,627	4.0%
\$35,000 - \$49,999	6,971	11.0%	5,236	8.0%	4,830	7.3%
\$50,000 - \$74,999	11,222	17.8%	10,490	16.1%	9,748	14.7%
\$75,000 - \$99,999	8,697	13.8%	9,464	14.5%	9,929	15.0%
\$100,000 - \$149,999	11,269	17.8%	12,329	18.9%	13,135	19.8%
\$150,000 - \$199,000	5,529	8.8%	6,445	9.9%	6,658	10.1%
\$200,000+	7,252	11.5%	11,886	18.2%	14,647	22.1%
Median Household Income	\$77,563		\$93,690		\$103,009	
Average Household Income	\$109,563		\$142,643		\$165,115	
Per Capita Income	\$43,978		\$57,906		\$67,508	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,381	5.9%	8,922	5.5%	9,284	5.7%
5 - 9	10,702	6.7%	9,639	6.0%	9,026	5.6%
10 - 14	11,012	6.9%	10,831	6.7%	10,234	6.3%
15 - 19	9,375	5.9%	10,274	6.4%	10,149	6.2%
20 - 24	6,571	4.1%	8,168	5.1%	9,246	5.7%
25 - 34	19,525	12.3%	16,225	10.1%	17,167	10.6%
35 - 44	25,492	16.1%	22,132	13.7%	19,871	12.2%
45 - 54	25,706	16.2%	25,263	15.7%	25,895	15.9%
55 - 64	16,790	10.6%	22,280	13.8%	23,025	14.2%
65 - 74	12,494	7.9%	12,683	7.9%	14,084	8.7%
75 - 84	8,810	5.5%	10,242	6.4%	9,202	5.7%
85+	2,950	1.9%	4,588	2.8%	5,430	3.3%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	126,688	79.8%	119,344	74.0%	114,089	70.2%
Black Alone	15,006	9.4%	18,022	11.2%	19,542	12.0%
American Indian Alone	190	0.1%	185	0.1%	183	0.1%
Asian Alone	12,698	8.0%	18,807	11.7%	23,538	14.5%
Pacific Islander Alone	29	0.0%	32	0.0%	39	0.0%
Some Other Race Alone	708	0.4%	826	0.5%	901	0.6%
Two or More Races	3,488	2.2%	4,031	2.5%	4,323	2.7%
Hispanic Origin (Any Race)	2,185	1.4%	2,738	1.7%	3,096	1.9%

