

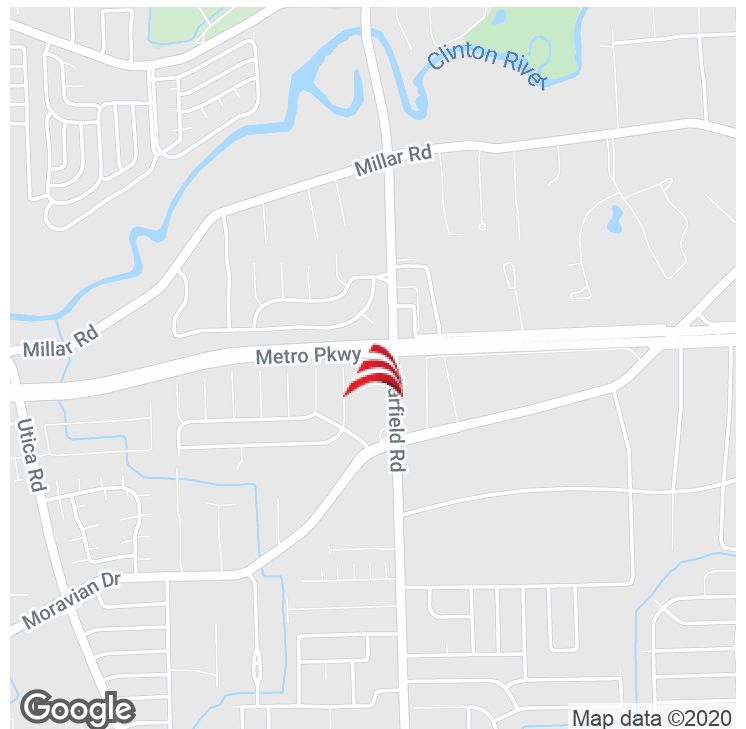


PROPERTY HIGHLIGHTS

- Redevelopment Opportunity
- Located on Garfield Between Metro Parkway (16 Mile Road) and Moravian Drive
- 1,625 - 15,000 Sq. Ft. Available
- Lease Highly Visible Space in a Densely Populated Area with Above Average Household Incomes
- High Traffic Volumes of Approximately 28,900 VPD on Garfield Road, and 38,914 VPD on Metropolitan Parkway (16 Mile)
- Ample Parking and 330' Frontage on Garfield Rd.
- Area Tenants Include CVS, Randazzo Market, Rite Aid, Little Caesars and Baskin Robbins

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,983	43,423	127,934
Total Population	9,361	105,305	306,454
Average HH Income	\$70,764	\$65,608	\$63,412



GREG MALLORY

248.855.1221

gmallory@armadarealestate.com

7001 ORCHARD LAKE ROAD | WEST BLOOMFIELD TOWNSHIP | MI 48322

248.855.1221 | ARMADAREALESTATE.COM



SITE PLAN



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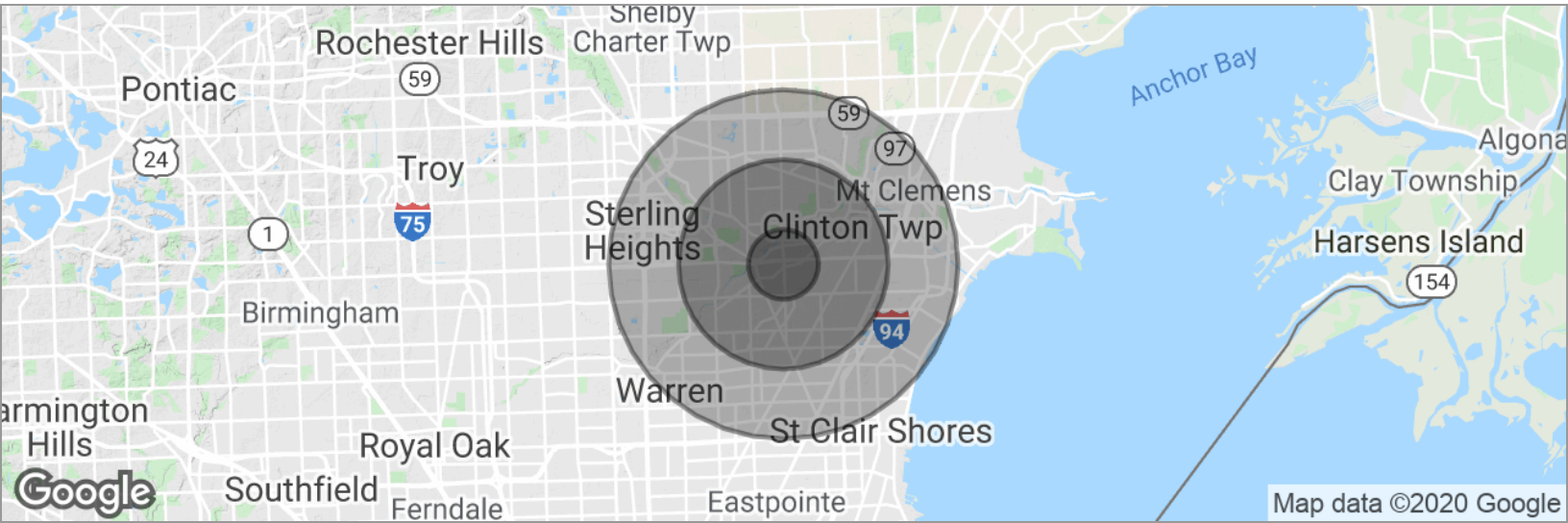
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,361	105,305	306,454
Median age	45.2	42.1	40.9
Median age (male)	41.8	39.6	38.9
Median age (Female)	46.9	44.1	42.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,983	43,423	127,934
# of persons per HH	2.4	2.4	2.4
Average HH income	\$70,764	\$65,608	\$63,412
Average house value	\$185,799	\$166,776	\$157,726

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