



**PROPERTY HIGHLIGHTS**

- Located on the South Side of 11 Mile Rd., West of Campbell Rd.
- 1,300 Sq. Ft. Point Position and 700 Sq. Ft. Endcap
- Great Royal Oak Location for Retail or Office
- Join Edgemont Creative and H&R Block
- Lots of New Residential Construction and Upgrades in the Area
- Traffic Counts on 11 Mile Road: 22,001 VPD

**DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
Total Households	8,816	65,161	160,039
Total Population	17,874	141,978	370,808
Average HH Income	\$75,277	\$69,065	\$62,280



**BOB RICHARDSON**

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RETAIL MAP



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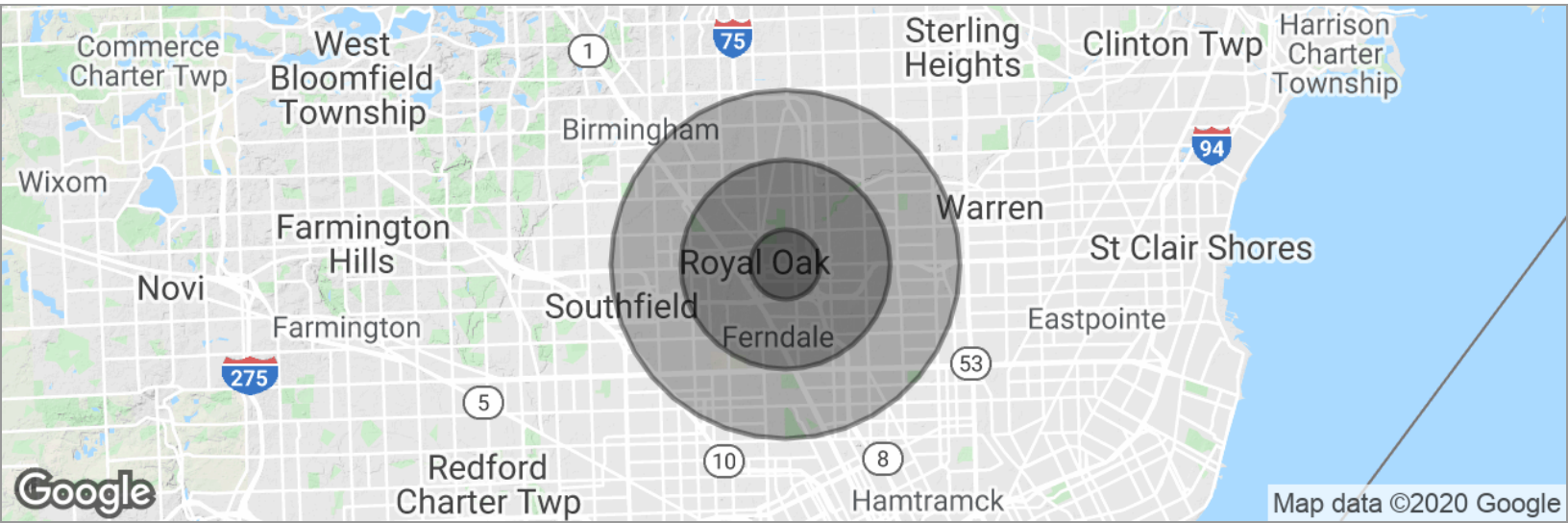
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**DEMOGRAPHICS MAP**



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	17,874	141,978	370,808
Median age	35.7	38.9	38.8
Median age (male)	35.6	37.5	37.0
Median age (Female)	36.8	40.3	40.6

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	8,816	65,161	160,039
# of persons per HH	2.0	2.2	2.3
Average HH income	\$75,277	\$69,065	\$62,280
Average house value	\$196,731	\$191,536	\$171,332

\* Demographic data derived from 2010 US Census

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