

SALE-LEASEBACK INVESTMENT

INDUSTRIAL FOR SALE



645 EXECUTIVE DRIVE

TROY, MICHIGAN

**Insite
COMMERCIAL**

1111 W. Oakley Park Road
Suite 220

Commerce, Michigan 48390
(248) 359-9000 – Detroit Office
(616) 241-2200 – Grand Rapids Office

www.insitecommercial.com

INDUSTRIAL INVESTMENT FOR SALE

**645 EXECUTIVE DRIVE
TROY, MICHIGAN**

DISCLAIMER / DISCLOSURE	page 3
SUMMARY	page 4
PURCHASER ACKNOWLEDGEMENTS	page 5
FINANCIAL PROFORMA	page 6
PHOTOGRAPHS	pages 7-10
OFFICE LAYOUT	page 11
MEZZANINE LAYOUT	page 12
AERIAL	page 13
AREA MAPS	page 14
DEMOGRAPHICS	pages 15-17
TRAFFIC COUNTS	page 18



DISCLAIMER/DISCLOSURE

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.



SUMMARY

Location: 645 Executive Drive
Troy, MI 48083

Parcel I.D.: 20-36-326-008

Tenant: Crystal Employment Services & Crystal Engineering Solutions

List Price: \$1,950,000.00

Cap Rate: 9.23%

Net Operating Income: \$180,000.00

Lease Type: Triple Net

Demographics in 5 Mile Radius:	Population:	283,069 people
	Households:	121,273 homes
	Avg. HH Income:	\$95,048 USD
	Traffic Counts:	35,571 VPD (E. 14 Mile Rd.)

Property Highlights:

- Located off E. 14 Mile Rd., just east of John R Rd.
- Built: 1972
- Building: 32,401 SF (6,006 SF Office/26,395 SF Warehouse)
- Parcel: 2 Acres (87,120 SF)
- Parking: 50 Spaces
- Clear height: 18 FT
- Overhead Doors: 3 (14Hx12W)
- Bays: 40 FT
- Crane: 14 Ton (17 FT Bay)
- Sprinklered
- Power: 2,000 Amps total (Dedicated Transformer)
- Buss: 800 Amps
- Fiberoptic Service
- Zoning: IB (Integrated Industrial Business District)
- Rear Storage Shed: 30 FT x 50 FT

For Information Contact:

RANDY THOMAS
248-359-9000 x9



PURCHASER ACKNOWLEDGEMENTS

PURCHASER ACKNOWLEDGEMENTS:

- **ROOF:** Building roof is original, and purchaser acknowledges the remaining useful life of the roof is approximately 3 to 5 years. Upon request, broker will provide a recent roof inspection report.
- **ENVIRONMENTAL:** A recent Phase II environmental evaluation reported a vapor intrusion and the need for a vapor mitigation system on the premises. Upon request, broker will provide a cost estimate for the vapor mitigation system. The purchase price has been reduced from \$2,200,000 to \$1,950,000 to account for this additional cost to the purchaser.

For Information Contact:

RANDY THOMAS

248-359-9000 x9



FINANCIAL PROFORMA

Tenant	Rent	Lease Expiration
Crystal Employment/Engineering	\$15,000.00	18 Months from closing
Gross Yearly Income:	\$180,000.00	
Net Operating Income:	\$180,000.00	
Expenses: Tenant Reimbursements*		
Taxes	(\$18,157.52)	\$0.56 PSF
CAM	(\$20,505.17)	\$0.63 PSF
Total:	(\$38,662.69)	\$1.19 PSF
*Detailed expenses available upon request.		

Investment Highlights:

- Currently owner occupied, owner will execute a leaseback for an 18-month period for \$15,000/month NNN (straight for the 18-month term) and will sign the lease at closing.
- Roof – Original, well maintained. Recent inspection.
- HVAC – 8 units total, well maintained. 3 units replaced in 2011.
- Extensive renovations in 2011 to Office, warehouse, and parking lot.

For Information Contact:

RANDY THOMAS
248-359-9000 x9



PHOTOGRAPHS

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES



PHOTOGRAPHS

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES



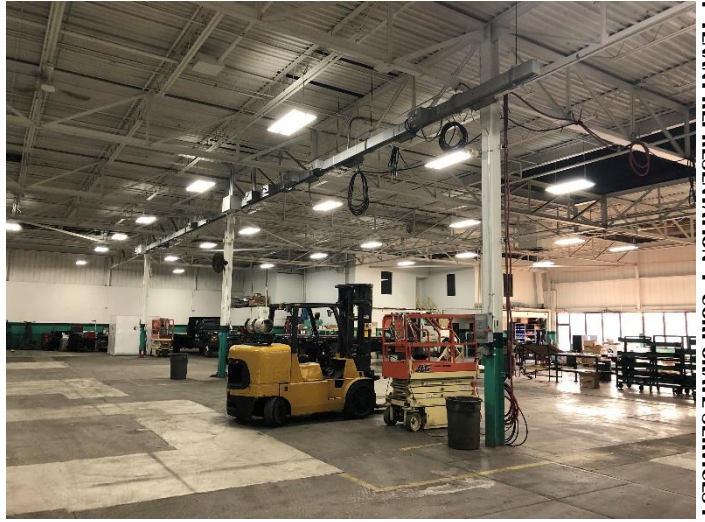
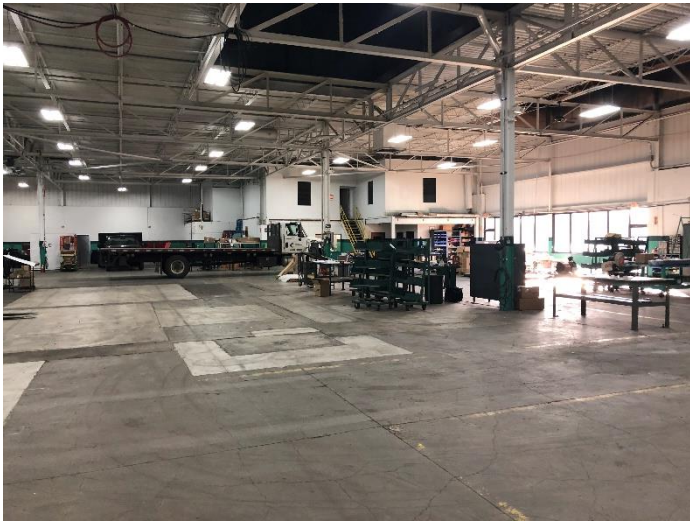
PHOTOGRAPHS

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES



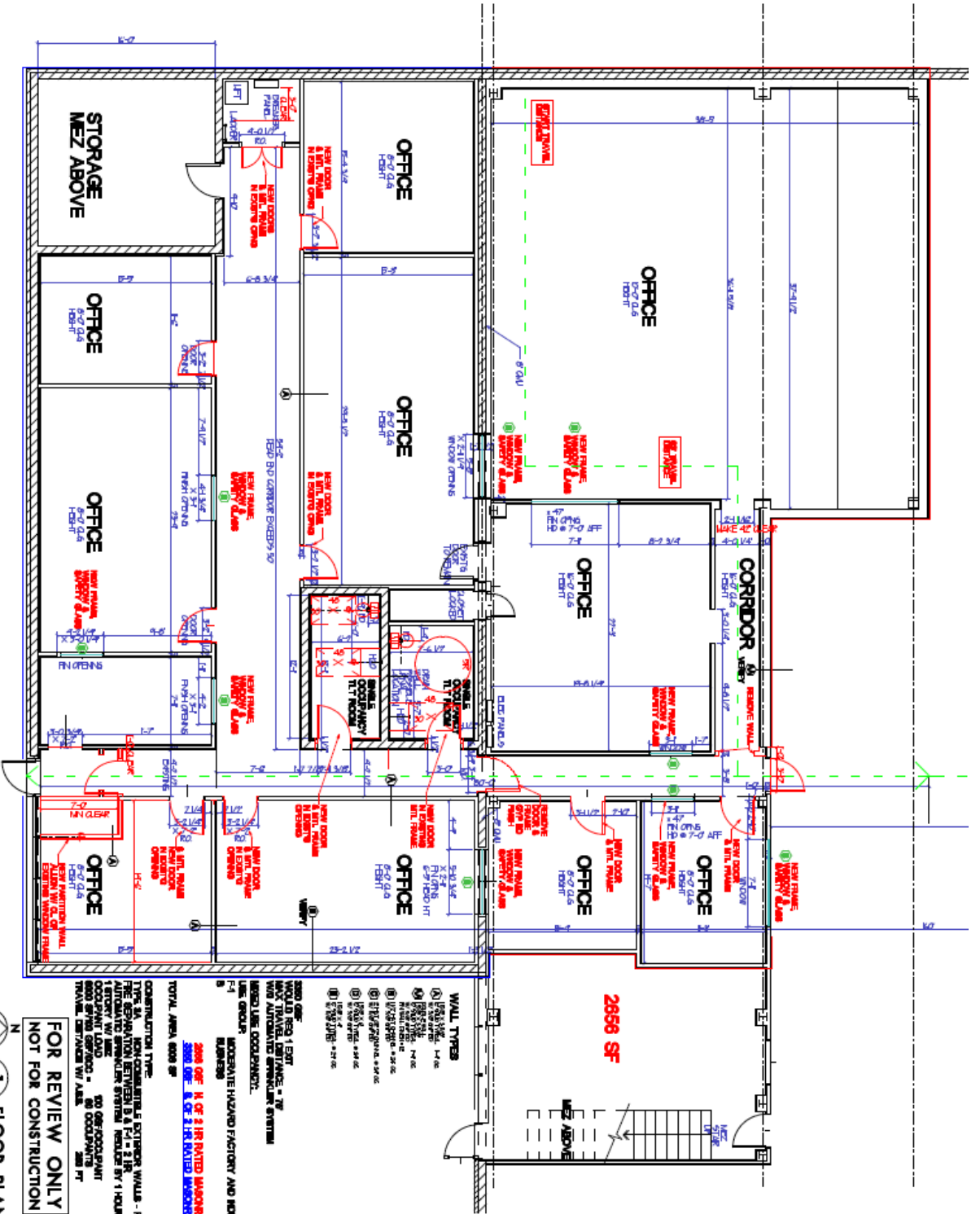
PHOTOGRAPHS

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES



OFFICE LAYOUT

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES



WALL TYPES

- ① 1/2" GYPSUM BOARD ON 2" X 4" STUDS - 1-1/2" THICK
- ② 5/8" GYPSUM BOARD ON 2" X 4" STUDS - 1-1/2" THICK
- ③ 5/8" GYPSUM BOARD ON 2" X 4" STUDS - 1-1/2" THICK WITH ACoustIC CEILING
- ④ 5/8" GYPSUM BOARD ON 2" X 4" STUDS - 1-1/2" THICK WITH ACoustIC CEILING AND FLOOR
- ⑤ 1/2" GYPSUM BOARD ON 2" X 4" STUDS - 1-1/2" THICK WITH ACoustIC CEILING AND FLOOR
- ⑥ 1/2" GYPSUM BOARD ON 2" X 4" STUDS - 1-1/2" THICK WITH ACoustIC CEILING AND FLOOR AND PARTITION
- ⑦ 1/2" GYPSUM BOARD ON 2" X 4" STUDS - 1-1/2" THICK WITH ACoustIC CEILING AND FLOOR AND PARTITION AND GLASS
- ⑧ 1/2" GYPSUM BOARD ON 2" X 4" STUDS - 1-1/2" THICK WITH ACoustIC CEILING AND FLOOR AND PARTITION AND GLASS AND PARTITION
- ⑨ 1/2" GYPSUM BOARD ON 2" X 4" STUDS - 1-1/2" THICK WITH ACoustIC CEILING AND FLOOR AND PARTITION AND GLASS AND PARTITION AND GLASS AND PARTITION
- ⑩ 1/2" GYPSUM BOARD ON 2" X 4" STUDS - 1-1/2" THICK WITH ACoustIC CEILING AND FLOOR AND PARTITION AND GLASS AND PARTITION AND GLASS AND PARTITION

⑪ WOULD BEA 1 ENT MAX TYPICAL LIGHTS - TV VIEW ADJACENT OPERATOR STATION

⑫ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

⑬ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

⑭ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

⑮ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

⑯ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

⑰ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

⑱ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

⑲ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

⑳ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

㉑ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

㉒ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

㉓ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

㉔ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

㉕ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

㉖ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

㉗ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

㉘ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

㉙ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

㉚ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

㉛ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

㉜ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

㉝ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

㉞ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

㉟ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

㊱ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

㊲ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

㊳ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

㊴ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

㊵ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

㊶ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

㊷ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

㊸ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

㊹ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

㊺ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

㊻ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

㊼ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

㊽ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

㊾ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

㊿ SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

① 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

② 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

③ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

④ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

⑤ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

⑥ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

⑦ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

⑧ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

⑨ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

⑩ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

⑪ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

⑫ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

⑬ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

⑭ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

⑮ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

⑯ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

⑰ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

⑱ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

⑲ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

⑳ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

㉑ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

㉒ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

㉓ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

㉔ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

㉕ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

㉖ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

㉗ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

㉘ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

㉙ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

㉚ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

㉛ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

㉜ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

㉝ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

㉞ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

㉟ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

① 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

② 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

③ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

④ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

⑤ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

⑥ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

⑦ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

⑧ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

⑨ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

⑩ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

⑪ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

⑫ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

⑬ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

⑭ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

⑮ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

⑯ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

⑰ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

⑱ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

⑲ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

⑳ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

㉑ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

㉒ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

㉓ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

㉔ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

㉕ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

㉖ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

㉗ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

㉘ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

㉙ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

㉚ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

㉛ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

㉜ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

㉝ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

㉞ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

㉟ 2800 GRT 1/2" OF 2 HR RATED MASONRY WALL

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

1 FLOOR PLAN
A-3 PROPOSED

Project address:
644 EXECUTIVE DRIVE
TROY, MI

Project number:
GAA-20-11

Sheet number:
A3

Architect:
GARDNER + ASSOCIATES ARCHITECTS

Date:
11/20/20

Scale:
AS SHOWN

Notes:
1. SEE CR. 100A HAZARD FACTORY AND INDUSTRIAL

GARDNER + ASSOCIATES ARCHITECTS
714 FOREST AVENUE
BIRMINGHAM, ALABAMA 35203
205.443.3900
MAIL: g Gardner+Associates.com
www: Gardner+Associates.com

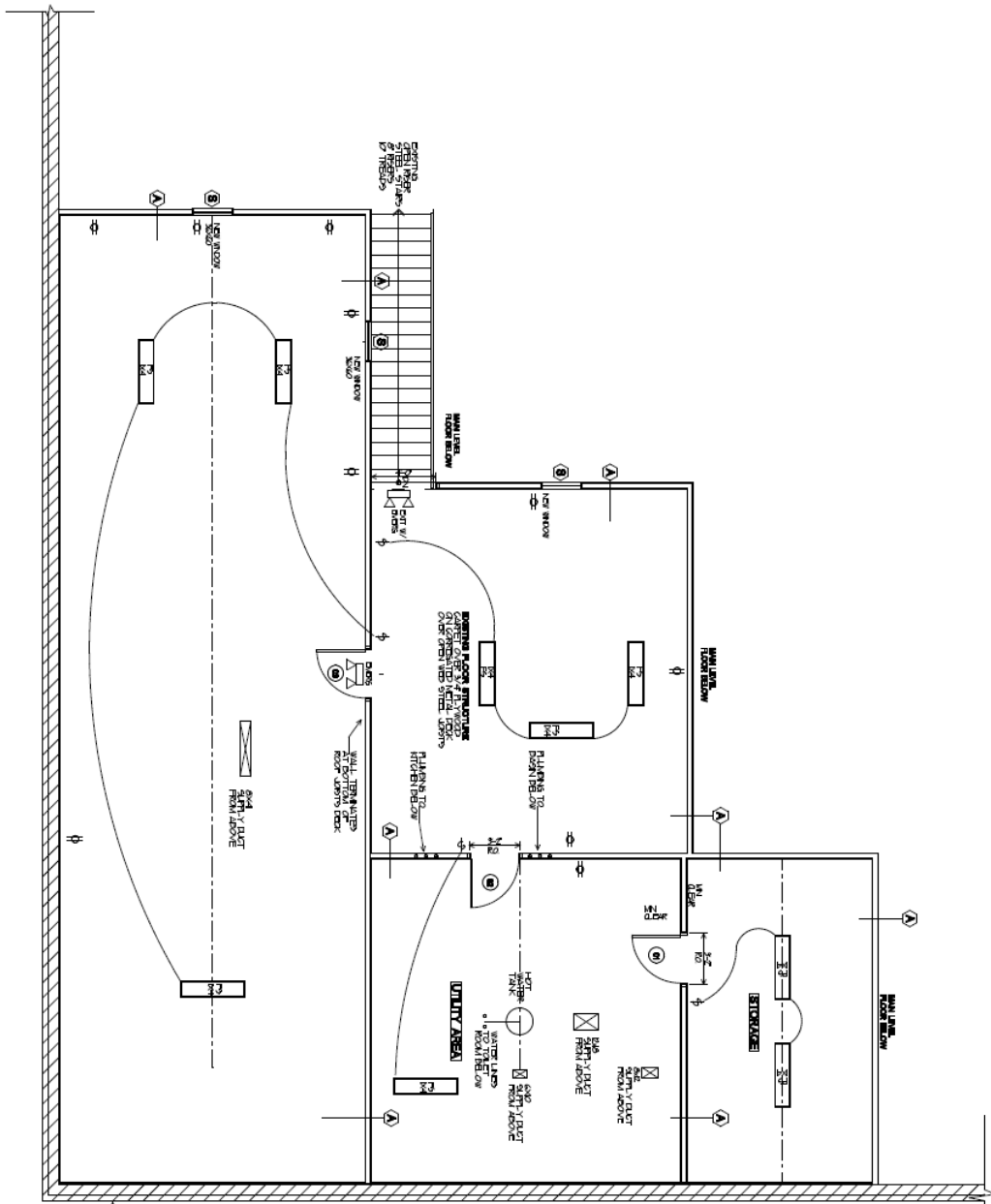
Project:
CRYSTAL EMPLOYMENT

FLOOR PLAN

PROPOSED

28566 SF

MEZZANINE LAYOUT



EXISTING EXTERIOR WALL
 CONCRETE
 12" MIN. THICK
 REINFORCED
 WITH #4 @ 12" O.C.
 HEIGHT FINISH = 4'-0" AFF

FOR REVIEW ONLY

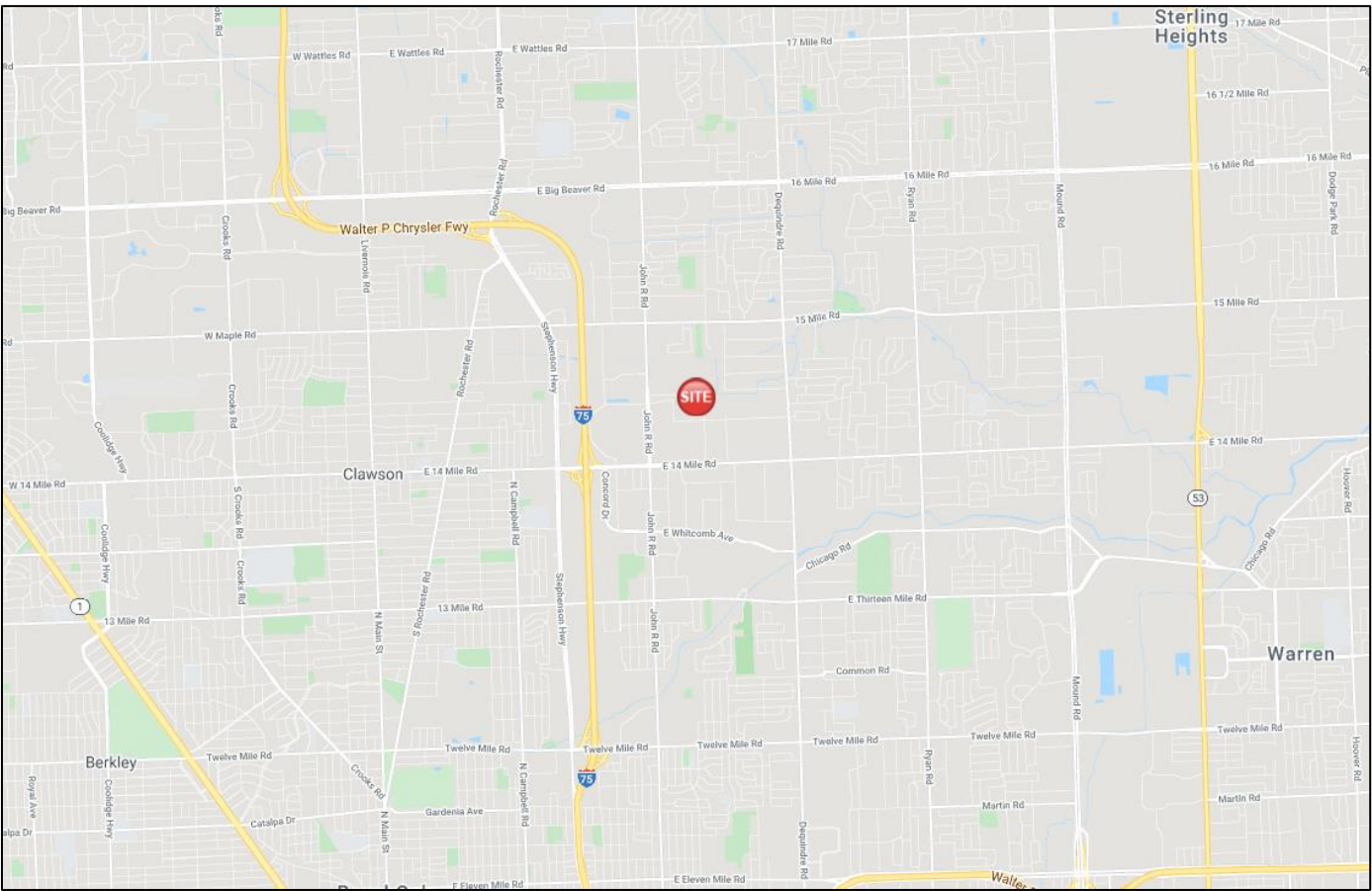
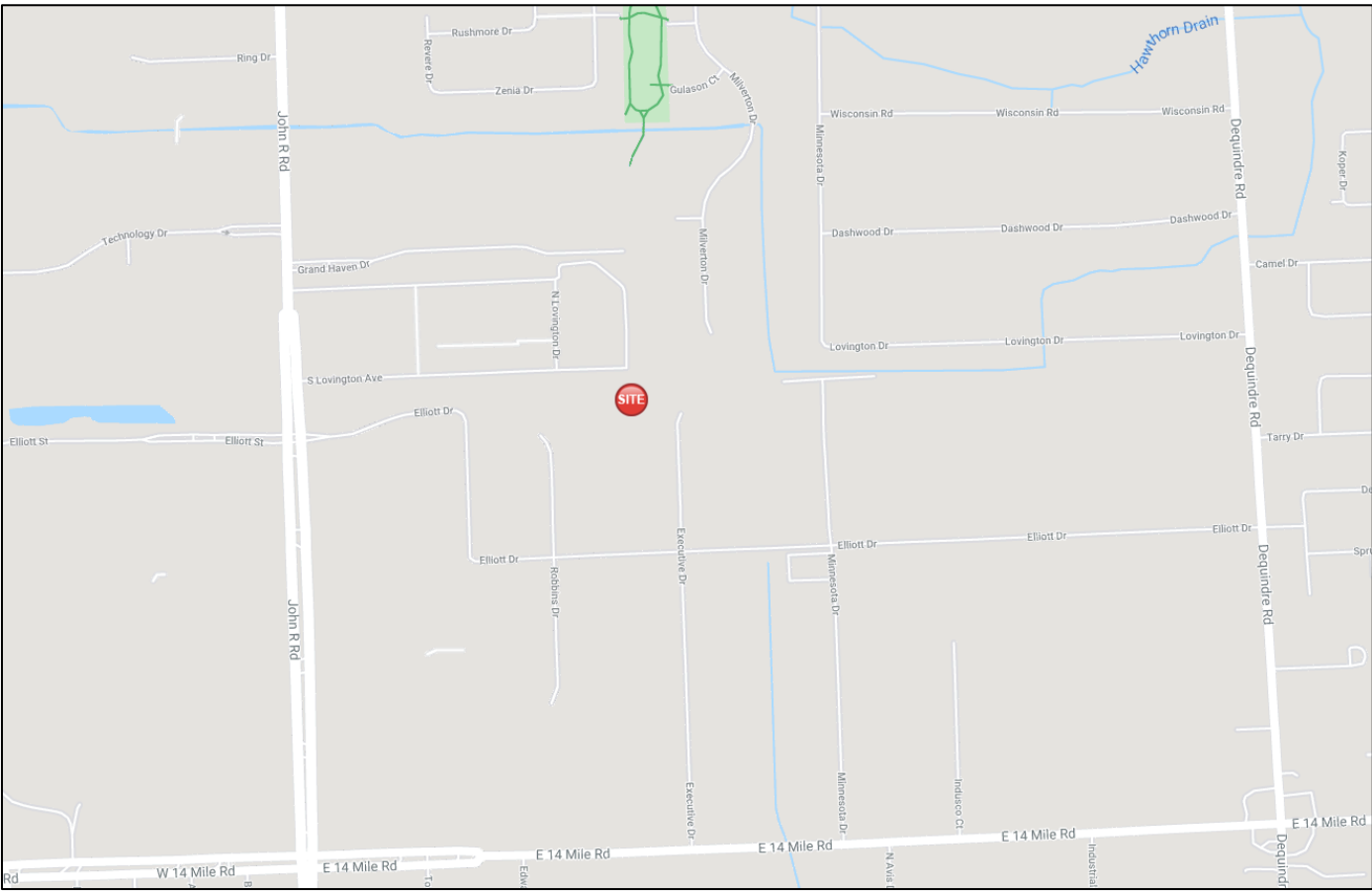
1 PARTIAL FLOOR PLAN
 A-1 EAST MEZZANINE
 "AS-BUILT"

AERIAL

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES



AREA MAPS



DEMOGRAPHICS

FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.5413/-83.1003

RF1

645 Executive Dr

Troy, MI 48083

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	6,858	110,045	283,069
	2025 Projected Population	6,893	110,260	284,365
	2010 Census Population	6,735	108,112	274,889
	2000 Census Population	6,683	108,286	277,878
	Projected Annual Growth 2020 to 2025	0.1%	-	-
	Historical Annual Growth 2000 to 2020	0.1%	-	-
HOUSEHOLDS	2020 Estimated Households	3,060	44,596	121,273
	2025 Projected Households	3,136	45,522	124,187
	2010 Census Households	2,917	42,754	114,705
	2000 Census Households	3,064	43,119	115,619
	Projected Annual Growth 2020 to 2025	0.5%	0.4%	0.5%
	Historical Annual Growth 2000 to 2020	-	0.2%	0.2%
AGE	2020 Est. Population Under 10 Years	10.2%	10.3%	10.0%
	2020 Est. Population 10 to 19 Years	8.1%	10.3%	10.1%
	2020 Est. Population 20 to 29 Years	14.8%	14.7%	14.9%
	2020 Est. Population 30 to 44 Years	18.5%	19.9%	20.2%
	2020 Est. Population 45 to 59 Years	15.9%	19.4%	19.8%
	2020 Est. Population 60 to 74 Years	19.7%	17.4%	17.2%
	2020 Est. Population 75 Years or Over	12.7%	7.9%	7.9%
	2020 Est. Median Age	44.7	40.1	40.2
MARITAL STATUS & GENDER	2020 Est. Male Population	48.3%	49.5%	49.4%
	2020 Est. Female Population	51.7%	50.5%	50.6%
	2020 Est. Never Married	34.3%	33.5%	34.0%
	2020 Est. Now Married	41.9%	47.4%	47.0%
	2020 Est. Separated or Divorced	13.8%	12.6%	12.8%
	2020 Est. Widowed	9.9%	6.6%	6.1%
INCOME	2020 Est. HH Income \$200,000 or More	7.3%	5.7%	8.0%
	2020 Est. HH Income \$150,000 to \$199,999	3.8%	7.3%	7.7%
	2020 Est. HH Income \$100,000 to \$149,999	11.9%	18.5%	18.3%
	2020 Est. HH Income \$75,000 to \$99,999	12.7%	15.0%	15.1%
	2020 Est. HH Income \$50,000 to \$74,999	21.5%	20.9%	18.9%
	2020 Est. HH Income \$35,000 to \$49,999	10.5%	11.0%	10.6%
	2020 Est. HH Income \$25,000 to \$34,999	10.3%	8.0%	8.2%
	2020 Est. HH Income \$15,000 to \$24,999	8.8%	6.4%	6.2%
	2020 Est. HH Income Under \$15,000	13.2%	7.3%	7.1%
	2020 Est. Average Household Income	\$75,470	\$88,206	\$95,048
	2020 Est. Median Household Income	\$52,441	\$72,704	\$77,320
	2020 Est. Per Capita Income	\$33,726	\$35,795	\$40,762
2020 Est. Total Businesses	1,357	6,263	16,386	
2020 Est. Total Employees	24,965	87,145	233,493	

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

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES

DEMOGRAPHICS

FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.5413/-83.1003

RF1

645 Executive Dr

Troy, MI 48083

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
RACE	2020 Est. White	68.9%	75.9%	77.2%
	2020 Est. Black	7.3%	7.4%	7.5%
	2020 Est. Asian or Pacific Islander	20.0%	13.0%	11.8%
	2020 Est. American Indian or Alaska Native	0.2%	0.3%	0.3%
	2020 Est. Other Races	3.5%	3.4%	3.2%
HISPANIC	2020 Est. Hispanic Population	223	3,099	8,037
	2020 Est. Hispanic Population	3.3%	2.8%	2.8%
	2025 Proj. Hispanic Population	3.2%	2.8%	2.9%
	2010 Hispanic Population	2.6%	2.1%	2.1%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	5,172	80,321	208,409
	2020 Est. Elementary (Grade Level 0 to 8)	7.5%	6.1%	4.5%
	2020 Est. Some High School (Grade Level 9 to 11)	5.2%	5.1%	4.7%
	2020 Est. High School Graduate	26.5%	24.9%	22.9%
	2020 Est. Some College	18.1%	18.5%	18.2%
	2020 Est. Associate Degree Only	9.0%	8.7%	8.1%
	2020 Est. Bachelor Degree Only	20.4%	22.4%	24.8%
	2020 Est. Graduate Degree	13.3%	14.2%	16.9%
HOUSING	2020 Est. Total Housing Units	3,163	46,410	126,894
	2020 Est. Owner-Occupied	45.6%	67.7%	68.0%
	2020 Est. Renter-Occupied	51.2%	28.4%	27.6%
	2020 Est. Vacant Housing	3.3%	3.9%	4.4%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	1.5%	2.4%	3.0%
	2020 Homes Built 2000 to 2009	3.0%	4.9%	4.9%
	2020 Homes Built 1990 to 1999	10.8%	7.3%	8.7%
	2020 Homes Built 1980 to 1989	12.7%	9.5%	8.3%
	2020 Homes Built 1970 to 1979	26.0%	23.7%	20.0%
	2020 Homes Built 1960 to 1969	28.7%	19.0%	18.9%
	2020 Homes Built 1950 to 1959	8.7%	20.0%	18.3%
	2020 Homes Built Before 1949	5.4%	9.2%	13.6%
HOME VALUES	2020 Home Value \$1,000,000 or More	2.3%	0.5%	0.5%
	2020 Home Value \$500,000 to \$999,999	1.9%	3.0%	4.3%
	2020 Home Value \$400,000 to \$499,999	1.8%	3.4%	4.8%
	2020 Home Value \$300,000 to \$399,999	8.4%	8.3%	11.4%
	2020 Home Value \$200,000 to \$299,999	25.5%	26.7%	27.5%
	2020 Home Value \$150,000 to \$199,999	35.2%	30.1%	23.9%
	2020 Home Value \$100,000 to \$149,999	19.7%	18.7%	15.7%
	2020 Home Value \$50,000 to \$99,999	3.5%	6.0%	7.7%
	2020 Home Value \$25,000 to \$49,999	0.7%	1.0%	1.6%
	2020 Home Value Under \$25,000	1.1%	2.2%	2.6%
	2020 Median Home Value	\$185,310	\$183,777	\$195,297
	2020 Median Rent	\$807	\$871	\$903

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

DEMOGRAPHICS

FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.5413/-83.1003

RF1

645 Executive Dr

Troy, MI 48083

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	5,821	91,939	237,514
	2020 Est. Civilian Employed	50.7%	56.2%	57.8%
	2020 Est. Civilian Unemployed	5.1%	5.2%	5.2%
	2020 Est. in Armed Forces	-	-	-
	2020 Est. not in Labor Force	44.1%	38.6%	37.0%
	2020 Labor Force Males	47.4%	49.0%	48.9%
	2020 Labor Force Females	52.6%	51.0%	51.1%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	2,954	51,624	137,244
	2020 Mgmt, Business, & Financial Operations	13.5%	15.3%	18.0%
	2020 Professional, Related	29.6%	27.5%	29.1%
	2020 Service	21.7%	16.9%	14.9%
	2020 Sales, Office	11.4%	19.4%	20.2%
	2020 Farming, Fishing, Forestry	-	-	-
	2020 Construction, Extraction, Maintenance	7.3%	5.5%	4.6%
	2020 Production, Transport, Material Moving	16.4%	15.3%	13.2%
	2020 White Collar Workers	54.6%	62.3%	67.3%
	2020 Blue Collar Workers	45.4%	37.7%	32.7%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	77.9%	84.1%	85.1%
	2020 Drive to Work in Carpool	15.3%	8.6%	7.4%
	2020 Travel to Work by Public Transportation	0.3%	0.9%	0.9%
	2020 Drive to Work on Motorcycle	0.5%	0.3%	0.2%
	2020 Walk or Bicycle to Work	3.4%	2.0%	1.7%
	2020 Other Means	0.8%	0.4%	0.6%
	2020 Work at Home	1.9%	3.7%	4.0%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	19.0%	21.2%	20.9%
	2020 Travel to Work in 15 to 29 Minutes	43.9%	42.4%	43.6%
	2020 Travel to Work in 30 to 59 Minutes	25.4%	30.7%	32.9%
	2020 Travel to Work in 60 Minutes or More	3.0%	5.0%	4.9%
	2020 Average Travel Time to Work	21.6	22.8	23.4
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$177.62 M	\$2.87 B	\$8.23 B
	2020 Est. Apparel	\$6.21 M	\$100.97 M	\$290.12 M
	2020 Est. Contributions, Gifts	\$10.08 M	\$162.94 M	\$477.04 M
	2020 Est. Education, Reading	\$5.56 M	\$90.34 M	\$266.82 M
	2020 Est. Entertainment	\$9.86 M	\$162.65 M	\$468.04 M
	2020 Est. Food, Beverages, Tobacco	\$27.45 M	\$441.36 M	\$1.26 B
	2020 Est. Furnishings, Equipment	\$6.13 M	\$101.19 M	\$290.81 M
	2020 Est. Health Care, Insurance	\$16.4 M	\$265.19 M	\$754.68 M
	2020 Est. Household Operations, Shelter, Utilities	\$58.31 M	\$928.83 M	\$2.65 B
	2020 Est. Miscellaneous Expenses	\$3.36 M	\$54.48 M	\$156.37 M
	2020 Est. Personal Care	\$2.38 M	\$38.64 M	\$110.65 M
	2020 Est. Transportation	\$31.88 M	\$526.27 M	\$1.5 B

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

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES

TRAFFIC COUNTS

