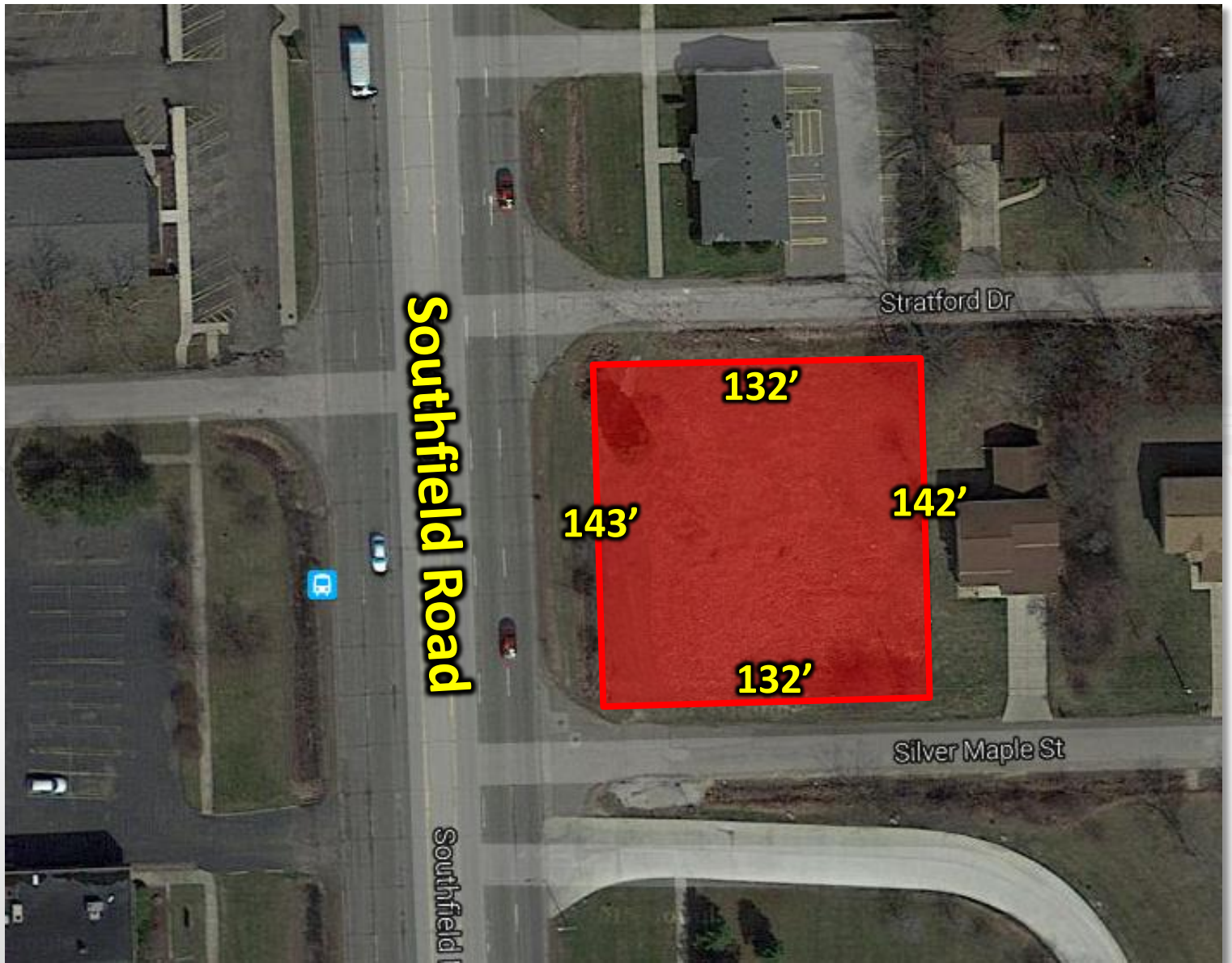




DEVELOPMENT LAND FOR SALE



24412 Southfield Road Southfield, Michigan

Gerdom Realty & Investment

44725 Grand River Avenue, Suite #102, Novi, MI 48375

Phone: 248.242.6766 Fax: 866.301.9543

www.gerdomrealty.com

Focus. Strategy. Results.

Location: SEC of Southfield Road & Stratford Drive Street
24412 Southfield Road, Southfield, MI 48075

Total Lot Size: 0.42 Acres **143X132** (18,295 sq. ft.)

Parcel ID: 24-25-151-020

Asking Price: \$300,000

Zoning: OS Office Service

Legal Description T1N,R10E,SEC 25 COTTAGE PARK SUB NO 1 LOTS 1 TO 7 INCL, ALSO LOT 70, ALSO ALL OF VAC ALLEY ADJ TO SAME

Annual Taxes: \$3,423 (2014)

Comments: A prime development site available at the Southeast corner of Southfield Road and Stratford Drive, in Southfield, MI. This main corridor is heavily traveled with excellent visibility and sees over 80,000 vehicles per day. With I-696 1.4 miles to the North and the John C Lodge Freeway(M-10) just under a mile to the South, the location provides great accessibility. The site is perfect for new office/medical development. Join the growing business/retail synergy along Southfield Road!

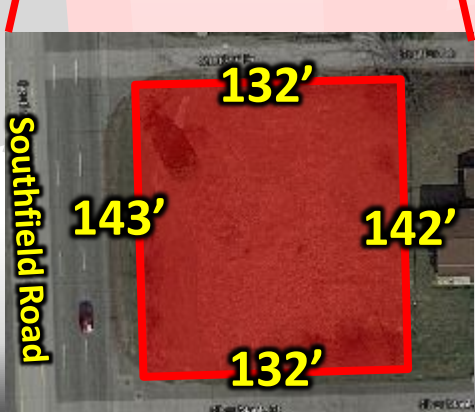
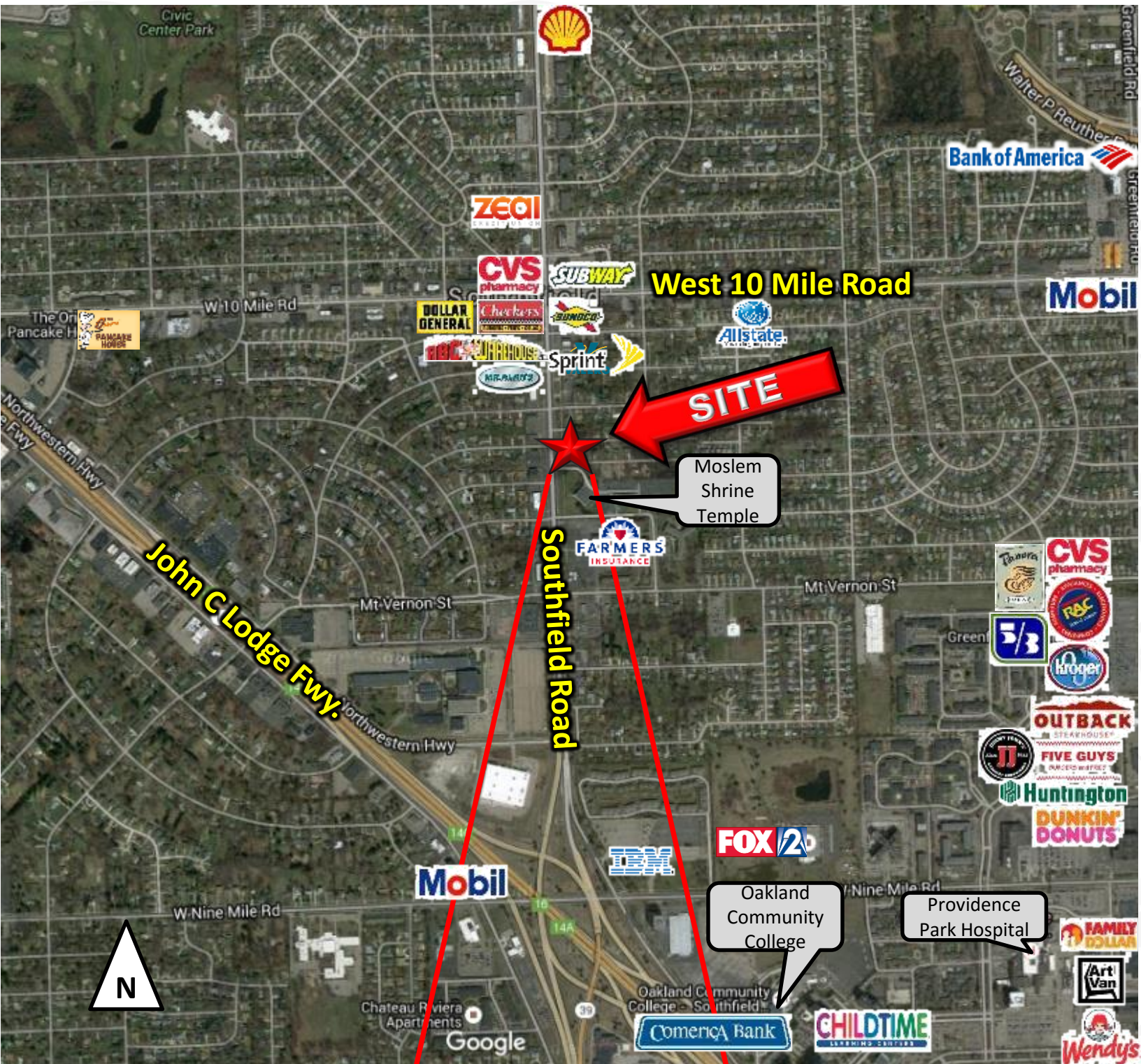
2012 Demographics	1 Mile	3 Mile	5 Mile
Population	13,434	120,519	340,074
Households	5,836	49,746	145,822
Median HH Income	\$53,174	\$51,588	\$49,828

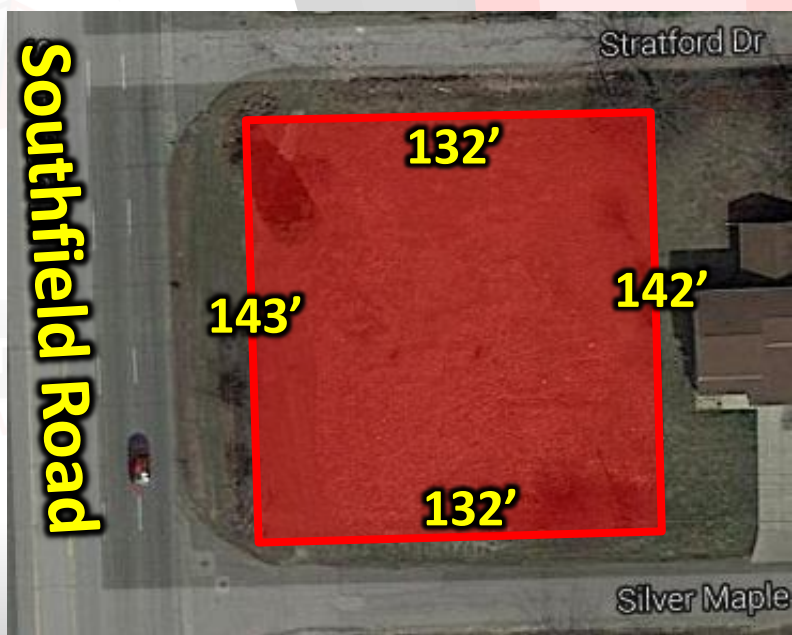
Traffic Count: Southfield Road 80,778 – v.p.d.

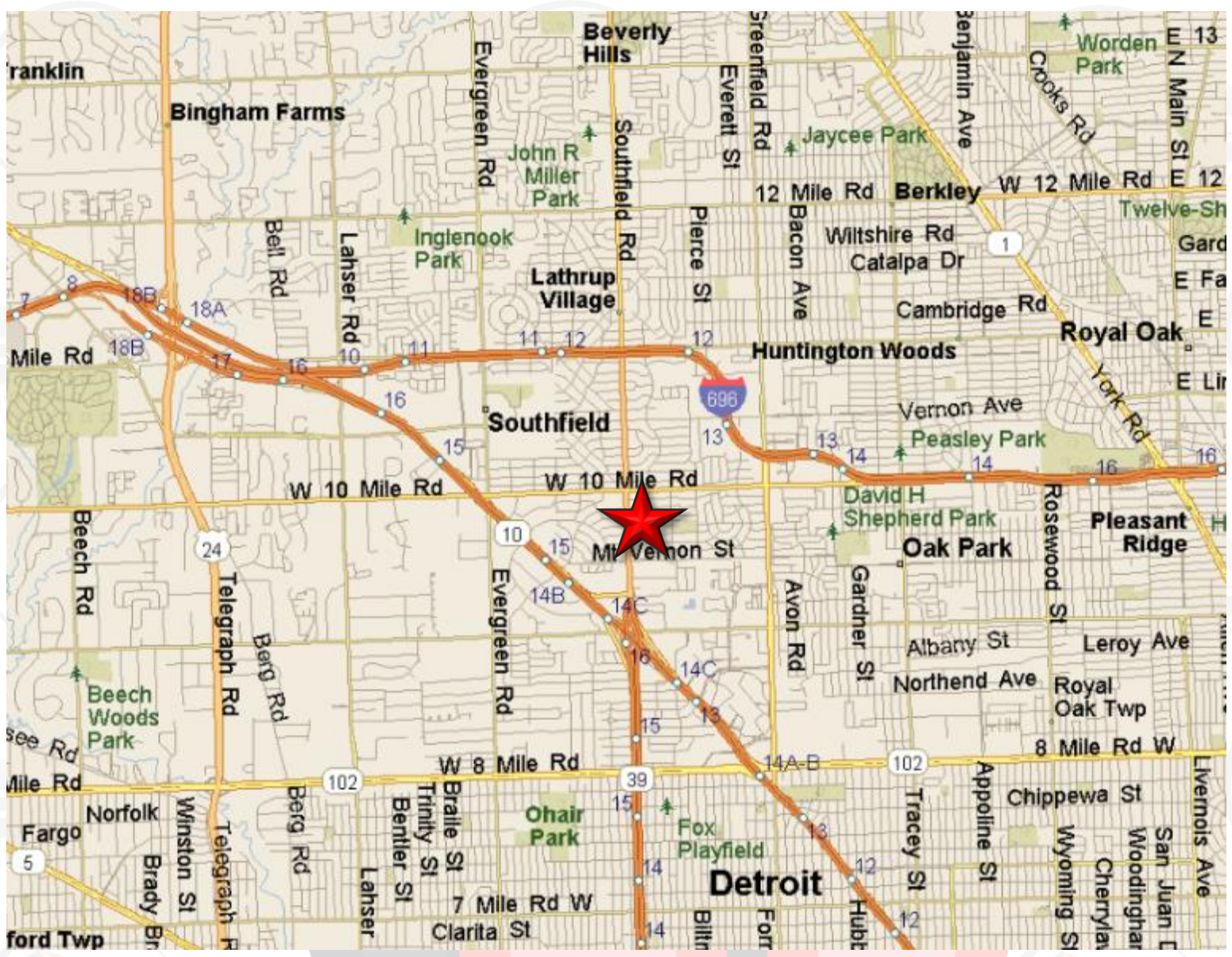
For more details contact 248.242.6766:
 Michael Murphy ext. 112 mmurphy@gerdomrealty.com
 Tjader Gerdome ext. 101 tgerdom@gerdomrealty.com

The information contained herein was obtained from sources deemed reliable. While we trust these sources we cannot warrant or guarantee their accuracy.









Demographics



Executive Summary

24412 Southfield Rd, Southfield, Michigan, 48075
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.46920
Longitude: -83.22095

	1 mile	3 miles	5 miles
Population			
2000 Population	13,847	135,400	390,350
2010 Population	13,462	121,492	345,538
2015 Population	13,434	120,519	340,074
2020 Population	13,792	121,608	340,590
2000-2010 Annual Rate	-0.28%	-1.08%	-1.21%
2010-2015 Annual Rate	-0.04%	-0.15%	-0.30%
2015-2020 Annual Rate	0.53%	0.18%	0.03%
2015 Male Population	44.6%	45.4%	46.3%
2015 Female Population	55.4%	54.6%	53.7%
2015 Median Age	44.1	41.3	40.8

In the identified area, the current year population is 340,074. In 2010, the Census count in the area was 345,538. The rate of change since 2010 was -0.30% annually. The five-year projection for the population in the area is 340,590 representing a change of 0.03% annually from 2015 to 2020. Currently, the population is 46.3% male and 53.7% female.

Median Age

The median age in this area is 44.1, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	15.8%	28.0%	36.0%
2015 Black Alone	81.2%	67.8%	59.7%
2015 American Indian/Alaska Native Alone	0.1%	0.2%	0.3%
2015 Asian Alone	1.0%	1.2%	1.3%
2015 Pacific Islander Alone	0.0%	0.0%	0.0%
2015 Other Race	0.2%	0.4%	0.4%
2015 Two or More Races	1.8%	2.5%	2.4%
2015 Hispanic Origin (Any Race)	1.2%	1.3%	1.6%

Persons of Hispanic origin represent 1.6% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 53.0 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	5,753	53,013	157,290
2010 Households	5,827	49,511	145,224
2015 Total Households	5,836	49,746	144,780
2020 Total Households	6,016	50,455	145,822
2000-2010 Annual Rate	0.13%	-0.68%	-0.79%
2010-2015 Annual Rate	0.03%	0.09%	-0.06%
2015-2020 Annual Rate	0.61%	0.28%	0.14%
2015 Average Household Size	2.29	2.39	2.33

The household count in this area has changed from 145,224 in 2010 to 144,780 in the current year, a change of -0.06% annually. The five-year projection of households is 145,822, a change of 0.14% annually from the current year total. Average household size is currently 2.33, compared to 2.36 in the year 2010. The number of families in the current year is 84,781 in the specified area.

Demographics



Executive Summary

24412 Southfield Rd, Southfield, Michigan, 48075
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.46920
Longitude: -83.22095

	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$53,174	\$51,588	\$49,828
2020 Median Household Income	\$60,452	\$58,344	\$56,755
2015-2020 Annual Rate	2.60%	2.49%	2.64%
Average Household Income			
2015 Average Household Income	\$67,629	\$64,753	\$67,377
2020 Average Household Income	\$76,750	\$74,127	\$77,472
2015-2020 Annual Rate	2.56%	2.74%	2.83%
Per Capita Income			
2015 Per Capita Income	\$29,428	\$26,911	\$28,837
2020 Per Capita Income	\$33,526	\$30,944	\$33,329
2015-2020 Annual Rate	2.64%	2.83%	2.94%

Households by Income

Current median household income is \$49,828 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$56,755 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$67,377 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$77,472 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$28,837 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$33,329 in five years, compared to \$32,501 for all U.S. households

Housing

2000 Total Housing Units	5,977	54,877	163,979
2000 Owner Occupied Housing Units	3,271	36,372	108,040
2000 Renter Occupied Housing Units	2,482	16,641	49,249
2000 Vacant Housing Units	224	1,864	6,690
2010 Total Housing Units	6,465	55,048	163,873
2010 Owner Occupied Housing Units	3,277	32,034	93,737
2010 Renter Occupied Housing Units	2,550	17,476	51,487
2010 Vacant Housing Units	638	5,537	18,649
2015 Total Housing Units	6,401	55,754	165,498
2015 Owner Occupied Housing Units	3,267	31,360	90,932
2015 Renter Occupied Housing Units	2,569	18,386	53,848
2015 Vacant Housing Units	565	6,008	20,718
2020 Total Housing Units	6,558	56,537	167,094
2020 Owner Occupied Housing Units	3,375	31,684	91,275
2020 Renter Occupied Housing Units	2,642	18,770	54,547
2020 Vacant Housing Units	542	6,082	21,272

Currently, 54.9% of the 165,498 housing units in the area are owner occupied; 32.5%, renter occupied; and 12.5% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 163,873 housing units in the area - 57.2% owner occupied, 31.4% renter occupied, and 11.4% vacant. The annual rate of change in housing units since 2010 is 0.44%. Median home value in the area is \$126,010, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 5.85% annually to \$167,458.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

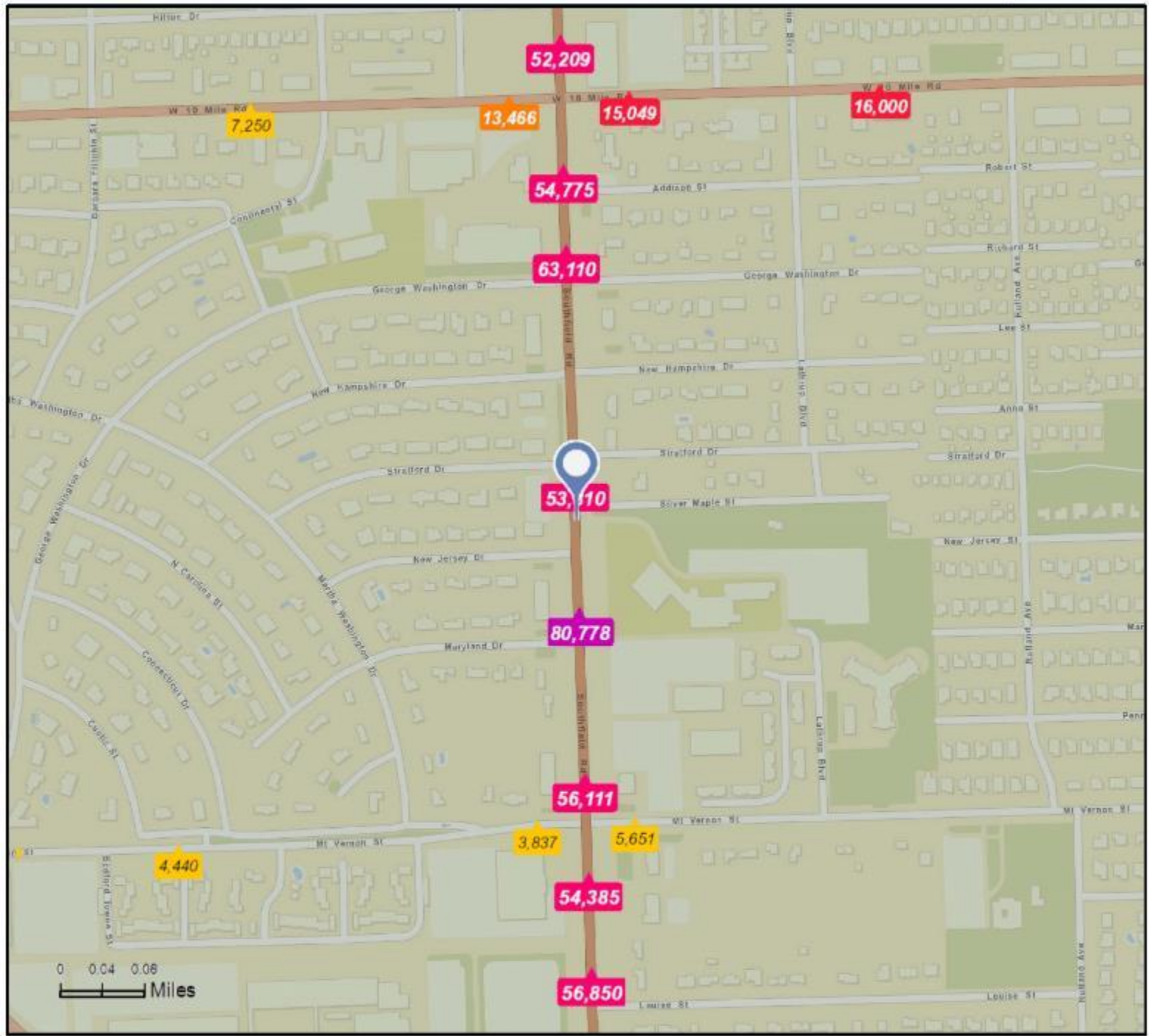
Demographics



Traffic Count Map - Close Up

24412 Southfield Rd, Southfield, Michigan, 48075
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 42.46920
 Longitude: -83.22095



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

