



**PROPERTY HIGHLIGHTS**

- North Side of 8 Mile Road, East of Gratiot
- 3,500 Sq. Ft. Available
- Join T-Mobile and iGeek
- Highly Visible with Pylon Signage
- Major Traffic Corridor
- \$15.00/Sq. Ft., Triple Net
- Traffic Counts on 8 Mile Road: 33,767 CPD

**DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
Total Households	7,515	62,414	159,629
Total Population	21,046	177,929	434,760
Average HH Income	\$47,850	\$46,244	\$49,905



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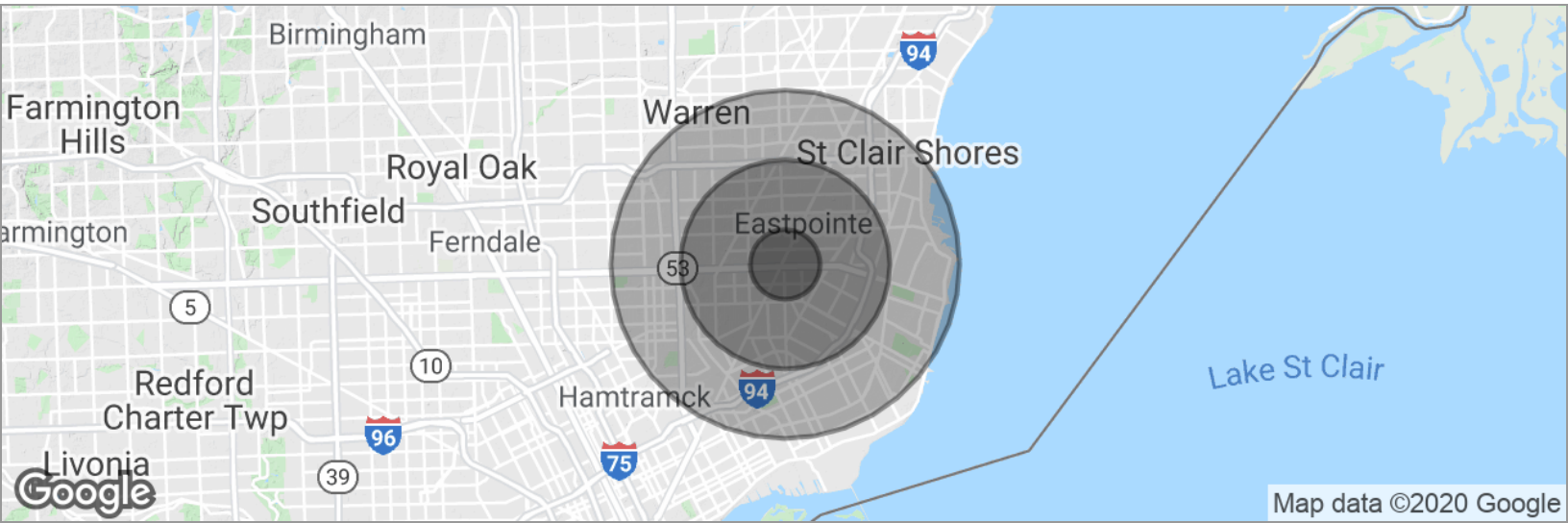
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**DEMOGRAPHICS MAP**



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	21,046	177,929	434,760
Median age	31.6	31.8	34.9
Median age (male)	31.5	29.6	32.9
Median age (Female)	31.4	33.4	36.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	7,515	62,414	159,629
# of persons per HH	2.8	2.9	2.7
Average HH income	\$47,850	\$46,244	\$49,905
Average house value	\$97,903	\$94,588	\$122,505

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