

Property Overview



Shopping Center for Lease

Wixom Plaza

47300 – 47528 Pontiac Trail Wixom, Michigan



Focus.

Strategy.

Results.

www.gerdomrealty.com

Wixom Plaza, Wixom, Michigan

Property Summary



Property: 47300 - 47528 Pontiac Trail, Wixom, MI 48393

Offering: 914 – 4,400 SF Retail/Office

Asking Rate: \$16.00 per square foot

NNN: \$6.50 per square foot

Population: 48,440 (3 miles)

Med HH Inc.: \$66,884 (3 miles)

Traffic Count: 20,000 v. p. d. on Pontiac Trail

Wixom Plaza is situated on the Northwest corner of Pontiac Trail & Beck Road, directly across from Kroger. The 39,694 SF shopping center has units of various sizes and configurations available. Current tenants include: Rite Aid, Family Video, Papa John's, Metro PCS, #4 Nails, Coin Laundry, The UPS Store, Simply Thai, Cash Advanced, and Wixom Smoker's. Two suites are currently built out as fast casual dining and include some equipment. One unit is built out as a Hair salon also includes equipment. There is also a former tanning salon with rooms built out, and a prime end cap restaurant space with a great patio facing Pontiac Trail.

Listing Agents:

Michael Murphy
Extension 112

mmurphy@gerdomrealty.com

Tjader Gerdom
Extension 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.

Gerdom Realty & Investment

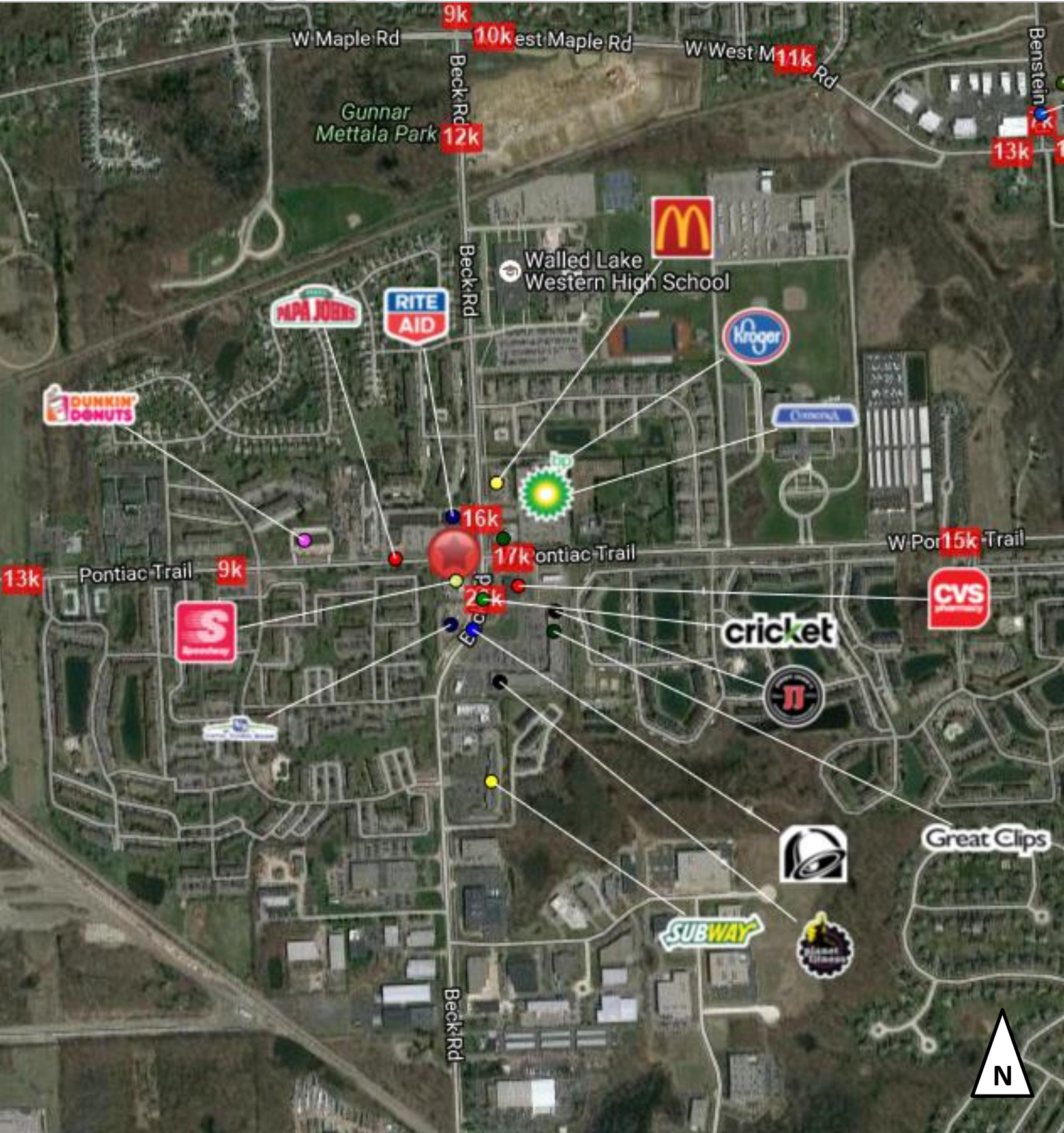
44725 Grand River Avenue, Suite #102, Novi, MI 48375

Phone: 248.242.6766 Fax: 866.301.9543

www.gerdomrealty.com

Wixom Plaza, Wixom, Michigan

Trade Area Aerial



Wixom Plaza, Wixom, Michigan

Site Plan



BECK ROAD

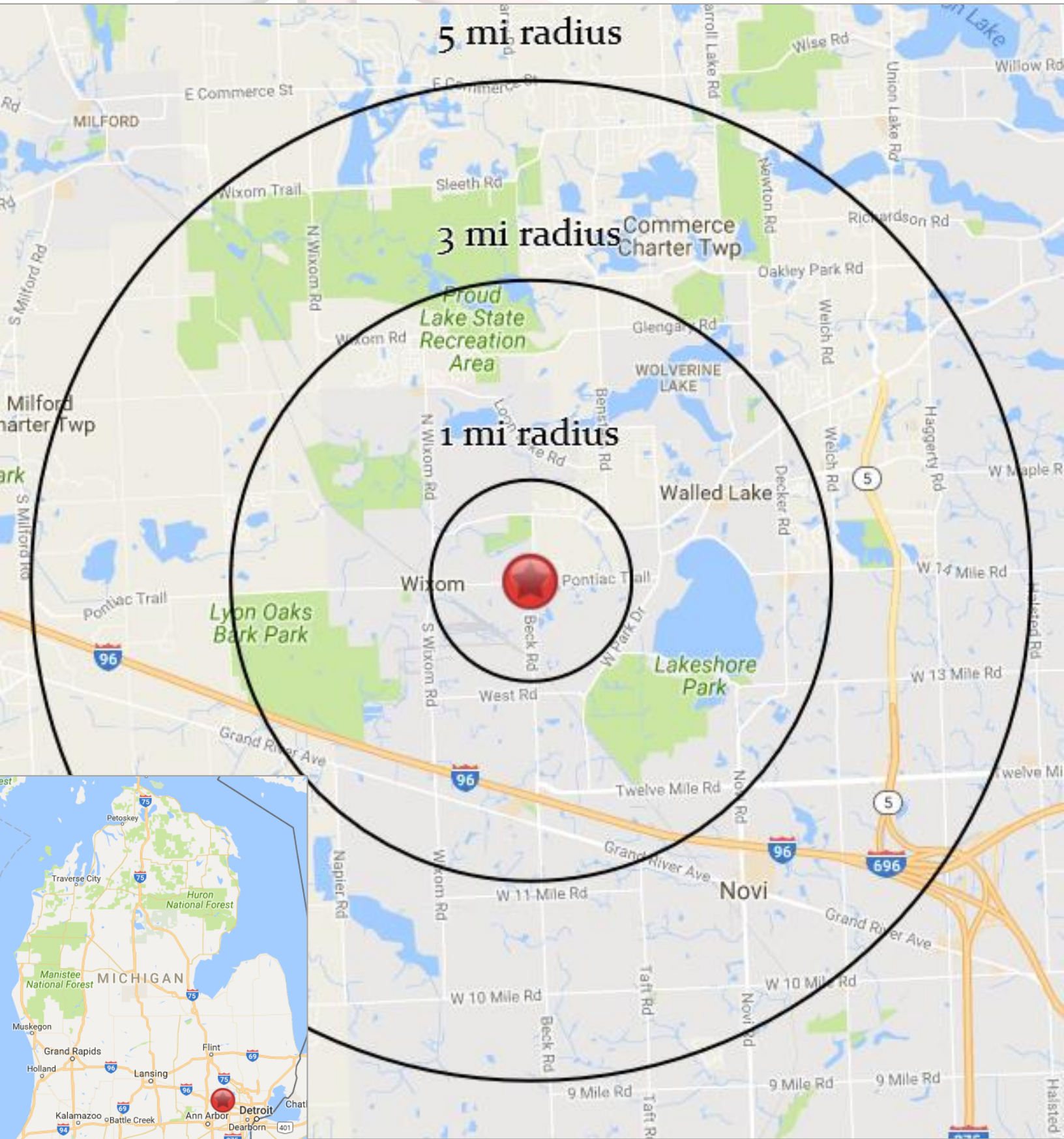
- 1 2,550 Sq. Ft.
- 2 1,100 Sq. Ft.
- 3 2,200 Sq. Ft.
- 4 914 Sq. Ft.
- 5 1,668 Sq. Ft.
- 6 4,400 Sq. Ft.



Wixom Plaza, Wixom, Michigan Photographs



Wixom Plaza, Wixom, Michigan



Wixom Plaza, Wixom, Michigan

FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.5250/-83.5170

RF1

47524 Pontiac Trail		1 mi radius	3 mi radius	5 mi radius
Wixom, MI 48393				
POPULATION	2016 Estimated Population	12,395	48,440	105,599
	2021 Projected Population	12,655	49,265	107,447
	2010 Census Population	10,732	44,539	99,181
	2000 Census Population	10,053	39,426	88,323
	Projected Annual Growth 2016 to 2021	0.4%	0.3%	0.3%
	Historical Annual Growth 2000 to 2016	1.5%	1.4%	1.2%
HOUSEHOLDS	2016 Estimated Households	6,503	21,745	43,888
	2021 Projected Households	6,775	22,600	45,633
	2010 Census Households	5,458	19,365	40,048
	2000 Census Households	5,543	17,333	35,090
	Projected Annual Growth 2016 to 2021	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2016	1.1%	1.6%	1.6%
AGE	2016 Est. Population Under 10 Years	11.9%	12.2%	11.9%
	2016 Est. Population 10 to 19 Years	9.5%	11.8%	13.2%
	2016 Est. Population 20 to 29 Years	24.7%	15.5%	12.6%
	2016 Est. Population 30 to 44 Years	24.8%	22.7%	20.4%
	2016 Est. Population 45 to 59 Years	16.6%	20.7%	22.7%
	2016 Est. Population 60 to 74 Years	8.8%	12.2%	13.3%
	2016 Est. Population 75 Years or Over	3.8%	4.8%	6.0%
	2016 Est. Median Age	31.3	36.4	39.2
MARITAL STATUS & GENDER	2016 Est. Male Population	49.4%	49.2%	49.0%
	2016 Est. Female Population	50.6%	50.8%	51.0%
	2016 Est. Never Married	49.9%	33.1%	28.8%
	2016 Est. Now Married	29.6%	46.4%	53.0%
	2016 Est. Separated or Divorced	16.4%	15.6%	13.1%
	2016 Est. Widowed	4.1%	4.9%	5.1%
INCOME	2016 Est. HH Income \$200,000 or More	4.6%	6.6%	10.9%
	2016 Est. HH Income \$150,000 to \$199,999	3.0%	6.5%	9.0%
	2016 Est. HH Income \$100,000 to \$149,999	9.1%	14.9%	17.5%
	2016 Est. HH Income \$75,000 to \$99,999	7.1%	12.0%	12.5%
	2016 Est. HH Income \$50,000 to \$74,999	17.3%	18.3%	17.1%
	2016 Est. HH Income \$35,000 to \$49,999	19.7%	14.5%	12.0%
	2016 Est. HH Income \$25,000 to \$34,999	12.9%	9.9%	7.8%
	2016 Est. HH Income \$15,000 to \$24,999	12.1%	8.0%	6.3%
	2016 Est. HH Income Under \$15,000	14.2%	9.5%	7.1%
	2016 Est. Average Household Income	\$56,755	\$79,494	\$98,945
	2016 Est. Median Household Income	\$48,490	\$66,884	\$83,935
	2016 Est. Per Capita Income	\$29,775	\$35,688	\$41,138
	2016 Est. Total Businesses	779	2,317	5,497
2016 Est. Total Employees	13,724	32,801	75,034	

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

Wixom Plaza, Wixom, Michigan

FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.5250/-83.5170

RF1

47524 Pontiac Trail

1 mi radius 3 mi radius 5 mi radius

Wixom, MI 48393

		1 mi radius	3 mi radius	5 mi radius
RACE	2016 Est. White	66.7%	78.2%	77.4%
	2016 Est. Black	20.1%	9.0%	8.1%
	2016 Est. Asian or Pacific Islander	7.5%	8.9%	11.2%
	2016 Est. American Indian or Alaska Native	0.3%	0.3%	0.2%
	2016 Est. Other Races	5.4%	3.7%	3.1%
HISPANIC	2016 Est. Hispanic Population	924	2,312	3,780
	2016 Est. Hispanic Population	7.5%	4.8%	3.6%
	2021 Proj. Hispanic Population	9.2%	6.0%	4.5%
	2010 Hispanic Population	6.9%	4.4%	3.2%
EDUCATION (Adults 25 or Older)	2016 Est. Adult Population (25 Years or Over)	8,293	33,365	72,723
	2016 Est. Elementary (Grade Level 0 to 8)	2.1%	1.7%	1.8%
	2016 Est. Some High School (Grade Level 9 to 11)	5.4%	5.2%	4.3%
	2016 Est. High School Graduate	20.6%	22.8%	19.2%
	2016 Est. Some College	23.6%	21.3%	19.5%
	2016 Est. Associate Degree Only	11.1%	9.1%	8.0%
	2016 Est. Bachelor Degree Only	23.3%	25.0%	27.4%
	2016 Est. Graduate Degree	13.9%	15.0%	19.8%
HOUSING	2016 Est. Total Housing Units	6,671	22,446	45,324
	2016 Est. Owner-Occupied	23.0%	58.0%	65.8%
	2016 Est. Renter-Occupied	74.5%	38.9%	31.0%
	2016 Est. Vacant Housing	2.5%	3.1%	3.2%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	5.2%	7.6%	7.1%
	2010 Homes Built 2000 to 2004	8.6%	10.4%	10.6%
	2010 Homes Built 1990 to 1999	21.7%	22.4%	23.4%
	2010 Homes Built 1980 to 1989	18.2%	15.0%	18.0%
	2010 Homes Built 1970 to 1979	26.8%	19.2%	15.8%
	2010 Homes Built 1960 to 1969	7.3%	7.2%	7.3%
	2010 Homes Built 1950 to 1959	4.7%	9.0%	8.4%
	2010 Homes Built Before 1949	7.3%	9.1%	9.3%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.3%	0.5%	0.8%
	2010 Home Value \$500,000 to \$999,999	2.3%	2.3%	3.8%
	2010 Home Value \$400,000 to \$499,999	3.4%	2.6%	4.1%
	2010 Home Value \$300,000 to \$399,999	7.1%	7.0%	10.3%
	2010 Home Value \$200,000 to \$299,999	22.1%	20.1%	20.7%
	2010 Home Value \$150,000 to \$199,999	23.9%	19.3%	17.5%
	2010 Home Value \$100,000 to \$149,999	14.6%	16.7%	15.0%
	2010 Home Value \$50,000 to \$99,999	16.4%	16.1%	14.5%
	2010 Home Value \$25,000 to \$49,999	5.4%	6.0%	5.4%
	2010 Home Value Under \$25,000	4.6%	9.3%	7.9%
	2010 Median Home Value	\$164,124	\$148,584	\$173,312
	2010 Median Rent	\$616	\$720	\$924

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

Wixom Plaza, Wixom, Michigan

FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.5250/-83.5170

RF1

47524 Pontiac Trail

1 mi radius 3 mi radius 5 mi radius

Wixom, MI 48393

		1 mi radius	3 mi radius	5 mi radius
LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	10,217	39,008	84,496
	2016 Est. Civilian Employed	75.2%	69.6%	66.9%
	2016 Est. Civilian Unemployed	2.9%	2.9%	2.5%
	2016 Est. in Armed Forces	-	-	-
	2016 Est. not in Labor Force	21.8%	27.4%	30.7%
	2016 Labor Force Males	49.0%	48.5%	48.5%
	2016 Labor Force Females	51.0%	51.5%	51.5%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	6,093	22,726	48,334
	2010 Mgmt, Business, & Financial Operations	15.1%	17.1%	19.2%
	2010 Professional, Related	18.3%	21.3%	24.6%
	2010 Service	21.5%	17.8%	15.2%
	2010 Sales, Office	28.1%	26.7%	26.5%
	2010 Farming, Fishing, Forestry	0.3%	0.2%	0.2%
	2010 Construction, Extraction, Maintenance	3.5%	5.3%	4.7%
	2010 Production, Transport, Material Moving	13.2%	11.5%	9.7%
	2010 White Collar Workers	61.4%	65.1%	70.3%
	2010 Blue Collar Workers	38.6%	34.9%	29.7%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	86.6%	87.7%	87.9%
	2010 Drive to Work in Carpool	7.8%	7.0%	6.2%
	2010 Travel to Work by Public Transportation	0.2%	0.2%	0.3%
	2010 Drive to Work on Motorcycle	0.1%	-	0.1%
	2010 Walk or Bicycle to Work	1.8%	1.2%	0.9%
	2010 Other Means	1.2%	0.6%	0.6%
	2010 Work at Home	2.3%	3.2%	4.0%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	24.9%	22.0%	20.6%
	2010 Travel to Work in 15 to 29 Minutes	41.3%	38.4%	36.3%
	2010 Travel to Work in 30 to 59 Minutes	29.2%	35.5%	38.8%
	2010 Travel to Work in 60 Minutes or More	4.6%	4.1%	4.3%
	2010 Average Travel Time to Work	21.6	24.0	25.4
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$308 M	\$1.30 B	\$3.05 B
	2016 Est. Apparel	\$10.7 M	\$45.3 M	\$107 M
	2016 Est. Contributions, Gifts	\$20.1 M	\$91.5 M	\$230 M
	2016 Est. Education, Reading	\$11.7 M	\$52.4 M	\$131 M
	2016 Est. Entertainment	\$17.0 M	\$72.8 M	\$173 M
	2016 Est. Food, Beverages, Tobacco	\$47.9 M	\$196 M	\$453 M
	2016 Est. Furnishings, Equipment	\$10.2 M	\$44.9 M	\$108 M
	2016 Est. Health Care, Insurance	\$27.6 M	\$112 M	\$258 M
	2016 Est. Household Operations, Shelter, Utilities	\$95.8 M	\$402 M	\$944 M
	2016 Est. Miscellaneous Expenses	\$4.68 M	\$19.0 M	\$43.9 M
	2016 Est. Personal Care	\$4.01 M	\$16.8 M	\$39.3 M
	2016 Est. Transportation	\$58.1 M	\$244 M	\$564 M

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

Wixom Plaza, Wixom, Michigan

Traffic Count Map

