

# MAINCENTRE

150 MAINCENTRE  
NORTHVILLE | MICHIGAN



**FOR  
LEASE**

FOR MORE INFORMATION, CONTACT:

## DARRYL GOODWIN

OFFICE  
(248) 855-1221

FAX  
(248) 855-1261

[dgoodwin@armadarealestate.com](mailto:dgoodwin@armadarealestate.com)

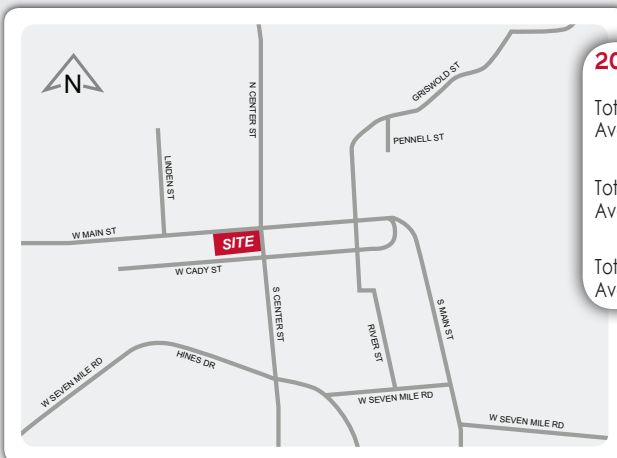
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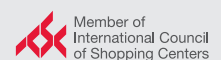
## PROPERTY DETAILS

- Luxurious Mixed Use Development with Retail Space on the Main Level
- Located at the SW Corner of Main Street and Centre Street in the heart of Downtown Northville
- 2,290 Sq. Ft. Available
- Adjacent to Municipal Parking Lot
- Close Proximity to Plymouth, Novi and Farmington Hills



### 2015 DEMOGRAPHICS

|                          | 1 MILE    |
|--------------------------|-----------|
| Total Population         | 8,501     |
| Average Household Income | \$98,188  |
|                          | 3 MILE    |
| Total Population         | 58,354    |
| Average Household Income | \$125,316 |
|                          | 5 MILE    |
| Total Population         | 138,735   |
| Average Household Income | \$112,007 |



## ARMADA REAL ESTATE SERVICES

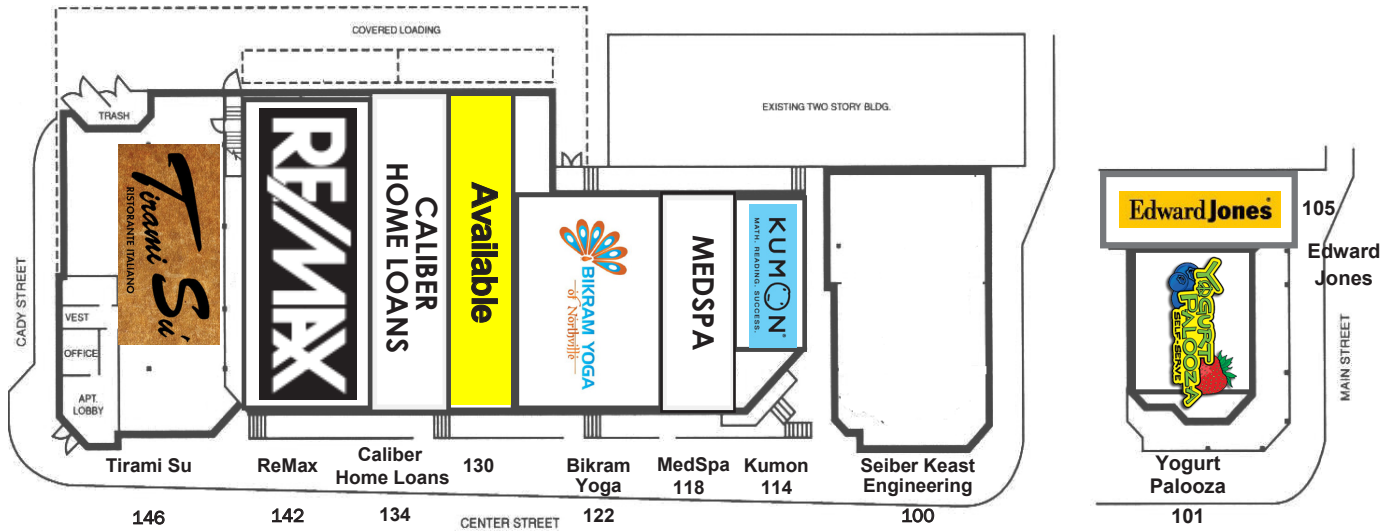
7001 ORCHARD LAKE ROAD | SUITE 110 | WEST BLOOMFIELD | MI 48322

# MAINCENTRE

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## Retail Spaces for Lease in Downtown Northville, MI



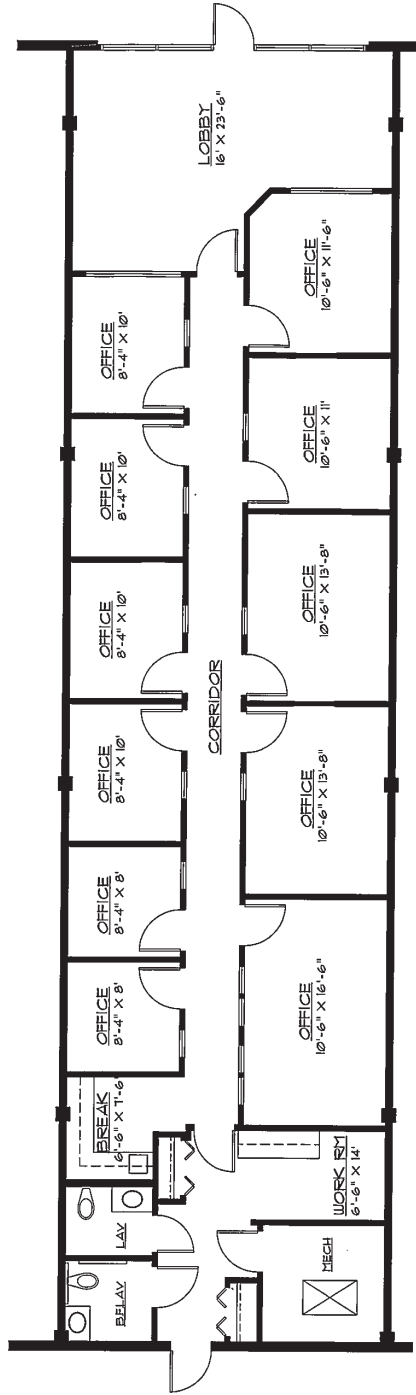
### PROPERTY DESCRIPTION:

Located in the heart of historic downtown Northville. Unique residential, business and retail mix. Prime Central Business District location. Heavily traveled location with high visibility.

| Address | Tenant                   | RSF                            |
|---------|--------------------------|--------------------------------|
| 146     | Tirami Su                | 3,937                          |
| 142     | ReMax Dream Properties   | 4,427                          |
| 134     | Caliber Home Loans       | 2,270                          |
| 130     | <b>AVAILABLE</b>         | 2,290 (Formerly Massage Green) |
| 122     | Bikram Yoga              | 3,466                          |
| 118     | MedSpa                   | 1,528                          |
| 114     | Kumon Math & Learning    | 1,420                          |
| 105     | Edward Jones             | 1,267                          |
| 101     | Yoqurt Palooza           | 1,937                          |
| 100     | Seiber Keast Engineering | 4,125                          |

# MAINCENTRE

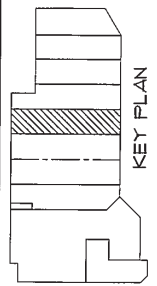
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AVAILABLE FOR LEASE  
**SUITE 130**  
**2,290 R.S.F.**

## PARTIAL FIRST FLOOR LEASE PLAN

0 6 10  
 DIMENSIONS APPROXIMATED/  
 FIELD VERIFY DIMENSIONS



|  |  |                              |
|--|--|------------------------------|
| BUILDING<br>MAINCENTRE<br>NORTHVILLE, MI | DO NOT SCALE<br>USE FIGURED DIMENSION ONLY | DATE<br>12/2005              |
| SUBJECT<br>LEASE PLAN<br>SUITE 130       | PROJECT NO.<br>01-28-04-04                 | REVISION<br>SHEET NO.<br>130 |

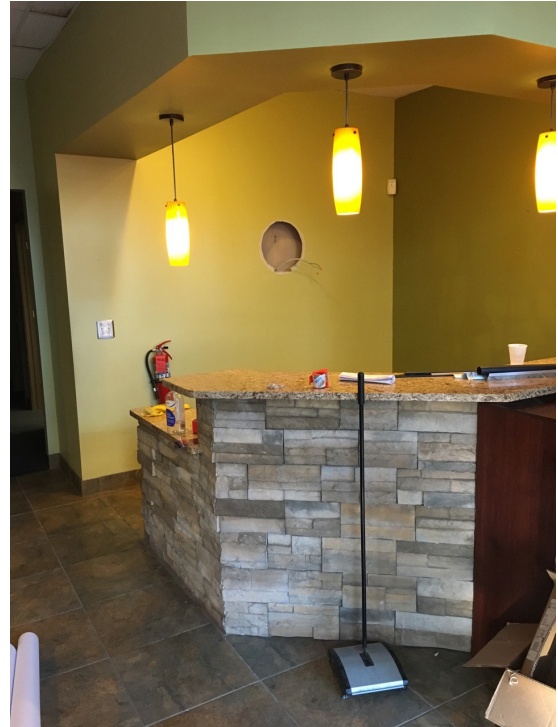
PAZZI INCORPORATED  
 385 EAST MAPLE  
 NORTHVILLE, MICHIGAN 48009  
 (248) 642-8855  
 (248) 642-3915 fax

INTERIOR DESIGN  
 CONTRACT FURNISHINGS  
 FACILITIES MANAGEMENT



# MAINCENTRE

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## DEMOGRAPHIC DETAIL REPORT

Page 1 of 4



| Radius             | 1 Mile | 3 Mile | 5 Mile  |
|--------------------|--------|--------|---------|
| <b>Population</b>  |        |        |         |
| 2020 Projection    | 8,458  | 59,138 | 139,940 |
| 2015 Estimate      | 8,501  | 58,354 | 138,735 |
| 2010 Census        | 8,647  | 57,166 | 137,488 |
| Growth 2015 - 2020 | -0.51% | 1.34%  | 0.87%   |
| Growth 2010 - 2015 | -1.69% | 2.08%  | 0.91%   |

| 2015 Population by Age | 8,501        | 58,354       | 138,735       |
|------------------------|--------------|--------------|---------------|
| Age 0 - 4              | 455 5.35%    | 2,996 5.13%  | 7,478 5.39%   |
| Age 5 - 9              | 442 5.20%    | 3,260 5.59%  | 7,827 5.64%   |
| Age 10 - 14            | 471 5.54%    | 3,962 6.79%  | 8,880 6.40%   |
| Age 15 - 19            | 457 5.38%    | 4,083 7.00%  | 8,925 6.43%   |
| Age 20 - 24            | 436 5.13%    | 3,570 6.12%  | 8,125 5.86%   |
| Age 25 - 29            | 456 5.36%    | 3,030 5.19%  | 7,498 5.40%   |
| Age 30 - 34            | 483 5.68%    | 2,831 4.85%  | 7,497 5.40%   |
| Age 35 - 39            | 495 5.82%    | 2,955 5.06%  | 7,735 5.58%   |
| Age 40 - 44            | 549 6.46%    | 3,704 6.35%  | 9,028 6.51%   |
| Age 45 - 49            | 586 6.89%    | 4,439 7.61%  | 10,178 7.34%  |
| Age 50 - 54            | 649 7.63%    | 4,976 8.53%  | 11,136 8.03%  |
| Age 55 - 59            | 676 7.95%    | 4,946 8.48%  | 11,217 8.09%  |
| Age 60 - 64            | 615 7.23%    | 4,213 7.22%  | 9,796 7.06%   |
| Age 65 - 69            | 516 6.07%    | 3,271 5.61%  | 7,721 5.57%   |
| Age 70 - 74            | 399 4.69%    | 2,315 3.97%  | 5,552 4.00%   |
| Age 75 - 79            | 292 3.43%    | 1,519 2.60%  | 3,810 2.75%   |
| Age 80 - 84            | 226 2.66%    | 1,059 1.81%  | 2,812 2.03%   |
| Age 85+                | 299 3.52%    | 1,224 2.10%  | 3,520 2.54%   |
| Age 65+                | 1,732 20.37% | 9,388 16.09% | 23,415 16.88% |
| <b>Median Age</b>      | <b>45.10</b> | <b>43.40</b> | <b>43.00</b>  |
| <b>Average Age</b>     | <b>42.90</b> | <b>40.60</b> | <b>40.90</b>  |

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**DEMOGRAPHIC DETAIL REPORT**

| Radius                         | 1 Mile       | 3 Mile        | 5 Mile         |
|--------------------------------|--------------|---------------|----------------|
| <b>2015 Population By Race</b> | <b>8,501</b> | <b>58,354</b> | <b>138,735</b> |
| White                          | 7,765 91.34% | 47,310 81.07% | 111,077 80.06% |
| Black                          | 212 2.49%    | 2,805 4.81%   | 8,834 6.37%    |
| Am. Indian & Alaskan           | 11 0.13%     | 89 0.15%      | 299 0.22%      |
| Asian                          | 393 4.62%    | 7,126 12.21%  | 16,252 11.71%  |
| Hawaiian & Pacific Island      | 1 0.01%      | 13 0.02%      | 22 0.02%       |
| Other                          | 117 1.38%    | 1,011 1.73%   | 2,252 1.62%    |

| <b>Population by Hispanic Origin</b> | <b>8,501</b> | <b>58,354</b> | <b>138,735</b> |
|--------------------------------------|--------------|---------------|----------------|
| Non-Hispanic Origin                  | 8,254 97.09% | 56,759 97.27% | 135,169 97.43% |
| Hispanic Origin                      | 247 2.91%    | 1,595 2.73%   | 3,567 2.57%    |

|                               |              |              |              |
|-------------------------------|--------------|--------------|--------------|
| <b>2015 Median Age, Male</b>  | <b>42.70</b> | <b>42.10</b> | <b>41.60</b> |
| <b>2015 Average Age, Male</b> | <b>41.00</b> | <b>39.60</b> | <b>39.70</b> |

|                                 |              |              |              |
|---------------------------------|--------------|--------------|--------------|
| <b>2015 Median Age, Female</b>  | <b>47.10</b> | <b>44.50</b> | <b>44.30</b> |
| <b>2015 Average Age, Female</b> | <b>44.60</b> | <b>41.60</b> | <b>42.00</b> |

| <b>2015 Population by Occupation Classification</b> | <b>7,043</b> | <b>47,324</b> | <b>112,771</b> |
|---|--------------|---------------|----------------|
| Civilian Employed                                   | 4,640 65.88% | 30,369 64.17% | 72,215 64.04%  |
| Civilian Unemployed                                 | 206 2.92%    | 1,277 2.70%   | 3,027 2.68%    |
| Civilian Non-Labor Force                            | 2,197 31.19% | 15,676 33.12% | 37,503 33.26%  |
| Armed Forces  | 0 0.00%      | 2 0.00%       | 26 0.02%       |

| <b>Households by Marital Status</b> |       |        |        |
|-------------------------------------|-------|--------|--------|
| Married                             | 1,816 | 13,759 | 31,831 |
| Married No Children                 | 1,102 | 7,385  | 17,675 |
| Married w/Children                  | 714   | 6,374  | 14,156 |

| <b>2015 Population by Education</b> | <b>6,632</b> | <b>43,008</b> | <b>103,034</b> |
|-------------------------------------|--------------|---------------|----------------|
| Some High School, No Diploma        | 263 3.97%    | 1,363 3.17%   | 4,259 4.13%    |
| High School Grad (Incl Equivalency) | 1,010 15.23% | 5,363 12.47%  | 15,053 14.61%  |
| Some College, No Degree             | 1,565 23.60% | 9,874 22.96%  | 25,422 24.67%  |
| Associate Degree                    | 392 5.91%    | 2,525 5.87%   | 5,533 5.37%    |
| Bachelor Degree                     | 1,822 27.47% | 12,809 29.78% | 29,333 28.47%  |
| Advanced Degree                     | 1,580 23.82% | 11,074 25.75% | 23,434 22.74%  |

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**DEMOGRAPHIC DETAIL REPORT**

| Radius                               | 1 Mile       |        | 3 Mile        |        | 5 Mile         |        |
|--------------------------------------|--------------|--------|---------------|--------|----------------|--------|
| <b>2015 Population by Occupation</b> | <b>8,722</b> |        | <b>57,562</b> |        | <b>137,204</b> |        |
| Real Estate & Finance                | 417          | 4.78%  | 2,725         | 4.73%  | 6,162          | 4.49%  |
| Professional & Management            | 3,177        | 36.43% | 22,117        | 38.42% | 50,530         | 36.83% |
| Public Administration                | 93           | 1.07%  | 753           | 1.31%  | 1,851          | 1.35%  |
| Education & Health                   | 1,044        | 11.97% | 6,683         | 11.61% | 15,928         | 11.61% |
| Services                             | 647          | 7.42%  | 3,392         | 5.89%  | 7,944          | 5.79%  |
| Information                          | 75           | 0.86%  | 587           | 1.02%  | 1,627          | 1.19%  |
| Sales                                | 1,116        | 12.80% | 6,650         | 11.55% | 17,115         | 12.47% |
| Transportation                       | 2            | 0.02%  | 104           | 0.18%  | 239            | 0.17%  |
| Retail                               | 445          | 5.10%  | 2,511         | 4.36%  | 6,695          | 4.88%  |
| Wholesale                            | 85           | 0.97%  | 1,092         | 1.90%  | 2,428          | 1.77%  |
| Manufacturing                        | 834          | 9.56%  | 6,526         | 11.34% | 14,977         | 10.92% |
| Production                           | 290          | 3.32%  | 1,538         | 2.67%  | 4,350          | 3.17%  |
| Construction                         | 154          | 1.77%  | 859           | 1.49%  | 2,243          | 1.63%  |
| Utilities                            | 122          | 1.40%  | 810           | 1.41%  | 2,160          | 1.57%  |
| Agriculture & Mining                 | 0            | 0.00%  | 82            | 0.14%  | 127            | 0.09%  |
| Farming, Fishing, Forestry           | 0            | 0.00%  | 4             | 0.01%  | 54             | 0.04%  |
| Other Services                       | 221          | 2.53%  | 1,129         | 1.96%  | 2,774          | 2.02%  |

| <b>2015 Worker Travel Time to Job</b> | <b>4,446</b> |        | <b>29,059</b> |        | <b>69,348</b> |        |
|---------------------------------------|--------------|--------|---------------|--------|---------------|--------|
| <30 Minutes                           | 2,636        | 59.29% | 15,716        | 54.08% | 40,422        | 58.29% |
| 30-60 Minutes                         | 1,616        | 36.35% | 12,013        | 41.34% | 26,068        | 37.59% |
| 60+ Minutes                           | 194          | 4.36%  | 1,330         | 4.58%  | 2,858         | 4.12%  |

| <b>2010 Households by HH Size</b> | <b>4,109</b> |        | <b>22,774</b> |        | <b>56,440</b> |        |
|-----------------------------------|--------------|--------|---------------|--------|---------------|--------|
| 1-Person Households               | 1,593        | 38.77% | 5,957         | 26.16% | 16,161        | 28.63% |
| 2-Person Households               | 1,397        | 34.00% | 7,631         | 33.51% | 18,786        | 33.28% |
| 3-Person Households               | 526          | 12.80% | 3,630         | 15.94% | 8,797         | 15.59% |
| 4-Person Households               | 384          | 9.35%  | 3,615         | 15.87% | 8,364         | 14.82% |
| 5-Person Households               | 163          | 3.97%  | 1,413         | 6.20%  | 3,122         | 5.53%  |
| 6-Person Households               | 33           | 0.80%  | 392           | 1.72%  | 903           | 1.60%  |
| 7 or more Person Households       | 13           | 0.32%  | 136           | 0.60%  | 307           | 0.54%  |

| <b>2015 Average Household Size</b> | <b>2.10</b> | <b>2.50</b> | <b>2.40</b> |
|------------------------------------|-------------|-------------|-------------|
|------------------------------------|-------------|-------------|-------------|

| <b>Households</b>  |        |        |        |
|--------------------|--------|--------|--------|
| 2020 Projection    | 4,033  | 23,439 | 57,363 |
| 2015 Estimate      | 4,056  | 23,166 | 56,894 |
| 2010 Census        | 4,109  | 22,772 | 56,440 |
| Growth 2015 - 2020 | -0.57% | 1.18%  | 0.82%  |
| Growth 2010 - 2015 | -1.29% | 1.73%  | 0.80%  |

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**DEMOGRAPHIC DETAIL REPORT**

| Radius                              | 1 Mile       | 3 Mile        | 5 Mile        |
|-------------------------------------|--------------|---------------|---------------|
| <b>2015 Households by HH Income</b> | <b>4,057</b> | <b>23,167</b> | <b>56,894</b> |
| <\$25,000                           | 614 15.13%   | 2,323 10.03%  | 6,816 11.98%  |
| \$25,000 - \$50,000                 | 754 18.59%   | 3,017 13.02%  | 9,197 16.17%  |
| \$50,000 - \$75,000                 | 604 14.89%   | 3,072 13.26%  | 8,365 14.70%  |
| \$75,000 - \$100,000                | 577 14.22%   | 3,337 14.40%  | 7,693 13.52%  |
| \$100,000 - \$125,000               | 498 12.28%   | 2,675 11.55%  | 6,567 11.54%  |
| \$125,000 - \$150,000               | 328 8.08%    | 2,019 8.71%   | 4,808 8.45%   |
| \$150,000 - \$200,000               | 292 7.20%    | 2,887 12.46%  | 6,191 10.88%  |
| \$200,000+                          | 390 9.61%    | 3,837 16.56%  | 7,257 12.76%  |

|                                  |                 |                  |                  |
|----------------------------------|-----------------|------------------|------------------|
| <b>2015 Avg Household Income</b> | <b>\$98,188</b> | <b>\$125,316</b> | <b>\$112,007</b> |
| <b>2015 Med Household Income</b> | <b>\$77,448</b> | <b>\$98,759</b>  | <b>\$88,223</b>  |

|                              |              |               |               |
|------------------------------|--------------|---------------|---------------|
| <b>2015 Occupied Housing</b> | <b>4,056</b> | <b>23,167</b> | <b>56,893</b> |
| Owner Occupied               | 2,671 65.85% | 17,308 74.71% | 41,015 72.09% |
| Renter Occupied              | 1,385 34.15% | 5,859 25.29%  | 15,878 27.91% |

|                           |              |               |               |
|---------------------------|--------------|---------------|---------------|
| <b>2010 Housing Units</b> | <b>4,429</b> | <b>24,805</b> | <b>59,640</b> |
| 1 Unit                    | 2,704 61.05% | 18,069 72.84% | 42,146 70.67% |
| 2 - 4 Units               | 333 7.52%    | 1,569 6.33%   | 4,144 6.95%   |
| 5 - 19 Units              | 846 19.10%   | 3,865 15.58%  | 9,835 16.49%  |
| 20+ Units                 | 546 12.33%   | 1,302 5.25%   | 3,515 5.89%   |

|                           |              |               |               |
|---------------------------|--------------|---------------|---------------|
| <b>2015 Housing Value</b> | <b>2,671</b> | <b>17,307</b> | <b>41,015</b> |
| <\$100,000                | 656 24.56%   | 2,137 12.35%  | 5,821 14.19%  |
| \$100,000 - \$200,000     | 597 22.35%   | 2,829 16.35%  | 9,612 23.44%  |
| \$200,000 - \$300,000     | 630 23.59%   | 3,940 22.77%  | 10,238 24.96% |
| \$300,000 - \$400,000     | 388 14.53%   | 3,663 21.16%  | 7,574 18.47%  |
| \$400,000 - \$500,000     | 131 4.90%    | 2,147 12.41%  | 3,883 9.47%   |
| \$500,000 - \$1,000,000   | 261 9.77%    | 2,407 13.91%  | 3,509 8.56%   |
| \$1,000,000+              | 8 0.30%      | 184 1.06%     | 378 0.92%     |

|                               |                  |                  |                  |
|-------------------------------|------------------|------------------|------------------|
| <b>2015 Median Home Value</b> | <b>\$213,095</b> | <b>\$293,590</b> | <b>\$249,565</b> |
|-------------------------------|------------------|------------------|------------------|

|                                       |              |               |               |
|---------------------------------------|--------------|---------------|---------------|
| <b>2015 Housing Units by Yr Built</b> | <b>4,439</b> | <b>24,825</b> | <b>60,944</b> |
| Built 2010+                           | 157 3.54%    | 985 3.97%     | 2,077 3.41%   |
| Built 2000 - 2010                     | 173 3.90%    | 3,675 14.80%  | 8,233 13.51%  |
| Built 1990 - 1999                     | 478 10.77%   | 4,848 19.53%  | 9,907 16.26%  |
| Built 1980 - 1989                     | 895 20.16%   | 5,544 22.33%  | 11,982 19.66% |
| Built 1970 - 1979                     | 1,028 23.16% | 5,527 22.26%  | 12,887 21.15% |
| Built 1960 - 1969                     | 675 15.21%   | 1,895 7.63%   | 8,617 14.14%  |
| Built 1950 - 1959                     | 369 8.31%    | 1,159 4.67%   | 3,535 5.80%   |
| Built <1949                           | 664 14.96%   | 1,192 4.80%   | 3,706 6.08%   |

|                               |             |             |             |
|-------------------------------|-------------|-------------|-------------|
| <b>2015 Median Year Built</b> | <b>1974</b> | <b>1984</b> | <b>1980</b> |
|-------------------------------|-------------|-------------|-------------|

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## TRAFFIC COUNT REPORT



|    | STREET      | CROSS STREET    | CROSS STR DIST | COUNT YEAR | AVG DAILY VOLUME | VOLUME TYPE | MILES FROM SUBJECT PROP |
|----|-------------|-----------------|----------------|------------|------------------|-------------|-------------------------|
| 1  | W Main St   | Linden St       | 0.04 E         | 2014       | 784              | MPSI        | .25                     |
| 2  | 7 Mile Rd   | Edward Hines Dr | 0.07 W         | 2014       | 7,280            | MPSI        | .30                     |
| 3  | 7 Mile Rd   | Edward Hines Dr | 0.27 W         | 2012       | 7,484            | MPSI        | .31                     |
| 4  | 7 Mile Rd   | Cady Center     | 0.02 E         | 2014       | 7,289            | MPSI        | .31                     |
| 5  | 7 Mile Rd   | River St        | 0.20 E         | 2012       | 8,290            | MPSI        | .37                     |
| 6  | 7 Mile Rd   | E N Hines Dr    | 0.02 SE        | 2014       | 9,918            | MPSI        | .37                     |
| 7  | Cady Center | 7 Mile Rd       | 0.12 N         | 2014       | 13,022           | MPSI        | .44                     |
| 8  | 7 Mile Rd   | River St        | 0.04 E         | 2014       | 6,821            | MPSI        | .45                     |
| 9  | Griswold St | Pennell St      | 0.04 W         | 2014       | 7,615            | MPSI        | .47                     |
| 10 | S Main St   | Johnson Ave     | 0.04 N         | 2014       | 13,954           | MPSI        | .48                     |



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