

CROSSWINDS MALL

4295 – 4301 ORCHARD LAKE ROAD
WEST BLOOMFIELD | MICHIGAN



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COMMERCIAL REAL ESTATE EXPERTS

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PROPERTY DETAILS

- Northeast Corner of Orchard Lake and Lone Pine Roads
- 1,400 Sq. Ft., 2,000 Sq. Ft. and 4,580 Sq. Ft. (Former Restaurant)
- Four Points of Access from Orchard Lake and Lone Pine Roads
- Tenants Include Kroger, CVS/Pharmacy, Secretary of State, Hallmark and Fitness 19



2015 DEMOGRAPHICS

	1 MILE
Total Population	5,948
Average Household Income	\$138,089
	3 MILE
Total Population	54,521
Average Household Income	\$129,062
	5 MILE
Total Population	158,979
Average Household Income	\$112,281



ARMADA REAL ESTATE SERVICES

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

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DEMOGRAPHIC DETAIL REPORT

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Radius	1 Mile	3 Mile	5 Mile
Population			
2020 Projection	6,246	57,074	166,096
2015 Estimate	5,948	54,521	158,979
2010 Census	5,427	50,448	148,420
Growth 2015 - 2020	5.01%	4.68%	4.48%
Growth 2010 - 2015	9.60%	8.07%	7.11%

2015 Population by Age	5,948		54,521		158,979	
Age 0 - 4	250	4.20%	2,574	4.72%	8,000	5.03%
Age 5 - 9	274	4.61%	2,796	5.13%	8,603	5.41%
Age 10 - 14	369	6.20%	3,436	6.30%	10,018	6.30%
Age 15 - 19	441	7.41%	3,785	6.94%	10,662	6.71%
Age 20 - 24	387	6.51%	3,325	6.10%	9,458	5.95%
Age 25 - 29	295	4.96%	2,786	5.11%	8,274	5.20%
Age 30 - 34	224	3.77%	2,484	4.56%	7,868	4.95%
Age 35 - 39	217	3.65%	2,470	4.53%	7,915	4.98%
Age 40 - 44	281	4.72%	3,028	5.55%	9,339	5.87%
Age 45 - 49	364	6.12%	3,642	6.68%	10,838	6.82%
Age 50 - 54	448	7.53%	4,205	7.71%	12,298	7.74%
Age 55 - 59	501	8.42%	4,503	8.26%	12,818	8.06%
Age 60 - 64	497	8.36%	4,270	7.83%	11,774	7.41%
Age 65 - 69	436	7.33%	3,669	6.73%	9,850	6.20%
Age 70 - 74	346	5.82%	2,803	5.14%	7,444	4.68%
Age 75 - 79	247	4.15%	1,913	3.51%	5,185	3.26%
Age 80 - 84	173	2.91%	1,324	2.43%	3,813	2.40%
Age 85+	199	3.35%	1,508	2.77%	4,825	3.03%
Age 65+	1,401	23.55%	11,217	20.57%	31,117	19.57%
Median Age	48.20		45.80		44.70	
Average Age	44.10		42.60		42.10	

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DEMOGRAPHIC DETAIL REPORT

Radius	1 Mile		3 Mile		5 Mile	
2015 Population By Race	5,948		54,521		158,979	
White	4,678	78.65%	42,493	77.94%	122,449	77.02%
Black	581	9.77%	5,821	10.68%	21,840	13.74%
Am. Indian & Alaskan	1	0.02%	74	0.14%	345	0.22%
Asian	565	9.50%	5,011	9.19%	10,787	6.79%
Hawaiian & Pacific Island	0	0.00%	5	0.01%	25	0.02%
Other	123	2.07%	1,118	2.05%	3,532	2.22%

Population by Hispanic Origin	5,948		54,521		158,979	
Non-Hispanic Origin	5,827	97.97%	53,249	97.67%	153,718	96.69%
Hispanic Origin	121	2.03%	1,271	2.33%	5,262	3.31%

2015 Median Age, Male	46.80	44.30	42.90
2015 Average Age, Male	43.20	41.60	40.80

2015 Median Age, Female	49.40	47.00	46.10
2015 Average Age, Female	45.00	43.60	43.30

2015 Population by Occupation Classification	4,969		44,958		130,226	
Civilian Employed	2,785	56.05%	26,925	59.89%	78,681	60.42%
Civilian Unemployed	175	3.52%	1,832	4.07%	5,232	4.02%
Civilian Non-Labor Force	2,009	40.43%	16,194	36.02%	46,278	35.54%
Armed Forces	0	0.00%	7	0.02%	35	0.03%

Households by Marital Status	1 Mile		3 Mile		5 Mile	
Married	1,501		13,012		35,090	
Married No Children	906		7,786		20,796	
Married w/Children	595		5,226		14,294	

2015 Population by Education	4,401		40,437		118,026	
Some High School, No Diploma	233	5.29%	2,237	5.53%	7,321	6.20%
High School Grad (Incl Equivalency)	514	11.68%	4,996	12.36%	18,242	15.46%
Some College, No Degree	831	18.88%	8,844	21.87%	28,849	24.44%
Associate Degree	174	3.95%	1,831	4.53%	5,787	4.90%
Bachelor Degree	1,226	27.86%	11,298	27.94%	31,152	26.39%
Advanced Degree	1,423	32.33%	11,231	27.77%	26,675	22.60%

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DEMOGRAPHIC DETAIL REPORT

Radius	1 Mile		3 Mile		5 Mile	
2015 Population by Occupation	10,967		105,870		308,937	
Real Estate & Finance	235	2.14%	2,698	2.55%	7,003	2.27%
Professional & Management	2,364	21.56%	19,644	18.55%	52,255	16.91%
Services	280	2.55%	2,647	2.50%	9,913	3.21%
Information	22	0.20%	540	0.51%	1,581	0.51%
Sales	713	6.50%	6,956	6.57%	20,223	6.55%
Transportation	12	0.11%	46	0.04%	147	0.05%
Education & Health	790	7.20%	6,905	6.52%	19,441	6.29%
Retail	253	2.31%	3,293	3.11%	9,712	3.14%
Wholesale	65	0.59%	907	0.86%	2,553	0.83%
Construction	61	0.56%	1,864	1.76%	6,794	2.20%
Agriculture & Mining	0	0.00%	18	0.02%	81	0.03%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	6	0.00%

2015 Worker Travel Time to Job	2,572		25,436		74,837	
<30 Minutes	1,590	61.82%	14,091	55.40%	43,261	57.81%
30-60 Minutes	966	37.56%	10,445	41.06%	28,628	38.25%
60+ Minutes	16	0.62%	900	3.54%	2,948	3.94%

2010 Households by HH Size	2,025		19,116		58,346	
1-Person Households	405	20.00%	4,191	21.92%	15,123	25.92%
2-Person Households	745	36.79%	6,901	36.10%	20,118	34.48%
3-Person Households	336	16.59%	3,130	16.37%	9,240	15.84%
4-Person Households	314	15.51%	2,837	14.84%	8,197	14.05%
5-Person Households	156	7.70%	1,340	7.01%	3,681	6.31%
6-Person Households	43	2.12%	497	2.60%	1,356	2.32%
7 or more Person Households	26	1.28%	220	1.15%	631	1.08%

2015 Average Household Size	2.70	2.60	2.50
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Households			
2020 Projection	2,326	21,629	65,247
2015 Estimate	2,216	20,659	62,447
2010 Census	2,025	19,117	58,346
Growth 2015 - 2020	4.96%	4.70%	4.48%
Growth 2010 - 2015	9.43%	8.07%	7.03%

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DEMOGRAPHIC DETAIL REPORT

Radius	1 Mile	3 Mile	5 Mile
2015 Households by HH Income	2,216	20,659	62,446
<\$25,000	201 9.07%	2,193 10.62%	9,454 15.14%
\$25,000 - \$50,000	293 13.22%	2,967 14.36%	10,191 16.32%
\$50,000 - \$75,000	232 10.47%	2,497 12.09%	8,897 14.25%
\$75,000 - \$100,000	252 11.37%	2,624 12.70%	7,835 12.55%
\$100,000 - \$125,000	224 10.11%	2,117 10.25%	6,254 10.02%
\$125,000 - \$150,000	325 14.67%	2,085 10.09%	4,956 7.94%
\$150,000 - \$200,000	211 9.52%	2,224 10.77%	5,465 8.75%
\$200,000+	478 21.57%	3,952 19.13%	9,394 15.04%
2015 Avg Household Income	\$138,089	\$129,062	\$112,281
2015 Med Household Income	\$114,508	\$100,573	\$83,554
2015 Occupied Housing	2,216	20,659	62,447
Owner Occupied	2,002 90.34%	17,211 83.31%	48,436 77.56%
Renter Occupied	214 9.66%	3,448 16.69%	14,011 22.44%
2010 Housing Units	2,292	21,482	65,630
1 Unit	2,033 88.70%	18,834 87.67%	54,028 82.32%
2 - 4 Units	98 4.28%	1,007 4.69%	3,139 4.78%
5 - 19 Units	120 5.24%	1,253 5.83%	6,000 9.14%
20+ Units	41 1.79%	388 1.81%	2,463 3.75%
2015 Housing Value	2,002	17,213	48,436
<\$100,000	94 4.70%	1,502 8.73%	7,787 16.08%
\$100,000 - \$200,000	340 16.98%	3,541 20.57%	11,414 23.57%
\$200,000 - \$300,000	572 28.57%	3,941 22.90%	10,199 21.06%
\$300,000 - \$400,000	461 23.03%	3,444 20.01%	7,699 15.90%
\$400,000 - \$500,000	303 15.13%	2,096 12.18%	4,571 9.44%
\$500,000 - \$1,000,000	172 8.59%	1,941 11.28%	5,319 10.98%
\$1,000,000+	60 3.00%	748 4.35%	1,447 2.99%
2015 Median Home Value	\$299,125	\$290,420	\$249,191
2015 Housing Units by Yr Built	2,291	21,619	65,958
Built 2010+	146 6.37%	1,346 6.23%	3,861 5.85%
Built 2000 - 2010	168 7.33%	963 4.45%	3,451 5.23%
Built 1990 - 1999	212 9.25%	2,731 12.63%	8,485 12.86%
Built 1980 - 1989	419 18.29%	3,886 17.97%	10,908 16.54%
Built 1970 - 1979	858 37.45%	5,536 25.61%	12,695 19.25%
Built 1960 - 1969	370 16.15%	3,584 16.58%	10,101 15.31%
Built 1950 - 1959	69 3.01%	2,184 10.10%	8,953 13.57%
Built <1949	49 2.14%	1,389 6.42%	7,504 11.38%
2015 Median Year Built	1977	1976	1974

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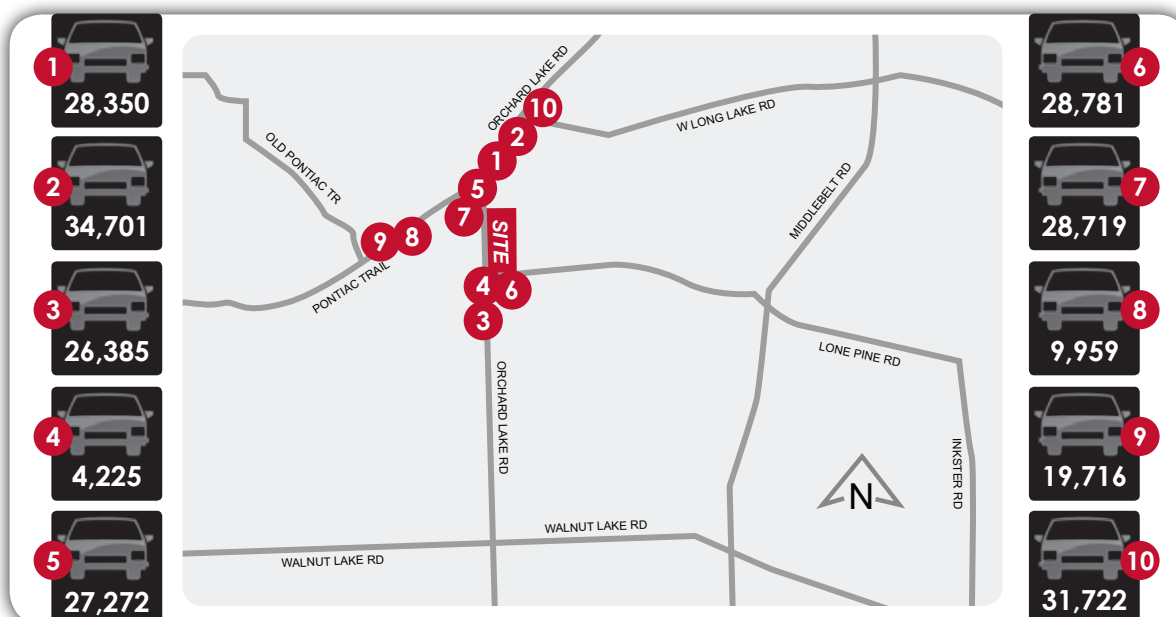
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TRAFFIC COUNT REPORT



	STREET	CROSS STREET	CROSS STR DIST	COUNT YEAR	AVG DAILY VOLUME	VOLUME TYPE	MILES FROM SUBJECT PROP
1	Orchard Lake Rd	Coe R X R	0.08 N	2014	28,350	MPSI	.07
2	Orchard Lake Rd	Coe R X R	0.04 N	2012	34,701	MPSI	.09
3	Orchard Lake Rd	Knightsbridge Ln	0.02 S	2012	26,385	Converte	.11
4	Lone Pine Rd	Orchard Lake Rd	0.05 W	2014	4,225	MPSI	.12
5	Orchard Lake Rd	Knightsbridge Ln	0.01 N	2014	27,272	MPSI	.13
6	Orchard Lake Rd	Lone Pine Rd	0.04 N	2014	28,781	MPSI	.17
7	Orchard Lake Rd	Pontiac Trl	0.07 N	2014	28,719	MPSI	.20
8	Pontiac Trl	Oak Bank Ct	0.02 NE	2014	9,959	MPSI	.27
9	Pontiac Trl	Village Ct	0.02 SW	2014	19,716	MPSI	.29
10	Orchard Lake Rd	Oak Grove	0.01 NE	2014	31,722	MPSI	.30



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