

VACANT LAND

NW CORNER OF JOHN R & 11 MILE
MADISON HEIGHTS | MICHIGAN



FOR MORE INFORMATION, CONTACT:

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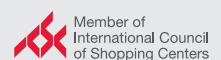
PROPERTY DETAILS

- Hard Corner Consisting of 1.66 Acres Available For Sale
- Located at the NW Corner of John R and 11 Mile Rd.
- Adjacent to Save-A-Lot and Across from CVS Pharmacy, Advanced Auto Parts and Walgreens
- Situated at a High Volume Traffic Lit Intersection
- Zoned B-3



2014 DEMOGRAPHICS

	1 MILE
Total Population	17,959
Average Household Income	\$58,876
	3 MILE
Total Population	134,274
Average Household Income	\$63,754
	5 MILE
Total Population	352,198
Average Household Income	\$60,120

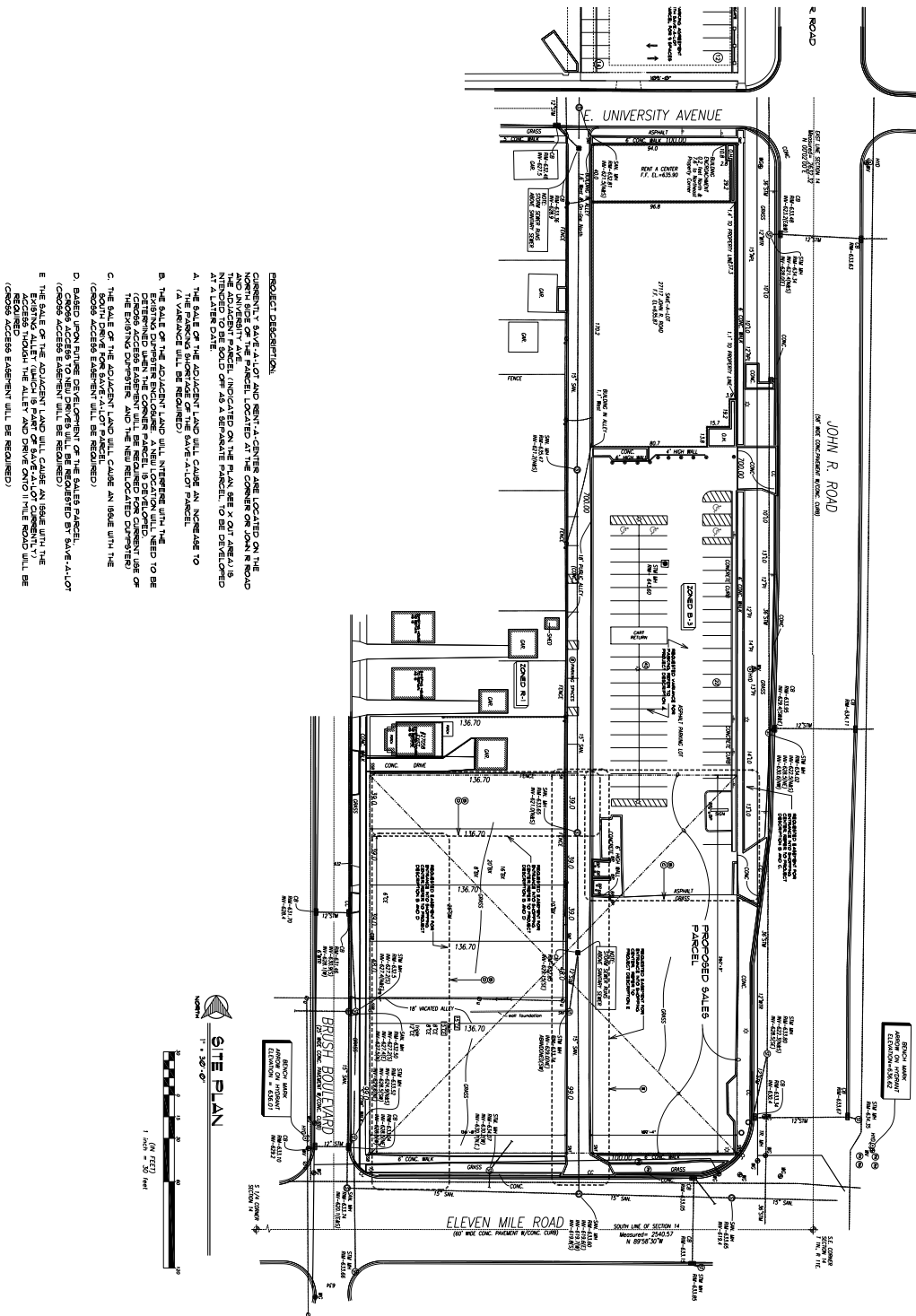


ARMADA REAL ESTATE SERVICES

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

VACANT LAND

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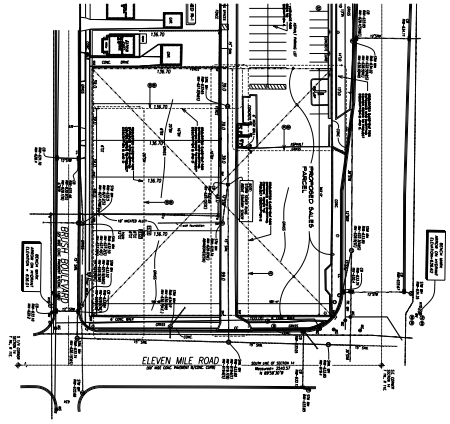


- PROJECT DESCRIPTION:**
- CURRENTLY SAVER A LOT AND RIGHT-A-CENTER ARE LOCATED ON THE CORNER OF JOHN R AND UNIVERSITY AVENUE. THE CORNER OF JOHN R AND UNIVERSITY AVENUE. THE ADJACENT PARCEL, INDICATED ON THE PLAN, IS A 20' WIDE ALLEY. THE ADJACENT PARCEL, INDICATED ON THE PLAN, IS A 20' WIDE ALLEY. AT A LATER DATE.
- THE SALE OF THE ADJACENT LAND WILL CAUSE AN INCREASE TO 14' WIDE ACCESS EASEMENT TO THE ADJACENT PARCEL.
 - THE SALE OF THE ADJACENT LAND WILL INTERFERE WITH THE EXISTING DUMPSTER ENCLOSURE. A NEW LOCATION WILL NEED TO BE DETERMINED BY THE OWNER. THE NEW LOCATION WILL BE RELOCATED TO THE ADJACENT PARCEL, INDICATED ON THE PLAN, AT A LATER DATE.
 - THE SALE OF THE ADJACENT LAND WILL CAUSE AN INCREASE TO 14' WIDE ACCESS EASEMENT TO THE ADJACENT PARCEL.
 - SAVED JOHN RUMBLE DEVELOPMENT OF THE SALES PARCEL. (CONCRETE ACCESS EASEMENT WILL BE REQUIRED)
 - THE SALE OF THE ADJACENT LAND WILL CAUSE AN INCREASE TO 14' WIDE ACCESS EASEMENT TO THE ADJACENT PARCEL. (CONCRETE ACCESS EASEMENT WILL BE REQUIRED)

SHEET# SPA-1
DATE: 22 JAN 15

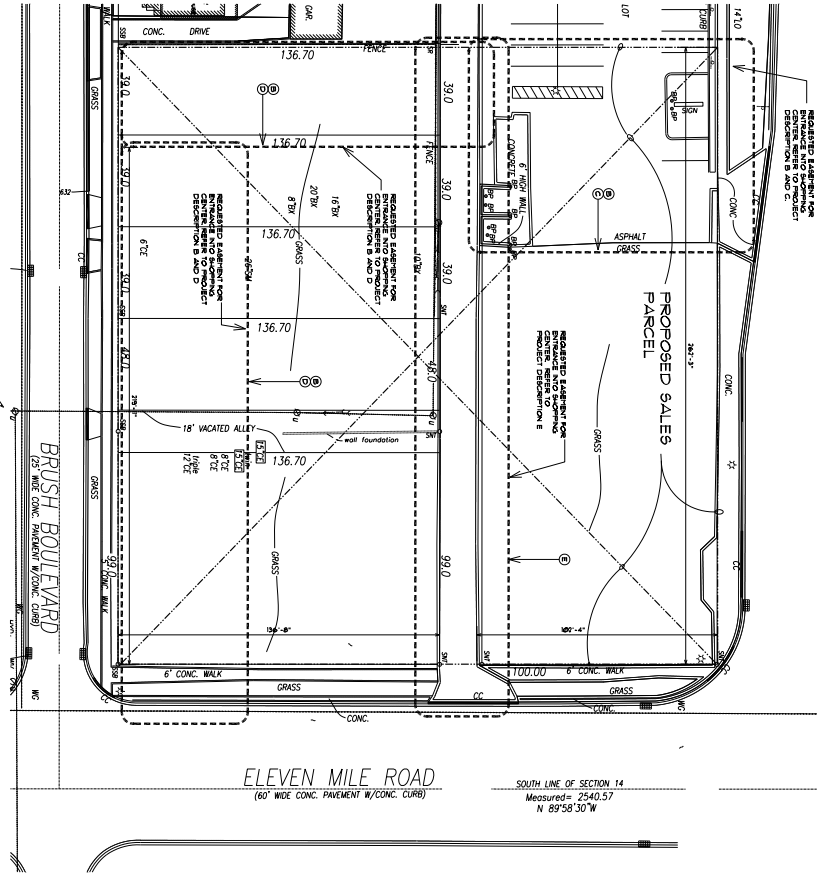
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UTILITY PLAN - PARCEL B

Legal Description for Parcel B
 Land situated in the City of Madison Heights, Oakland County, Michigan, described as:
 Lots 47 through 70, both inclusive, the South 4.00 feet of Lot 46, and all of the adjacent 18 foot vacated alleys, "Simpson Park Subdivision", according to the plat thereof as recorded in Liber 29 of Plans, Page 26, Oakland County Records, more particularly described as: **Beginning** at the Southeast Corner of Lot 59, thence along the North Line of Eleven Mile Road, Due West 254.70 feet to the Southwest Corner of Lot 66; thence along the East Line of Brush Boulevard, North 00°02' East 264.00 feet to the Northwest Corner of Lot 70; thence along the North Line of Lot 70, Due East 136.70 feet to the Northeast Corner of Lot 70; thence continuing Due East 118.00 feet thence along the West Line of John R Road, South 07°02' West 264.00 feet to the Point of Beginning. Contains 67,241 Square Feet or 1.543 Acres. Subject to Easements and Restrictions of Record.



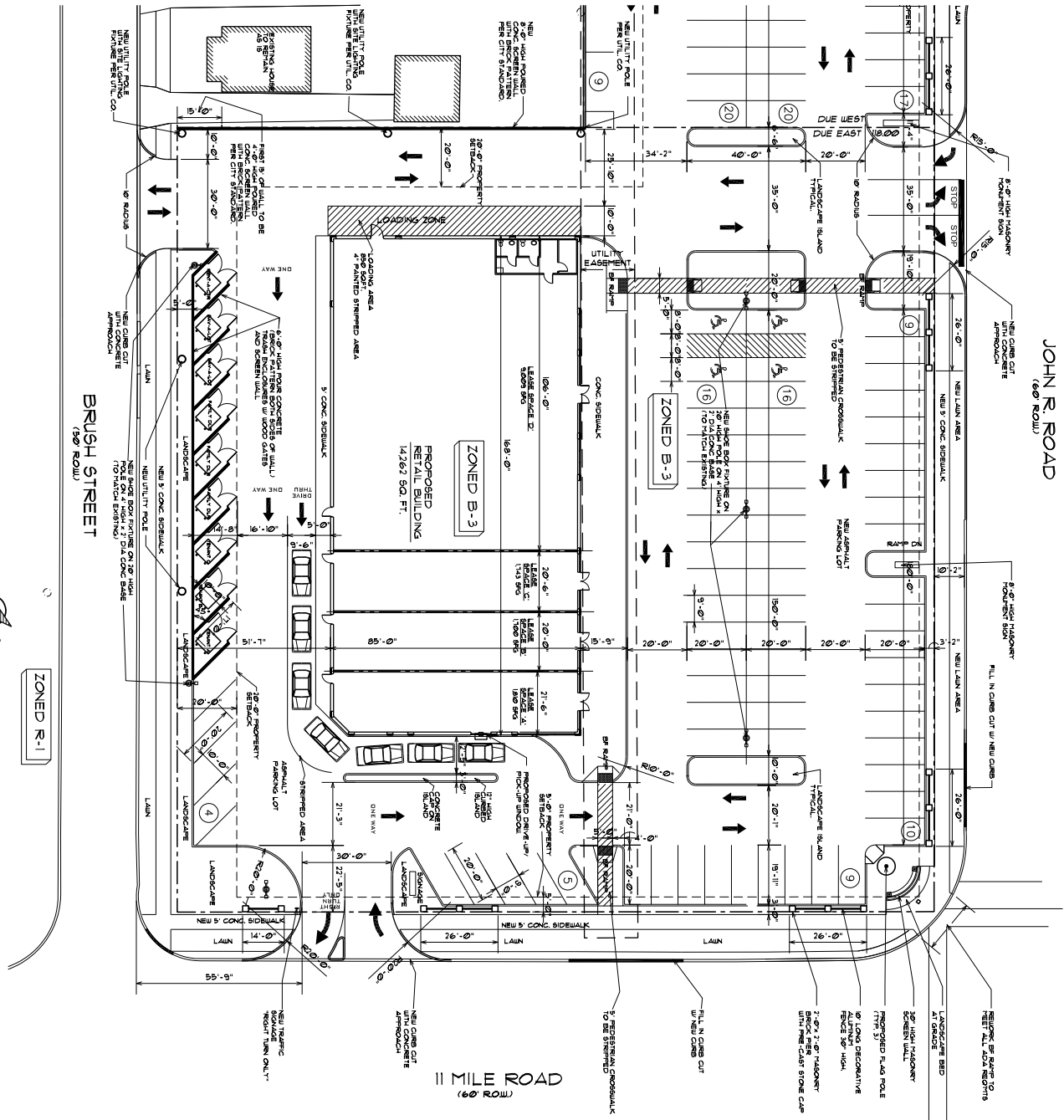
SITE PLAN - PARCEL B

PROJECT DESCRIPTION:
 BRUSH BOULEVARD AND JOHN R ROAD, A-CURVED LANE LOCATED ON THE NORTH SIDE OF THE PARCEL, LOCATED AT THE CORNER OF JOHN R ROAD AND BRUSH BOULEVARD, IS INDICATED ON THE PLAN SEE "X" ON AREA "B" INTERSECT TO BE SOLD OR AS A SEPARATE PARCEL TO BE DEVELOPED AS A DRIVEWAY.
 A. THE SALES OF THE ADJACENT LAND WILL BE IN ACCORDANCE TO (A VARIANCE WILL BE REQUIRED)
 B. THE SALE OF THE ADJACENT LAND WILL INTERFERE WITH THE DEVELOPMENT OF THE PROPOSED PARCEL TO BE DEVELOPED. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF MICHIGAN.
 C. THE SALE OF THE ADJACENT LAND WILL CAUSE AN ISSUE WITH THE "ROAD DRIVE FOR SAVE-A-LOT PARCEL."
 D. THE SALE OF THE ADJACENT LAND WILL CAUSE AN ISSUE WITH THE "ROAD DRIVE FOR SAVE-A-LOT PARCEL."
 E. THE SALE OF THE ADJACENT LAND WILL CAUSE AN ISSUE WITH THE "ROAD DRIVE FOR SAVE-A-LOT PARCEL."
 (CHECK ACCESS EASEMENT WILL BE REQUIRED)
 (CHECK ACCESS EASEMENT WILL BE REQUIRED)

SHEET # SPA-3
 DATE: 22 JAN 15

VACANT LAND

NW CORNER OF JOHN R & 11 MILE | MADISON HEIGHTS | MICHIGAN



ZONED R-1

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DEMOGRAPHIC DETAIL REPORT

Page 1 of 4



Radius	1 Mile	3 Mile	5 Mile
Population			
2019 Projection	18,655	137,750	359,184
2014 Estimate	17,959	134,274	352,198
2010 Census	17,280	133,034	349,032
Growth 2014 - 2019	3.88%	2.59%	1.98%
Growth 2010 - 2014	3.93%	0.93%	0.91%

2014 Population by Age	17,959	134,274	352,198
Age 0 - 4	1,217 6.78%	8,658 6.45%	22,562 6.41%
Age 5 - 9	1,081 6.02%	7,685 5.72%	20,854 5.92%
Age 10 - 14	987 5.50%	7,114 5.30%	20,321 5.77%
Age 15 - 19	956 5.32%	7,036 5.24%	20,769 5.90%
Age 20 - 24	976 5.43%	7,401 5.51%	21,137 6.00%
Age 25 - 29	1,260 7.02%	9,402 7.00%	23,639 6.71%
Age 30 - 34	1,512 8.42%	10,969 8.17%	25,849 7.34%
Age 35 - 39	1,452 8.09%	10,435 7.77%	25,115 7.13%
Age 40 - 44	1,342 7.47%	9,850 7.34%	24,525 6.96%
Age 45 - 49	1,296 7.22%	9,631 7.17%	24,453 6.94%
Age 50 - 54	1,319 7.34%	9,731 7.25%	24,983 7.09%
Age 55 - 59	1,241 6.91%	9,257 6.89%	23,984 6.81%
Age 60 - 64	1,016 5.66%	7,790 5.80%	20,912 5.94%
Age 65 - 69	727 4.05%	5,809 4.33%	16,108 4.57%
Age 70 - 74	504 2.81%	4,245 3.16%	11,763 3.34%
Age 75 - 79	381 2.12%	3,299 2.46%	8,935 2.54%
Age 80 - 84	321 1.79%	2,694 2.01%	7,217 2.05%
Age 85+	371 2.07%	3,267 2.43%	9,074 2.58%
Age 65+	2,304 12.83%	19,314 14.38%	53,097 15.08%
Median Age	38.40	39.30	39.20
Average Age	38.40	39.30	39.20

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DEMOGRAPHIC DETAIL REPORT

Radius	1 Mile		3 Mile		5 Mile	
2014 Population By Race	17,959		134,274		352,198	
White	16,171	90.04%	114,203	85.05%	241,483	68.56%
Black	802	4.47%	10,377	7.73%	87,655	24.89%
Am. Indian & Alaskan	78	0.43%	562	0.42%	1,286	0.37%
Asian	475	2.64%	5,705	4.25%	13,238	3.76%
Hawaiian & Pacific Island	10	0.06%	64	0.05%	127	0.04%
Other	423	2.36%	3,363	2.50%	8,410	2.39%

Population by Hispanic Origin	17,959		134,274		352,198	
Non-Hispanic Origin	17,478	97.32%	131,090	97.63%	344,794	97.90%
Hispanic Origin	481	2.68%	3,184	2.37%	7,404	2.10%

2014 Median Age, Male	37.40	38.20	37.70
2014 Average Age, Male	37.10	38.00	37.70

2014 Median Age, Female	39.50	40.30	40.70
2014 Average Age, Female	39.60	40.50	40.60

2014 Population by Occupation Classification	14,484		109,413		284,310	
Civilian Employed	9,169	63.30%	67,091	61.32%	164,721	57.94%
Civilian Unemployed	1,040	7.18%	7,521	6.87%	21,144	7.44%
Civilian Non-Labor Force	4,268	29.47%	34,672	31.69%	98,169	34.53%
Armed Forces	7	0.05%	129	0.12%	276	0.10%

Households by Marital Status						
Married	3,097		22,965		55,331	
Married No Children	1,851		13,758		33,093	
Married w/Children	1,246		9,207		22,237	

2014 Population by Education	13,764		102,749		263,008	
Some High School, No Diploma	1,842	13.38%	12,123	11.80%	32,034	12.18%
High School Grad (Incl Equivalency)	4,176	30.34%	28,039	27.29%	70,926	26.97%
Some College, No Degree	3,495	25.39%	27,379	26.65%	73,648	28.00%
Associate Degree	1,021	7.42%	6,368	6.20%	16,453	6.26%
Bachelor Degree	2,252	16.36%	18,146	17.66%	43,480	16.53%
Advanced Degree	978	7.11%	10,694	10.41%	26,467	10.06%

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DEMOGRAPHIC DETAIL REPORT

Radius	1 Mile		3 Mile		5 Mile	
2014 Population by Occupation	35,653		261,997		642,430	
Real Estate & Finance	608	1.71%	4,650	1.77%	11,095	1.73%
Professional & Management	4,496	12.61%	34,835	13.30%	81,300	12.66%
Services	1,593	4.47%	10,647	4.06%	29,026	4.52%
Information	252	0.71%	1,878	0.72%	4,259	0.66%
Sales	2,335	6.55%	17,567	6.71%	42,637	6.64%
Transportation	32	0.09%	663	0.25%	3,449	0.54%
Education & Health	1,556	4.36%	14,108	5.38%	37,376	5.82%
Retail	798	2.24%	7,497	2.86%	18,683	2.91%
Wholesale	500	1.40%	2,314	0.88%	4,872	0.76%
Construction	1,341	3.76%	7,765	2.96%	17,123	2.67%
Agriculture & Mining	39	0.11%	55	0.02%	165	0.03%
Farming, Fishing, Forestry	19	0.05%	37	0.01%	82	0.01%
2014 Worker Travel Time to Job	8,976		65,451		159,969	
<30 Minutes	6,011	66.97%	45,131	68.95%	108,186	67.63%
30-60 Minutes	2,749	30.63%	18,181	27.78%	45,755	28.60%
60+ Minutes	216	2.41%	2,139	3.27%	6,028	3.77%
2010 Households by HH Size	7,404		58,459		148,603	
1-Person Households	2,375	32.08%	20,567	35.18%	51,764	34.83%
2-Person Households	2,367	31.97%	18,703	31.99%	45,380	30.54%
3-Person Households	1,248	16.86%	8,683	14.85%	22,338	15.03%
4-Person Households	896	12.10%	6,371	10.90%	16,601	11.17%
5-Person Households	352	4.75%	2,653	4.54%	7,545	5.08%
6-Person Households	114	1.54%	957	1.64%	2,959	1.99%
7 or more Person Households	52	0.70%	525	0.90%	2,016	1.36%
2014 Average Household Size	2.30		2.30		2.30	
Households						
2019 Projection	7,971		60,441		152,964	
2014 Estimate	7,678		58,917		149,886	
2010 Census	7,403		58,458		148,602	
Growth 2014 - 2019	3.82%		2.59%		2.05%	
Growth 2010 - 2014	0.41%		-1.07%		-0.64%	

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DEMOGRAPHIC DETAIL REPORT

Radius	1 Mile	3 Mile	5 Mile
2014 Households by HH Income	7,679	58,917	149,886
<\$25,000	1,669 21.73%	14,433 24.50%	41,875 27.94%
\$25,000 - \$50,000	2,084 27.14%	15,454 26.23%	39,553 26.39%
\$50,000 - \$75,000	1,740 22.66%	11,165 18.95%	26,951 17.98%
\$75,000 - \$100,000	1,050 13.67%	7,016 11.91%	17,252 11.51%
\$100,000 - \$125,000	690 8.99%	5,086 8.63%	10,621 7.09%
\$125,000 - \$150,000	242 3.15%	2,517 4.27%	5,881 3.92%
\$150,000 - \$200,000	175 2.28%	1,868 3.17%	4,531 3.02%
\$200,000+	29 0.38%	1,378 2.34%	3,222 2.15%
2014 Avg Household Income	\$58,876	\$63,754	\$60,120
2014 Med Household Income	\$51,077	\$49,279	\$45,597
2014 Occupied Housing	7,678	58,917	149,886
Owner Occupied	5,937 77.32%	40,808 69.26%	99,471 66.36%
Renter Occupied	1,741 22.68%	18,109 30.74%	50,415 33.64%
2010 Housing Units	7,779	61,037	160,636
1 Unit	7,142 91.81%	49,145 80.52%	127,451 79.34%
2 - 4 Units	161 2.07%	3,111 5.10%	7,680 4.78%
5 - 19 Units	270 3.47%	4,736 7.76%	14,679 9.14%
20+ Units	206 2.65%	4,045 6.63%	10,826 6.74%
2014 Housing Value	5,937	40,809	99,470
<\$100,000	2,986 50.29%	17,795 43.61%	47,082 47.33%
\$100,000 - \$200,000	2,765 46.57%	18,248 44.72%	41,348 41.57%
\$200,000 - \$300,000	138 2.32%	3,206 7.86%	7,766 7.81%
\$300,000 - \$400,000	14 0.24%	735 1.80%	1,785 1.79%
\$400,000 - \$500,000	3 0.05%	329 0.81%	631 0.63%
\$500,000 - \$1,000,000	7 0.12%	408 1.00%	683 0.69%
\$1,000,000+	24 0.40%	88 0.22%	175 0.18%
2014 Median Home Value	\$99,413	\$114,300	\$106,416
2014 Housing Units by Yr Built	8,102	62,474	163,278
Built 2010+	159 1.96%	667 1.07%	2,653 1.62%
Built 2000 - 2010	250 3.09%	2,236 3.58%	3,660 2.24%
Built 1990 - 1999	234 2.89%	2,510 4.02%	5,352 3.28%
Built 1980 - 1989	197 2.43%	2,586 4.14%	6,533 4.00%
Built 1970 - 1979	692 8.54%	5,864 9.39%	16,934 10.37%
Built 1960 - 1969	998 12.32%	12,147 19.44%	29,759 18.23%
Built 1950 - 1959	3,635 44.87%	17,396 27.85%	48,385 29.63%
Built <1949	1,937 23.91%	19,068 30.52%	50,002 30.62%
2014 Median Year Built	1955	1956	1956

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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 11 Mile Rd	Dartmouth St	0.02 W	2012	22,056	MPSI	.24
2 S Stephenson Hwy	E 6th St	0.02 N	2012	16,848	MPSI	.60
3 E Lincoln Ave	Tawas Ave	0.01 W	2012	5,605	MPSI	.65
4 W Gardenia Ave	Lenox Ave	0.02 W	2008	4,070	ADT	.67
5 I-75	E Lincoln Ave	0.11 N	2012	193,024	MPSI	.75
6 I-75	N Stephenson Hwy	0.04 N	2012	181,308	MPSI	.79
7 E 11 Mile Rd	N Kenwood Ave	0.02 E	2012	21,953	MPSI	.80
8 E 11 Mile Rd	S Dorchester Ave	0.02 E	2012	24,347	MPSI	.85
9 John R Rd	Diesing Dr	0.03 S	2012	20,479	MPSI	.91
10 E 11 Mile Rd	N Campbell Rd	0.02 W	2012	22,925	MPSI	.91



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