

20301 - 20325
WEST 8 MILE ROAD

DETROIT | MICHIGAN



FOR
LEASE

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COMMERCIAL REAL ESTATE EXPERTS

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PROPERTY DETAILS

- SWC of 8 Mile Road & Kentfield Street, West of Evergreen Road
- 1,000 - 5,800 Sq. Ft. Available
- Excellent Visibility with High Traffic Volume
- Across the Street from Dollar Tree and Advanced Auto
- On-Site Parking



2014 DEMOGRAPHICS

	1 MILE
Total Population	14,057
Average Household Income	\$51,685
	3 MILE
Total Population	118,987
Average Household Income	\$52,702
	5 MILE
Total Population	333,302
Average Household Income	\$56,079



ARMADA REAL ESTATE SERVICES

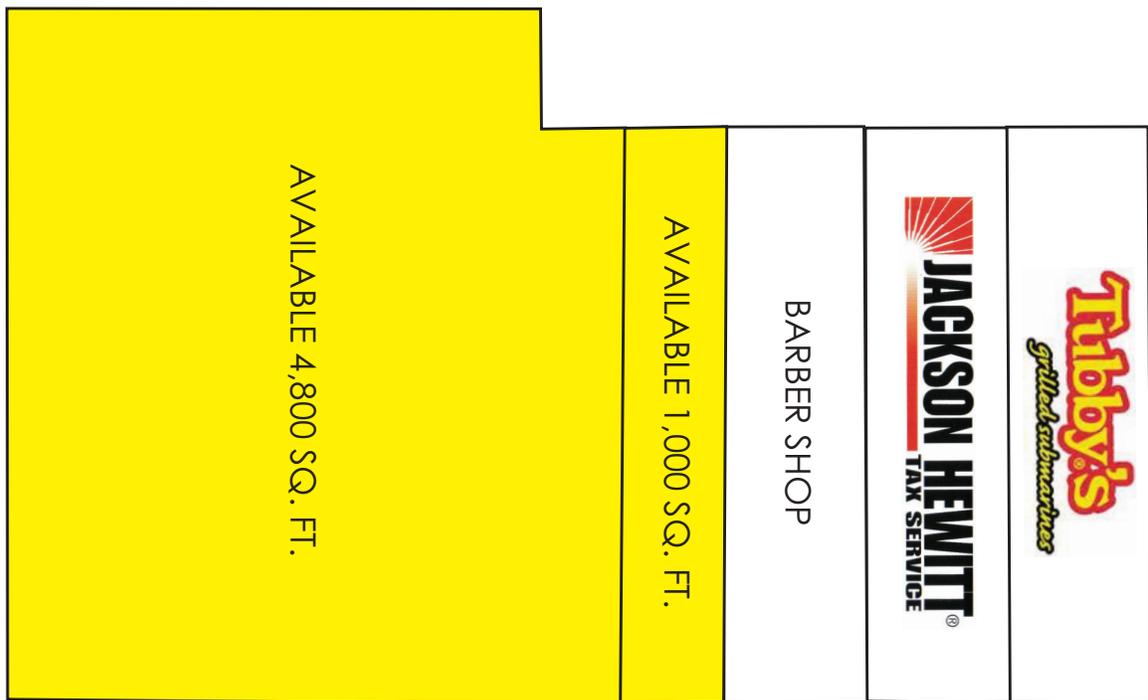
7001 ORCHARD LAKE ROAD | SUITE 110 | WEST BLOOMFIELD | MI 48322

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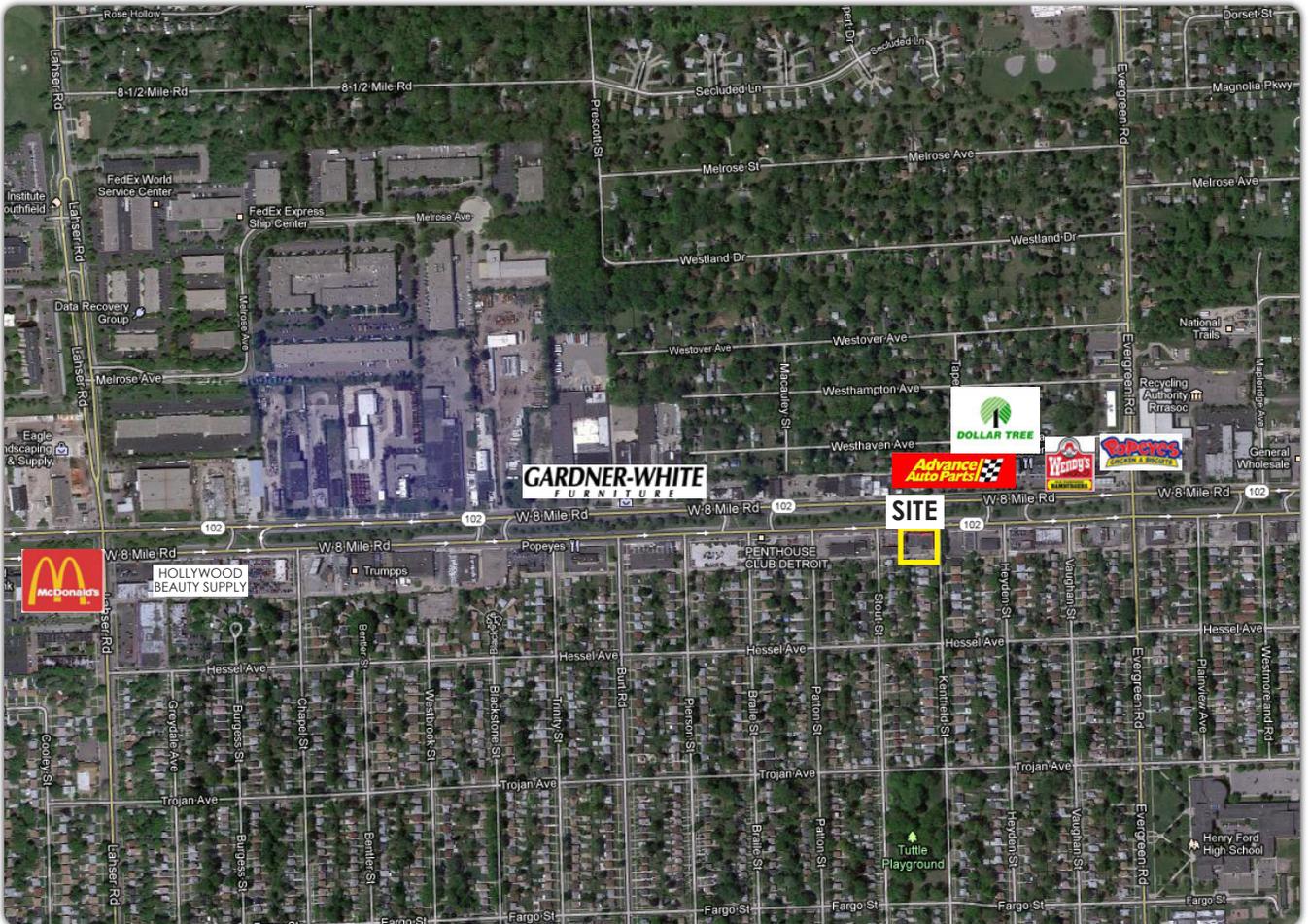


KENTFIELD STREET



W 8 MILE ROAD

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DEMOGRAPHIC DETAIL REPORT

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Radius	1 Mile	3 Mile	5 Mile
Population			
2019 Projection	13,805	117,975	332,120
2014 Estimate	14,057	118,987	333,302
2010 Census	14,785	122,544	340,712
Growth 2014 - 2019	-1.79%	-0.85%	-0.35%
Growth 2010 - 2014	-4.92%	-2.90%	-2.17%

2014 Population by Age	14,057	118,987	333,302
Age 0 - 4	856 6.09%	7,392 6.21%	20,694 6.21%
Age 5 - 9	815 5.80%	7,099 5.97%	20,158 6.05%
Age 10 - 14	863 6.14%	7,571 6.36%	21,311 6.39%
Age 15 - 19	989 7.04%	8,498 7.14%	23,342 7.00%
Age 20 - 24	1,008 7.17%	8,550 7.19%	22,923 6.88%
Age 25 - 29	874 6.22%	7,546 6.34%	20,738 6.22%
Age 30 - 34	813 5.78%	7,016 5.90%	19,903 5.97%
Age 35 - 39	831 5.91%	7,137 6.00%	20,420 6.13%
Age 40 - 44	873 6.21%	7,554 6.35%	21,655 6.50%
Age 45 - 49	873 6.21%	7,591 6.38%	22,124 6.64%
Age 50 - 54	918 6.53%	7,964 6.69%	22,997 6.90%
Age 55 - 59	954 6.79%	8,286 6.96%	23,118 6.94%
Age 60 - 64	978 6.96%	8,124 6.83%	21,715 6.52%
Age 65 - 69	845 6.01%	6,578 5.53%	17,304 5.19%
Age 70 - 74	602 4.28%	4,482 3.77%	12,102 3.63%
Age 75 - 79	390 2.77%	2,974 2.50%	8,529 2.56%
Age 80 - 84	262 1.86%	2,097 1.76%	6,391 1.92%
Age 85+	314 2.23%	2,529 2.13%	7,878 2.36%
Age 65+	2,413 17.17%	18,660 15.68%	52,204 15.66%
Median Age	39.90	39.10	39.30
Average Age	39.60	39.00	39.10

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DEMOGRAPHIC DETAIL REPORT

Radius	1 Mile		3 Mile		5 Mile	
2014 Population By Race	14,057		118,987		333,302	
White	897	6.38%	14,528	12.21%	88,711	26.62%
Black	12,816	91.17%	101,038	84.92%	233,340	70.01%
Am. Indian & Alaskan	28	0.20%	329	0.28%	1,010	0.30%
Asian	48	0.34%	792	0.67%	3,259	0.98%
Hawaiian & Pacific Island	2	0.01%	18	0.02%	74	0.02%
Other	266	1.89%	2,282	1.92%	6,908	2.07%
Population by Hispanic Origin	14,057		118,987		333,302	
Non-Hispanic Origin	13,934	99.12%	117,639	98.87%	328,473	98.55%
Hispanic Origin	123	0.88%	1,348	1.13%	4,829	1.45%
2014 Median Age, Male	36.10		35.60		36.30	
2014 Average Age, Male	37.40		36.80		37.10	
2014 Median Age, Female	42.80		41.90		41.70	
2014 Average Age, Female	41.50		40.80		40.80	
2014 Population by Occupation Classification	11,324		95,224		266,467	
Civilian Employed	5,798	51.20%	48,781	51.23%	141,200	52.99%
Civilian Unemployed	914	8.07%	7,659	8.04%	19,875	7.46%
Civilian Non-Labor Force	4,606	40.67%	38,736	40.68%	105,276	39.51%
Armed Forces	6	0.05%	48	0.05%	116	0.04%
Households by Marital Status						
Married	1,537		13,389		42,181	
Married No Children	1,064		8,836		26,424	
Married w/Children	473		4,553		15,757	
2014 Population by Education	10,027		83,926		237,382	
Some High School, No Diploma	1,163	11.60%	10,349	12.33%	27,880	11.74%
High School Grad (Incl Equivalency)	2,940	29.32%	22,571	26.89%	62,378	26.28%
Some College, No Degree	3,609	35.99%	29,942	35.68%	78,880	33.23%
Associate Degree	502	5.01%	4,047	4.82%	12,507	5.27%
Bachelor Degree	1,161	11.58%	10,059	11.99%	33,658	14.18%
Advanced Degree	652	6.50%	6,958	8.29%	22,079	9.30%

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DEMOGRAPHIC DETAIL REPORT

Radius	1 Mile		3 Mile		5 Mile	
2014 Population by Occupation	22,689		191,076		552,294	
Real Estate & Finance	222	0.98%	3,883	2.03%	11,412	2.07%
Professional & Management Services	2,326	10.25%	19,767	10.35%	63,063	11.42%
Information	1,662	7.33%	11,212	5.87%	29,407	5.32%
Sales	303	1.34%	1,625	0.85%	4,413	0.80%
Transportation	1,466	6.46%	13,346	6.98%	37,990	6.88%
Education & Health	155	0.68%	2,090	1.09%	5,472	0.99%
Retail	1,648	7.26%	13,785	7.21%	37,827	6.85%
Wholesale	650	2.86%	4,785	2.50%	14,065	2.55%
Construction	35	0.15%	864	0.45%	2,929	0.53%
Agriculture & Mining	354	1.56%	3,939	2.06%	11,346	2.05%
Farming, Fishing, Forestry	0	0.00%	84	0.04%	256	0.05%
	0	0.00%	48	0.03%	139	0.03%
2014 Worker Travel Time to Job	5,601		47,371		137,561	
<30 Minutes	3,400	60.70%	30,816	65.05%	89,770	65.26%
30-60 Minutes	1,776	31.71%	13,970	29.49%	41,235	29.98%
60+ Minutes	425	7.59%	2,585	5.46%	6,556	4.77%
2010 Households by HH Size	5,851		49,033		136,605	
1-Person Households	1,828	31.24%	15,961	32.55%	43,817	32.08%
2-Person Households	1,706	29.16%	14,193	28.95%	40,120	29.37%
3-Person Households	1,068	18.25%	8,350	17.03%	22,900	16.76%
4-Person Households	658	11.25%	5,425	11.06%	15,704	11.50%
5-Person Households	340	5.81%	2,819	5.75%	7,918	5.80%
6-Person Households	140	2.39%	1,338	2.73%	3,518	2.58%
7 or more Person Households	111	1.90%	947	1.93%	2,628	1.92%
2014 Average Household Size	2.50		2.50		2.50	
Households						
2019 Projection	5,508		47,371		133,940	
2014 Estimate	5,594		47,711		134,132	
2010 Census	5,851		49,033		136,604	
Growth 2014 - 2019	-1.54%		-0.71%		-0.14%	
Growth 2010 - 2014	-3.93%		-2.14%		-1.35%	

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DEMOGRAPHIC DETAIL REPORT

Radius	1 Mile	3 Mile	5 Mile
2014 Households by HH Income	5,596	47,713	134,133
<\$25,000	2,056 36.74%	16,034 33.61%	41,842 31.19%
\$25,000 - \$50,000	1,255 22.43%	12,325 25.83%	35,954 26.80%
\$50,000 - \$75,000	850 15.19%	8,385 17.57%	22,721 16.94%
\$75,000 - \$100,000	703 12.56%	5,017 10.51%	14,686 10.95%
\$100,000 - \$125,000	367 6.56%	2,793 5.85%	8,525 6.36%
\$125,000 - \$150,000	185 3.31%	1,351 2.83%	4,150 3.09%
\$150,000 - \$200,000	135 2.41%	1,135 2.38%	3,774 2.81%
\$200,000+	45 0.80%	673 1.41%	2,481 1.85%
2014 Avg Household Income	\$51,685	\$52,702	\$56,079
2014 Med Household Income	\$38,871	\$39,480	\$41,463
2014 Occupied Housing	5,594	47,712	134,132
Owner Occupied	3,571 63.84%	28,699 60.15%	84,616 63.08%
Renter Occupied	2,023 36.16%	19,013 39.85%	49,516 36.92%
2010 Housing Units	6,663	55,793	155,101
1 Unit	5,416 81.28%	43,238 77.50%	122,667 79.09%
2 - 4 Units	192 2.88%	2,002 3.59%	6,632 4.28%
5 - 19 Units	250 3.75%	4,709 8.44%	12,402 8.00%
20+ Units	805 12.08%	5,844 10.47%	13,400 8.64%
2014 Housing Value	3,571	28,698	84,617
<\$100,000	2,501 70.04%	19,622 68.37%	50,912 60.17%
\$100,000 - \$200,000	943 26.41%	7,426 25.88%	26,210 30.97%
\$200,000 - \$300,000	115 3.22%	1,394 4.86%	5,678 6.71%
\$300,000 - \$400,000	4 0.11%	132 0.46%	952 1.13%
\$400,000 - \$500,000	3 0.08%	36 0.13%	366 0.43%
\$500,000 - \$1,000,000	1 0.03%	15 0.05%	277 0.33%
\$1,000,000+	4 0.11%	73 0.25%	222 0.26%
2014 Median Home Value	\$71,391	\$73,126	\$83,100
2014 Housing Units by Yr Built	6,680	56,003	156,150
Built 2010+	32 0.48%	799 1.43%	3,259 2.09%
Built 2000 - 2010	97 1.45%	1,584 2.83%	3,125 2.00%
Built 1990 - 1999	80 1.20%	835 1.49%	3,463 2.22%
Built 1980 - 1989	300 4.49%	2,015 3.60%	6,152 3.94%
Built 1970 - 1979	607 9.09%	5,210 9.30%	14,527 9.30%
Built 1960 - 1969	1,047 15.67%	10,027 17.90%	25,522 16.34%
Built 1950 - 1959	2,765 41.39%	19,436 34.71%	51,696 33.11%
Built <1949	1,752 26.23%	16,097 28.74%	48,406 31.00%
2014 Median Year Built	1955	1955	1955

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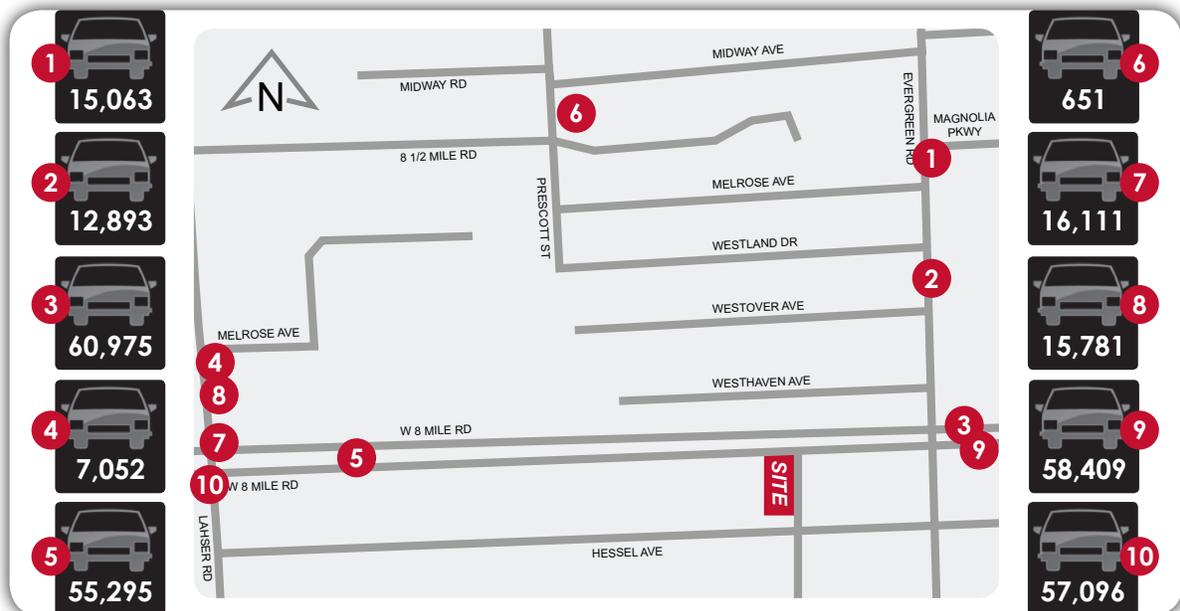
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TRAFFIC COUNT REPORT



	STREET	CROSS STREET	CROSS STR DIST	COUNT YEAR	AVG DAILY VOLUME	VOLUME TYPE	MILES FROM SUBJECT PROP
1	Evergreen Rd	Magnolia St	0.03 S	2012	15,063	MPSI	.51
2	Evergreen Rd		0.00	2011	12,893	MPSI	.51
3	W 8 Mile Rd	Avon Ln	0.18 E	2012	60,975	MPSI	.65
4	Melrose St	Lahser Rd	0.27 SW	2012	7,052	MPSI	.65
5	W 8 Mile Rd	Murwood St	0.29 W	2012	55,295	MPSI	.70
6	Mada Ave	Prescott St	0.07 E	2012	651	MPSI	.76
7	Lahser Rd	W 8 Mile Rd	0.04 N	2012	16,111	MPSI	.79
8	Lahser Rd	Melrose St	0.12 N	2012	15,781	MPSI	.79
9	W 8 Mile Rd	Stahelin Ave	0.02 W	2012	58,409	MPSI	.80
10	W 8 Mile Rd	Murwood St	0.15 W	2012	57,096	MPSI	.84



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