



DEMOGRAPHICS

- Pre-Leasing Phase II of up to 15,000 Sq. Ft. or Build to Suit
- Located on the SEC of 22 Mile Road and Schoenherr Road
- Join CVS, Dooleys Irish Restaurant, Orange Peel Restaurant, BoRics and AAA
- Traffic Counts on 22 Mile Road: 17,699 CPD

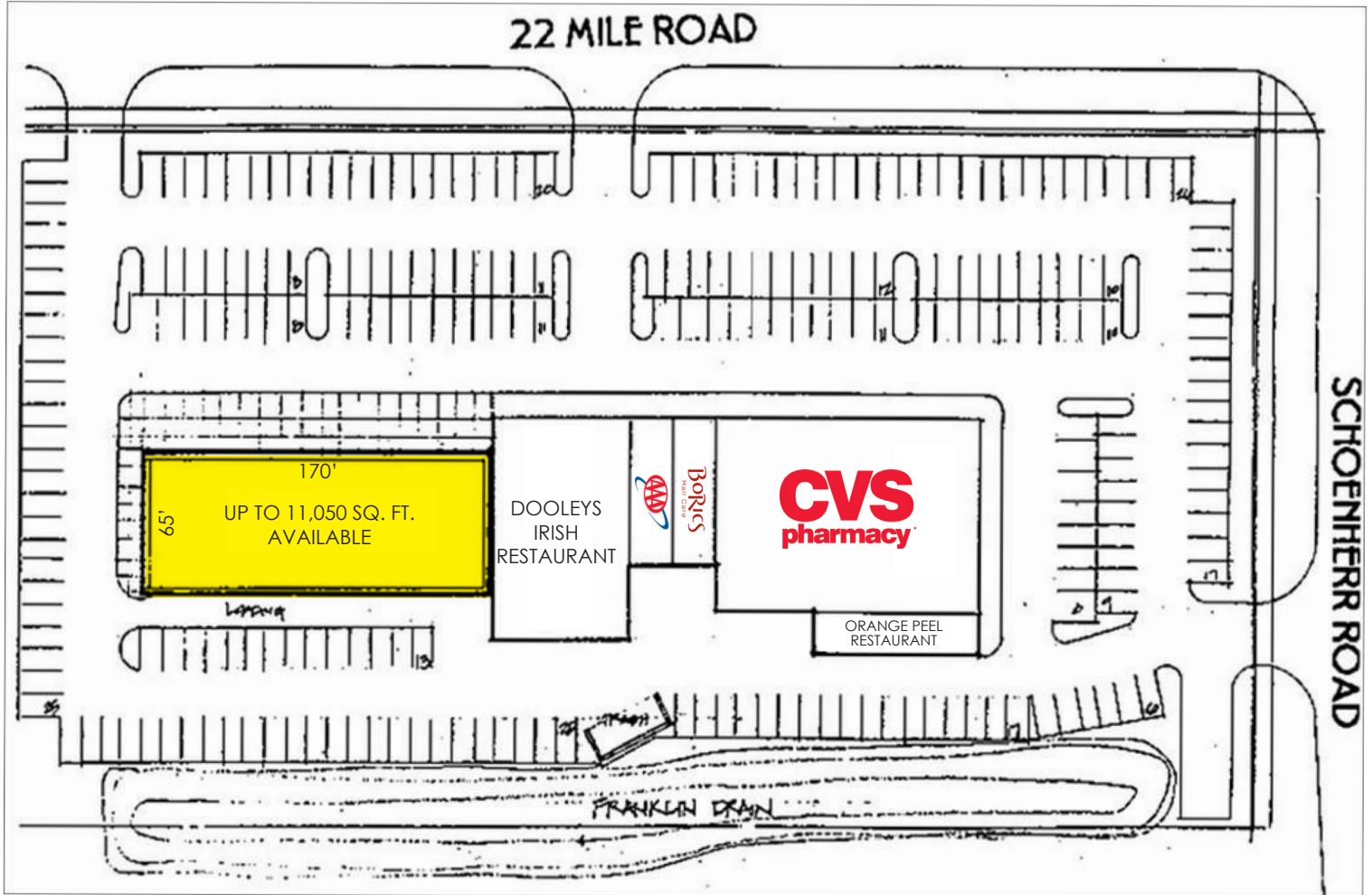
1 MILE	3 MILE	5 MILE
10,432 POPULATION	85,268 POPULATION	232,742 POPULATION
\$78,728 AVERAGE HH INCOME	\$83,851 AVERAGE HH INCOME	\$83,247 AVERAGE HH INCOME
\$58,566 MEDIAN HH INCOME	\$66,588 MEDIAN HH INCOME	\$67,466 MEDIAN HH INCOME

Committed to Brokerage Excellence for over 25 Years



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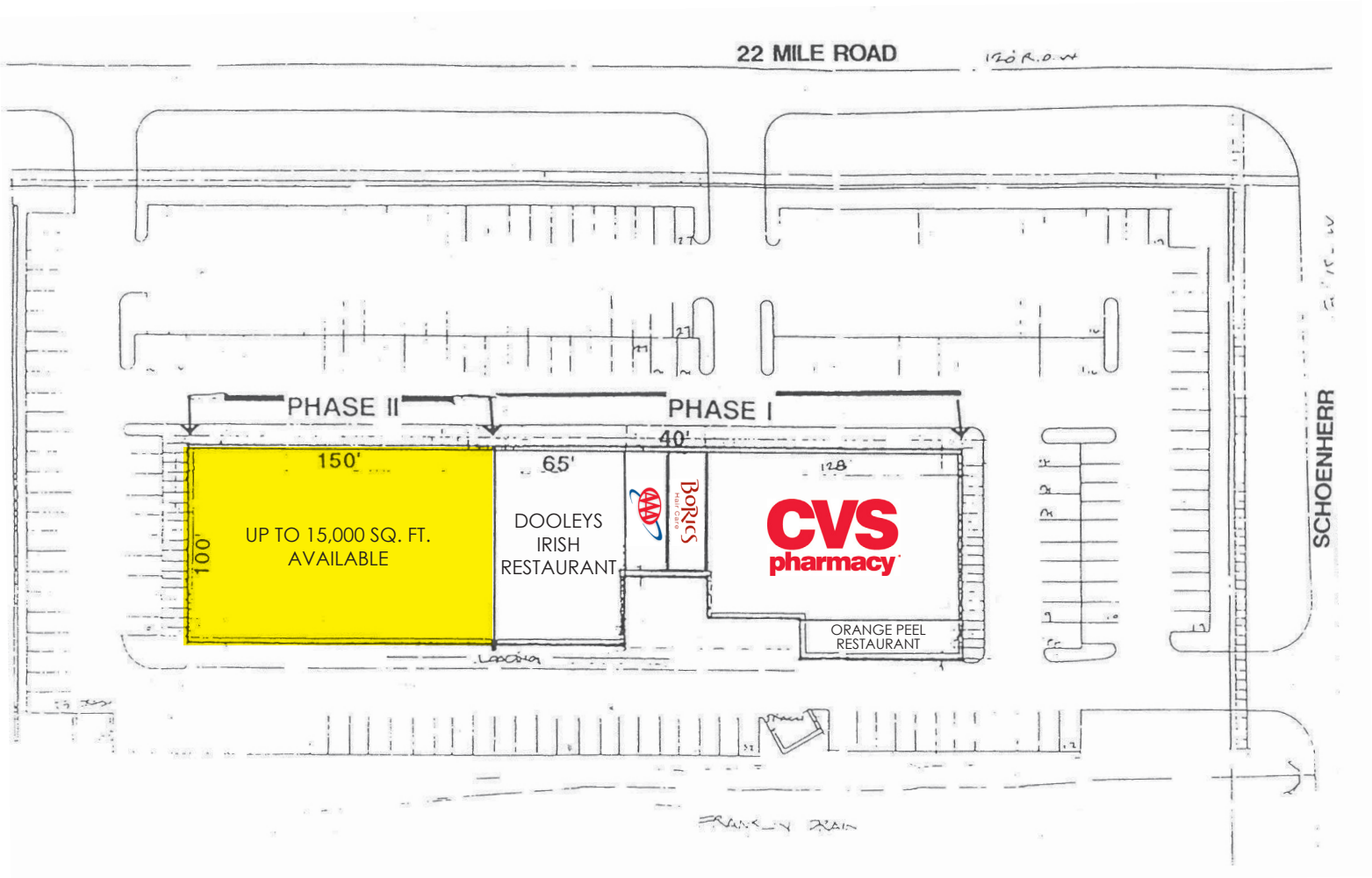
ALTERNATIVE PLAN



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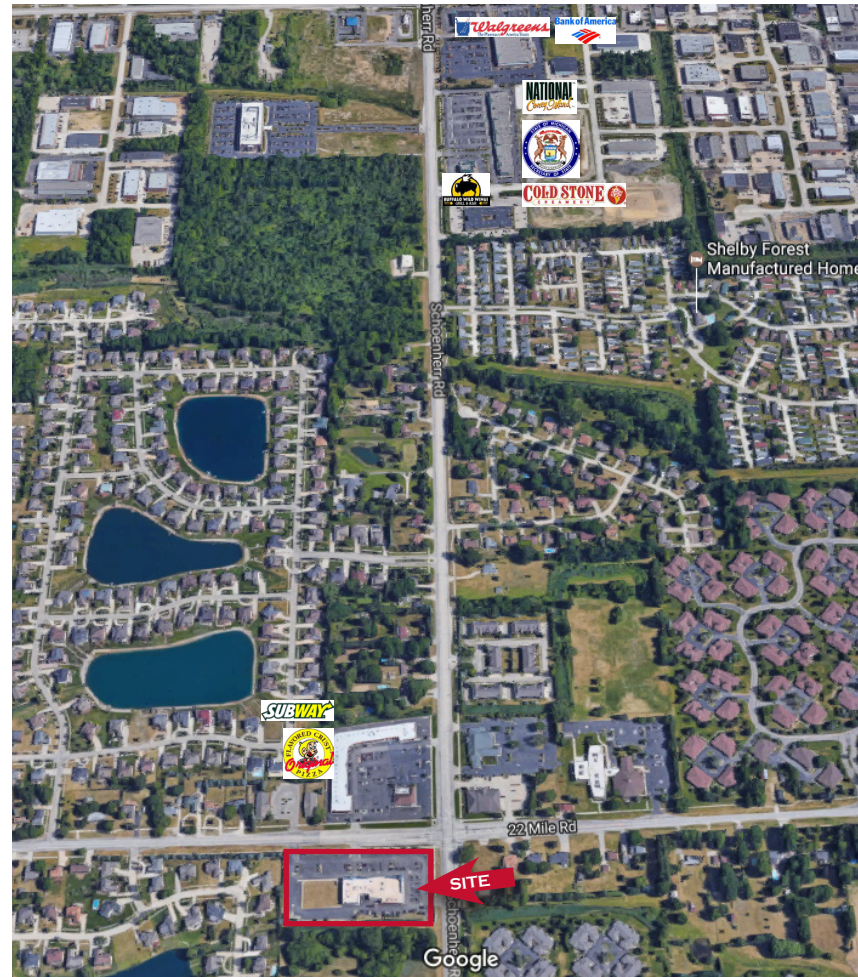
7001 ORCHARD LAKE ROAD | SUITE 110 | WEST BLOOMFIELD | MI 48322
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EXHIBIT "A"



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Radius	1 Mile		3 Mile		5 Mile	
Population						
2021 Projection	10,669		88,169		241,020	
2016 Estimate	10,432		85,268		232,742	
2010 Census	10,483		80,923		219,131	
Growth 2016 - 2021	2.27%		3.40%		3.56%	
Growth 2010 - 2016	-0.49%		5.37%		6.21%	
2016 Population by Age						
	10,432		85,268		232,742	
Age 0 - 4	487	4.67%	4,538	5.32%	13,154	5.65%
Age 5 - 9	493	4.73%	4,524	5.31%	13,590	5.84%
Age 10 - 14	562	5.39%	5,085	5.96%	15,159	6.51%
Age 15 - 19	599	5.74%	5,362	6.29%	15,264	6.56%
Age 20 - 24	624	5.98%	5,460	6.40%	14,952	6.42%
Age 25 - 29	591	5.67%	5,301	6.22%	14,508	6.23%
Age 30 - 34	506	4.85%	4,870	5.71%	13,833	5.94%
Age 35 - 39	468	4.49%	4,652	5.46%	13,788	5.92%
Age 40 - 44	544	5.21%	5,164	6.06%	15,355	6.60%
Age 45 - 49	663	6.36%	5,876	6.89%	16,781	7.21%
Age 50 - 54	778	7.46%	6,545	7.68%	17,685	7.60%
Age 55 - 59	834	7.99%	6,651	7.80%	17,272	7.42%
Age 60 - 64	786	7.53%	5,912	6.93%	14,986	6.44%
Age 65 - 69	697	6.68%	4,871	5.71%	12,109	5.20%
Age 70 - 74	582	5.58%	3,686	4.32%	8,973	3.86%
Age 75 - 79	454	4.35%	2,622	3.08%	6,204	2.67%
Age 80 - 84	347	3.33%	1,869	2.19%	4,275	1.84%
Age 85+	418	4.01%	2,279	2.67%	4,856	2.09%
Age 65+	2,498	23.95%	15,327	17.98%	36,417	15.65%
Median Age	47.60		42.80		40.70	
Average Age	44.50		41.20		39.60	

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Radius	1 Mile		3 Mile		5 Mile	
2016 Population By Race	10,432		85,268		232,742	
White	9,399	90.10%	76,802	90.07%	205,764	88.41%
Black	317	3.04%	3,536	4.15%	13,134	5.64%
Am. Indian & Alaskan	29	0.28%	255	0.30%	635	0.27%
Asian	502	4.81%	3,303	3.87%	9,025	3.88%
Hawaiian & Pacific Island	1	0.01%	27	0.03%	79	0.03%
Other	186	1.78%	1,346	1.58%	4,106	1.76%
Population by Hispanic Origin	10,432		85,268		232,742	
Non-Hispanic Origin	10,228	98.04%	83,208	97.58%	226,301	97.23%
Hispanic Origin	204	1.96%	2,060	2.42%	6,442	2.77%
2016 Median Age, Male	45.10		40.70		39.20	
2016 Average Age, Male	42.70		39.80		38.50	
2016 Median Age, Female	49.80		44.70		42.10	
2016 Average Age, Female	46.10		42.50		40.70	
2016 Population by Occupation Classification	8,773		70,051		187,787	
Civilian Employed	4,560	51.98%	43,022	61.42%	119,175	63.46%
Civilian Unemployed	341	3.89%	2,060	2.94%	5,747	3.06%
Civilian Non-Labor Force	3,872	44.14%	24,918	35.57%	62,748	33.41%
Armed Forces	0	0.00%	51	0.07%	117	0.06%
Households by Marital Status						
Married	2,340		18,974		50,902	
Married No Children	1,523		11,226		28,226	
Married w/Children	818		7,748		22,676	
2016 Population by Education	8,049		63,627		171,035	
Some High School, No Diploma	958	11.90%	6,142	9.65%	14,185	8.29%
High School Grad (Incl Equivalency)	2,458	30.54%	16,631	26.14%	42,773	25.01%
Some College, No Degree	2,493	30.97%	20,240	31.81%	55,122	32.23%
Associate Degree	381	4.73%	3,327	5.23%	10,411	6.09%
Bachelor Degree	995	12.36%	10,979	17.26%	31,409	18.36%
Advanced Degree	764	9.49%	6,308	9.91%	17,135	10.02%

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Radius	1 Mile		3 Mile		5 Mile	
2016 Population by Occupation	8,634		81,039		223,157	
Real Estate & Finance	236	2.73%	2,410	2.97%	7,586	3.40%
Professional & Management	2,085	24.15%	21,471	26.49%	59,724	26.76%
Public Administration	185	2.14%	1,645	2.03%	4,966	2.23%
Education & Health	922	10.68%	8,610	10.62%	25,573	11.46%
Services	748	8.66%	6,626	8.18%	18,795	8.42%
Information	24	0.28%	726	0.90%	1,955	0.88%
Sales	1,324	15.33%	11,124	13.73%	30,550	13.69%
Transportation	5	0.06%	158	0.19%	402	0.18%
Retail	634	7.34%	5,446	6.72%	14,037	6.29%
Wholesale	181	2.10%	1,403	1.73%	3,272	1.47%
Manufacturing	1,035	11.99%	9,988	12.32%	25,484	11.42%
Production	777	9.00%	6,067	7.49%	15,138	6.78%
Construction	140	1.62%	2,348	2.90%	6,973	3.12%
Utilities	177	2.05%	1,286	1.59%	3,528	1.58%
Agriculture & Mining	4	0.05%	93	0.11%	273	0.12%
Farming, Fishing, Forestry	0	0.00%	57	0.07%	165	0.07%
Other Services	157	1.82%	1,581	1.95%	4,736	2.12%
2016 Worker Travel Time to Job	4,381		41,763		115,773	
<30 Minutes	2,456	56.06%	22,390	53.61%	61,823	53.40%
30-60 Minutes	1,617	36.91%	16,025	38.37%	44,220	38.20%
60+ Minutes	308	7.03%	3,348	8.02%	9,730	8.40%
2010 Households by HH Size	4,274		31,775		84,276	
1-Person Households	1,224	28.64%	8,346	26.27%	21,404	25.40%
2-Person Households	1,488	34.82%	10,368	32.63%	26,649	31.62%
3-Person Households	622	14.55%	5,278	16.61%	13,910	16.51%
4-Person Households	526	12.31%	4,718	14.85%	13,425	15.93%
5-Person Households	276	6.46%	2,141	6.74%	6,187	7.34%
6-Person Households	88	2.06%	633	1.99%	1,876	2.23%
7 or more Person Households	50	1.17%	291	0.92%	825	0.98%
2016 Average Household Size	2.50		2.60		2.60	
Households						
2021 Projection	4,284		34,361		92,373	
2016 Estimate	4,200		33,265		89,227	
2010 Census	4,275		31,776		84,276	
Growth 2016 - 2021	2.00%		3.29%		3.53%	
Growth 2010 - 2016	-1.75%		4.69%		5.87%	

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Radius	1 Mile	3 Mile	5 Mile
2016 Households by HH Income	4,199	33,265	89,227
<\$25,000	505 12.03%	4,999 15.03%	13,483 15.11%
\$25,000 - \$50,000	1,197 28.51%	7,265 21.84%	18,481 20.71%
\$50,000 - \$75,000	936 22.29%	6,478 19.47%	17,752 19.90%
\$75,000 - \$100,000	437 10.41%	4,492 13.50%	12,762 14.30%
\$100,000 - \$125,000	491 11.69%	4,077 12.26%	10,365 11.62%
\$125,000 - \$150,000	273 6.50%	2,312 6.95%	6,585 7.38%
\$150,000 - \$200,000	174 4.14%	1,939 5.83%	5,905 6.62%
\$200,000+	186 4.43%	1,703 5.12%	3,894 4.36%
2016 Avg Household Income	\$78,728	\$83,851	\$83,247
2016 Med Household Income	\$58,566	\$66,588	\$67,466
2016 Occupied Housing	4,200	33,265	89,227
Owner Occupied	3,997 95.17%	26,933 80.96%	69,565 77.96%
Renter Occupied	203 4.83%	6,332 19.04%	19,662 22.04%
2010 Housing Units	3,345	33,232	88,815
1 Unit	3,164 94.59%	27,412 82.49%	70,341 79.20%
2 - 4 Units	168 5.02%	993 2.99%	2,646 2.98%
5 - 19 Units	12 0.36%	3,145 9.46%	10,964 12.34%
20+ Units	1 0.03%	1,682 5.06%	4,864 5.48%
2016 Housing Value	3,998	26,932	69,565
<\$100,000	1,195 29.89%	3,947 14.66%	10,394 14.94%
\$100,000 - \$200,000	923 23.09%	11,207 41.61%	26,501 38.10%
\$200,000 - \$300,000	1,132 28.31%	7,904 29.35%	23,602 33.93%
\$300,000 - \$400,000	552 13.81%	2,746 10.20%	6,542 9.40%
\$400,000 - \$500,000	85 2.13%	901 3.35%	1,765 2.54%
\$500,000 - \$1,000,000	111 2.78%	223 0.83%	551 0.79%
\$1,000,000+	0 0.00%	4 0.01%	210 0.30%
2016 Median Home Value	\$187,106	\$184,937	\$192,028
2016 Housing Units by Yr Built	4,480	34,912	93,298
Built 2010+	120 2.68%	1,680 4.81%	4,836 5.18%
Built 2000 - 2010	336 7.50%	6,049 17.33%	18,469 19.80%
Built 1990 - 1999	2,016 45.00%	10,230 29.30%	25,591 27.43%
Built 1980 - 1989	1,484 33.13%	6,669 19.10%	15,306 16.41%
Built 1970 - 1979	364 8.13%	4,869 13.95%	14,593 15.64%
Built 1960 - 1969	89 1.99%	2,503 7.17%	7,820 8.38%
Built 1950 - 1959	28 0.63%	2,041 5.85%	4,632 4.96%
Built <1949	43 0.96%	871 2.49%	2,051 2.20%
2016 Median Year Built	1990	1989	1990

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