

30,000 SF AVAILABLE IN RECENTLY RENOVATED CENTER WITH GREAT VISIBILITY.



## Drakeshire Plaza

35103-35243 Grand River Ave, Farmington, Michigan

F O R L E A S E

Exclusively listed by

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1/8/2015

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## EXTERIOR PROPERTY PICTURE



PROPERTY INFORMATION	
PROPERTY ADDRESS	35103-35243 Grand River Ave Farmington, MI 48335
LOCATION MARKET	Located on the south side of Grand River Ave, just east of Drake Road.
PARCEL ID NUMBER	23-28-101-010
LEGAL DESCRIPTION	T1N, R9E, SEC 28 PART OF NW 1/4 BEG AT PT DIST S 01-45-10 W 50.23 FT & S 82-44-30 E 210.28 FT FROM NW SEC COR, TH S 82-44-30 E 477.88 FT, TH S 01-45-10 W 306.23 FT, TH N 88-34-14 W 475.69 FT, TH N 01-45-10 E 354.76 FT TO BEG 3.61 A
ZONING	B1 <i>(Zoning ordinance available upon request)</i>
UTILITIES	City Water and Sanitary Sewer
TRAFFIC COUNT	21,385 Vehicles/Day <i>(Source: COSTAR 2012 counts)</i>
SURROUNDING BUSINESSES	Busch's Market, Serra Toyota, Auto Zone, McDonalds, and many others.
PARKING	Ample parking
YEAR BUILT	1980's / 2013
SIZE	38,721 SF
AVIALABILITY	29,983 SF available – see list of available suites on Page 5  Min. available: 1,211 SF Max. Contiguous: 13,472 SF
OCCUPANCY	Biggby Coffee, Hungry Howie's, Subway, and Orange Leaf
LEASE RATE	\$12.00 - \$14.00 per Sq.Ft., NNN (NNN's \$4.10 per Sq.Ft.)

## AVAILABLE SUITES

\*See Leasing Plan on Page 6

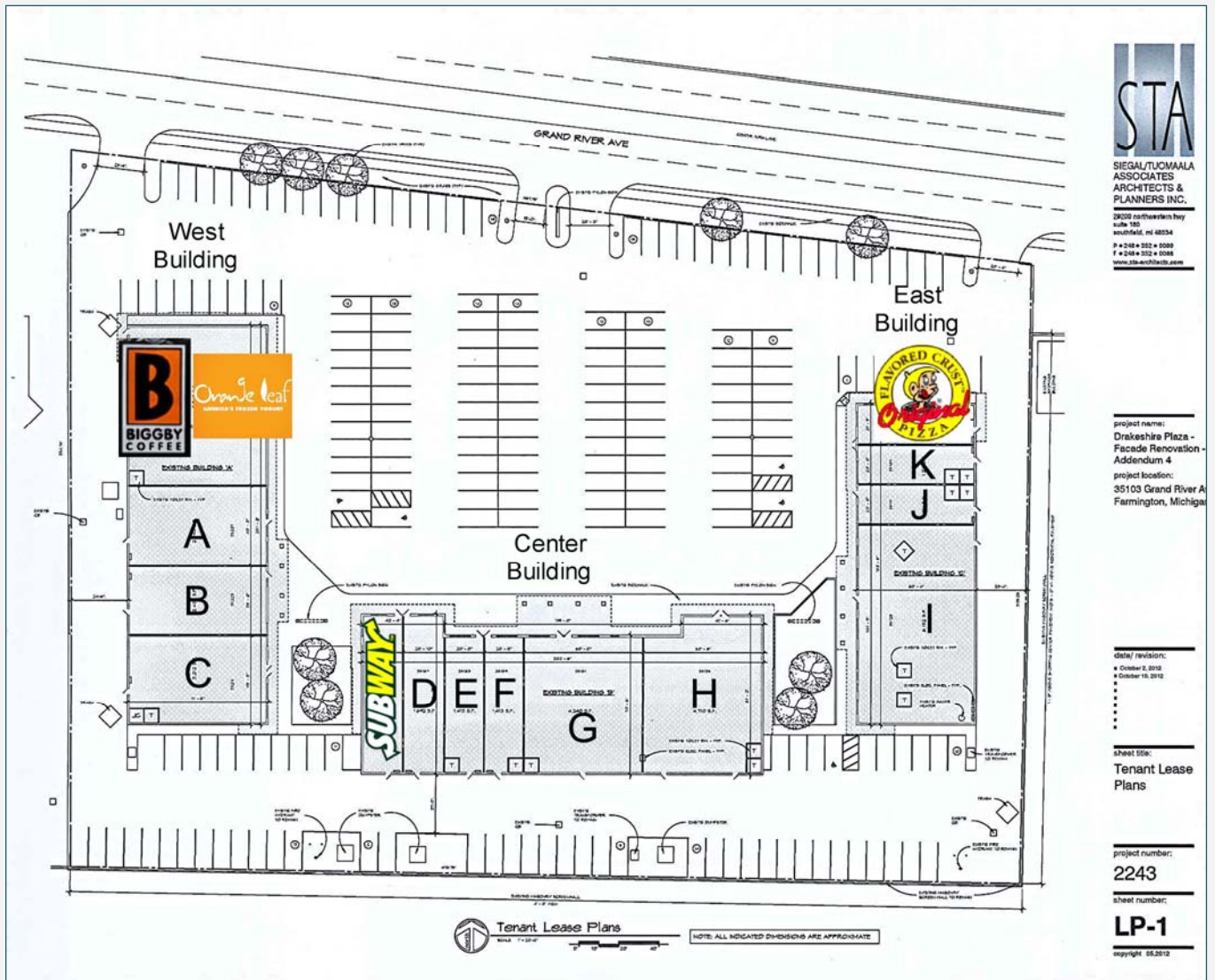
West Building		
A	35227	2,240 SF
B	35223	2,485 SF
C	35203	3,212 SF

Center Building		
D	35167	1,692 SF
E	35163	1,415 SF
F	35159	1,415 SF
G	35155	4,240 SF
H	35135	4,710 SF

East Building		
I	35125	6,152 SF
J	35111	1,211 SF
K	35107	1,211 SF

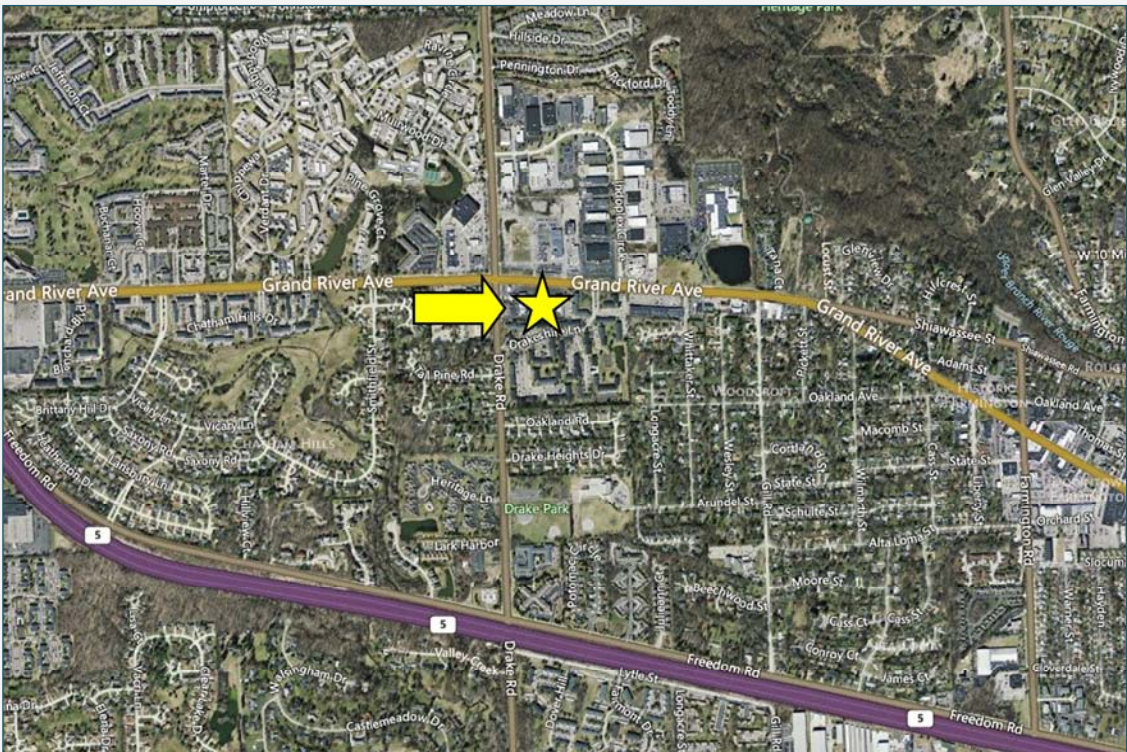


## LEASING PLAN



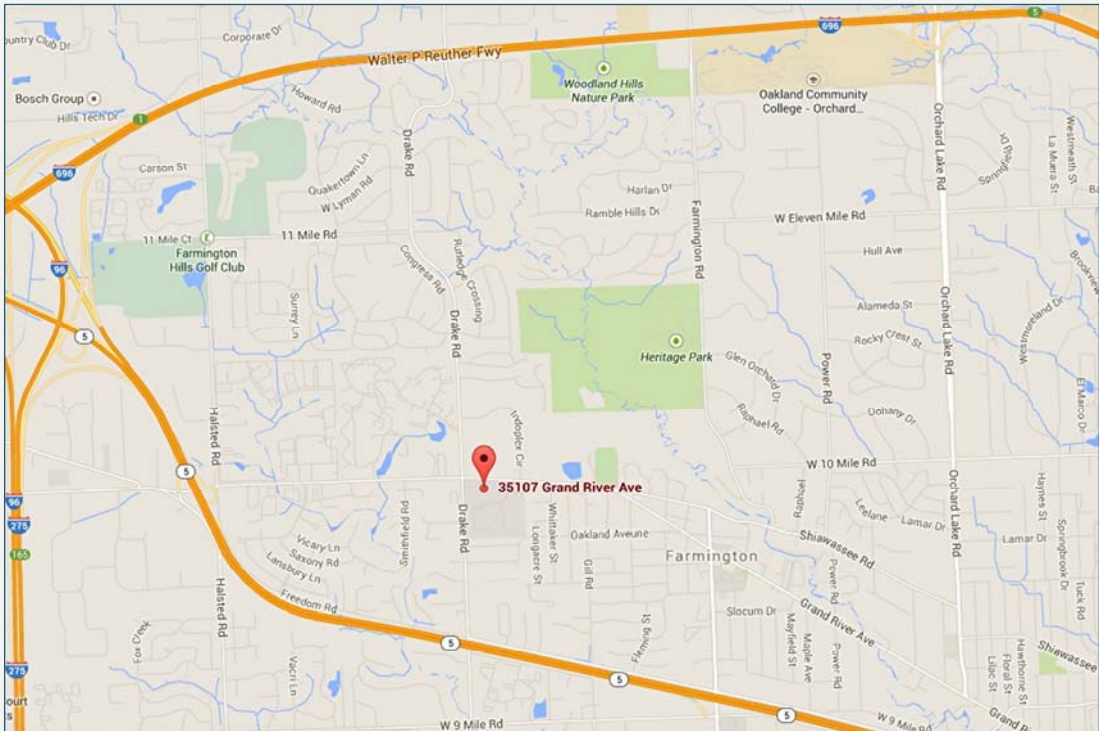
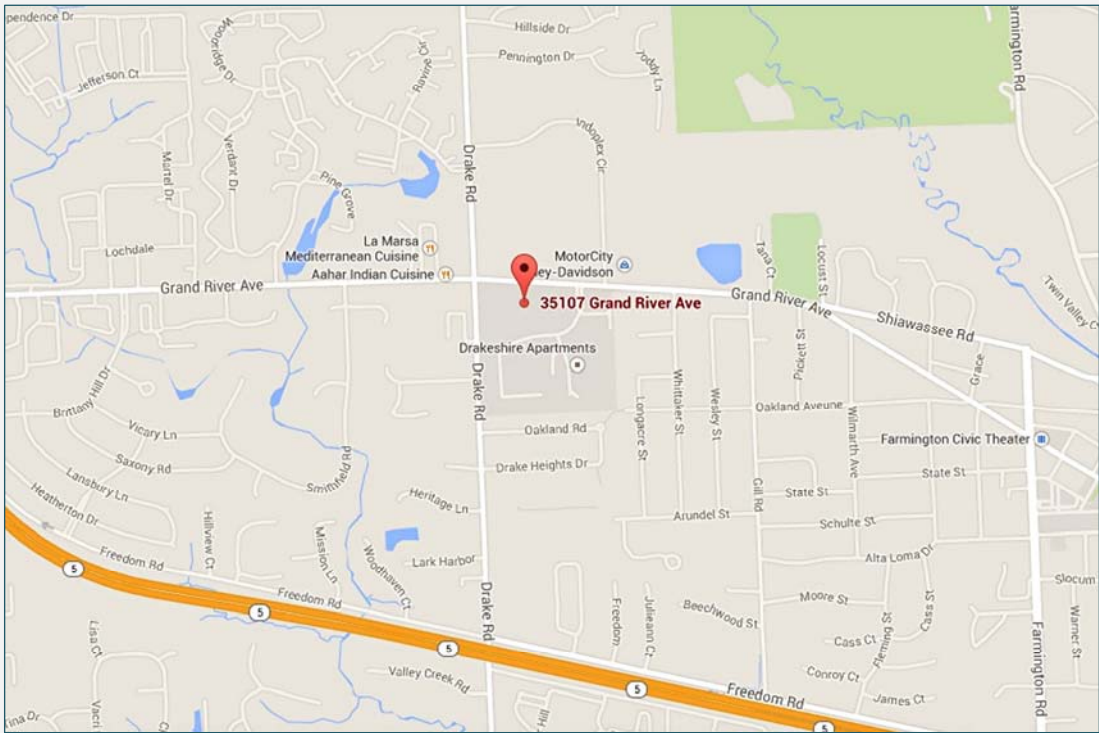


AERIALS





AREA MAPS







## Executive Summary

Proposed Location  
100 S Wacker Dr, Chicago, Illinois, 60606  
Rings: 1, 3, 5 mile radii

Sample  
Latitude: 41.88055  
Longitude: -87.63701

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	27,664	299,496	809,619
2010 Population	51,748	329,240	794,466
2014 Population	56,942	345,083	821,814
2019 Population	61,063	359,090	847,851
2000-2010 Annual Rate	6.46%	0.95%	-0.19%
2010-2014 Annual Rate	2.28%	1.11%	0.80%
2014-2019 Annual Rate	1.41%	0.80%	0.63%
2014 Male Population	50.8%	49.0%	49.6%
2014 Female Population	49.2%	51.0%	50.4%
2014 Median Age	31.5	33.5	32.4

In the identified area, the current year population is 821,814. In 2010, the Census count in the area was 794,466. The rate of change since 2010 was 0.80% annually. The five-year projection for the population in the area is 847,851 representing a change of 0.63% annually from 2014 to 2019. Currently, the population is 49.6% male and 50.4% female.

### Median Age

The median age in this area is 31.5, compared to U.S. median age of 37.7.

### Race and Ethnicity

2014 White Alone	69.5%	60.6%	53.8%
2014 Black Alone	8.4%	13.5%	21.8%
2014 American Indian/Alaska Native Alone	0.2%	0.3%	0.5%
2014 Asian Alone	16.7%	14.7%	9.0%
2014 Pacific Islander Alone	0.1%	0.1%	0.0%
2014 Other Race	2.1%	8.0%	12.0%
2014 Two or More Races	3.0%	2.7%	2.8%
2014 Hispanic Origin (Any Race)	7.0%	17.4%	26.0%

Persons of Hispanic origin represent 26.0% of the population in the identified area compared to 17.5% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 78.7 in the identified area, compared to 62.6 for the U.S. as a whole.

### Households

2000 Households	15,811	141,307	332,563
2010 Households	29,394	169,524	356,443
2014 Total Households	32,668	178,800	371,587
2019 Total Households	35,406	187,174	385,981
2000-2010 Annual Rate	6.40%	1.84%	0.70%
2010-2014 Annual Rate	2.52%	1.26%	0.98%
2014-2019 Annual Rate	1.62%	0.92%	0.76%
2014 Average Household Size	1.57	1.86	2.12

The household count in this area has changed from 356,443 in 2010 to 371,587 in the current year, a change of 0.98% annually. The five-year projection of households is 385,981, a change of 0.76% annually from the current year total. Average household size is currently 2.12, compared to 2.14 in the year 2010. The number of families in the current year is 155,702 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

May 15, 2014



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<b>Median Household Income</b>			
2014 Median Household Income	\$95,191	\$63,694	\$51,992
2019 Median Household Income	\$109,463	\$80,366	\$63,539
2014-2019 Annual Rate	2.83%	4.76%	4.09%
<b>Average Household Income</b>			
2014 Average Household Income	\$117,946	\$94,865	\$81,923
2019 Average Household Income	\$146,248	\$115,175	\$98,044
2014-2019 Annual Rate	4.40%	3.96%	3.66%
<b>Per Capita Income</b>			
2014 Per Capita Income	\$69,393	\$49,578	\$37,622
2019 Per Capita Income	\$86,622	\$60,511	\$45,325
2014-2019 Annual Rate	4.54%	4.07%	3.80%

**Households by Income**  
Current median household income is \$51,992 in the area, compared to \$52,076 for all U.S. households. Median household income is projected to be \$63,539 in five years, compared to \$59,599 for all U.S. households

Current average household income is \$81,923 in this area, compared to \$72,809 for all U.S. households. Average household income is projected to be \$98,044 in five years, compared to \$83,937 for all U.S. households

Current per capita income is \$37,622 in the area, compared to the U.S. per capita income of \$27,871. The per capita income is projected to be \$45,325 in five years, compared to \$32,168 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	18,086	159,060	372,041
2000 Owner Occupied Housing Units	7,231	50,469	110,054
2000 Renter Occupied Housing Units	8,580	90,838	222,509
2000 Vacant Housing Units	2,275	17,753	39,478
2010 Total Housing Units	36,883	198,014	412,605
2010 Owner Occupied Housing Units	13,580	69,630	134,858
2010 Renter Occupied Housing Units	15,814	99,894	221,585
2010 Vacant Housing Units	7,489	28,490	56,162
2014 Total Housing Units	39,398	204,527	423,610
2014 Owner Occupied Housing Units	14,310	69,182	131,915
2014 Renter Occupied Housing Units	18,358	109,619	239,672
2014 Vacant Housing Units	6,730	25,727	52,023
2019 Total Housing Units	41,305	210,326	433,925
2019 Owner Occupied Housing Units	15,356	71,727	135,643
2019 Renter Occupied Housing Units	20,049	115,448	250,338
2019 Vacant Housing Units	5,899	23,152	47,944

Currently, 31.1% of the 423,610 housing units in the area are owner occupied; 56.6%, renter occupied; and 12.3% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.6% are vacant. In 2010, there were 412,605 housing units in the area - 32.7% owner occupied, 53.7% renter occupied, and 13.6% vacant. The annual rate of change in housing units since 2010 is 1.18%. Median home value in the area is \$299,396, compared to a median home value of \$190,791 for the U.S. In five years, median value is projected to change by 4.89% annually to \$380,185.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

May 15, 2014