

# JOHN R SQUARE

3132-31722 JOHN R  
MADISON HEIGHTS | MICHIGAN



FOR MORE INFORMATION, CONTACT:

## BOB RICHARDSON

OFFICE  
(248) 855-1221

FAX  
(248) 855-1261

[brichardson@armadarealestate.com](mailto:brichardson@armadarealestate.com)

COMMERCIAL REAL ESTATE EXPERTS



Scan QR Code to Visit  
**ARMADAREALESTATE.COM**



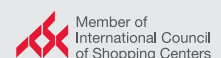
### PROPERTY DETAILS

- S.E. Corner of John R and Whitcomb (13-1/2 Mile)
- Up To 2,700 Sq. Ft. Available
- Near Oakland Mall
- Across From Target
- Very High Traffic
- Pylon Signage
- Minimal Vacancy (Many Long-Term Tenants)



### 2010 DEMOGRAPHICS

|                          | 1 MILE   |
|--------------------------|----------|
| Total Population         | 7,444    |
| Average Household Income | \$59,164 |
|                          | 3 MILE   |
| Total Population         | 117,004  |
| Average Household Income | \$70,865 |
|                          | 5 MILE   |
| Total Population         | 304,158  |
| Average Household Income | \$75,710 |

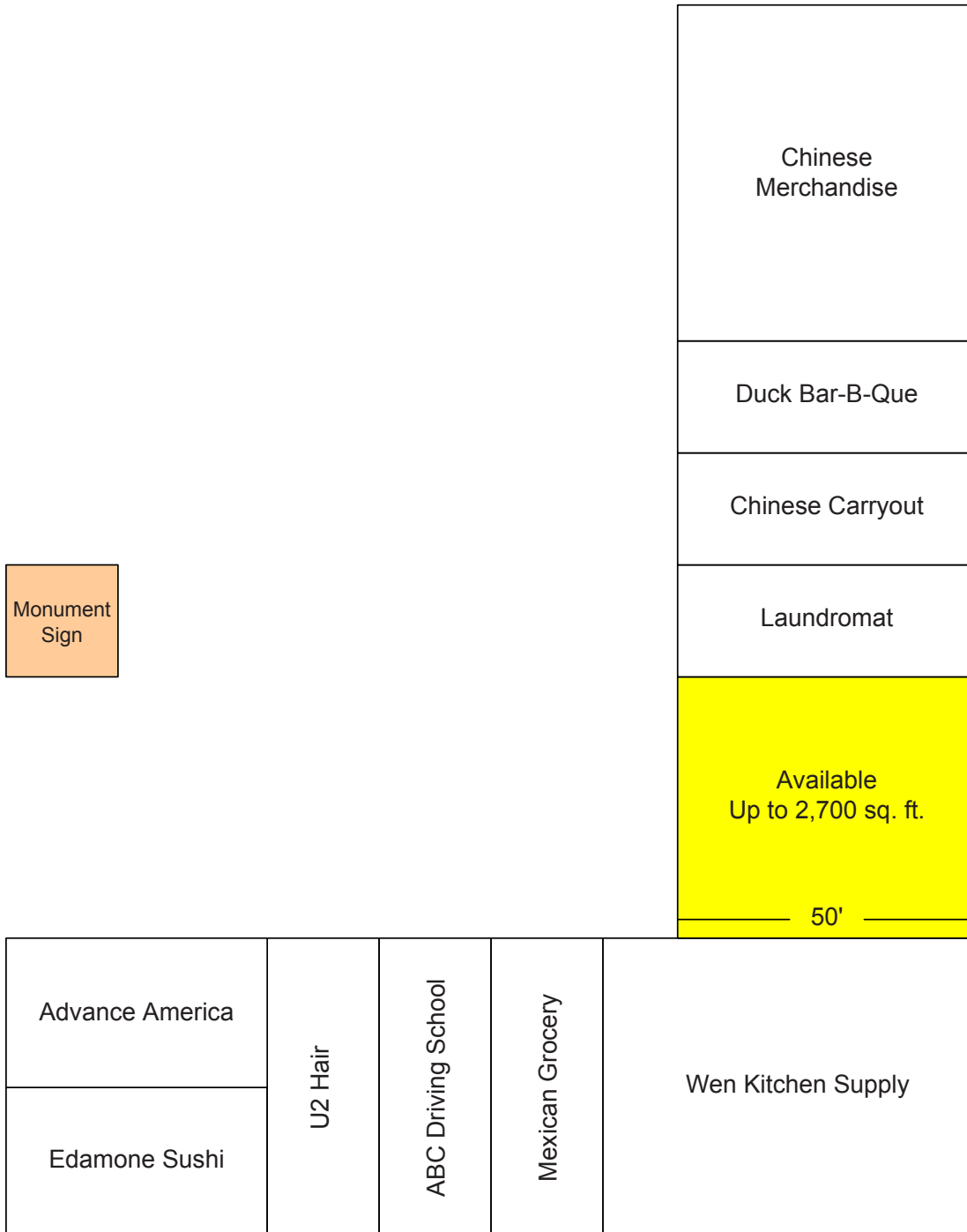


**ARMADA REAL ESTATE SERVICES**

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

# JOHN R SQUARE

31632-31722 JOHN R | MADISON HEIGHTS | MICHIGAN



**DEMOGRAPHIC DETAIL REPORT**

Page 1 of 5



| Radius                 | 1 Mile |        | 3 Mile  |        | 5 Mile  |        |
|------------------------|--------|--------|---------|--------|---------|--------|
| Population             |        |        |         |        |         |        |
| 2015 Projection        | 7,372  |        | 115,504 |        | 299,492 |        |
| 2010 Estimate          | 7,444  |        | 117,004 |        | 304,158 |        |
| 2000 Census            | 7,353  |        | 117,539 |        | 307,412 |        |
|                        |        |        |         |        |         |        |
| Growth 2010 - 2015     | -1.00% |        | -1.30%  |        | -1.50%  |        |
| Growth 2000 - 2010     | 1.20%  |        | -0.50%  |        | -1.10%  |        |
| 2010 Population by Age | 7,444  |        | 117,004 |        | 304,158 |        |
| Age 0 - 4              | 436    | 5.86%  | 6,832   | 5.84%  | 17,845  | 5.87%  |
| Age 5 - 9              | 329    | 4.42%  | 6,572   | 5.62%  | 17,586  | 5.78%  |
| Age 10 - 14            | 298    | 4.00%  | 6,579   | 5.62%  | 17,930  | 5.89%  |
| Age 15 - 17            | 193    | 2.59%  | 3,778   | 3.23%  | 10,319  | 3.39%  |
| Age 18 - 20            | 229    | 3.08%  | 3,660   | 3.13%  | 9,539   | 3.14%  |
| Age 21 - 24            | 472    | 6.34%  | 5,186   | 4.43%  | 13,800  | 4.54%  |
| Age 25 - 34            | 1,573  | 21.13% | 16,163  | 13.81% | 41,269  | 13.57% |
| Age 35 - 44            | 1,091  | 14.66% | 18,827  | 16.09% | 48,355  | 15.90% |
| Age 45 - 49            | 466    | 6.26%  | 9,310   | 7.96%  | 24,398  | 8.02%  |
| Age 50 - 54            | 506    | 6.80%  | 8,748   | 7.48%  | 23,105  | 7.60%  |
| Age 55 - 59            | 363    | 4.88%  | 7,349   | 6.28%  | 19,912  | 6.55%  |
| Age 60 - 64            | 365    | 4.90%  | 5,791   | 4.95%  | 16,108  | 5.30%  |
| Age 65 - 74            | 500    | 6.72%  | 8,638   | 7.38%  | 21,789  | 7.16%  |
| Age 75 - 84            | 422    | 5.67%  | 6,591   | 5.63%  | 15,074  | 4.96%  |
| Age 85 and over        | 199    | 2.67%  | 2,979   | 2.55%  | 7,129   | 2.34%  |
|                        |        |        |         |        |         |        |
| Age 16 and over        | 6,317  | 84.86% | 95,737  | 81.82% | 247,297 | 81.31% |
| Age 18 and over        | 6,189  | 83.14% | 93,243  | 79.69% | 240,478 | 79.06% |
| Age 21 and over        | 5,959  | 80.05% | 89,582  | 76.56% | 230,939 | 75.93% |
| Age 65 and over        | 1,122  | 15.07% | 18,208  | 15.56% | 43,992  | 14.46% |
|                        |        |        |         |        |         |        |
| Median Age             | 36.70  |        | 40.10   |        | 40.00   |        |
| Average Age            | 39.50  |        | 40.20   |        | 39.80   |        |

All information contained herein was obtained from sources we deem to be reliable but is not guaranteed. This copyrighted report contains research licensed to Armada Real Estate - 66132.

## DEMOGRAPHIC DETAIL REPORT

Page 2 of 5

| Radius                                                        | 1 Mile       | 3 Mile         | 5 Mile         |
|---------------------------------------------------------------|--------------|----------------|----------------|
| <b>2010 Population By Race</b>                                | <b>7,444</b> | <b>117,004</b> | <b>304,158</b> |
| White                                                         | 5,016 67.38% | 98,861 84.49%  | 255,130 83.88% |
| Black or African American                                     | 612 8.22%    | 4,960 4.24%    | 14,913 4.90%   |
| American Indian and Alaska Native                             | 44 0.59%     | 360 0.31%      | 1,000 0.33%    |
| Asian                                                         | 1,384 18.59% | 8,999 7.69%    | 22,668 7.45%   |
| Native Hawaiian and Pacific Islander                          | 5 0.07%      | 24 0.02%       | 123 0.04%      |
| Other Race                                                    | 43 0.58%     | 599 0.51%      | 1,703 0.56%    |
| Two or More Races                                             | 341 4.58%    | 3,201 2.74%    | 8,621 2.83%    |
| <b>2010 Population by Hispanic Origin</b>                     | <b>7,444</b> | <b>117,005</b> | <b>304,159</b> |
| Not Hispanic or Latino                                        | 7,263 97.57% | 114,636 97.98% | 297,713 97.88% |
| Hispanic or Latino:                                           | 181 2.43%    | 2,368 2.02%    | 6,445 2.12%    |
| Mexican                                                       | 95 1.28%     | 1,267 1.08%    | 3,455 1.14%    |
| Puerto Rican                                                  | 22 0.30%     | 231 0.20%      | 636 0.21%      |
| Cuban                                                         | 2 0.03%      | 78 0.07%       | 208 0.07%      |
| Other Hispanic or Latino                                      | 62 0.83%     | 793 0.68%      | 2,147 0.71%    |
| <b>2010 Age 5+ Language at Home</b>                           | <b>7,007</b> | <b>110,172</b> | <b>286,314</b> |
| Speak Only English                                            | 4,489 64.06% | 89,165 80.93%  | 235,401 82.22% |
| Speak Asian or Pacific Island                                 | 680 9.70%    | 3,940 3.58%    | 8,982 3.14%    |
| Speak IndoEuropean                                            | 894 12.76%   | 9,271 8.42%    | 23,472 8.20%   |
| Speak Spanish                                                 | 83 1.18%     | 1,200 1.09%    | 3,201 1.12%    |
| Speak Other Language                                          | 861 12.29%   | 6,596 5.99%    | 15,258 5.33%   |
| <b>2010 Median Age, Male</b>                                  | <b>35.00</b> | <b>38.70</b>   | <b>38.60</b>   |
| <b>2010 Average Age, Male</b>                                 | <b>37.30</b> | <b>38.60</b>   | <b>38.30</b>   |
| <b>Median Age, Female</b>                                     | <b>38.60</b> | <b>41.70</b>   | <b>41.30</b>   |
| <b>Average Age, Female</b>                                    | <b>41.60</b> | <b>41.90</b>   | <b>41.20</b>   |
| <b>2010 Population by Employment Status (Age 16+)</b>         | <b>6,316</b> | <b>95,738</b>  | <b>247,297</b> |
| In Armed Forces                                               | 0 0.00%      | 6 0.01%        | 88 0.04%       |
| Civilian, Employed                                            | 3,077 48.72% | 48,846 51.02%  | 128,259 51.86% |
| Civilian, Unemployed                                          | 489 7.74%    | 7,842 8.19%    | 21,052 8.51%   |
| Not In Labor Force                                            | 2,750 43.54% | 39,044 40.78%  | 97,898 39.59%  |
| <b>2010 Population by Occupation Classification (Age 16+)</b> | <b>3,078</b> | <b>48,846</b>  | <b>128,260</b> |
| Blue Collar                                                   | 553 17.97%   | 8,690 17.79%   | 21,269 16.58%  |
| White Collar                                                  | 1,973 64.10% | 33,265 68.10%  | 89,130 69.49%  |
| Service                                                       | 552 17.93%   | 6,891 14.11%   | 17,861 13.93%  |

All information contained herein was obtained from sources we deem to be reliable but is not guaranteed. This copyrighted report contains research licensed to Armada Real Estate - 66132.

## DEMOGRAPHIC DETAIL REPORT

Page 3 of 5

| Radius                                               | 1 Mile       | 3 Mile        | 5 Mile         |
|------------------------------------------------------|--------------|---------------|----------------|
| <b>2000 Population by Marital Status (Age 15+)</b>   | <b>6,381</b> | <b>97,022</b> | <b>250,798</b> |
| Total, Never Married                                 | 2,167 33.96% | 30,379 31.31% | 79,623 31.75%  |
| Married                                              | 3,070 48.11% | 48,927 50.43% | 126,383 50.39% |
| Widowed                                              | 406 6.36%    | 6,982 7.20%   | 16,588 6.61%   |
| Divorced                                             | 738 11.57%   | 10,734 11.06% | 28,204 11.25%  |
| Males Divorced                                       | 293          | 4,223         | 10,700         |
| Females Divorced                                     | 362          | 5,627         | 15,168         |
| Males, Never Married                                 | 1,123        | 15,350        | 40,024         |
| Females Never Married                                | 773          | 12,061        | 32,092         |
| <b>2010 Population by Education</b>                  | <b>5,487</b> | <b>84,396</b> | <b>217,140</b> |
| Less Than 9Th Grade                                  | 250 4.56%    | 3,040 3.60%   | 7,576 3.49%    |
| Some High School, No Diploma                         | 458 8.35%    | 6,528 7.73%   | 15,877 7.31%   |
| High School Graduate (Includes Equivalency)          | 1,573 28.67% | 23,993 28.43% | 57,052 26.27%  |
| Some College, No Degree                              | 1,039 18.94% | 18,035 21.37% | 45,684 21.04%  |
| Associate Degree                                     | 291 5.30%    | 6,648 7.88%   | 16,265 7.49%   |
| Bachelor Degree                                      | 1,043 19.01% | 17,494 20.73% | 46,851 21.58%  |
| Advanced Degrees                                     | 833 15.18%   | 8,658 10.26%  | 27,835 12.82%  |
| <b>2010 Population by Occupation (Age 16+)</b>       | <b>3,628</b> | <b>55,735</b> | <b>146,120</b> |
| Management, Business, & Financial                    | 868 23.93%   | 16,008 28.72% | 41,839 28.63%  |
| Professional & Related Occupations                   | 261 7.19%    | 3,587 6.44%   | 9,482 6.49%    |
| Services                                             | 1,661 45.78% | 23,149 41.53% | 61,847 42.33%  |
| Sales & Office                                       | 386 10.64%   | 6,112 10.97%  | 16,005 10.95%  |
| Farming, Fishing, and Forestry                       | 0 0.00%      | 20 0.04%      | 85 0.06%       |
| Construction and Extraction, Maint                   | 63 1.74%     | 1,751 3.14%   | 4,259 2.91%    |
| Production & Transportation                          | 389 10.72%   | 5,108 9.16%   | 12,603 8.63%   |
| <b>2010 Workers by Travel Time to Work (Age 16+)</b> | <b>3,076</b> | <b>48,851</b> | <b>128,347</b> |
| Less Than 15 Minutes                                 | 863 28.06%   | 11,726 24.00% | 29,800 23.22%  |
| 15 to 29 Minutes                                     | 1,273 41.38% | 21,748 44.52% | 57,169 44.54%  |
| 30 to 44 Minutes                                     | 670 21.78%   | 10,923 22.36% | 28,704 22.36%  |
| 45 to 59 Minutes                                     | 141 4.58%    | 2,503 5.12%   | 7,253 5.65%    |
| 60+ Minutes                                          | 129 4.19%    | 1,951 3.99%   | 5,421 4.22%    |

All information contained herein was obtained from sources we deem to be reliable but is not guaranteed. This copyrighted report contains research licensed to Armada Real Estate - 66132.

## DEMOGRAPHIC DETAIL REPORT

Page 4 of 5

| Radius                              | 1 Mile       | 3 Mile        | 5 Mile         |
|-------------------------------------|--------------|---------------|----------------|
| <b>Households</b>                   |              |               |                |
| 2015 Projection                     | 3,407        | 50,146        | 129,570        |
| 2010 Estimate                       | 3,441        | 50,550        | 130,823        |
| 2000 Census                         | 3,444        | 49,965        | 129,544        |
| Growth 2010 - 2015                  | -1.00%       | -0.80%        | -1.00%         |
| Growth 2000 - 2010                  | -0.10%       | 1.20%         | 1.00%          |
| <b>2000 Households by HH Size</b>   | <b>3,444</b> | <b>49,965</b> | <b>129,545</b> |
| 1-Person Households                 | 1,491 43.29% | 16,309 32.64% | 41,853 32.31%  |
| 2-Person Households                 | 982 28.51%   | 16,242 32.51% | 41,423 31.98%  |
| 3-Person Households                 | 463 13.44%   | 7,709 15.43%  | 19,740 15.24%  |
| 4-Person Households                 | 323 9.38%    | 5,991 11.99%  | 16,193 12.50%  |
| 5-Person Households                 | 126 3.66%    | 2,428 4.86%   | 6,775 5.23%    |
| 6-Person Households                 | 41 1.19%     | 857 1.72%     | 2,416 1.86%    |
| 7 or more Person Households         | 18 0.52%     | 429 0.86%     | 1,145 0.88%    |
| <b>2010 Average Household Size</b>  | <b>2.12</b>  | <b>2.30</b>   | <b>2.31</b>    |
| <b>2010 Households by HH Income</b> | <b>3,439</b> | <b>50,549</b> | <b>130,822</b> |
| Income Less than \$15,000           | 538 15.64%   | 4,272 8.45%   | 9,967 7.62%    |
| Income: \$15,000 - \$24,999         | 350 10.18%   | 3,973 7.86%   | 9,927 7.59%    |
| Income: \$25,000 - \$34,999         | 300 8.72%    | 4,152 8.21%   | 10,091 7.71%   |
| Income: \$35,000 - \$49,999         | 665 19.34%   | 7,410 14.66%  | 18,419 14.08%  |
| Income: \$50,000 - \$74,999         | 491 14.28%   | 10,831 21.43% | 27,836 21.28%  |
| Income: \$75,000 - \$99,999         | 451 13.11%   | 8,755 17.32%  | 22,663 17.32%  |
| Income: \$100,000 - \$149,999       | 537 15.62%   | 8,705 17.22%  | 23,476 17.94%  |
| Income: \$150,000 - \$249,999       | 103 3.00%    | 2,155 4.26%   | 6,944 5.31%    |
| Income: \$250,000 - \$499,999       | 4 0.12%      | 244 0.48%     | 1,228 0.94%    |
| Income: \$500,000 or more           | 0 0.00%      | 52 0.10%      | 271 0.21%      |
| 2010 Avg Household Income           | \$59,164     | \$70,865      | \$75,710       |
| 2010 Med Household Income           | \$44,670     | \$61,152      | \$63,799       |
| 2010 Per Capita Income              | \$27,823     | \$30,794      | \$32,606       |
| <b>2010 Occupied Housing</b>        | <b>3,440</b> | <b>50,550</b> | <b>130,823</b> |
| Owner Occupied                      | 966 28.08%   | 35,812 70.84% | 96,042 73.41%  |
| Renter Occupied                     | 2,474 71.92% | 14,738 29.16% | 34,781 26.59%  |

All information contained herein was obtained from sources we deem to be reliable but is not guaranteed. This copyrighted report contains research licensed to Armada Real Estate - 66132.

## DEMOGRAPHIC DETAIL REPORT

Page 5 of 5

| Radius                                     | 1 Mile     |        | 3 Mile        |        | 5 Mile        |        |
|--------------------------------------------|------------|--------|---------------|--------|---------------|--------|
| <b>2010 Housing Value - Owner Occupied</b> | <b>966</b> |        | <b>35,813</b> |        | <b>96,041</b> |        |
| Value Less than \$20,000                   | 1          | 0.10%  | 564           | 1.57%  | 1,860         | 1.94%  |
| Value \$20,000 - \$39,999                  | 21         | 2.17%  | 753           | 2.10%  | 2,296         | 2.39%  |
| Value \$40,000 - \$59,999                  | 114        | 11.80% | 1,361         | 3.80%  | 4,629         | 4.82%  |
| Value \$60,000 - \$79,999                  | 117        | 12.11% | 2,711         | 7.57%  | 9,320         | 9.70%  |
| Value \$80,000 - \$99,999                  | 183        | 18.94% | 5,591         | 15.61% | 15,213        | 15.84% |
| Value \$100,000 - \$149,999                | 421        | 43.58% | 16,492        | 46.05% | 33,690        | 35.08% |
| Value \$150,000 - \$199,999                | 105        | 10.87% | 6,988         | 19.51% | 20,175        | 21.01% |
| Value \$200,000 - \$299,999                | 4          | 0.41%  | 1,241         | 3.47%  | 6,891         | 7.18%  |
| Value \$300,000 - \$399,999                | 0          | 0.00%  | 79            | 0.22%  | 1,272         | 1.32%  |
| Value \$400,000 - \$499,999                | 0          | 0.00%  | 20            | 0.06%  | 412           | 0.43%  |
| Value \$500,000 - \$749,999                | 0          | 0.00%  | 5             | 0.01%  | 230           | 0.24%  |
| Value \$750,000 - \$999,999                | 0          | 0.00%  | 4             | 0.01%  | 31            | 0.03%  |
| Value \$1,000,000 or more                  | 0          | 0.00%  | 4             | 0.01%  | 22            | 0.02%  |

|                                            |                  |                  |                  |
|--------------------------------------------|------------------|------------------|------------------|
| <b>2010 Med Housing Val-Owner Occupied</b> | <b>\$104,937</b> | <b>\$123,293</b> | <b>\$123,500</b> |
|--------------------------------------------|------------------|------------------|------------------|

| 2000 Housing Units by Units in Structure | 3,511 |        | 51,364 |        | 133,544 |        |
|------------------------------------------|-------|--------|--------|--------|---------|--------|
| 1 Unit Attached                          | 41    | 1.17%  | 1,761  | 3.43%  | 5,812   | 4.35%  |
| 1 Unit Detached                          | 965   | 27.49% | 36,125 | 70.33% | 95,314  | 71.37% |
| 2 Units                                  | 22    | 0.63%  | 637    | 1.24%  | 1,977   | 1.48%  |
| 3 - 19 Units                             | 1,717 | 48.90% | 8,084  | 15.74% | 18,996  | 14.22% |
| 20 - 49 Units                            | 239   | 6.81%  | 1,189  | 2.31%  | 2,904   | 2.17%  |
| 50 or more Units                         | 526   | 14.98% | 2,763  | 5.38%  | 5,818   | 4.36%  |
| Mobile Home or Trailer                   | 1     | 0.03%  | 791    | 1.54%  | 2,693   | 2.02%  |
| Boat, RV, Van, Etc.                      | 0     | 0.00%  | 14     | 0.03%  | 30      | 0.02%  |

| 2010 Housing Units by Yr Built | 3,638 |        | 53,326 |        | 138,652 |        |
|--------------------------------|-------|--------|--------|--------|---------|--------|
| Built 1999 to Present          | 101   | 2.78%  | 2,197  | 4.12%  | 6,276   | 4.53%  |
| Built 1995 to 1998             | 52    | 1.43%  | 973    | 1.82%  | 3,041   | 2.19%  |
| Built 1990 to 1994             | 186   | 5.11%  | 1,518  | 2.85%  | 3,701   | 2.67%  |
| Built 1980 to 1989             | 427   | 11.74% | 3,728  | 6.99%  | 9,459   | 6.82%  |
| Built 1970 to 1979             | 1,023 | 28.12% | 9,221  | 17.29% | 26,362  | 19.01% |
| Built 1960 to 1969             | 1,339 | 36.81% | 12,801 | 24.01% | 28,109  | 20.27% |
| Built 1950 to 1959             | 388   | 10.67% | 13,957 | 26.17% | 33,434  | 24.11% |
| Built 1940 to 1949             | 42    | 1.15%  | 5,155  | 9.67%  | 15,113  | 10.90% |
| Built 1939 or Earlier          | 80    | 2.20%  | 3,776  | 7.08%  | 13,157  | 9.49%  |

|                               |             |             |             |
|-------------------------------|-------------|-------------|-------------|
| <b>2010 Median Year Built</b> | <b>1970</b> | <b>1963</b> | <b>1963</b> |
|-------------------------------|-------------|-------------|-------------|

All information contained herein was obtained from sources we deem to be reliable but is not guaranteed. This copyrighted report contains research licensed to Armada Real Estate - 66132.

# JOHN R SQUARE

31632-31722 JOHN R | MADISON HEIGHTS | MICHIGAN



## TRAFFIC COUNT REPORT



|    | STREET       | CROSS STREET   | CROSS STR DIST | COUNT YEAR | AVG DAILY VOLUME | VOLUME TYPE | MILES FROM SUBJECT PROP |
|----|--------------|----------------|----------------|------------|------------------|-------------|-------------------------|
| 1  | John R Rd    | E Edmund Ave   | 0.06 S         | 2010       | 33,818           | MPSI        | .06                     |
| 2  | John R Rd    | W 13 Mile Rd   | 0.05 S         | 2010       | 32,372           | MPSI        | .38                     |
| 3  | E 13 Mile Rd | Edward Ave     | 0.12 E         | 2010       | 30,321           | MPSI        | .44                     |
| 4  | John R Rd    | W 14 Mile Rd   | 0.11 N         | 2010       | 33,673           | MPSI        | .45                     |
| 5  | John R Rd    | W la Salle Ave | 0.08 S         | 2010       | 30,785           | MPSI        | .52                     |
| 6  | E 14 Mile Rd | Townley St     | 0.05 W         | 2010       | 47,434           | MPSI        | .56                     |
| 7  | W 14 Mile Rd | Palmer Ave     | 0.02 E         | 2010       | 46,657           | MPSI        | .61                     |
| 8  | John R Rd    | W 14 Mile Rd   | 0.10 S         | 2010       | 37,971           | MPSI        | .65                     |
| 9  | W 14 Mile Rd | I-75           | 0.04 E         | 2010       | 30,378           | MPSI        | .79                     |
| 10 | E 14 Mile Rd | Indusco Ct     | 0.02 E         | 2010       | 19,956           | MPSI        | .83                     |



All information contained herein was obtained from sources we deem to be reliable but is not guaranteed. This copyrighted report contains research licensed to Armada Real Estate - 66132.