



AREA  
TENANTS



ENCORE  
AT MANCHESTER



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## PROPERTY INFORMATION

Land Size	1.78 Acres
Space Available	9,000 SF
Minimum Available	1,500 SF
Maximum Available	9,000 SF
Sale Price	\$1,300,000.00
Asking Rate	\$28.00 PSF
NNN Charge's	TBD

## DEMOGRAPHICS

Population	169,352 people
Households	69,081 homes
Average Household Income	\$117,836/annually
Employees	85,567 employees

## ADDRESS

**42295 W 13 MILE ROAD  
NOVI, MICHIGAN 48377**

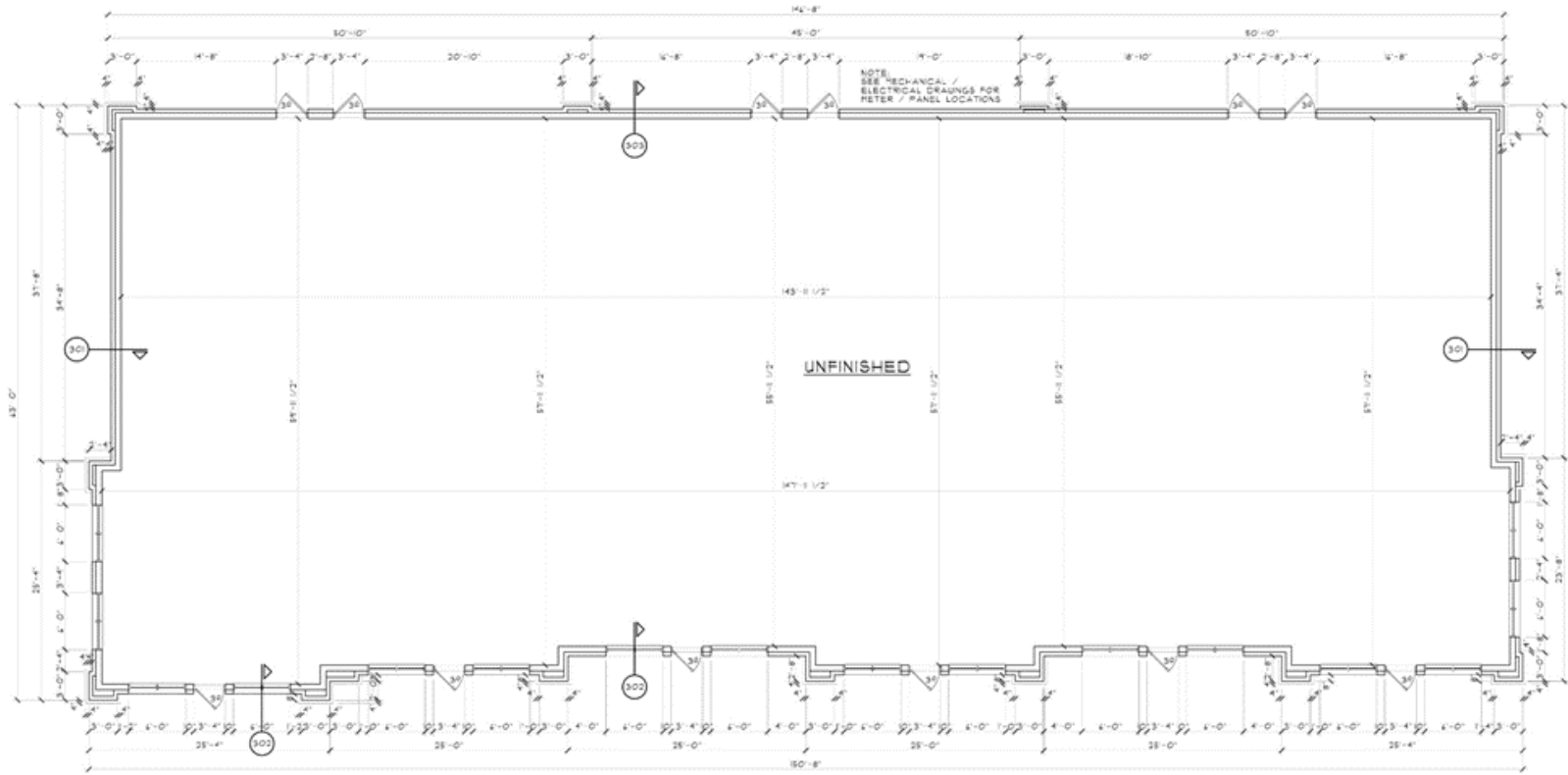
## PROPERTY HIGHLIGHTS

For Sale/Build-to-Suit opportunity on 1.78 Acres, located on 13 Mile Road just East of Novi Road.

Proposed plans are shown for 9,000 SF retail/office space.

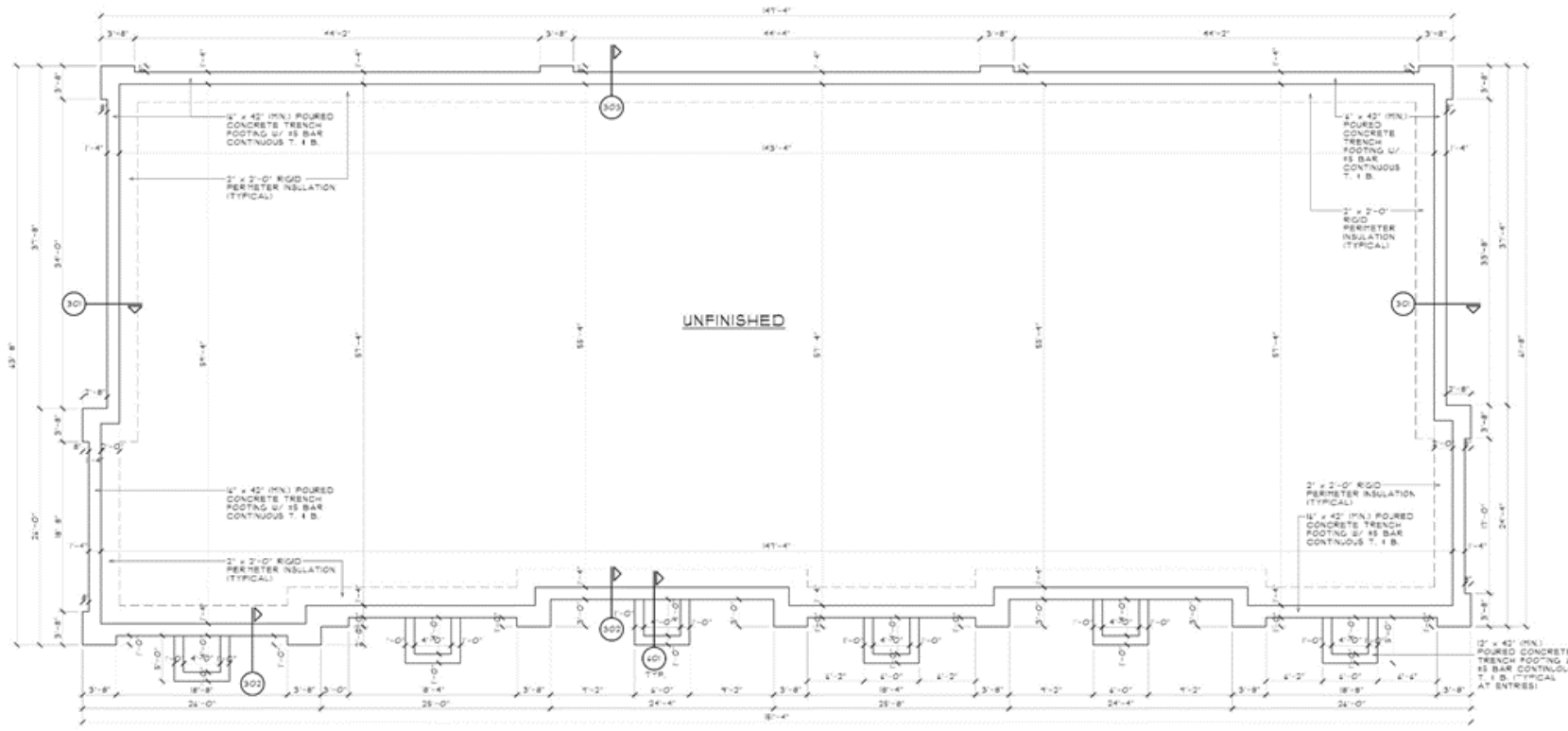
Site is located in front of large luxury apartment complex, which sits directly adjacent to high volume gas station.

Property is within close proximity to M-5, I-96, I-275 and I-696 Freeways.



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

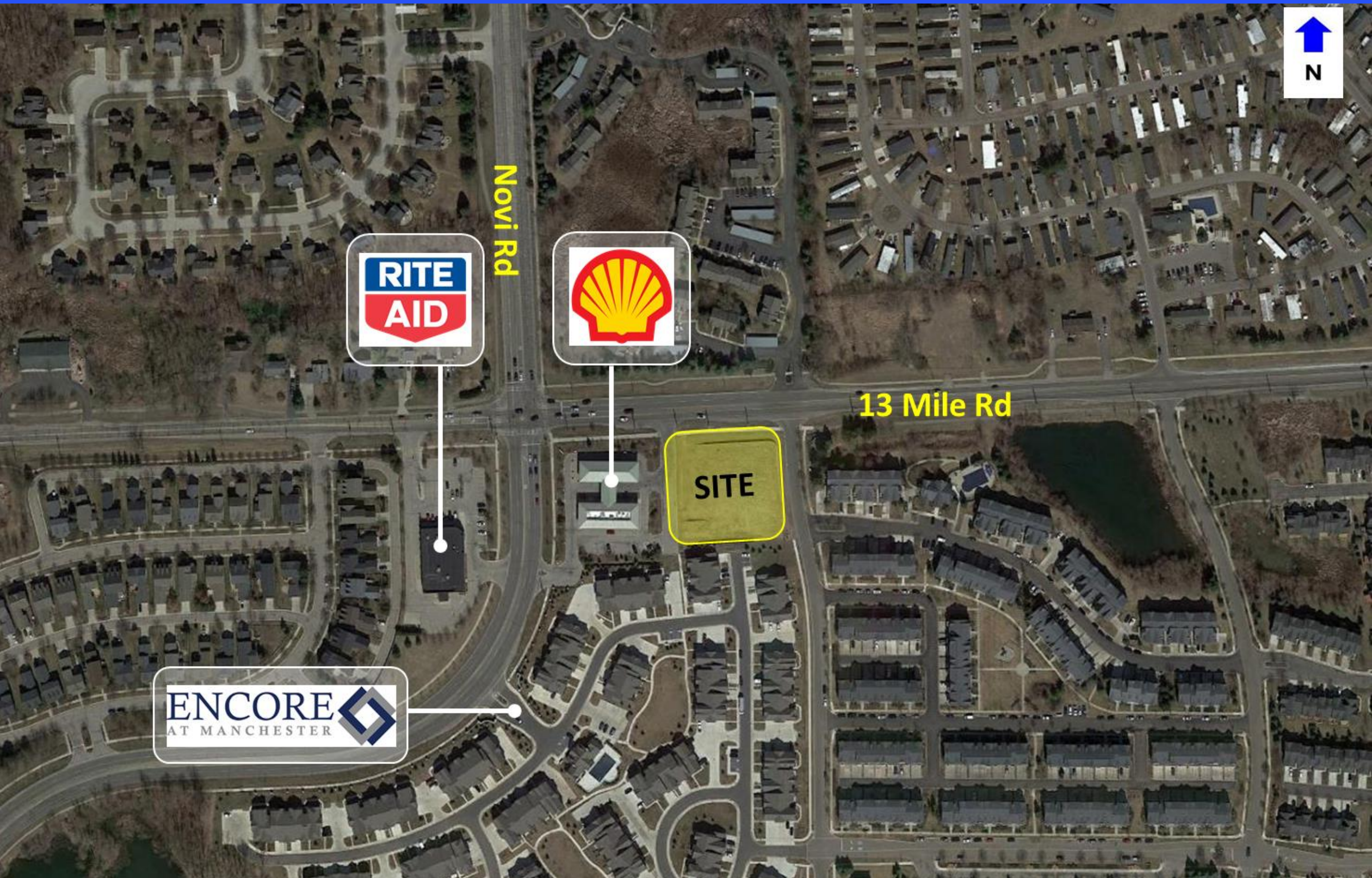


FOUNDATION PLAN

SCALE: 1/8" = 1'-0"









<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2010 Population	6,990	51,399	160,062
2021 Population	9,506	56,572	169,352
2026 Population Projection	9,953	57,422	170,757
Annual Growth 2010-2021	3.30%	0.90%	0.50%
Annual Growth 2021-2026	0.90%	0.30%	0.20%
Median Age	44	41.4	41
Bachelor's Degree or Higher	48%	50%	53%
U.S. Armed Forces	0	0	5

### **2021 Population by Race:**

White	6,641	38,745	118,438
Black	1,142	6,741	18,978
American Indian/Alaskan Native	39	146	400
Asian	1,484	9,677	27,849
Hawaiian & Pacific Islander	0	8	30
Two or More Races	200	1,256	3,657
Hispanic Origin	437	2,043	5,724

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2010 Households	3,088	22,510	65,247
2021 Households	4,236	24,692	69,081
2026 Household Projection	4,441	25,054	69,674
Annual Growth 2010-2021	3.10%	0.70%	0.50%
Annual Growth 2021-2026	1.00%	0.30%	0.20%
Owner Occupied Households	2,925	15,287	45,020
Renter Occupied Households	1,516	9,767	24,653
<b>Avg Household Income</b>	<b>\$109,333</b>	<b>\$106,701</b>	<b>\$117,836</b>
<b>Median Household Income</b>	<b>\$75,611</b>	<b>\$77,805</b>	<b>\$91,215</b>

### **2021 Households by Household Inc:**

< \$25,000	578	3,060	7,230
\$25,000 - 50,000	963	4,648	10,733
\$50,000 - 75,000	563	4,274	10,406
\$75,000 - 100,000	573	3,235	9,514
\$100,000 - 125,000	350	2,530	7,630
\$125,000 - 150,000	186	1,613	5,634
\$150,000 - 200,000	355	2,190	7,754
\$200,000+	668	3,140	10,179

# DAYTIME EMPLOYMENT

	1 Mile			3 Mile			5 Mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
<b>Service-Producing Industries</b>	<b>1,636</b>	<b>87</b>	<b>19</b>	<b>40,083</b>	<b>3,509</b>	<b>11</b>	<b>85,567</b>	<b>8,114</b>	<b>11</b>
Trade Transportation & Utilities	86	17	5	12,562	718	17	21,416	1,370	16
Information	0	0-		2,171	95	23	4,611	232	20
Financial Activities	61	9	7	3,440	503	7	7,103	993	7
Professional & Business Services	322	15	21	7,106	519	14	15,925	1,282	12
Education & Health Services	1,098	33	33	6,588	1,024	6	20,189	2,894	7
Leisure & Hospitality	25	4	6	5,435	333	16	9,901	631	16
Other Services	34	7	5	2,359	298	8	5,421	649	8
Public Administration	10	2	5	422	19	22	1,001	63	16
<b>Goods-Producing Industries</b>	<b>144</b>	<b>15</b>	<b>10</b>	<b>11,540</b>	<b>432</b>	<b>27</b>	<b>22,519</b>	<b>962</b>	<b>23</b>
Natural Resources & Mining	0	0-		32	5	6	49	8	6
Construction	55	9	6	1,788	205	9	3,940	453	9
Manufacturing	89	6	15	9,720	222	44	18,530	501	37
<b>Total</b>	<b>1,780</b>	<b>102</b>	<b>17</b>	<b>51,623</b>	<b>3,941</b>	<b>13</b>	<b>108,086</b>	<b>9,076</b>	<b>12</b>



Specializing in retail real estate services, our team is committed to working with each client in to achieve their objectives from assisting with project leasing, site selection, acquisitions/dispositions of income producing properties or property management.

## CONTACT

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