

FOR LEASE

STAR DELI PLAZA | SOUTHFIELD, MICHIGAN



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PROPERTY INFORMATION

Property Address	24529-24555 Twelve Mile Road
City/Township	Southfield
Building Size	12,000 SF
Space Available	6,900 SF
Minimum Available	1,400 SF
Maximum Available	4,200 SF
Asking Rental Rate	\$35.00 PSF
Estimated NNN's	Contact Broker

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 214,654 PEOPLE	 MEDIAN AGE 43.7 YEARS OLD
 HOUSEHOLDS 91,403	 CONSUMER SPENDING \$2.9 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$109,346/ANNUALLY	 DAYTIME POPULATION 159,017 PEOPLE

JOIN



AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Join Star Deli, Wing Snob, Visionworks and A-1 Drycleaners at this prominent retail center in Southfield, MI
- Situated at one of the busiest intersections in the state with over 96,000 VDP
- Strong demographics with over 214,000 residents with an average household income in excess of \$109,000 per year within a five-mile radius
- Locate in a main retail throughfare with many national retailers such as Meijer, Lowe's, Best Buy, DSW Shoe Warehouse, PetSmart, Michael's and Ulta.
- Ingress / Egress as well as pylon signage on both 12 Mile and Telegraph Roads.
- Convenient Access to all area major freeways i.e. the Lodge (M-10), I-696, and The Southfield Freeway (M-39).





W 12-MILE ROAD

TELEGRAPH ROAD

Visionworks	2,800 SF AVAILABLE	1,400 SF AVAILABLE	Star Deli	PIZZA HUT	WING SHOP	A1 CLEANERS	2,700 SF AVAILABLE	LIQUOR STORE
							CHINATOWN EXPRESS	



POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	10,413	63,513	219,346
2023 Population	9,935	62,074	214,654
2028 Population Projection	9,776	61,377	212,036
Annual Growth 2010-2022	-0.4%	-0.2%	-0.2%
Annual Growth 2023-2028	-0.3%	-0.2%	-0.2%
Median Age	42.1	45.5	43.7
Bachelor's Degree or Higher	40%	50%	48%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	5,594	27,797	93,195
2023 Households	5,308	27,222	91,403
2028 Household Projection	5,217	26,926	90,320
Owner Occupied Households	1,251	15,022	57,510
Renter Occupied Households	3,966	11,905	32,811
Avg Household Income	\$78,493	\$106,743	\$109,346
Median Household Income	\$55,000	\$75,067	\$79,060

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	2,387	23,729	109,135
Black	6,343	31,078	80,387
American Indian/Alaskan Native	12	73	286
Asian	586	3,054	9,462
Hawaiian & Pacific Islander	6	40	137
Two or More Races	6	4,100	15,248
Hispanic Origin	218	1,544	5,834

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,148	5,003	15,805
\$50,000 - 75,000	1,192	4,490	14,076
\$75,000 - 100,000	424	2,975	10,496
\$100,000 - 125,000	525	2,792	9,061
\$125,000 - 150,000	180	1,578	6,187
\$150,000 - 200,000	189	2,597	8,645
\$200,000+	417	3,677	13,018

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	16,364	1,651	10	65,781	6,891	10	147,026	19,4736	8
Trade Transportation & Utilities	2,505	106	24	6,253	401	16	15,900	1,622	10
Information	339	27	13	3,473	131	27	6,182	317	20
Financial Activities	3,519	261	13	13,194	928	14	21,552	2,357	9
Professional & Business Services	5,480	460	12	17,028	1,648	10	29,144	3,465	8
Education & Health Services	2,947	625	5	15,918	2,851	6	47,847	8,946	5
Leisure & Hospitality	1,029	80	13	4,786	309	15	12,634	944	13
Other Services	489	87	6	3,653	564	6	10,620	1,661	6
Public Administration	56	5	11	1,476	59	25	3,147	124	25
Goods-Producing Industries	788	61	13	3,711	280	13	11,991	889	13
Natural Resources & Mining	8	3	3	19	7	3	84	22	4
Construction	326	34	10	1,562	168	9	4,084	532	8
Manufacturing	454	24	19	2,130	105	20	7,823	335	23
Total	17,152	1,712	10	69,492	7,171	10	159,017	20,325	8

EXCLUSIVELY LISTED BY:

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RETAIL LEASING

*Landlord Representation
& New Project Leasing*



TENANT REPRESENTATION

*Site Selection &
Negotiations*



INVESTMENT SALES

*STNL & Multi-Tenant, Multi-
Family, Carwashes, etc.*



ACQUISITIONS/DISPOSITIONS

*Single & Full Portfolio
Transactions*



MARKET ANALYSIS

*Market Research
& Site Evaluations*



NATIONAL RELATIONSHIPS

*Retailers & Investors
across the U.S.*



TEAMWORK

*Innovative
Solutions*



SHARED DATABASE

*Retailers & Investors
across the U.S.*