



PROPERTY INFORMATION

Property Address	40 N Washington
City/Township	Oxford
Building Size	7,131 SF
Sale Price	Contact Broker

DEMOGRAPHICS (FIVE-MILE RADIUS)

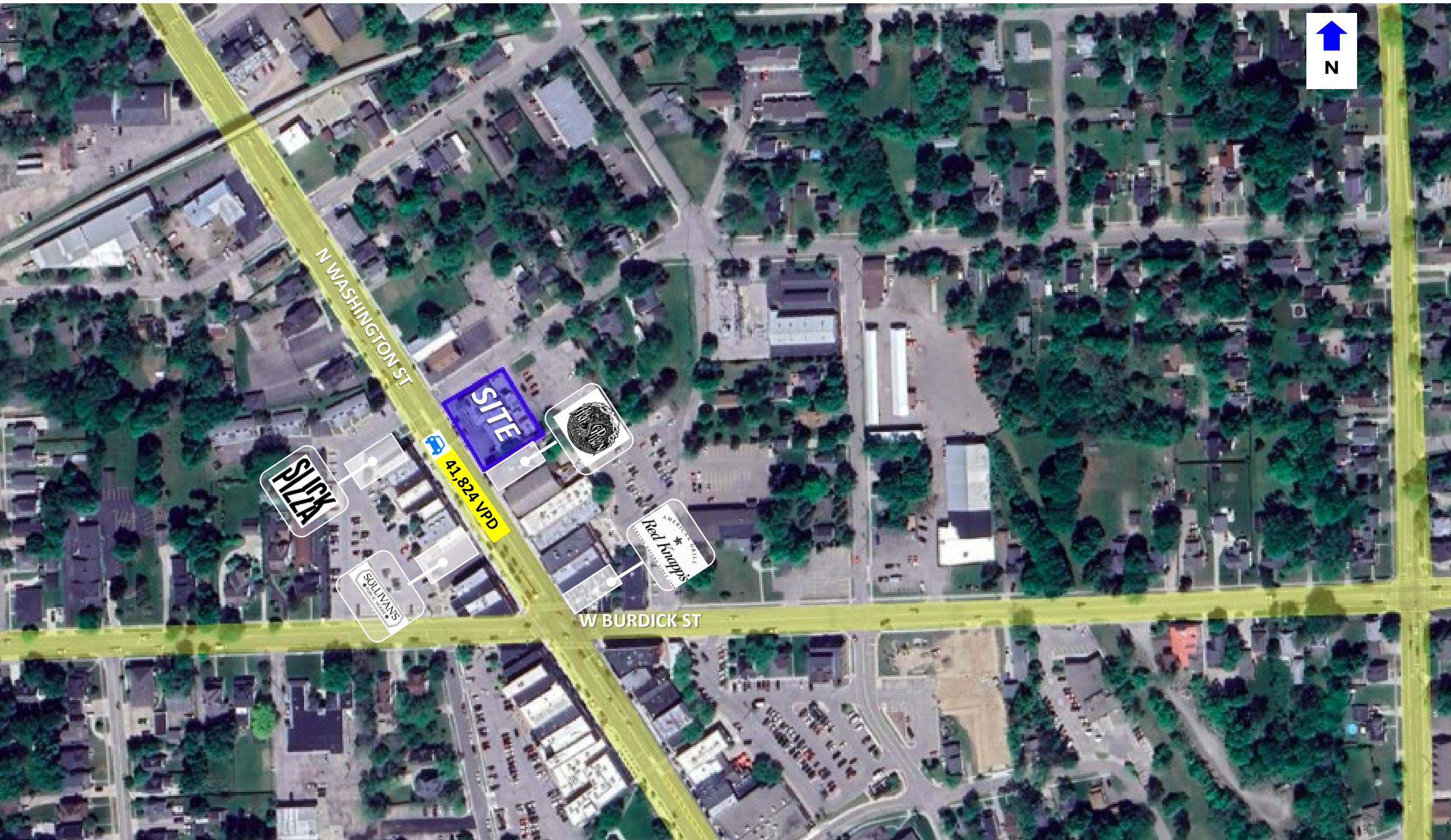
 POPULATION 44,922 PEOPLE	 MEDIAN AGE 42.8 YEARS OLD
 HOUSEHOLDS 16,885	 CONSUMER SPENDING \$652.7 MILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$121,032/ANNUALLY	 DAYTIME POPULATION 12,568 PEOPLE

AREA TENANTS & EMPLOYERS



PROPERTY HIGHLIGHTS

- Located downtown in the heart of Oxford.
- This site is 100% leased and fully occupied.
- The site is positioned on the heavily trafficked M-24 Lapeer Road and N Washington.
- Excellent income sale opportunity to acquire this fully leased building.
- NDA needed.



POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	6,350	23,286	44,922
2024 Population	6,224	23,443	44,835
2029 Population Projection	6,157	23,316	44,522
Annual Growth 2020-2024	-0.5%	0.2%	0%
Annual Growth 2024-2029	-0.2%	-0.1%	-0.1%
Median Age	41.1	41.5	42.8
Bachelor's Degree or Higher	43%	40%	39%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	5,551	20,731	39,703
Black	66	268	529
American Indian/Alaskan Native	3	30	69
Asian	106	344	691
Hawaiian & Pacific Islander	0	18	30
Two or More Races	499	2,051	3,813
Hispanic Origin	260	1,028	1,856

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	2,488	8,692	16,885
2024 Households	2,437	8,746	16,845
2029 Household Projection	2,410	8,696	16,724
Owner Occupied Households	1,783	7,093	14,022
Renter Occupied Households	627	1,603	2,702
Avg Household Income	\$110,491	\$118,218	\$121,032
Median Household Income	\$94,450	\$98,166	\$100,994

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	355	1,306	2,347
\$50,000 - 75,000	349	1,248	2,340
\$75,000 - 100,000	223	941	2,012
\$100,000 - 125,000	230	1,001	2,011
\$125,000 - 150,000	324	937	1,962
\$150,000 - 200,000	377	1,211	2,185
\$200,000+	237	1,154	2,344

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	2,422	359	7	6,383	814	8	10,574	1,539	7
Trade Transportation & Utilities	261	44	6	1,284	113	11	1,950	218	9
Information	108	8	14	157	14	11	282	27	10
Financial Activities	268	48	6	891	104	9	1,214	185	7
Professional & Business Services	198	41	5	535	107	5	925	195	5
Education & Health Services	817	133	6	1,478	273	5	2,869	538	5
Leisure & Hospitality	441	32	14	964	69	14	1,820	145	13
Other Services	240	48	5	898	119	8	1,260	213	6
Public Administration	89	5	18	176	15	12	254	18	14
Goods-Producing Industries	211	34	6	922	97	10	1,994	181	11
Natural Resources & Mining	2	1	2	5	2	3	22	9	2
Construction	69	20	3	230	54	4	470	102	5
Manufacturing	140	13	11	689	41	17	1,502	70	21
Total	2,633	393	7	7,305	911	8	12,568	1,720	7

EXCLUSIVELY LISTED BY:

BARRY LANDAU

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