



**WASHINGTON ELEVATION**

SCALE: 1/4"=1'-0"

NOTE: ALL FIRST FLOOR WINDOWS FACING N. WASHINGTON ST. SHALL BE TRANSPARENT NON-REFLECTIVE GLASS.

**FIRE SUPPRESSION NOTES:**  
LAUNDRY/STORAGE AREAS, ALL HALLWAYS AND STAIRWAYS SHALL BE FIRE SUPPRESSED. SMOKE DETECTORS SHALL BE INSTALLED IN EACH UNIT ENTRY AND OUTSIDE OF EACH UNIT. INSTALL FIRE EXTINGUISHERS IN EACH UNIT AND HALLWAYS.



**GROUND MOUNTED SIGN DETAIL**

SCALE: 3/4"=1'-0"

### PROPERTY INFORMATION

Property Address	52-56 N Washington
City/Township	Oxford
Available Units	12
Property Size	20,000 +/-
Parking	20 Spaces
Sales Price	\$575,000

### DEMOGRAPHICS (FIVE-MILE RADIUS)



**POPULATION**  
44,962 PEOPLE



**MEDIAN AGE**  
42.8 YEARS OLD



**HOUSEHOLDS**  
16,888



**CONSUMER SPENDING**  
\$654.2 MILLION ANNUALLY



**AVG HOUSEHOLD INCOME**  
\$100,905/ANNUALLY



**DAYTIME POPULATION**  
12,542 PEOPLE

### AREA TENANTS & EMPLOYERS



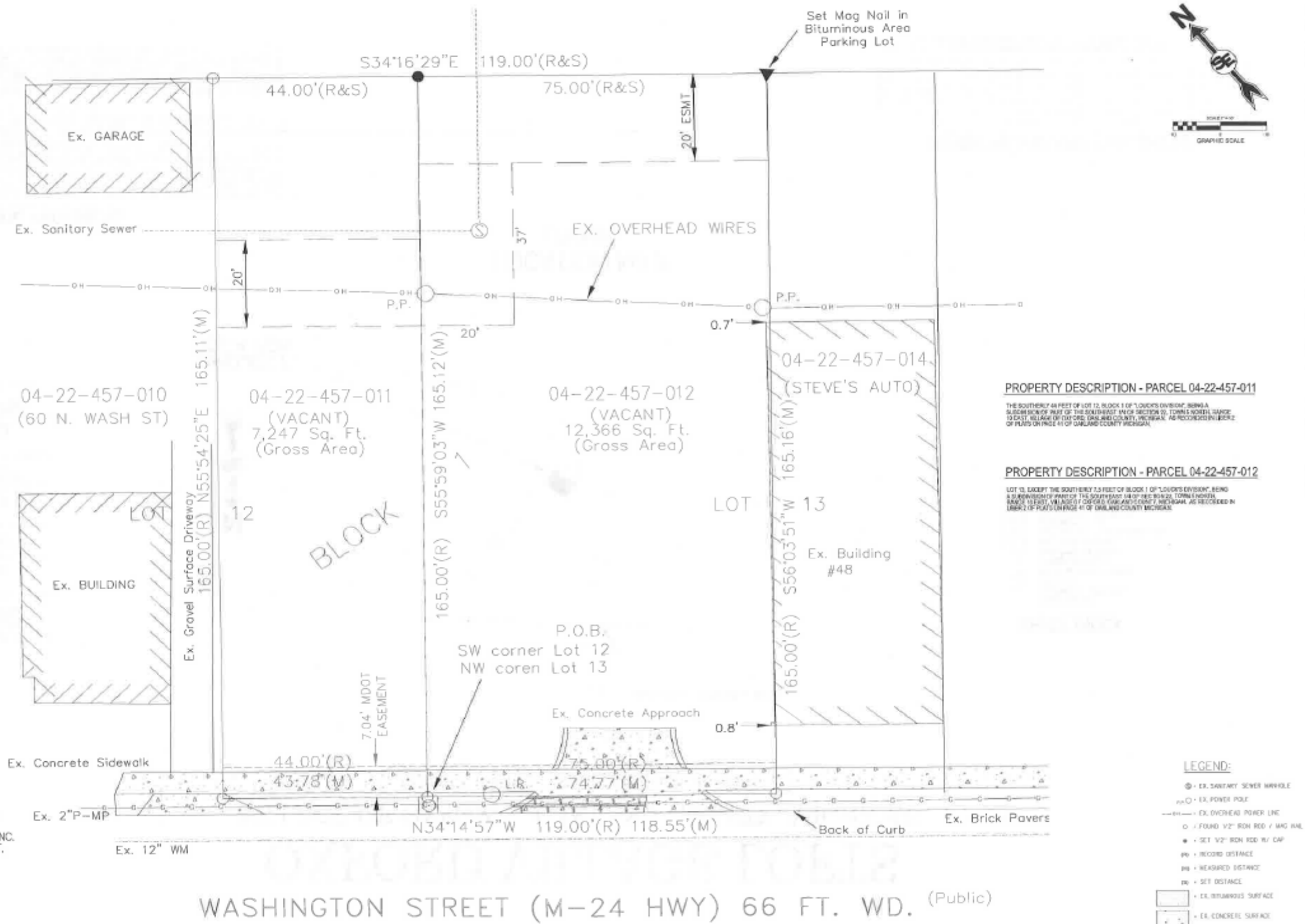
### PROPERTY HIGHLIGHTS

- Site plan approved for 12 units and basement storage.
- Located in the heart of downtown Oxford.
- Stone throw from the new McLaren hospital.
- All surveys, building plans and environmental goes with.

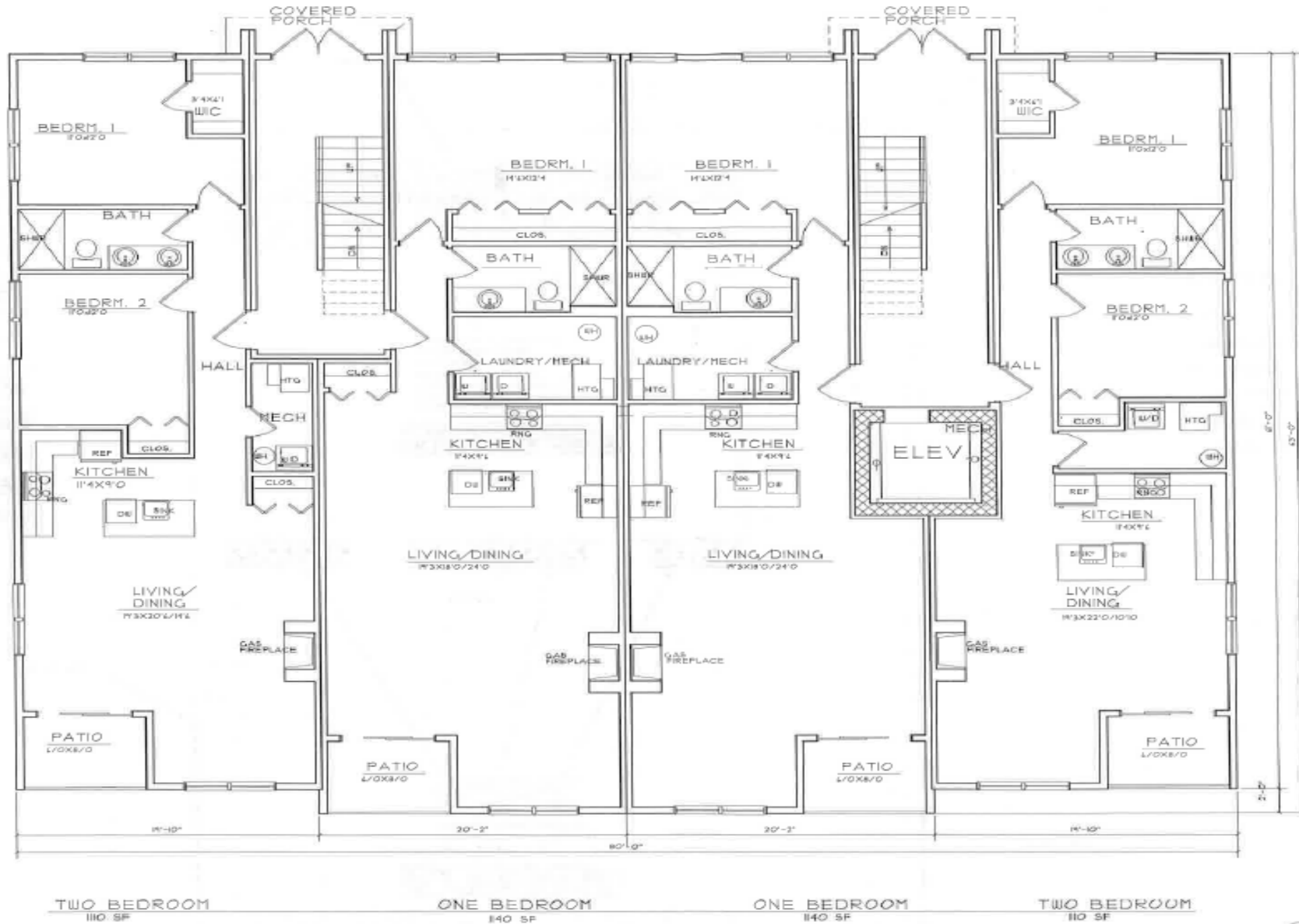


EAST ELEVATION  
SCALE: 1/4"=1'-0"



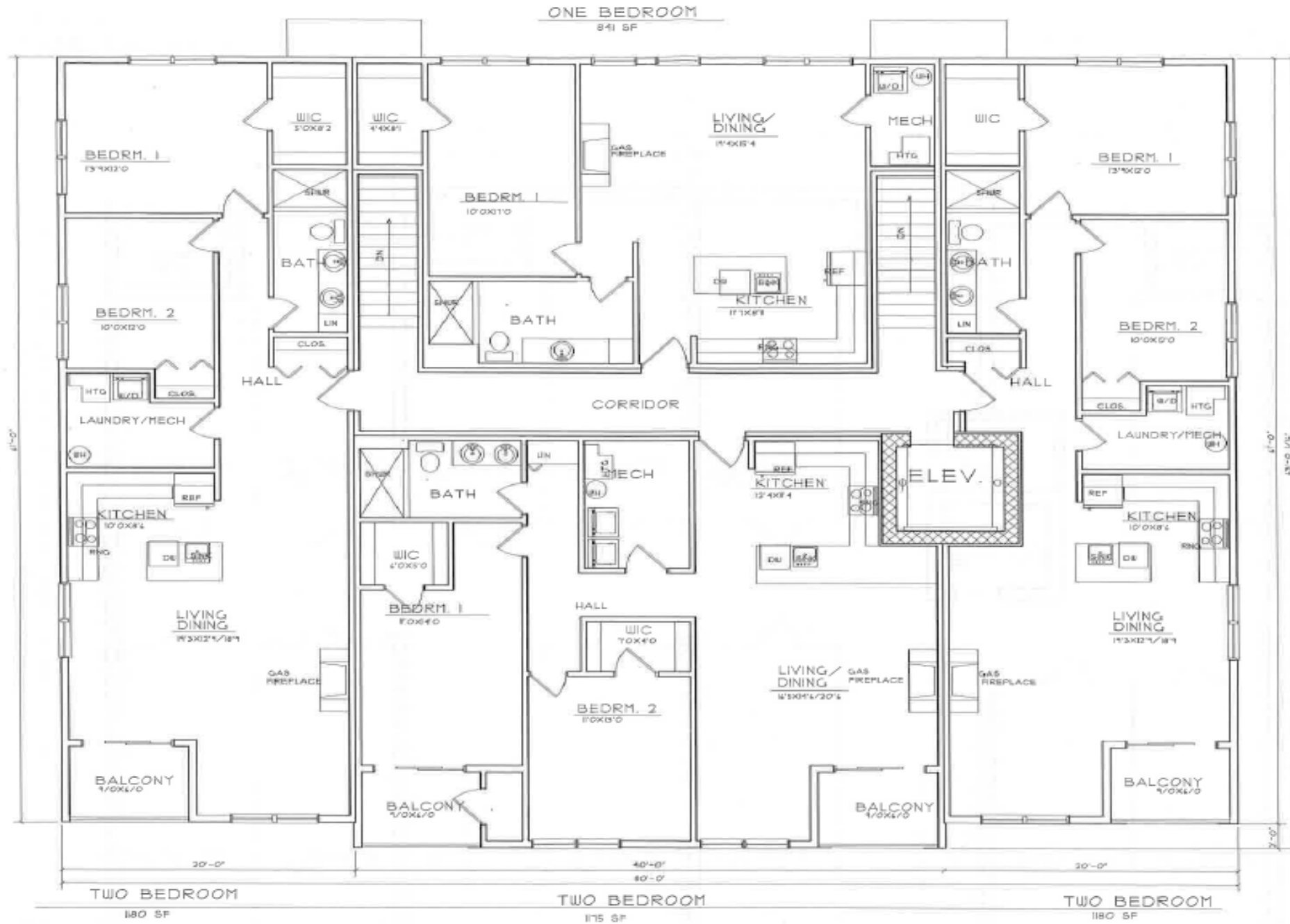


SURVEY PROVIDED BY:  
KENNEDY SURVEYING, INC.  
105 N. WASHINGTON ST.  
OXFORD, MI 48371  
248.628.4241  
JOB NUMBER: 09-6587  
DATED: JUNE 30, 2009



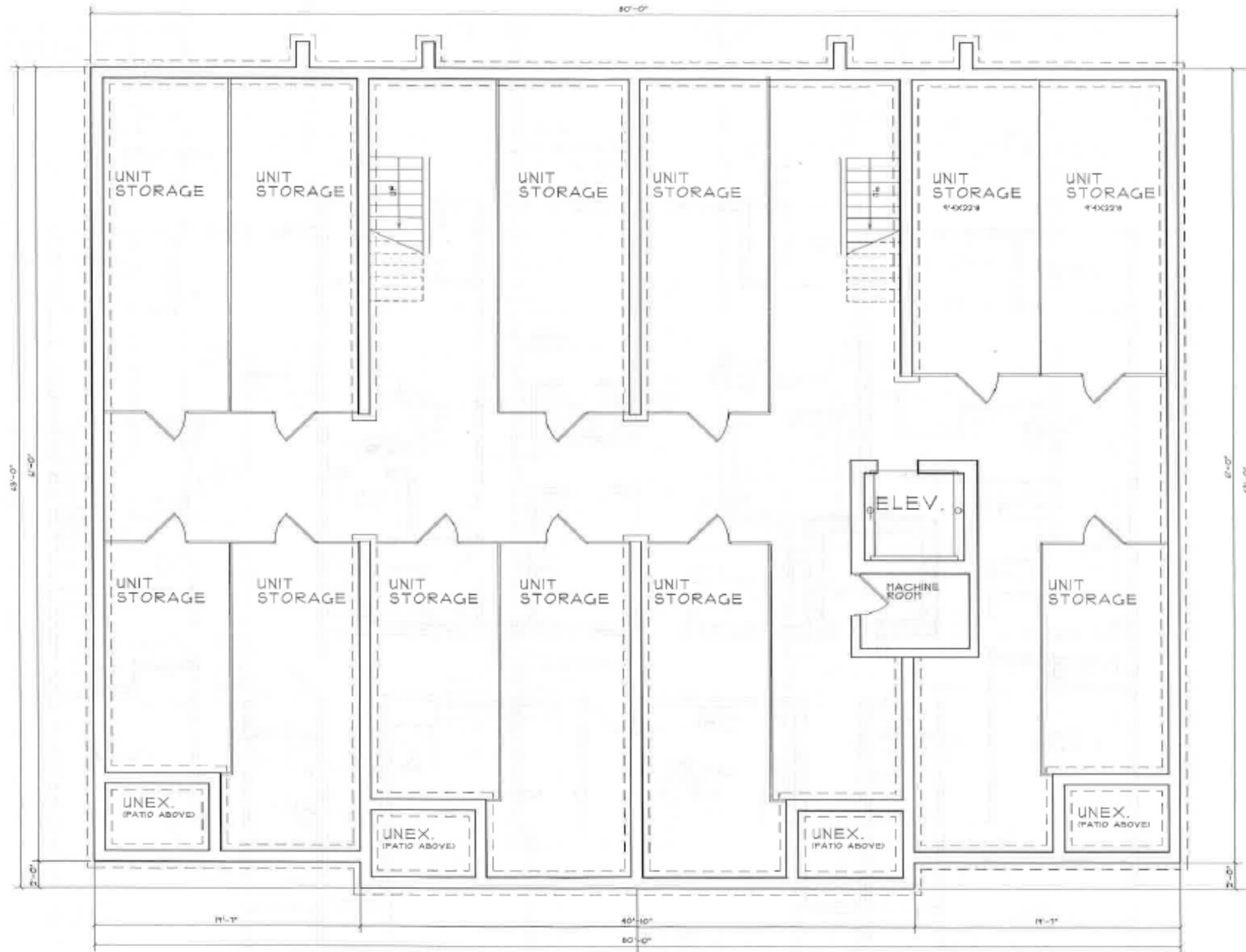
FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"



**SECOND AND THIRD FLOOR PLAN**  
 SCALE: 1/4"=1'-0"



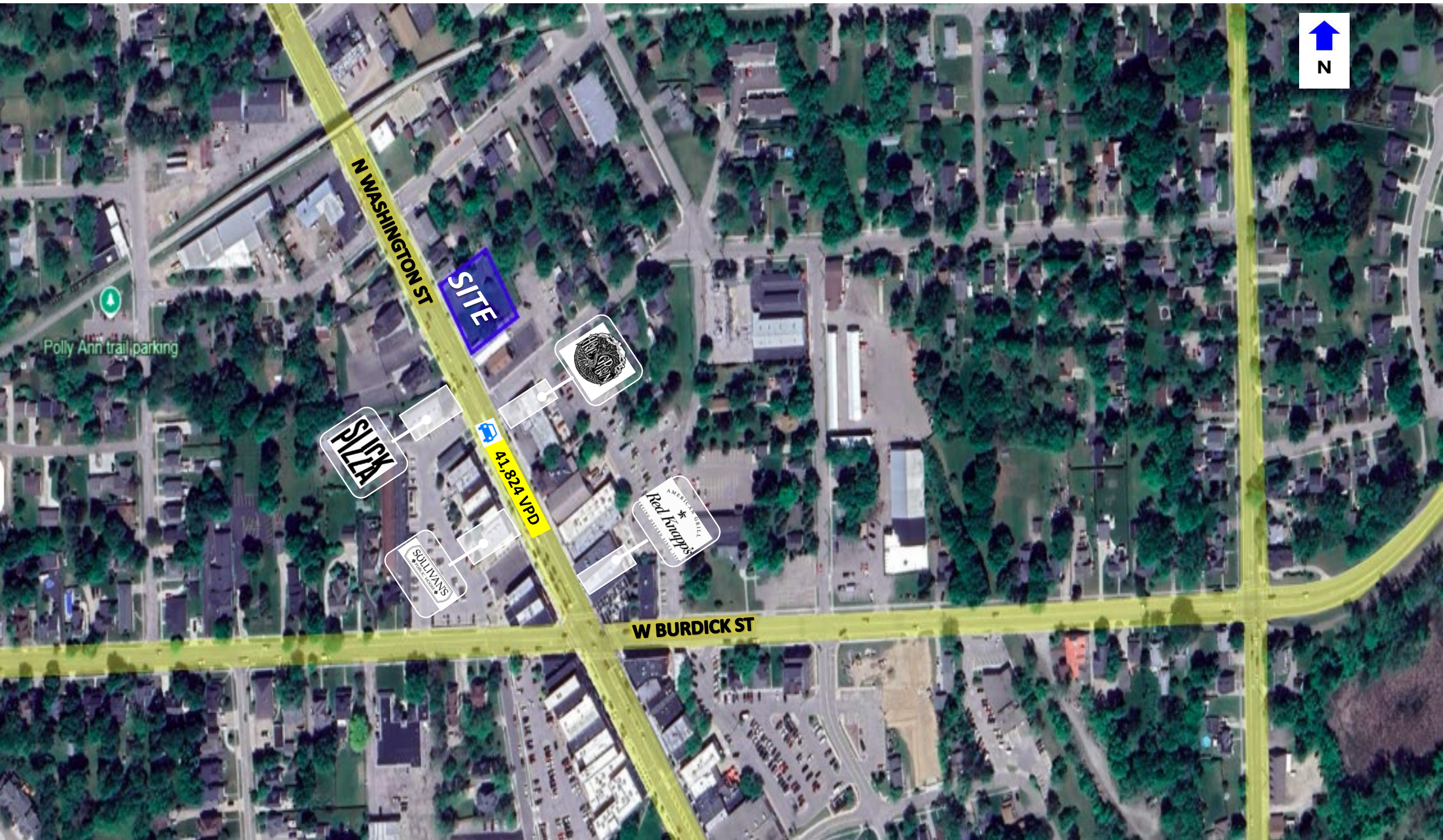


BASEMENT PLAN

SCALE: 1/4"=1'-0"







POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	6,140	22,873	45,043
2024 Population	6,024	23,009	44,962
2029 Population Projection	5,960	22,881	44,649
Annual Growth 2020-2024	-0.5%	0.1%	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	5,372	20,343	39,813
Black	64	263	530
American Indian/Alaskan Native	3	29	70
Asian	103	339	692
Hawaiian & Pacific Islander	0	18	30
Two or More Races	483	2,016	3,827
Hispanic Origin	252	1,008	1,859

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	2,409	8,538	16,926
2024 Households	2,362	8,583	16,888
2029 Household Projection	2,336	8,534	16,767
Owner Occupied Households	1,721	6,967	14,063
Renter Occupied Households	615	1,567	2,704
<b>Avg Household Income</b>	<b>\$109,838</b>	<b>\$118,163</b>	<b>\$120,947</b>
<b>Median Household Income</b>	<b>\$93,574</b>	<b>\$98,078</b>	<b>\$100,905</b>

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	343	1,279	2,354
\$50,000 - 75,000	344	1,225	2,353
\$75,000 - 100,000	214	924	2,019
\$100,000 - 125,000	225	980	2,017
\$125,000 - 150,000	317	917	1,969
\$150,000 - 200,000	356	1,192	2,186
\$200,000+	228	1,132	2,345

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
<b>Service-Producing Industries</b>	<b>2,859</b>	<b>386</b>	<b>8</b>	<b>6,262</b>	<b>802</b>	<b>8</b>	<b>10,547</b>	<b>1,534</b>	<b>7</b>
Trade Transportation & Utilities	575	46	13	1,264	112	11	1,947	217	9
Information	108	8	14	137	13	11	282	27	10
Financial Activities	236	48	5	891	104	9	1,214	185	7
Professional & Business Services	200	42	5	527	104	5	916	194	5
Education & Health Services	835	130	6	1,478	273	5	2,864	537	5
Leisure & Hospitality	558	38	15	938	66	14	1,816	144	13
Other Services	258	51	5	892	118	8	1,254	212	6
Public Administration	89	5	18	135	12	11	284	18	14
<b>Goods-Producing Industries</b>	<b>169</b>	<b>32</b>	<b>5</b>	<b>934</b>	<b>96</b>	<b>10</b>	<b>1,995</b>	<b>181</b>	<b>11</b>
Natural Resources & Mining	2	1	2	5	2	3	22	9	2
Construction	69	20	3	236	53	4	471	102	5
Manufacturing	98	11	9	693	41	17	1,502	70	21
<b>Total</b>	<b>3,028</b>	<b>400</b>	<b>8</b>	<b>7,196</b>	<b>898</b>	<b>8</b>	<b>12,542</b>	<b>1,715</b>	<b>7</b>

## EXCLUSIVELY LISTED BY:

**BARRY LANDAU**

SENIOR ASSOCIATE

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## CONTACT US:



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