

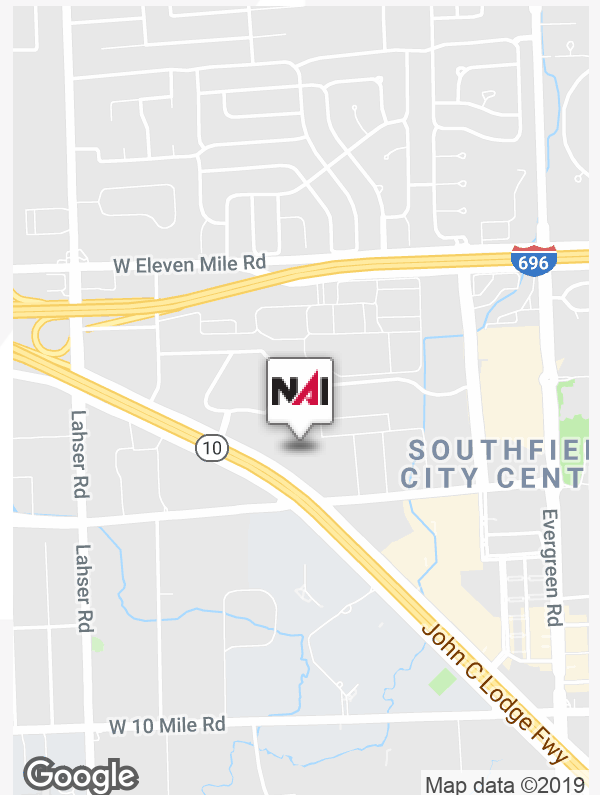


Oakland Commons Vacant Land

Southfield, Michigan 48076

Property Highlights

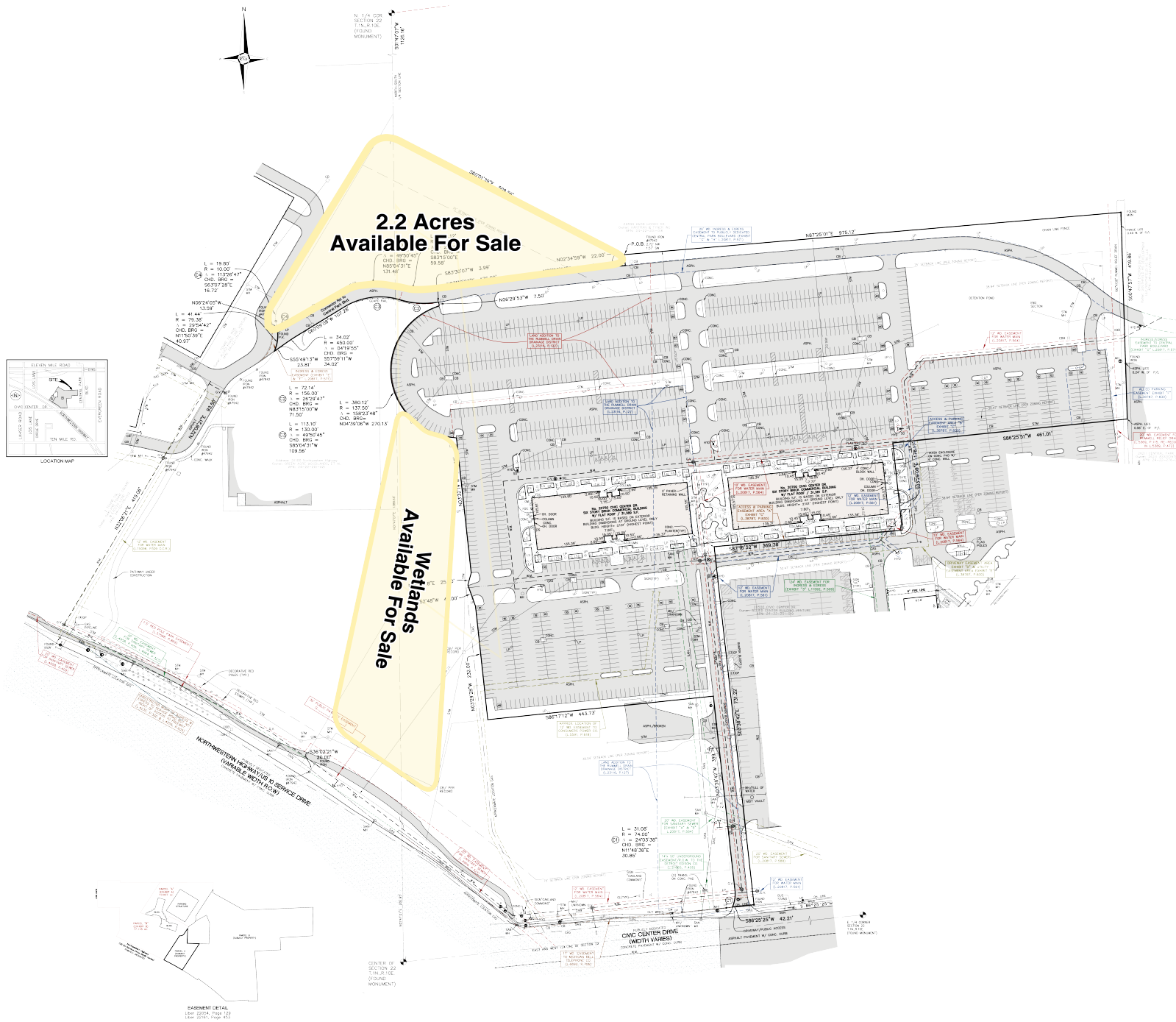
- Join Truck Lite, Noah's Event Venue and Hilton/Holiday Inn!
- Regional Center Zoning: High Rise Office/Multi-Family/Retail - 2.2 Acres Available For Sale
- Wetlands Also Available For Sale
- Surrounded by Millions of SF of Office Buildings
- Easy Access to Major Freeways: I-696 and M-10
- Located in the Center of Oakland County
- Dense Population, Strong Incomes and High-Volume Traffic Counts
- High Business and Daytime Population Counts



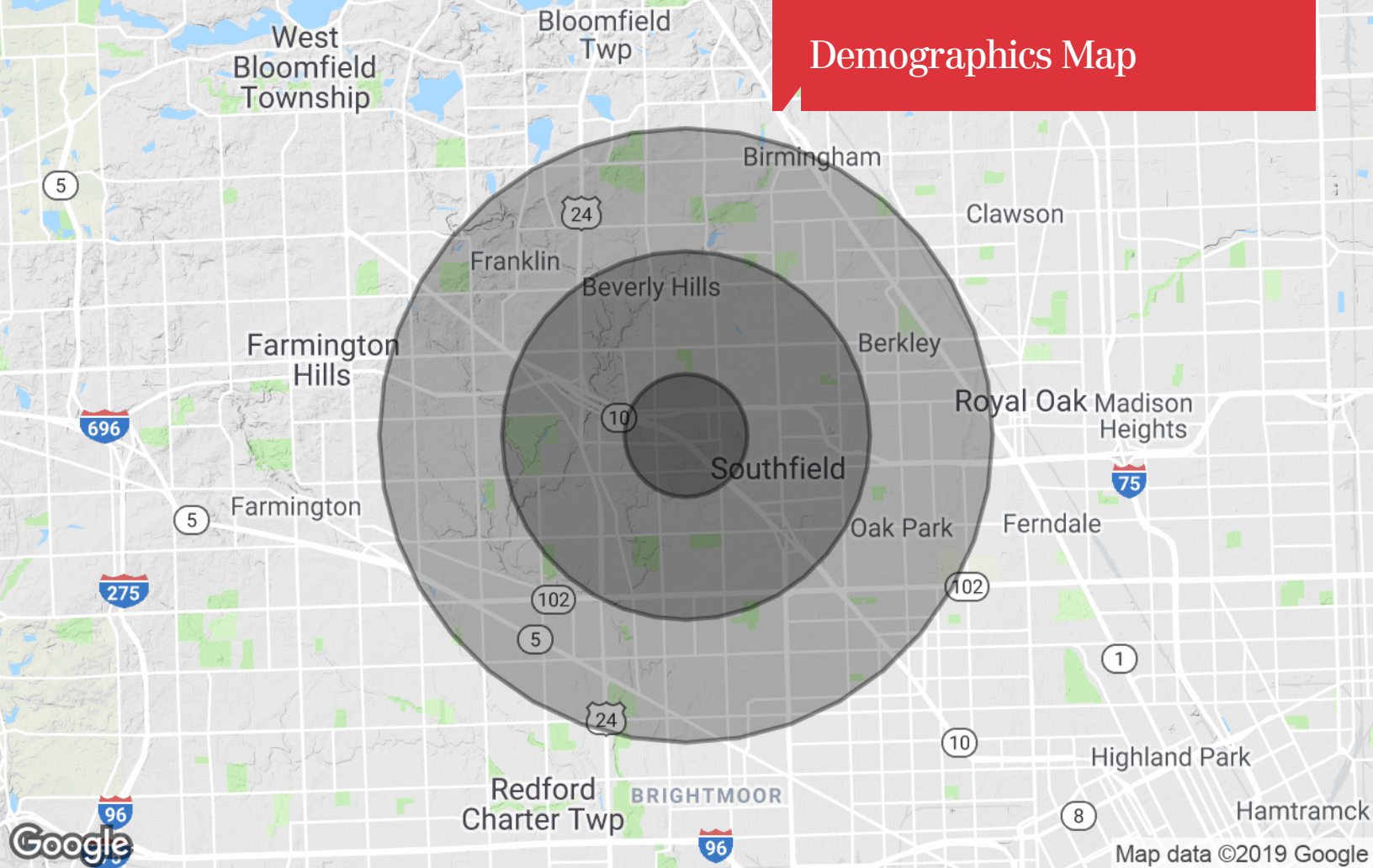
For more information

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Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,790	80,733	281,487
MEDIAN AGE	43.8	43.5	40.1
MEDIAN AGE (MALE)	40.5	40.8	37.7
MEDIAN AGE (FEMALE)	44.1	44.7	41.5

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,563	33,732	113,756
# OF PERSONS PER HH	2.2	2.4	2.5
AVERAGE HH INCOME	\$73,288	\$74,750	\$73,325
AVERAGE HOUSE VALUE	\$166,188	\$192,749	\$200,267

Race

	1 Mile	3 Miles	5 Miles
% WHITE	24.8%	31.3%	39.4%
% BLACK	72.2%	66.6%	58.5%
% ASIAN	2.4%	1.2%	1.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.1%	0.1%
% OTHER	0.3%	0.7%	0.6%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	1.1%	1.1%	1.1%

* Demographic data derived from 2010 US Census