

Unique Prime Real Estate Opportunity 6.2 Acres in Oakland County



- Located in the center of Oakland County
- Dense population, strong incomes, and high traffic volume
- Available for land-lease, build-to-suit, or possible sale
- 6.2 acres available
- Zoned B-3 - General Business
- 450 feet of Northwestern Hwy. frontage, 200 feet of 12 Mile frontage
- Access to both Northwestern Hwy. & 12 Mile Rd.
- Great freeway access

NAI Farbman

Commercial Real Estate Services, Worldwide.

28400 Northwestern Hwy.
4th Floor
Southfield, Michigan 48034

www.naifarbman.com

Please Contact:

Ronald Goldstone
Senior Vice President

Tel 248 351 4371

Fax 248 784 7127

goldstone@farbman.com

Unique Prime Real Estate Opportunity



OVERVIEW OF AREA Southfield, Michigan

- Southfield is home to 9,000 businesses and 83 "Fortune 500" companies.
- Office is Southfield's industry, with more than 26.6 million square feet of office space, and four million each of retail and industrial/R&D. That's more office space than the downtowns of Cleveland, Indianapolis, Kansas City, Cincinnati and Detroit.
- More than 175,000 area residents work in Southfield, the geographic and population center of southeastern Michigan.
- Southfield's four-million square feet of retail space includes Northland Center, the nation's first regional shopping center (1954) and other major venues: Tel-12 shopping center, Southfield Plaza, Applegate Square, Northwestern Highway/12 Mile Road corridor.
- Southfield has 25% of Oakland County's of fice space, 25% of Oakland County's foreign firms and half its Japanese firms.
- 25% of the County's leading automotive suppliers are in Southfield.
- Southfield's central location and numerous expressways/highways make it easily accessible and 20 minutes away from most metro-area destinations.

Source: www.cityofsouthfield.com

6.2 Acres - Oakland County

OVERVIEW OF OAKLAND COUNTY

- The estimated per capita income of Oakland County residents in 2003 was \$49,048. Oakland ranked fourth in per capita income in 2003 for counties with populations greater than one million.
- Oakland County's 2004 population was estimated to be 1,213,339. Fifty-one percent of Oakland County residents are female and 49% are male.
- Oakland County had 11.5 million square feet of floor space either completed or under construction in 2004, accounting for one-third of Southeast Michigan's total nonresidential development.
- There were 6,434 new residential units developed in Oakland County in 2004.
- Oakland County is Michigan's leading center for international commercial activity with 653 companies representing 24 countries doing business in the county.
- Between 2000-2030, the Southeast Michigan region will grow by more than half a million people, or 11.7%
- In 2004, over 35% of the Fortune Global 500 companies had business locations in Oakland County.
- The Oakland County unemployment rate fell from 5.7% in January 2003 to 4.7% in April 2004.

Source: www.oakgov.com/peds/info_pub/census_and_demographics_infoandpubs.html



Demographics

	3 mile	5 mile	7 mile	10 mile
Population	63,177	221,556	489,683	1,034,647
Average HH Income	\$93,948	\$91,850	\$88,384	\$78,774

*Figures shown represent estimates

^3 Mile radius median age: 43

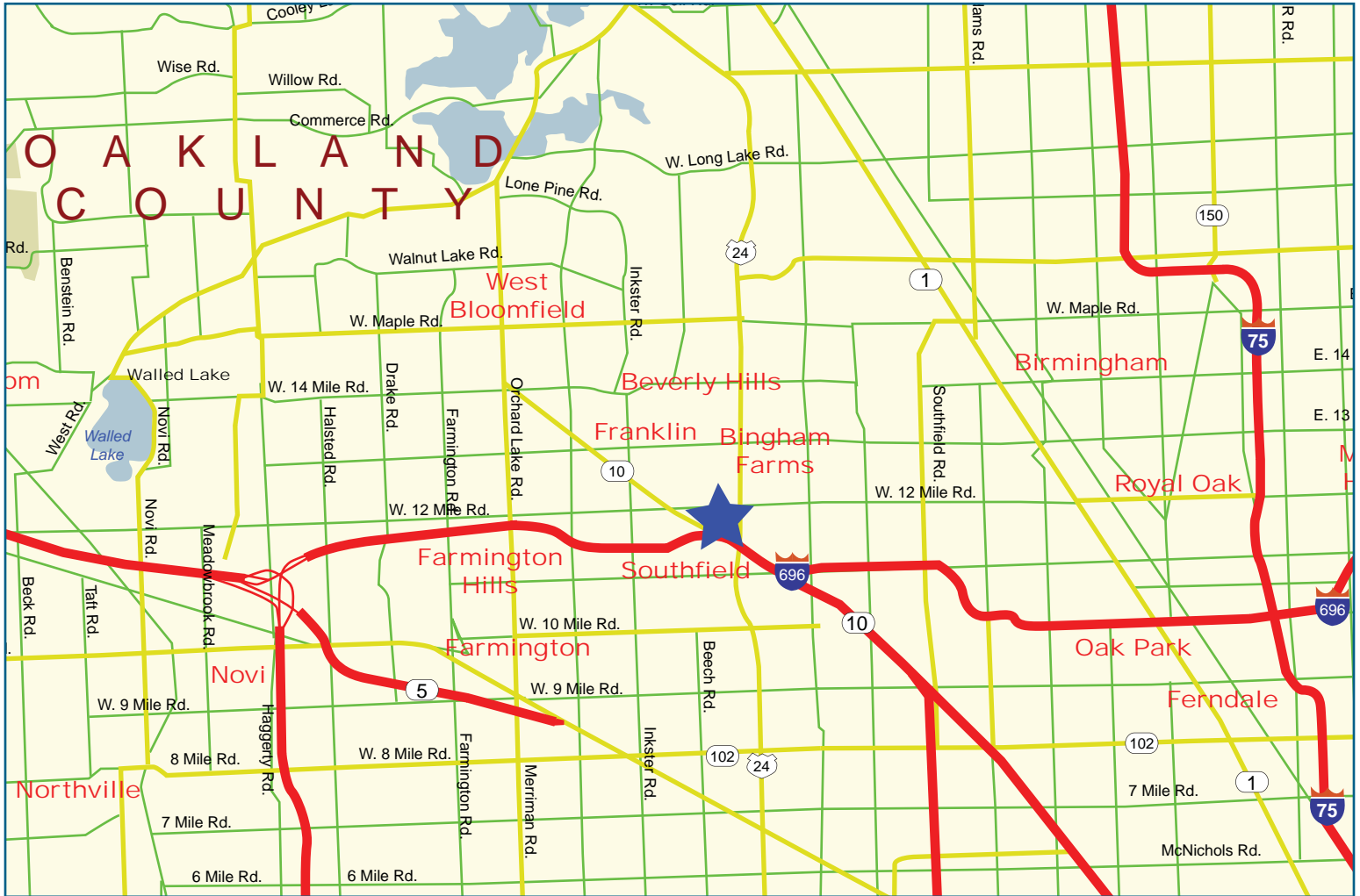
Source: SiteRight

Daily Traffic Counts

Telegraph Road - At 12 Mile Road	108,585
12 Mile Road - West of Telegraph Road	23,937
12 Mile Road - East of Telegraph Road	33,621
Northwestern Highway NB	27,187
Northwestern Highway SB	32,018
Northwestern (M-10 Service Drive) NB	11,766
Northwestern (M-10 Service Drive) SB	8,142

Source: SEMCOG 2006-2008

6.2 Acres - Oakland County Location Map



Building on the power of our network.™

NAIFarbman

Commercial Real Estate Services, Worldwide.

28400 Northwestern Hwy.
4th Floor
Southfield, Michigan 48034

www.naifarbman.com

Please Contact:

Ronald Goldstone
Senior Vice President

Tel 248 351 4371

Fax 248 784 7127

goldstone@farbman.com