

FOR SALE OR LEASE > OFFICE / RETAIL

WOODWARD UPTOWN CENTER

45556 WOODWARD AVENUE | PONTIAC, MICHIGAN



PLAZA BUILT IN 2017

> PROPERTY HIGHLIGHTS

- 1,000-6,000 SF New Retail/Office Space Ready for Immediate Occupancy
- High Traffic Counts and Strong Visibility Along Woodward Avenue
- Center is Located Directly Across From M-1 Concourse Race Track
- St Joseph Mercy & McLaren Hospitals Operate in Close Proximity

> DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	8,654	68,073	155,811
AVG. INCOME	\$40,371	\$72,215	\$91,338
HOUSEHOLDS	3,380	26,825	63,092

COLLIERS INTERNATIONAL
2 Corporate Drive | Suite 300
Southfield, Michigan 48076

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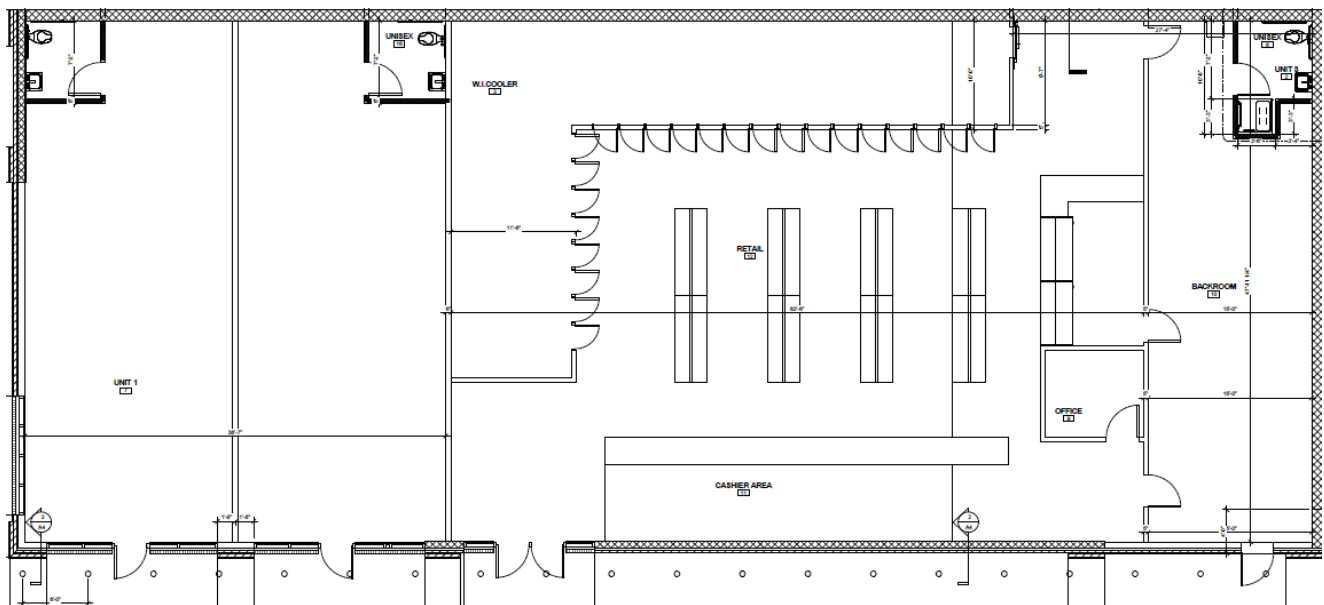
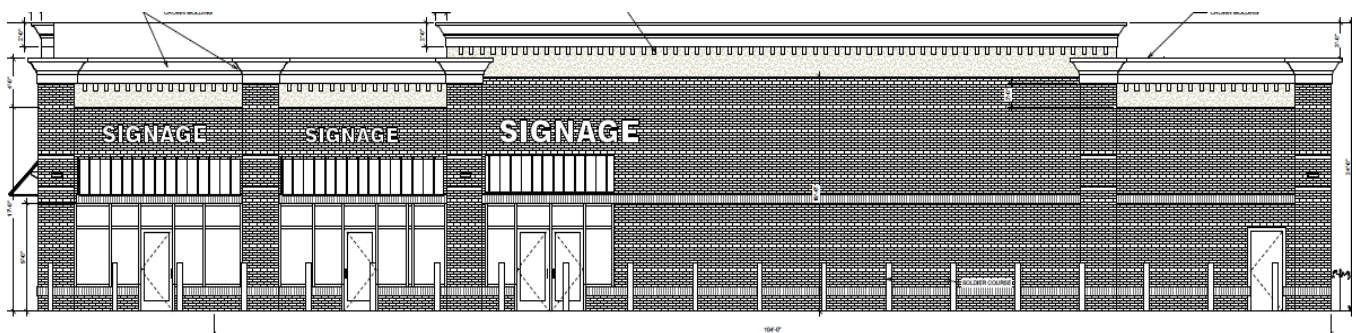
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> ELEVATION & SITE PLAN



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> AERIAL MAP



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> RENDERING & PROPERTY PHOTOS



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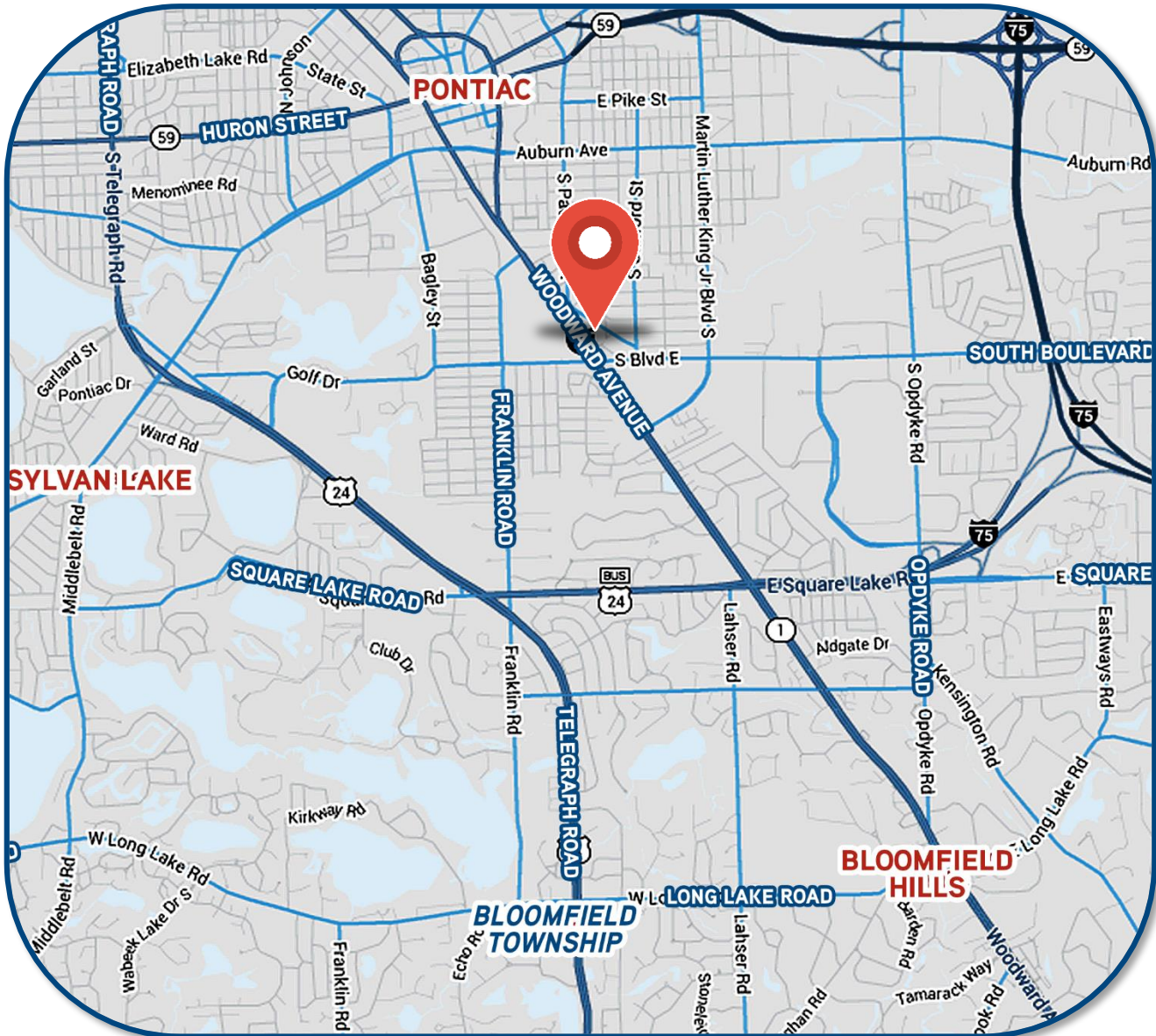
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> LOCATION MAP



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SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.6248/-83.2835

RS1

45556 Woodward Ave

Pontiac, MI 48341

1 mi radius

3 mi radius

5 mi radius

POPULATION	2017 Estimated Population	8,654	68,073	155,811
	2022 Projected Population	9,728	72,768	161,976
	2010 Census Population	8,828	66,456	152,358
	2000 Census Population	10,767	75,181	161,892
	Projected Annual Growth 2017 to 2022	2.5%	1.4%	0.8%
	Historical Annual Growth 2000 to 2017	-1.2%	-0.6%	-0.2%
	2017 Median Age	39.9	38.8	39.8
HOUSEHOLDS	2017 Estimated Households	3,380	26,825	63,092
	2022 Projected Households	3,909	29,401	67,237
	2010 Census Households	3,362	25,474	60,033
	2000 Census Households	3,885	27,863	62,528
	Projected Annual Growth 2017 to 2022	3.1%	1.9%	1.3%
	Historical Annual Growth 2000 to 2017	-0.8%	-0.2%	0.1%
RACE AND ETHNICITY	2017 Estimated White	9.8%	44.2%	60.2%
	2017 Estimated Black or African American	83.3%	42.3%	26.4%
	2017 Estimated Asian or Pacific Islander	1.0%	5.4%	6.2%
	2017 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
	2017 Estimated Other Races	5.5%	7.8%	6.8%
	2017 Estimated Hispanic	6.3%	11.1%	10.3%
INCOME	2017 Estimated Average Household Income	\$40,371	\$72,215	\$91,338
	2017 Estimated Median Household Income	\$32,693	\$56,143	\$71,901
	2017 Estimated Per Capita Income	\$16,215	\$28,994	\$37,364
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	5.1%	4.9%	3.6%
	2017 Estimated Some High School (Grade Level 9 to 11)	13.8%	9.4%	7.4%
	2017 Estimated High School Graduate	35.2%	26.0%	23.3%
	2017 Estimated Some College	28.1%	23.4%	21.9%
	2017 Estimated Associates Degree Only	6.6%	6.6%	6.7%
	2017 Estimated Bachelors Degree Only	8.1%	16.6%	19.9%
	2017 Estimated Graduate Degree	3.2%	13.0%	17.2%
BUSINESS	2017 Estimated Total Businesses	525	3,432	7,332
	2017 Estimated Total Employees	8,207	42,498	114,845
	2017 Estimated Employee Population per Business	15.6	12.4	15.7
	2017 Estimated Residential Population per Business	16.5	19.8	21.3

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.