

# Cherry Creek Corporate Pk

11969 Shelby Tech Dr, Shelby Township, MI 48315

Building Type: **Industrial**  
RBA: **68,533 SF**  
Land Area: **4.21 AC**  
Total Available: **68,533 SF**

Warehse Avail: **68,533 SF**  
Office Avail: **-**  
% Leased: **0%**  
Rent/SF/Yr: **\$4.95**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2015 Projection	2,065		63,497		177,862	
2010 Estimate	2,026		62,051		171,283	
2000 Census	1,850		53,183		143,040	
Growth 2010 - 2015	1.90%		2.30%		3.80%	
Growth 2000 - 2010	9.50%		16.70%		19.70%	
2010 Population by Hispanic Origin	40		1,356		4,332	
2010 Population By Race	2,026		62,051		171,283	
White	1,932	95.36%	57,528	92.71%	155,417	90.74%
Black or African American	20	0.99%	1,526	2.46%	6,251	3.65%
American Indian and Alaska Native	7	0.35%	152	0.24%	488	0.28%
Asian	29	1.43%	1,469	2.37%	5,003	2.92%
Native Hawaiian and Pacific Islander	0	0.00%	20	0.03%	46	0.03%
Other Race	7	0.35%	372	0.60%	1,104	0.64%
Two or More Races	29	1.43%	985	1.59%	2,975	1.74%
Households						
2015 Projection	713		22,888		67,604	
2010 Estimate	698		22,274		64,852	
2000 Census	630		18,800		53,387	
Growth 2010 - 2015	2.20%		2.80%		4.20%	
Growth 2000 - 2010	10.80%		18.50%		21.50%	
Owner Occupied	653	93.55%	19,922	89.44%	51,656	79.65%
Renter Occupied	44	6.30%	2,352	10.56%	13,196	20.35%
2010 Households by HH Income	698		22,273		64,852	
Income Less Than \$15,000	27	3.87%	1,139	5.11%	3,203	4.94%
Income: \$15,000 - \$24,999	26	3.72%	1,007	4.52%	3,351	5.17%
Income: \$25,000 - \$34,999	28	4.01%	1,341	6.02%	3,912	6.03%
Income: \$35,000 - \$49,999	70	10.03%	2,150	9.65%	7,121	10.98%
Income: \$50,000 - \$74,999	111	15.90%	4,219	18.94%	13,319	20.54%
Income: \$75,000 - \$99,999	125	17.91%	3,486	15.65%	10,541	16.25%
Income: \$100,000 - \$149,999	156	22.35%	5,407	24.28%	14,747	22.74%
Income: \$150,000 - \$249,999	98	14.04%	2,759	12.39%	6,952	10.72%
Income: \$250,000 - \$499,999	53	7.59%	697	3.13%	1,539	2.37%
Income: \$500,000 or more	4	0.57%	68	0.31%	167	0.26%
2010 Avg Household Income	\$119,309		\$100,219		\$93,910	
2010 Med Household Income	\$90,650		\$82,469		\$77,706	
2010 Per Capita Income	\$40,648		\$36,336		\$35,650	

## Demographic Detail Report

### Cherry Creek Corporate Pk

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Building Type: **Industrial**  
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 Land Area: **4.21 AC**  
 Total **68,533 SF**

Warehouse Avail: **68,533 SF**  
 Office Avail: **-**  
 % Leased: **0%**  
 Rent/SF/Yr: **\$4.95**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2016 Projection	3,431	65,472	183,200
2011 Estimate	3,317	63,493	179,812
2010 Census	3,286	63,025	179,421
Growth 2011 - 2016	3.40%	3.10%	1.90%
Growth 2010 - 2011	1.00%	0.70%	0.20%
<b>2011 Population by Age</b>	<b>3,317</b>	<b>63,493</b>	<b>179,812</b>
Age 0 - 4	166 5.00%	3,259 5.13%	10,394 5.78%
Age 5 - 9	209 6.30%	4,117 6.48%	12,400 6.90%
Age 10 - 14	249 7.51%	4,743 7.47%	13,257 7.37%
Age 15 - 19	262 7.90%	4,595 7.24%	12,170 6.77%
Age 20 - 24	202 6.09%	3,478 5.48%	10,180 5.66%
Age 25 - 34	286 8.62%	5,790 9.12%	20,652 11.49%
Age 35 - 44	448 13.51%	8,645 13.62%	26,359 14.66%
Age 45 - 49	293 8.83%	5,529 8.71%	14,716 8.18%
Age 50 - 54	313 9.44%	5,341 8.41%	13,816 7.68%
Age 55 - 59	264 7.96%	4,640 7.31%	11,829 6.58%
Age 60 - 64	203 6.12%	4,124 6.50%	10,402 5.78%
Age 65 - 74	262 7.90%	5,273 8.30%	13,087 7.28%
Age 75 - 84	129 3.89%	2,921 4.60%	7,356 4.09%
Age 85 and over	32 0.96%	1,040 1.64%	3,193 1.78%
Age 65 and over	423 12.75%	9,234 14.54%	23,636 13.14%
<b>Median Age</b>	<b>41.80</b>	<b>42.00</b>	<b>39.30</b>
<b>Average Age</b>	<b>39.30</b>	<b>39.90</b>	<b>38.50</b>

## Demographic Detail Report

### Cherry Creek Corporate Pk

11969 Shelby Tech Dr, Shelby Township, MI 48315

Radius	1 Mile	3 Mile	5 Mile
<b>2011 Population By Race</b>	<b>3,317</b>	<b>63,493</b>	<b>179,812</b>
White	3,090 93.16%	59,178 93.20%	163,389 90.87%
Black or African American	72 2.17%	1,158 1.82%	5,861 3.26%
American Indian and Alaska Native	12 0.36%	152 0.24%	456 0.25%
Asian	87 2.62%	1,861 2.93%	5,590 3.11%
Native Hawaiian and Pacific Islander	1 0.03%	11 0.02%	36 0.02%
Other Race	6 0.18%	265 0.42%	1,522 0.85%
Two or More Races	49 1.48%	868 1.37%	2,959 1.65%
<b>2011 Population by Hispanic Origin</b>	<b>3,317</b>	<b>63,493</b>	<b>179,813</b>
Not Hispanic or Latino	3,253 98.07%	62,246 98.04%	174,632 97.12%
Hispanic or Latino	64 1.93%	1,247 1.96%	5,181 2.88%
<b>2011 Age 5+ Language at Home</b>	<b>1,678</b>	<b>57,627</b>	<b>157,534</b>
Speak Only English	1,430 85.22%	49,056 85.13%	133,330 84.64%
Speak Asian or Pacific Island	5 0.30%	1,016 1.76%	2,927 1.86%
Speak IndoEuropean	195 11.62%	5,476 9.50%	14,969 9.50%
Speak Spanish	9 0.54%	735 1.28%	3,162 2.01%
Speak Other Language	39 2.32%	1,344 2.33%	3,146 2.00%
<b>2011 Median Age, Male</b>	<b>41.00</b>	<b>40.90</b>	<b>38.20</b>
<b>2011 Average Age, Male</b>	<b>38.60</b>	<b>38.90</b>	<b>37.50</b>
<b>Median Age, Female</b>	<b>42.50</b>	<b>42.90</b>	<b>40.40</b>
<b>Average Age, Female</b>	<b>39.90</b>	<b>40.90</b>	<b>39.60</b>
<b>2011 Population by Occupation Classification (Age 16+)</b>	<b>774</b>	<b>28,089</b>	<b>81,988</b>
Blue Collar	119 15.37%	5,183 18.45%	15,683 19.13%
White Collar	516 66.67%	19,101 68.00%	54,105 65.99%
Service	139 17.96%	3,805 13.55%	12,200 14.88%
<b>2011 Population by Marital Status (Age 15+)</b>	<b>1,460</b>	<b>48,804</b>	<b>133,575</b>
Total, Never Married	361 24.73%	12,176 24.95%	35,204 26.36%
Married	932 63.84%	30,641 62.78%	79,779 59.73%
Widowed	97 6.64%	2,631 5.39%	7,362 5.51%
Divorced	70 4.79%	3,356 6.88%	11,230 8.41%

## Demographic Detail Report

### Cherry Creek Corporate Pk

11969 Shelby Tech Dr, Shelby Township, MI 48315

Radius	1 Mile		3 Mile		5 Mile	
<b>2011 Population by Education</b>	<b>1,221</b>		<b>40,553</b>		<b>111,879</b>	
Less Than 9th Grade	19	1.56%	877	2.16%	2,422	2.16%
Some High School, No Diploma	68	5.57%	2,451	6.04%	6,837	6.11%
High School Grad (Incl Equivalency)	352	28.83%	11,517	28.40%	30,984	27.69%
Some College, No Degree	246	20.15%	10,134	24.99%	27,322	24.42%
Associate Degree	124	10.16%	3,568	8.80%	10,560	9.44%
Bachelor Degree	267	21.87%	7,749	19.11%	21,745	19.44%
Advanced Degrees	145	11.88%	4,257	10.50%	12,009	10.73%
<b>2011 Population by Occupation (Age 16+)</b>	<b>913</b>		<b>31,894</b>		<b>94,187</b>	
Management, Business, & Financial	257	28.15%	9,932	31.14%	27,349	29.04%
Professional & Related Occupations	79	8.65%	1,888	5.92%	5,719	6.07%
Services	373	40.85%	11,981	37.57%	37,444	39.75%
Sales & Office	91	9.97%	3,656	11.46%	10,398	11.04%
Farming, Fishing, and Forestry	1	0.11%	25	0.08%	26	0.03%
Construction and Extraction, Maint	32	3.50%	1,387	4.35%	3,746	3.98%
Production & Transportation	80	8.76%	3,025	9.48%	9,505	10.09%
<b>2011 Workers by Travel Time to Work (Age 16+)</b>	<b>811</b>		<b>29,339</b>		<b>85,498</b>	
Less Than 15 Minutes	139	17.14%	5,236	17.85%	16,017	18.73%
15 to 29 Minutes	252	31.07%	9,098	31.01%	26,771	31.31%
30 to 44 Minutes	184	22.69%	7,122	24.27%	20,063	23.47%
45 to 59 Minutes	86	10.60%	2,728	9.30%	7,997	9.35%
60+ Minutes	150	18.50%	5,155	17.57%	14,650	17.13%
<b>2000 Households by HH Size</b>	<b>1,123</b>		<b>22,834</b>		<b>68,183</b>	
1-Person Households	186	16.56%	4,560	19.97%	16,453	24.13%
2-Person Households	361	32.15%	7,621	33.38%	21,836	32.03%
3-Person Households	222	19.77%	3,962	17.35%	11,300	16.57%
4-Person Households	199	17.72%	3,918	17.16%	11,093	16.27%
5-Person Households	108	9.62%	1,925	8.43%	5,208	7.64%
6-Person Households	33	2.94%	590	2.58%	1,618	2.37%
7 or more Person Households	14	1.25%	258	1.13%	675	0.99%
<b>2011 Average Household Size</b>	<b>2.92</b>		<b>2.75</b>		<b>2.62</b>	

## Demographic Detail Report

### Cherry Creek Corporate Pk

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Radius	1 Mile		3 Mile		5 Mile	
Households						
2016 Projection	1,171		23,782		69,745	
2011 Estimate	1,133		22,994		68,339	
2010 Census	1,123		22,835		68,183	
Growth 2011 - 2016	3.40%		3.40%		2.10%	
Growth 2010 - 2011	0.90%		0.70%		0.20%	
2011 Households by HH Income	1,133		22,994		68,338	
Income: Less than \$15,000	131	11.56%	2,068	8.99%	5,710	8.36%
Income: \$15,000 - \$24,999	74	6.53%	1,847	8.03%	6,219	9.10%
Income: \$25,000 - \$34,999	76	6.71%	1,836	7.98%	5,652	8.27%
Income: \$35,000 - \$49,999	109	9.62%	2,429	10.56%	8,595	12.58%
Income: \$50,000 - \$74,999	163	14.39%	3,927	17.08%	11,945	17.48%
Income: \$75,000 - \$99,999	179	15.80%	3,565	15.50%	10,512	15.38%
Income: \$100,000 - \$149,999	209	18.45%	4,388	19.08%	12,440	18.20%
Income: \$150,000 - \$199,999	103	9.09%	1,734	7.54%	4,383	6.41%
Income: \$200,000+	89	7.86%	1,200	5.22%	2,882	4.22%
2011 Avg Household Income	\$91,079		\$84,435		\$79,931	
2011 Med Household Income	\$76,390		\$69,806		\$64,578	
2011 Per Capita Income	\$31,699		\$30,833		\$30,371	
2011 Occupied Housing	1,133		22,994		68,339	
Owner Occupied	1,056	93.20%	20,633	89.73%	54,096	79.16%
Renter Occupied	77	6.80%	2,361	10.27%	14,243	20.84%
2000 Housing Units	657		22,699		67,331	
1 Unit Attached	2	0.30%	2,853	12.57%	8,410	12.49%
1 Unit Detached	632	96.19%	16,683	73.50%	42,489	63.10%
2 Units	4	0.61%	172	0.76%	411	0.61%
3 - 19 Units	15	2.28%	1,316	5.80%	8,913	13.24%
20 - 49 Units	0	0.00%	78	0.34%	1,208	1.79%
50 or more Units	0	0.00%	154	0.68%	1,851	2.75%
Mobile Home or Trailer	4	0.61%	1,443	6.36%	4,049	6.01%
Boat, RV, Van, Etc.	0	0.00%	0	0.00%	0	0.00%

## Demographic Detail Report

### Cherry Creek Corporate Pk

11969 Shelby Tech Dr, Shelby Township, MI 48315

Radius	1 Mile		3 Mile		5 Mile	
<b>2011 Housing Value - Owner Occupied</b>	<b>631</b>		<b>19,820</b>		<b>52,254</b>	
Value Less than \$20,000	0	0.00%	613	3.09%	2,221	4.25%
Value \$20,000 - \$39,999	2	0.32%	610	3.08%	1,256	2.40%
Value \$40,000 - \$59,999	8	1.27%	219	1.10%	517	0.99%
Value \$60,000 - \$79,999	1	0.16%	170	0.86%	489	0.94%
Value \$80,000 - \$99,999	12	1.90%	326	1.64%	962	1.84%
Value \$100,000 - \$149,999	70	11.09%	2,052	10.35%	5,766	11.03%
Value \$150,000 - \$199,999	116	18.38%	3,478	17.55%	10,805	20.68%
Value \$200,000 - \$299,999	153	24.25%	6,267	31.62%	16,885	32.31%
Value \$300,000 - \$399,999	119	18.86%	3,663	18.48%	8,651	16.56%
Value \$400,000 - \$499,999	71	11.25%	1,434	7.24%	2,763	5.29%
Value \$500,000 - \$749,999	52	8.24%	750	3.78%	1,436	2.75%
Value \$750,000 - \$999,999	16	2.54%	129	0.65%	257	0.49%
Value \$1,000,000 or more	11	1.74%	109	0.55%	246	0.47%
<b>2011 Med Housing Val-Owner Occupied</b>	<b>\$249,533</b>		<b>\$233,755</b>		<b>\$220,585</b>	
<b>2011 Housing Units by Yr Built</b>	<b>657</b>		<b>22,697</b>		<b>67,330</b>	
Built 2005 to Present	11	1.67%	886	3.90%	2,923	4.34%
Built 2000 to 2004	95	14.46%	3,385	14.91%	12,679	18.83%
Built 1990 to 1999	146	22.22%	7,118	31.36%	18,598	27.62%
Built 1980 to 1989	56	8.52%	3,829	16.87%	11,082	16.46%
Built 1970 to 1979	68	10.35%	2,753	12.13%	9,583	14.23%
Built 1960 to 1969	110	16.74%	2,697	11.88%	6,014	8.93%
Built 1950 to 1959	128	19.48%	1,403	6.18%	4,511	6.70%
Built 1940 to 1949	20	3.04%	390	1.72%	1,111	1.65%
Built 1939 or Earlier	23	3.50%	236	1.04%	829	1.23%
<b>2011 Median Year Built</b>	<b>1977</b>		<b>1990</b>		<b>1990</b>	

# Daytime Employment Report

1 Mile Radius

## Cherry Creek Corporate Pk

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 Total Available: **68,533 SF**

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>327</b>	<b>3,016</b>	<b>9</b>
<b>Total Retail</b>	<b>59</b>	<b>338</b>	<b>6</b>
Home Improvement Stores	8	45	6
General Merchandise Stores	3	11	4
Food Stores	4	14	4
Auto Dealers and Gas Stations	5	5	1
Apparel and Accessory Stores	3	5	2
Furniture and Home Furnishings	10	45	5
Eating and Drinking Places	13	169	13
Miscellaneous Retail Stores	13	44	3
<b>Finance-Insurance-Real Estate</b>	<b>21</b>	<b>138</b>	<b>7</b>
Banks, Saving and Lending Inst.	4	22	6
Security Brokers and Investments	5	69	14
Insurance Carriers and Agencies	5	14	3
Real Estate-Trust-Holding Co.	7	33	5
<b>Services</b>	<b>101</b>	<b>659</b>	<b>7</b>
Hotels and Lodging	1	10	10
Motion Picture and Amusement	8	135	17
Health Services	17	83	5
Legal Services	1	5	5
Educational Services	3	59	20
Auto Services	10	19	2
Other Services	61	348	6
<b>Agriculture/Mining</b>	<b>7</b>	<b>53</b>	<b>8</b>
<b>Construction</b>	<b>57</b>	<b>493</b>	<b>9</b>
<b>Manufacturing</b>	<b>33</b>	<b>903</b>	<b>27</b>
<b>Transportation, Comm./Pub Util.</b>	<b>11</b>	<b>58</b>	<b>5</b>
<b>Wholesale Trade</b>	<b>26</b>	<b>198</b>	<b>8</b>
<b>Government</b>	<b>12</b>	<b>176</b>	<b>15</b>
<b>Daytime Population</b>	<b>3,016</b>		
<b>Daytime Population/Business</b>	<b>9</b>		



## Consumer Spending Report

### Cherry Creek Corporate Pk

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 Land Area: **4.21 AC**  
 Total Available: **68,533 SF**  
 Warehouse Avail: **68,533 SF**  
 Office Avail: **-**  
 % Leased: **0%**  
 Rent/SF/Yr: **\$4.95**



2010 Annual Spending (in Thousands)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$43,310</b>	<b>\$1,175,085</b>	<b>\$3,230,969</b>
<b>Total Apparel</b>	<b>\$1,502</b>	<b>\$40,332</b>	<b>\$112,144</b>
Women's Apparel	625	16,596	45,511
Men's Apparel	360	9,606	26,613
Girl's Apparel	138	3,664	10,163
Boy's Apparel	105	2,805	7,916
Infant Apparel	99	2,791	8,129
Footwear (excl. Infants)	230	6,319	17,740
Other Apparel Prod/Services	176	4,869	13,814
<b>Total Entertainment</b>	<b>\$4,298</b>	<b>\$114,076</b>	<b>\$307,903</b>
Sports and Recreation	175	4,696	12,752
TV, Radio and Sound Equipment	1,398	38,288	106,274
Reading Materials	192	5,042	13,436
Travel	2,481	64,649	171,546
Photographic Equipment	53	1,401	3,896
<b>Total Food At Home</b>	<b>\$3,438</b>	<b>\$94,063</b>	<b>\$259,587</b>
Cereal Products	206	5,677	15,767
Bread & Bakery Products	463	12,550	34,395
Seafood	188	5,075	13,939
Meat/Poultry/Fish/Eggs	1,147	31,469	87,326
Dairy Products	551	15,091	41,630
Fruits and Vegetables	883	24,201	66,530
<b>Total Food Away From Home</b>	<b>\$3,525</b>	<b>\$95,668</b>	<b>\$265,870</b>
Breakfast and Brunch	329	8,929	24,856
Dinner	1,672	45,111	124,986
Lunch	1,127	31,175	87,076
Snacks and Non Alcoholic Bev	252	6,915	19,497
Catered Affairs	146	3,538	9,455



## Consumer Spending Report

### Cherry Creek Corporate Pk

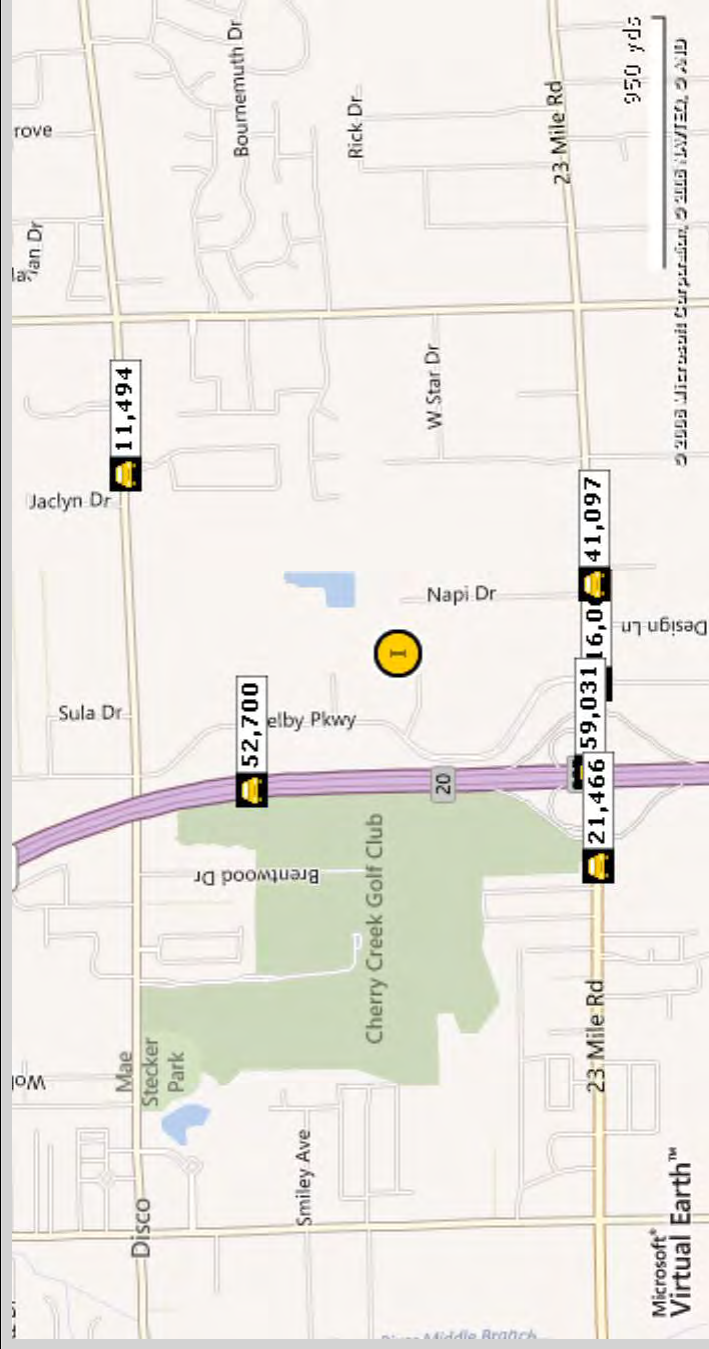
11969 Shelby Tech Dr, Shelby Township, MI 48315

Annual Spending (in Thousands)	1 Mile	3 Mile	5 Mile
<b>Total Alcoholic Beverages</b>	<b>\$677</b>	<b>\$17,982</b>	<b>\$50,617</b>
Alcoholic Bev. at Home	390	10,525	29,283
Alcoholic Bev. away from Home	286	7,457	21,334
<b>Total Furniture/Appliances</b>	<b>\$4,167</b>	<b>\$111,650</b>	<b>\$302,685</b>
Bedroom Furniture	215	6,040	16,700
Living Room Furniture	375	9,829	26,611
Other Living & Family Room Furniture	104	2,769	7,417
Other Furniture	54	1,344	3,548
Major Appliances	365	9,808	26,100
Small Appliances	837	22,563	61,704
Misc Household Equipment	2,217	59,297	160,606
<b>Total Transportation/Maint.</b>	<b>\$9,406</b>	<b>\$259,822</b>	<b>\$717,958</b>
New Autos/Trucks/Vans	2,732	73,890	199,795
Used Vehicles	2,143	60,921	173,064
Purchase of RVs or Boats	315	8,922	22,779
Gasoline	3,074	84,801	236,806
Diesel Fuel	51	1,544	4,047
Automotive Maintenance/Repair	1,091	29,744	81,466
<b>Total Health Care</b>	<b>\$1,833</b>	<b>\$49,804</b>	<b>\$132,960</b>
Medical Services	1,097	29,627	79,546
Prescription Drugs	550	15,195	40,185
Medical Supplies	186	4,982	13,229
<b>Total Education/Day Care</b>	<b>\$3,668</b>	<b>\$92,963</b>	<b>\$255,343</b>
Education	1,616	40,617	111,477
Room and Board	176	4,589	11,874
Tuition/School Supplies	1,428	35,693	97,785
Day Care, Nursery & Preschool	448	12,065	34,208

# Traffic Count Report

## Cherry Creek Corporate Pk 11969 Shelby Tech Dr, Shelby Township, MI 48315

Building Type: **Industrial**  
 RBA: **68,533 SF**  
 Land Area: **4.21 AC**  
 Total Available: **68,533 SF**  
 Warehouse Avail: **68,533 SF**  
 Office Avail: **-**  
 % Leased: **0%**  
 Rent/SF/Yr: **\$4.95**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 23 Mile Rd	Corporate Dr	0.01 E	2011	16,064	MPSI	.44
2 State Highway 53	24 Mile Rd	0.24 N	2011	56,429	MPSI	.44
3 State Hwy 53	24 Mile Rd	0.24 N	2008	52,700	ADT	.44
4 23 Mile Rd	Napi Dr	0.02 W	2011	41,097	MPSI	.45
5 State Highway 53	23 Mile Rd	0.02 S	2007	59,031	ADT	.49
6 State Highway 53	23 Mile Rd	0.02 S	2011	64,997	MPSI	.49
7 State Hwy 53	23 Mile Rd	0.02 S	2007	59,031	ADT	.49
8 23 Mile Rd	Otter Creek Dr	0.05 W	2011	21,466	MPSI	.63
9 24 Mile Rd	Schoenherr Rd	0.34 E	2011	12,355	MPSI	.71
10 24 Mile Rd	Renaissance	0.03 E	2008	11,494	ADT	.71

# Demographic Trend Report

1 Mile Radius

## Cherry Creek Corporate Pk

11969 Shelby Tech Dr, Shelby Township, MI 48315

Building Type: **Industrial**

RBA: **68,533 SF**

Land Area: **4.21 AC**

Total Available: **68,533 SF**

Warehse Avail: **68,533 SF**

Office Avail: **-**

% Leased: **0%**

Rent/SF/Yr: **\$4.95**



Description	2010 Census		2010 Estimate		2015 Projection	
Population	1,850		2,026		2,065	
Age 0 - 4	109	5.89%	116	5.73%	117	5.67%
Age 5 - 9	131	7.08%	133	6.56%	132	6.39%
Age 10 - 14	160	8.65%	146	7.21%	149	7.22%
Age 15 - 17	89	4.81%	88	4.34%	84	4.07%
Age 18 - 20	74	4.00%	69	3.41%	67	3.24%
Age 21 - 24	75	4.05%	68	3.36%	64	3.10%
Age 25 - 34	179	9.68%	223	11.01%	210	10.17%
Age 35 - 44	354	19.14%	269	13.28%	314	15.21%
Age 45 - 49	164	8.86%	180	8.88%	147	7.12%
Age 50 - 54	145	7.84%	202	9.97%	171	8.28%
Age 55 - 59	114	6.16%	154	7.60%	187	9.06%
Age 60 - 64	80	4.32%	126	6.22%	132	6.39%
Age 65 - 74	111	6.00%	154	7.60%	188	9.10%
Age 75 - 84	57	3.08%	75	3.70%	80	3.87%
Age 85 and over	10	0.54%	23	1.14%	23	1.11%
Age 16 and over	1,417	76.59%	1,599	78.92%	1,583	76.66%
Age 18 and over	1,362	73.62%	1,543	76.16%	1,516	73.41%
Age 21 and over	1,287	69.57%	1,474	72.75%	1,636	79.23%
Age 65 and over	177	9.57%	251	12.39%	291	14.09%
<b>Median Age</b>	<b>39</b>		<b>42</b>		<b>41</b>	
<b>Average Age</b>	<b>37</b>		<b>39</b>		<b>40</b>	

Population By Race	1,850		2,026		2,065	
White	1,802	97.41%	1,932	95.36%	1,946	94.24%
Black or African American	4	0.22%	20	0.99%	28	1.36%
American Indian and Alaska Native	6	0.32%	7	0.35%	7	0.34%
Asian	15	0.81%	29	1.43%	38	1.84%
Native Hawaiian and Pacific Islander	0	0.00%	0	0.00%	0	0.00%
Other Race	5	0.27%	7	0.35%	9	0.44%
Two or More Races	18	0.97%	29	1.43%	36	1.74%

# Demographic Trend Report

1 Mile Radius

## Cherry Creek Corporate Pk

11969 Shelby Tech Dr, Shelby Township, MI 48315

Description	2010 Census	2010 Estimate	2015 Projection
<b>Population by Race (Hispanic or Latino)</b>	<b>24</b>	<b>40</b>	<b>52</b>
White	18 75.00%	30 75.00%	38 73.08%
Black or African American	0 0.00%	0 0.00%	0 0.00%
American Indian & Alaska Native	0 0.00%	0 0.00%	0 0.00%
Asian	0 0.00%	0 0.00%	1 1.92%
Native Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other Race	4 16.67%	6 15.00%	8 15.38%
Two or More Races	2 8.33%	4 10.00%	5 9.62%
<b>Household by Household Income</b>	<b>635</b>	<b>698</b>	<b>714</b>
Income Less than \$15,000	30 4.72%	27 3.87%	20 2.80%
Income \$15,000 - \$24,999	28 4.41%	26 3.72%	18 2.52%
Income \$25,000 - \$34,999	34 5.35%	28 4.01%	20 2.80%
Income \$35,000 - \$49,999	81 12.76%	70 10.03%	49 6.86%
Income \$50,000 - \$74,999	130 20.47%	111 15.90%	110 15.41%
Income \$75,000 - \$99,999	96 15.12%	125 17.91%	125 17.51%
Income \$100,000 - \$149,999	149 23.46%	156 22.35%	185 25.91%
Income \$150,000 - \$249,999	34 5.35%	98 14.04%	111 15.55%
Income \$250,000 - \$499,999	53 8.35%	53 7.59%	72 10.08%
<b>Average Household Income</b>	<b>\$96,180</b>	<b>\$119,309</b>	<b>\$133,569</b>
<b>Median Household Income</b>	<b>\$77,877</b>	<b>\$90,650</b>	<b>\$104,210</b>
<b>Per Capita Income</b>	<b>\$32,805</b>	<b>\$40,648</b>	<b>\$45,619</b>
<b>Households by Age of Householder</b>	<b>635</b>	<b>697</b>	<b>713</b>
Householder Under 25 Years	12 1.89%	5 0.72%	5 0.70%
Householder 25 - 34 Years	61 9.61%	81 11.62%	75 10.52%
Householder 35 - 44 Years	176 27.72%	124 17.79%	143 20.06%
Householder 45 - 54 Years	154 24.25%	194 27.83%	159 22.30%
Householder 55 - 64 Years	127 20.00%	152 21.81%	171 23.98%
Householder 65 - 74 Years	69 10.87%	90 12.91%	107 15.01%
Householder 75+ Years	36 5.67%	51 7.32%	53 7.43%
<b>Median Age of Householder</b>	<b>49.40</b>	<b>52.20</b>	<b>53.40</b>



## DEVELOPMENT CONTACTS

### **State of Michigan – MEDC** **(Michigan Economic Development Corporation)**

**Contact:** Christine Roeder, Business Development Manager  
300 N. Washington Square  
Lansing, MI 48913

**Email:** [roeder@michigan.org](mailto:roeder@michigan.org)

**Ph:** 248.229.6210

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### **Macomb County – Department of Planning & Economic Development**

**Contact:** Robert Tess, Manager - Business Attraction Services  
1 S. Main, 7<sup>th</sup> Floor  
Mount Clemens, MI 48043

**Email:** [Bob.Tess@Macombgov.org](mailto:Bob.Tess@Macombgov.org)

**Ph:** 586.469.5285

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### **Charter Township of Shelby, Michigan**

52700 Van Dyke  
Shelby Township, MI 48316

**Ph:** [586.731.5100](tel:586.731.5100)  
**Website:** [www.shelbytwp.org](http://www.shelbytwp.org)

**Supervisor:** Rich Stathakis  
**Planning/Zoning:** Glenn Wynn  
**Building:** Tim Wood

### **Shelby Township Police Dept.**

52530 Van Dyke  
Shelby Township, MI 48316  
**Ph:** 586.731.2121

### **Shelby Township Fire Station #1 (HQ)**

6345 Twenty Three Mile Road  
Shelby Township, MI 48316  
**Ph:** 586.731.3476

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### **Utilities**

**Electric Service:** DTE Energy (800.477.4747) [www.dteenergy.com](http://www.dteenergy.com)  
**Natural Gas Service:** Consumers Energy (800.477.5050) [www.consumersenergy.com](http://www.consumersenergy.com)  
**Cable/Internet/Data:** Comcast [www.comcast.com](http://www.comcast.com)





# DETROIT INDUSTRIAL MARKET TRENDS REPORT

Newmark Grubb  
Knight Frank

4<sup>th</sup> QUARTER  
2012

# Industrial Market Trends Report

## 4Q12 Detroit



### Industrial Market Remains Strong in Fourth Quarter

The Metro Detroit industrial market posted just over 1.1 million square feet of net positive absorption during the fourth quarter causing the vacancy rate to fall 30 basis points to 12%. In 2012, just over 3.7 million square feet was absorbed. Demand during the fourth quarter and for the year continued to be highest in Macomb County and Southeast Oakland County. In 2012, both submarkets posted just over 1.4 million square feet of net positive absorption. As demand continues to grow asking rates in Macomb County and Southeast Oakland County are trending upward. The Western Wayne County and Southwest Oakland County submarkets also fared well in 2012 but net absorption is off compared to 2011 figures. Demand for logistical space remains healthy in the Southern Wayne County submarket as continues to post net positive absorption.

#### Macomb County

Macomb County posted just under 400,000 square feet of net positive absorption during the fourth quarter of 2012. Aristo Cote's 110,000-square-foot lease in Harrison Township was one of the largest deals during the quarter. Other notable deals during the quarter were Welders and Presses, Inc.'s 82,000-square-foot lease on Luckino Drive in Chesterfield Township and Signs.365.com's 65,000-square-foot lease on Filomena Drive in Shelby Township. For the year, the Macomb County submarket posted just over 1.4 million square feet of net positive absorption causing the vacancy rate to fall 160 basis points to 6.2 percent. Demand has been consistent in Macomb County; the submarket has posted positive absorption every quarter since the beginning of 2011, with more than 4.0 million square feet absorbed during that time period. The average asking rate is trending upward due to brisk demand.

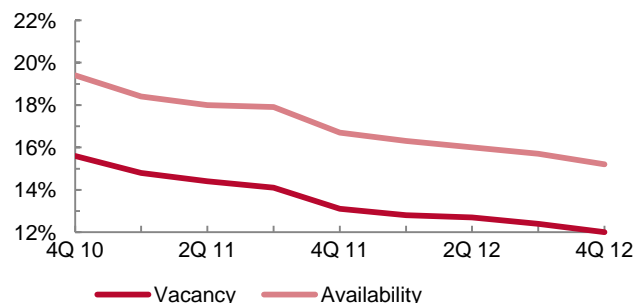
#### Southeast Oakland County

The Southeast Oakland County submarket posted 500,000 square feet of net positive absorption during the fourth quarter causing the vacancy rate to fall 60 basis points to 10.0%. Woodworth Realty, LLC's purchase of the 363,000-square-foot 500 Centerpoint Parkway in Pontiac was the largest deal during the quarter. Two other notable user sales include 2910 Waterview Drive, a 143,000-square-foot facility in Rochester Hills and 3900 Joslyn Road, a 45,000-square-foot facility in Auburn Hills. One of the more notable leases was Steelmax LLC's 33,000-square-foot lease on Piedmont in Troy. The Southeast Oakland County submarket posted just over 1.4 million square feet of positive absorption in 2012 causing the vacancy rate to fall 210 basis points. The average asking rate is trending up from its low of \$5.05/sf at the beginning of 2011 to \$5.30/sf during the fourth quarter 2012.

#### Western Wayne County

The Western Wayne County vacancy rate fell 20 basis points to 11.1% during the fourth quarter with 90,000 square feet absorbed. One of the largest deals was Crew House LLC's 108,000-square-foot purchase of building at 6050 Haggerty Road in Canton. AT&T Services Inc.'s 47,000-square-foot lease on Haggerty Road in Canton was one of the larger leases. An 150,000-square-foot block of space in the Allied Commerce Center was the largest new vacancy during the quarter. Meanwhile, the bulk of new vacancies came from various +/-30,000-square-foot buildings in Canton, Plymouth and Livonia. 2012 market activity dropped off when compared to the prior year. After finishing 2011 with over 2.4 million square feet of positive net absorption, only 180,000 square feet was absorbed in 2012.

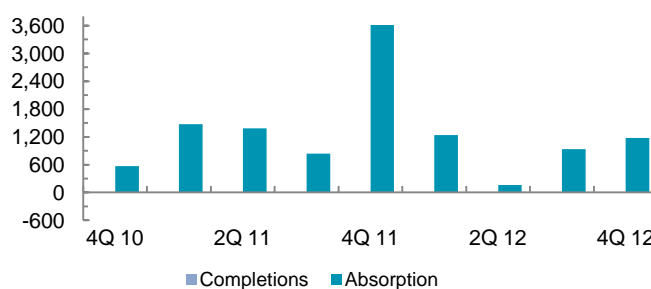
#### Vacancy Rate



Source: Newmark Grubb Knight Frank

#### Completions vs. Absorption

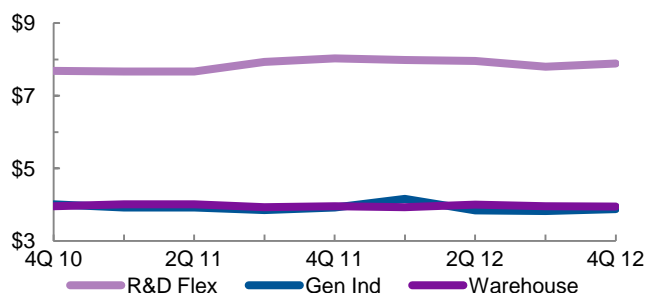
Square Feet: in thousands



Source: Newmark Grubb Knight Frank

#### Average Asking Rent

Price/SF



Source: Newmark Grubb Knight Frank



# Industrial Market Trends Report

## 4Q12 Detroit



### State of the Market

#### Southern Wayne County

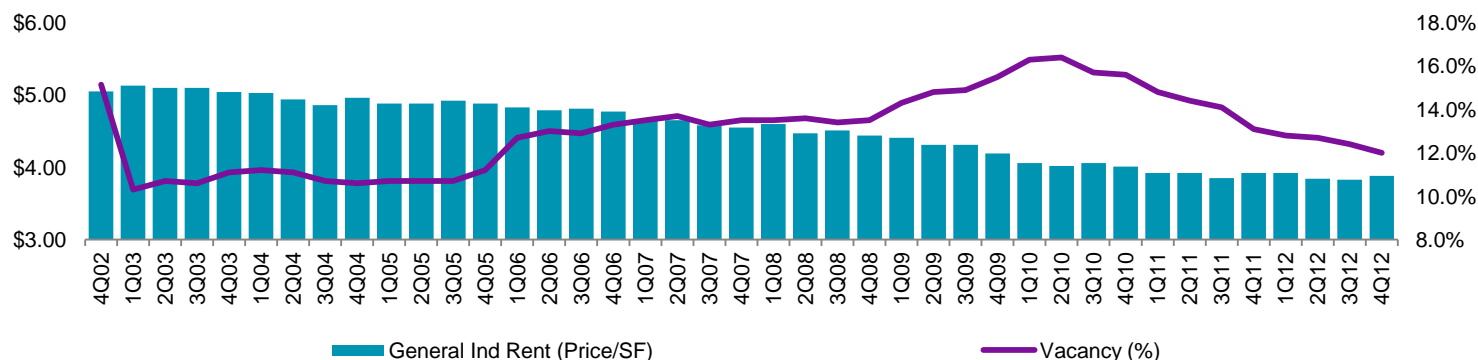
The Southern Wayne County vacancy rate fell 40 basis points to 14.3% as just over 244,000 square feet was absorbed during the quarter. General Motors' 200,000-square-foot expansion in Brownstown Business Center was one of the largest leases during the quarter. Exel Direct Inc also leased 68,000 square feet in the Brownstown complex. In Taylor, Alken-Ziegler Inc leased 103,000 square feet on Breast Road. The Metro Airport Center in Romulus saw increased leasing activity; FedEx Trade Networks Transport & Brokerage Inc leased 57,000 square-feet while Pitney Bowes Presort Services leased 10,000 square feet. Romulus Business Center 162,000-square-foot vacancy was among the submarket's largest during the quarter. Meanwhile, the city of Taylor saw a least five buildings between 40,000 – 90,000 square feet become vacant during the quarter. Net absorption year to date was over 770,000 square feet. In comparison, the 2011 total was 1.5 million square feet of positive net absorption

#### Southwest Oakland County

The Southwest Oakland vacancy rate edged up 40 basis points during the fourth quarter to 11.9% as 130,000 square feet became vacant. The largest vacancy was a 63,000-square-foot facility on Twelve Mile in Novi. The majority of buildings that became vacant were in the +/- 20,000-square-foot size in Wixom, Farmington Hills and Novi. Despite the fourth quarter, the Southwest Oakland submarket fared well in 2012. Just over 223,000 square feet was absorbed for the year causing the vacancy rate to fall 40 basis points. The average asking rate continued to hover around \$6.70/sf for the year.

### Average Asking Rent vs. Vacancy

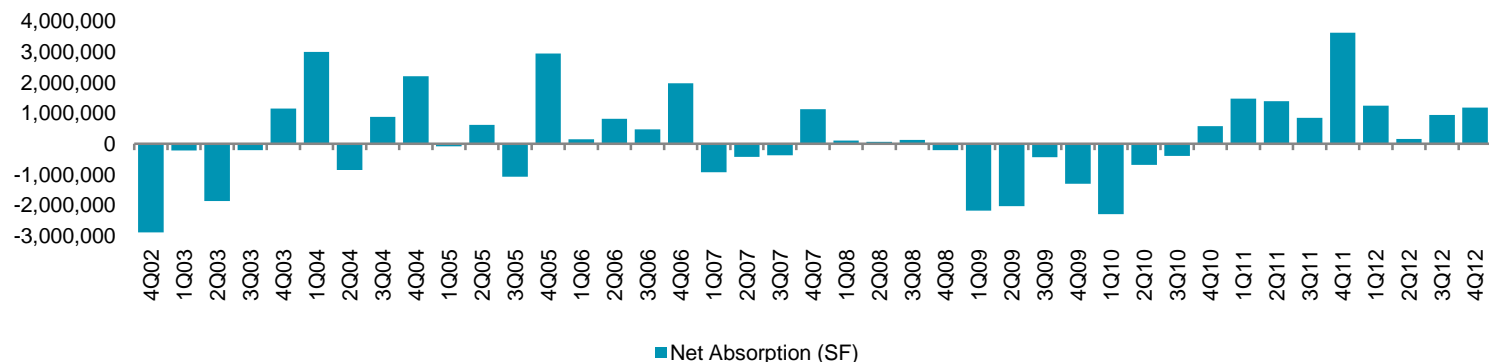
Price/SF vs. %



Source: Newmark Grubb Knight Frank

### Net Absorption

Square Feet



Source: Newmark Grubb Knight Frank

# Industrial Market Trends Report

## 4Q12 Detroit



By Submarket	Total SF	Vacant SF	Vacancy %	Available %	NET ABSORPTION		Under Construction SF	ASKING RENT	
					Current Qtr	Year To Date		WH/Dist	R&D/Flex
Ann Arbor	4,825,715	386,486	8.0%	10.4%	71,191	(32,143)	-	\$11.62	\$10.96
Detroit	44,588,482	11,429,744	25.6%	29.4%	(8,909)	(281,964)	-	\$2.61	\$8.96
Livingston County	13,072,302	930,163	7.1%	15.1%	9,900	9,771	-	\$5.09	\$8.89
Macomb	74,450,658	4,626,093	6.2%	8.4%	394,971	1,424,541	10,560	\$4.30	\$6.53
SE Oakland	80,367,698	8,007,751	10.0%	12.4%	501,166	1,411,821	-	\$4.08	\$7.92
Southern Wayne	54,342,642	7,762,709	14.3%	18.1%	244,837	773,097	-	\$3.88	\$7.02
SW Oakland	31,617,680	3,761,536	11.9%	16.2%	(132,591)	223,153	40,031	\$5.41	\$8.84
Western Wayne	63,007,380	6,987,869	11.1%	13.8%	96,844	180,762	-	\$4.20	\$6.70
<b>Totals</b>	<b>366,272,557</b>	<b>43,892,351</b>	<b>12.0%</b>	<b>15.2%</b>	<b>1,177,409</b>	<b>3,709,038</b>	<b>50,591</b>	<b>\$3.95</b>	<b>\$7.89</b>

### By Property Type

								ASKING RENT	
								WH/Dist	R&D/Flex
General Industrial	198,439,871	22,662,747	11.4%	14.8%	393,355	1,737,826	50,591	\$3.88	
Incubator	1,953,346	130,103	6.7%	9.6%	7,100	26,670	-	\$6.21	
R&D/Flex	39,982,734	5,362,406	13.4%	18.6%	187,934	375,773	-	\$7.89	
Warehouse/Distribution	125,896,606	15,737,095	12.5%	14.8%	589,020	1,568,769	-	\$3.95	
<b>Totals</b>	<b>366,272,557</b>	<b>43,892,351</b>	<b>12.0%</b>	<b>15.2%</b>	<b>1,177,409</b>	<b>3,709,038</b>	<b>50,591</b>	<b>\$4.48</b>	



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**Newmark Grubb Knight Frank**  
**26555 Evergreen Road**  
**Suite 500**  
**Southfield, MI 48076**  
**248.350.9500**

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**John DeGroot**  
Vice President, Research  
248.357.6588  
[jdegroot@ngkf.com](mailto:jdegroot@ngkf.com)

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## 2. Economic and Business Development Opportunities for Macomb County

In the pursuit of economic and business development, globalization is leading states and regional entities to **focus on what they do best**. Nationally, CEO's surveyed in March 2006 were asked what criteria were most important when ranking U.S. states as a "place to do business." The top 7 most important issues in choosing where to do business were:

1. Workforce (Skills, quality, training)
2. Labor costs (including wages, Healthcare, Workers' Comp.)
3. Taxes
4. Regulation
5. Infrastructure
6. Quality of Life
7. Political Environment

Demonstrated higher skill levels and an educated workforce are at the forefront of decisions by companies relocating and expanding. In seeking new locations, **manufacturing companies** globally are paying more attention to:

- Proximity to institutions of higher learning;
- Customized training programs;
- Availability of incentives; and
- Keeping workers up to speed with the latest technologies.

Macomb County offers a concentration of manufacturing skill and expertise in approximately 73,000 workers, or 23% of its employment base. Skilled in manufacturing methods, technologies, and processes, Macomb is in an excellent position to differentiate **and** collaborate with the 8 county region of Southeast Michigan to augment or enhance their attributes. Through education and training initiatives, Macomb's greatest opportunity is to leverage its existing manufacturing base by using and adapting existing skills to new market needs with skill assets in:

- Production
- Transportation
- Material Moving
- Design and Research
- Quality Controls
- Technical Management
- Logistics
- Computer controlled machine tool operations

Thirty-two percent of manufacturing businesses already located in the County cite "skilled workforce" as one of the primary reasons they selected Macomb County.



# Targeted Industries Report

## Targeted Industries Report

July 2006  
Page 8

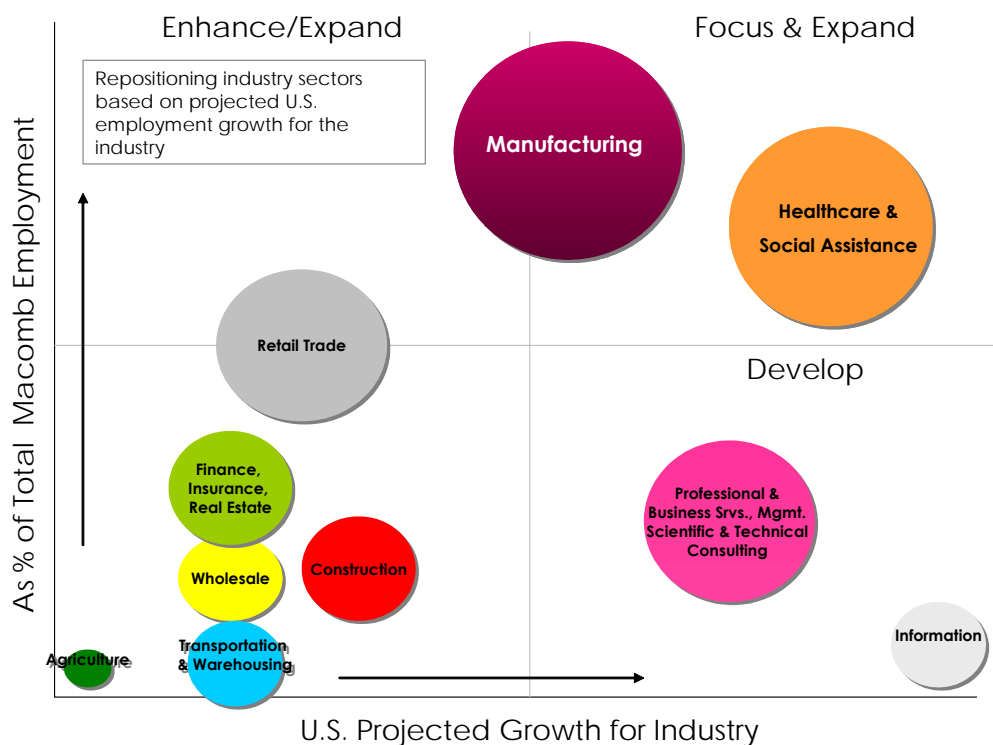
### 2.1.1. Mapping Macomb Industry Strengths

The graph below reflects a mapping of traditional industry segments in Macomb plotting current employment concentration against U.S. projections for employment growth in those industries. (The size of the bubble represents the relative size of employment in that sector.)

This mapping shows that Macomb's greatest areas of economic and employment assets are currently in **Manufacturing and Healthcare**, two broad industry sectors that have already high employment concentrations in Macomb and are also projected as high employment growth areas over the next 8-10 years by the U.S. Department of Labor.

The industries of **Professional and Business Services Management and Scientific and Technical Consulting** (encompassing services in Business, Engineering, Computer Design & Consulting, Management Consulting and R&D) as well as those in **Information Technology** (telecommunications, Internet service providers) while making up a smaller portion of Macomb employment, are two areas that are also projected to have strong employment growth through 2014 and should continue to be developed as support industries.

### Macomb Industry Profile





# Targeted Industries Report

## Targeted Industries Report

July 2006  
Page 9

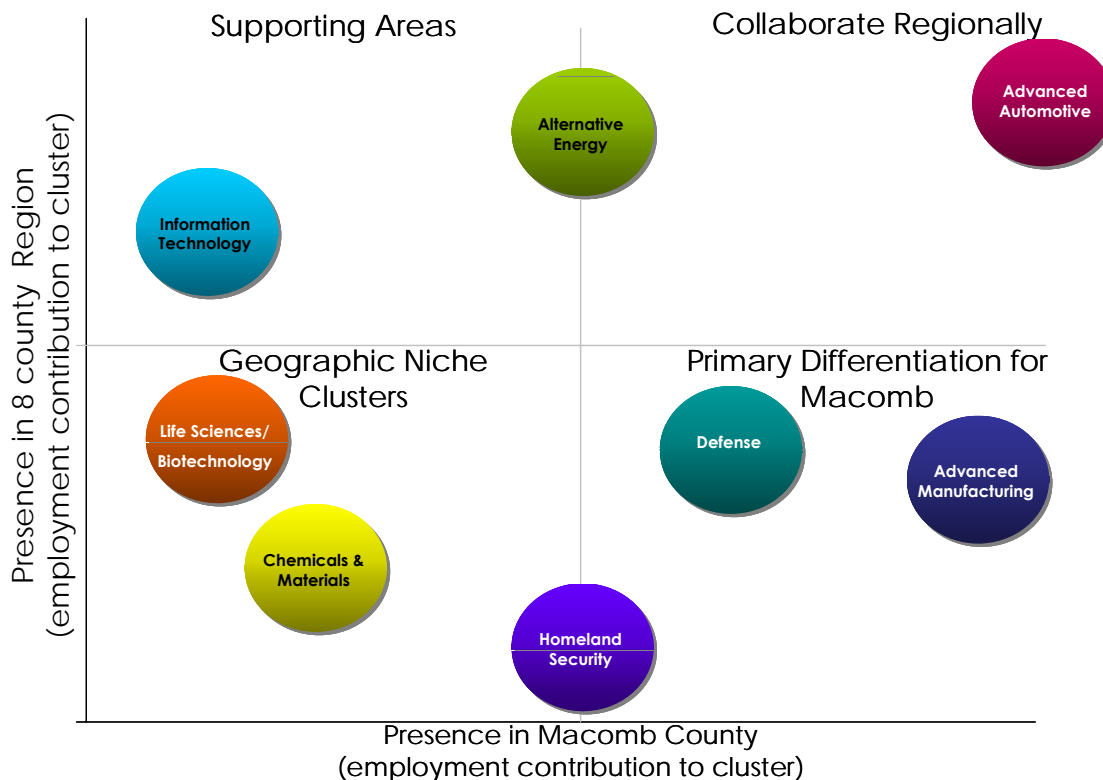
### 2.1.2 Mapping Targeted Industry Opportunities for Macomb

The graph below maps emerging growth sectors in the U.S. against their assessed business opportunity for Macomb within a regional framework. Plotting was based on the concentration of employment in the 8 County region\* in these defined sectors (defined by NAICS code groupings) against Macomb's employment concentrations, grouped by the same NAICS codes.

The lower right quadrant containing **Defense and Advanced Manufacturing** are considered key clusters that are represented by above average employment in Macomb as compared to the 8 county region. While they are present in a regional focus, they present unique opportunities for Macomb as areas to “differentiate” within the region due to current strong employment and skill sets in supporting traditional industry areas that would lend themselves to adaptation and skill transfer.

**Advanced Automotive** represents a strong target for Macomb uniquely due to the manufacturing base but is also a strong opportunity for collaboration as a regional effort.

#### Collaborating and Differentiating within the Region



\*8 County Region: Macomb, Oakland, Wayne, St. Clair, Livingston, Monroe, Washtenaw, Genesee



# Targeted Industries Report

## Targeted Industries Report

July 2006

Page 10

Clusters in the lower left quadrant (**Life sciences/Bio-technology, Chemical & Materials**) do not represent primary areas of strength for Macomb based on employment in those clusters. They tend to be more geographically concentrated in other areas of the 8 county region and particularly for **Life sciences/Bio-technology**, have workforce requirements that are not primary assets in the Macomb employee base.

Likewise, **Information Technology** while a strength for the region as a whole is not considered a unique strength for Macomb due to limited presence of these types of companies. However, they can be targeted as a “supporting sector” in that the opportunity is for sub-set development under one of the 3 primary targets.

Two emerging sectors, with high projected growth, yet unknown “quantifiable” presence in the region are **Alternative Energy** and **Homeland Security**. Due to their direct link with both Advanced Automotive and Defense respectively, they represent emerging sectors for further focus.





# Targeted Industries Report

## Targeted Industries Report

July 2006  
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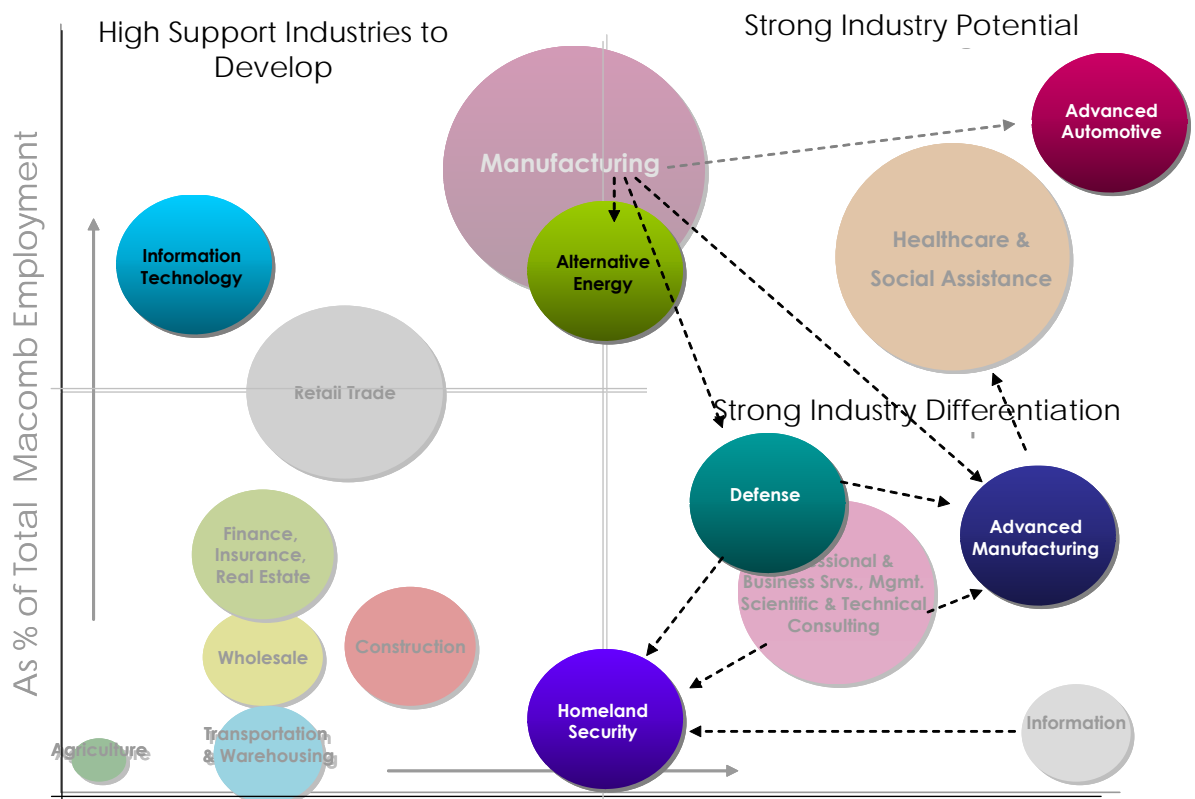
### 2.1.3 Identifying Optimum Target Sectors

Overlaying the profile of traditional industry sectors for Macomb County (transparent bubbles) with the ability to compete in emerging sectors (dark bubbles) shows that the optimum targets for Macomb should be:



The dotted lines represent expansion from traditional industries to these emerging sectors and the inter-relationships that could be cultivated and developed in support of these targets.

### Industry Expansion and Targeting



U.S. Projected Growth for Industry

*intellitrends*  
A Market Vision and Strategy Company



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As part of BGC Partners, a leader in global capital markets, we are dramatically increasing our footprint, expanding our business lines, and capitalizing on technology – establishing a premier position in commercial real estate.

## **Newmark Grubb Knight Frank**



**Newmark Grubb Knight Frank**

Tenant & Landlord Representation • Global Corporate Services • Investment Sales & Capital Markets • Property Management  
• Facilities Management • Appraisal • Project Management • Office • Industrial • Retail • Multi-family • Hospitality

# Macomb County Industrial Team Resume

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**Jack Coury, SIOR** -23 Years of Experience

***"We've assembled a dedicated group of professionals that provide insight, experience and knowledge of the Macomb County market unparalleled in the industry. Our success can be attributed to the Team's integrity and always placing our client's interest first."***



**Michael S. Davidson** -21 Years of Experience

***"I represent properties from 3,000 to 300,000 and pride myself on keeping my owners well informed on market conditions affecting their property."***



**Christopher S. Dowell** -24 Years of Experience

***"Hard work, client confidence, market knowledge and a drive to get the deal done are my building blocks for success."***



**Robert A. Pagano, SIOR** -20 Years of Experience

***"Build long-term relationships with customers by taking time to thoroughly understand their situation, then providing recommendations based on the best market information available."***



**Giancarlo D. Pinterpe** -17 Years of Experience

***"Part problem solver, risk assessor, negotiator, educator and a 100% committed team member in changing the definition of brokerage."***



<i>Address</i>	<i>City</i>	<i>Square Feet</i>	<i>Acres</i>	<i>Date</i>	<i>Buyer/Tenant</i>	<i>Terms</i>
6833 Center Dr.	Sterling Heights	66,132		July 2012	Hove Street Properties	Sale
35345-35365 Stanley	Sterling Heights	14,927		July 2012	Extreme Expedite, Inc.	Sale
7649 Nineteen Mile	Sterling Heights	3,935		July 2012	EMTECH	Lease
8900 Thirteen Mile	Warren	5,500		June 2012	Acclaim Acquisitions, LLC	Sale
31437 Kendall	Fraser	5,000		June 2012	Metro Glass Block, Inc.	Sale
117-119 Madison	Mt. Clemens	15,000		June 2012	Wilden Adventures, LLC	Sale
44567 Morley Dr.	Clinton Twp.	20,820		June 2012	Complete Prototype Service	Sale
42732 Merrill	Sterling Heights	5,000		June 2012	Matrix Electrical	Lease
16470 Common	Roseville	3,000		June 2012	US Target	Lease
29187 Calahan	Roseville	3,500		June 2012	Mercury Metal Forming Techn	Lease
13038 Pauline Dr.	Shelby Twp.	24,890		May 2012	White Star Investment, LLC	Sale
27955 College Park Dr.	Warren	21,366		May 2012	College Park Industries, Inc.	Sale
7625 Nineteen Mile	Sterling Heights	5,050		May 2012	Motown Automotive	Lease
6750 Nineteen Mile	Sterling Heights	22,545		May 2012	Sterling Manufacturing & Engi	Lease
34270 Riviera	Fraser	20,330		May 2012	Richter Precision	Sale
34650 Mound	Sterling Heights	34,697		May 2012	34650 Mound, LLC	Sale
44075 Phoenix	Sterling Heights	14,950		May 2012	MCJ, LLC	Sale
30855 Teton Place	Chesterfield Twp.	74,542		May 2012	Mekad II, LLC	Sale
6611-6633 Allar	Sterling Heights	12,814		May 2012	Apek Restoration	Sale
42736 Merrill	Sterling Heights	5,000		May 2012	Motor City Transport, LLC	Lease
44752 Morley Dr.	Clinton Twp.	7,613		May 2012	Hansen Beverage Company	Lease
6700 Eighteen 1/2 Mile	Sterling Heights	360,000		Apr. 2012	A. G. Simpson (USA), Inc.	Sale
40563 Mound	Sterling Heights	21,610		Apr. 2012	40563 Mound, LLC	Sale
22600 Hall Rd., Suite 200	Clinton Twp.	2,650		Apr. 2012	Siser North America	Lease
6515 Cobb	Sterling Heights	47,597		Apr. 2012	MIBA Hydromechanica Corp.	Sale
35120 Stanley	Sterling Heights	26,128		April 2012	Transpak, Inc.	Lease
29950 Parkway	Roseville	8,000		Mar. 2012	Turri's Italian Foods	Lease
6430 Nineteen Mile	Sterling Heights	13,727		Mar. 2012	Infigreen Polymers, LLC	Lease
6855 Miller	Warren	11,118		Mar. 2012	6855 Miller Road, LLC	Sale
6833 Center Dr.	Sterling Heights	66,132		Mar. 2012	Kuka Flexible Production Syst	Lease
33384 Groesbeck	Fraser	2,400		Feb. 2012	MVC Lawnsacpe, LLC	Lease
33525 Groesbeck	Fraser	34,675		Feb. 2012	Saline Mfg. & Returnable Pkg.	Lease
28515 Hayes	Roseville	27,000		Jan. 2012	DNL Fabrication, LLC	Lease
35855 Stanley	Sterling Heights	30,985		Jan. 2012	Fettes Manufacturing, Inc.	Sale
43917 Groesbeck	Clinton Twp.	2,275		Jan. 2012	Top Notch Installations	Lease
30360 Edison	Roseville	137,374		Jan. 2012	MST Steel Corp.	Sale
51997 Schoenherr	Shelby Twp.	8,000		Jan. 2012	J.A.A.M. Investments, Inc.	Sale
17500 Twenty-three Mile	Macomb Twp.	309,922		Jan. 2012	R & E Automated Systems, L	Lease
44645 Macomb Industrial Dr.	Clinton Twp.	15,000		Jan. 2012	A & D Industries and Precise	Lease
28120-28128 Hayes	Roseville	18,200		Dec. 2011	Wolverine Bronze	Sale



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44420 Reynolds Dr.	Clinton Twp.	7,350		Dec. 2011	Greater Detroit Heating & Co	Sale
23930 Sherwood	Center Line	66,060		Dec. 2011	Wico Metal Products	Sale
29181 Calahan	Roseville	16,000		Dec. 2011	North Coast Studios	Lease
340 Hubbard	Mt. Clemens	35,000		Nov. 2011	Basic Metals	Sale
35455 Stanley	Sterling Heights	9,518		Nov. 2011	C & C Manufacturing, Inc.	Sale
23930 Sherwood	Center Line	66,060		Nov. 2011	Premier Property, LLC	Sale
44850 Centre Court East	Clinton Twp	29,345		Nov. 2011	Espas, Inc.	Sale
35290 Mound	Sterling Heights	2,000		Nov. 2011	Royalty Records	Lease
26532 Groesbeck	Warren	33,181		Oct. 2011	Boyer Steel	Sale
16472 Common	Roseville	3,000		Oct. 2011	US Target	Lease
44311 Reynolds Dr.	Clinton Twp.	13,816		Oct. 2011	Skolas Development, LLC	Sale
23235 Schoenherr	Warren	1,540		Oct. 2011	NAT Holdings, LLC	Sale
7448-7456 Nineteen Mile	Sterling Heights	8,584		Oct. 2011	Elmhirst Industries	Lease
29620 Parkway	Roseville	6,000		Oct. 2011	Specialty Vehicle Acquisitions	Lease
24551 Ryan	Warren	6,512		Oct. 2011	MAK Electric Supply	Lease
33783 Groesbeck	Fraser	3,107		Oct. 2011	Steve Kargenian, Joe Demon	Lease
11500 Hupp	Warren	18,216		Oct. 2011	Greendale Screw Products, In	Sale
28336 Hayes	Roseville	22,183		Oct. 2011	Oakland Specialties/MAC Ste	Lease
35330 Stanley	Sterling Heights	11,000		Oct. 2013	I. D. Properties, LLC	Sale
33777 Groesbeck	Fraser	3,107		Oct. 2011	S & P Systems	Lease
5800 Enterprise	Warren	17,240		Oct. 2011	SPX Test & Measurement	Lease
16686 Common	Roseville	7,247		Sept. 2011	Sahlaney's Auto & Truck Rep	Lease
15715 Sturgeon	Roseville	15,000		Sept. 2011	Pentech Industries	Lease
7354 Nineteen Mile	Sterling Heights	3,120		Sept. 2011	4 Kustom Jobs & Trim, LLC	Lease
6635 S. Sterling Dr.	Sterling Heights	81,225		Sept. 2011	Zack Investments-Sterling Dri	Sale
7424 Nineteen Mile	Sterling Heights	4,480		Sept. 2011	Bleichert, Inc.	Lease
28302 Hayes	Roseville	14,000		Sept. 2011	VirTec Manufacturing, LLC	Lease
15715 Sturgeon	Roseville	20,071		Sept. 2011	Greg Kiesgen	Sale
33745 Groesbeck	Fraser	4,300		Sept. 2011	FnG Body, LLC	Lease
33755-33759 Groesbeck	Fraser	5,851		Aug. 2011	M2D2 Wholesale Liquidators	Lease
6780 Nineteen 1/2 Mile	Sterling Heights	15,094		Aug. 2011	Great Lakes Ind. Furnace	Lease
69216 Powell	Armada	51,000		Aug. 2011	Blake Investment Prop, LLC	Sale
50371 Russell Schmidt	Chesterfield Twp.	49,612		Aug. 2011	Container Design Services, In	Lease
51195 Recency Center Dr.	Macomb Twp.	15,000		Aug. 2011	Don West	Sale
44468 Reynolds	Clinton Twp.	9,796		Aug. 2011	Complete Prototype Service	Sale
5500 Enterprise	Warren	53,900		Aug. 2011	US Army	Lease
12816 E. Nine Mile	Warren	2,500		Aug. 2011	Chromium Concepts, LLC	Lease
51876 Filomena	Shelby Twp.	27,138		Aug. 2011	ISO Sales, Inc.	Lease
42450 Mancini Dr.	Sterling Heights	32,352		Aug. 2011	Bleichert Inc.	Lease
6405 Nineteen Mile Rd.	Sterling Heights	16,190		Aug. 2011	Step On Me Flooring	Lease



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26332 Lawrence	Center Line	11,980		Aug. 2011	East Penn Mfg.	Lease
35160 Stanley	Sterling Heights	9,434		July 2011	Industrial Furnace Interiors	Sale
14150 Eleven Mile	Warren	8,800		July 2011	14150 Eleven Mile Road, LLC	Sale
42300 Executive Dr.	Harrison Twp.	37,472		July 2011	Laser Cutting Company	Sale
6503 Arrow	Sterling Heights	7,072		July 2011	Akers & Ward Enterprises, LL	Buyer
44831 Groesbeck	Clinton Twp.	123,184		July 2011	Sequoia Tool, Inc.	Lease
6575 Nineteen Mile	Sterling Heights	13,617		July 2011	Metallizers of Mid-America, In	Lease
48751 Structural Drive	Chesterfield Twp.	4,800		July 2011	Roko Gjokaj	Lease
6503 Nineteen 1/2 Mile	Sterling Heights	17,466		June 2011	Mor-Tech Design	Lease
23328 Sherwood	Warren	8,500		June 2011	King of Beverage	Lease
12755 E. Nine Mile	Warren	116,360		June 2011	SMW Automotive Corp.	Lease
28070 Hayes	Roseville	19,100		June 2011	Nova Land Holding, LLC	Sale
6370 Wall	Sterling Heights	12,000		June 2011	6370 Wall Street, LLC	Sale
33765 Groesbeck	Fraser	3,107		June 2011	Daniel David Mainville	Lease
7322 Nineteen Mile	Sterling Heights	4,160		June 2011	Phoenix Countertops	Lease
7464-7472 Nineteen Mile	Sterling Heights	8,745		June 2011	Rex Printing	Lease
51870 Shelby Parkway	Shelby Twp.	80,559		June 2011	KUKA Robotics Corp.	Lease
30580 Edison	Roseville	23,653		June 2011	KMT Properties, LLC	Sale
51277 Celeste	Shelby Twp.	11,100		June 2011	Viegel North America, LLC	Lease
6010 Wall	Sterling Heights	29,540		June 2011	Oakland Vert	Lease
23250 Sherwood	Warren	10,000		May 2011	Pro Precision	Lease
22930 Sherwood	Warren	6,500		May 2011	Quality Care Improvements, I	Lease
70570 Powell Rd.	Armada	8,000		May 2011	KLM Landscapes	Sale
6425 Nineteen Mile	Sterling Heights	16,173		May 2011	Lighthouse Molding, Inc.	Lease
40563 Mound	Sterling Heights	21,610		May 2011	CAD Engineering Resources,	Lease
44752 Morley Dr.	Clinton Twp.	7,613		May 2011	Hansen Beverage Company	Lease
6430 Nineteen Mile	Sterling Heights	13,727		May 2011	Infigreen Polymers, LLC	Lease
413 E. St. Clair	Romeo	5,800		Apr. 2011	CDL Electric	Lease
35855 Stanley	Sterling Heights	30,985		Apr. 2011	Fettes Manufacturing, Inc.	Lease
23000 Industrial	St. Clair Shores	30,242		Apr. 2011	Detriot Newspaper Agency	Lease
51354 Filomena	Shelby Twp.	36,520		Apr. 2011	Elite Plastic Products, Inc.	Lease
16601 Eastland	Roseville	37,305		Apr. 2011	Visioneering, Inc.	Lease
11530 Stephens	Centerline	76,880		Apr. 2011	Ceratizit, USA	Sale
35835 Stanley	Sterling Heights	11,138		Apr. 2011	EnG Design, Inc.	Sale
44668 Morley Dr.	Clinton Twp.	5,800		Apr. 2011	Trompeter Enterprises, LLC	Lease
32150 Howard	Madison Heights	8,239		Apr. 2011	M. Shatila Sweet Factory, Inc.	Lease
35650 Stanley	Sterling Heights	15,571		Apr. 2011	Aphase II, Inc.	Lease
50771 Design Lane	Shelby Twp.	18,650		Apr. 2011	Mid-States Bolt & Screw Co.	Lease
7354 Nineteen Mile	Sterling Heights	3,120		Apr. 2011	Bernal Products, Inc.	Lease
51362 Quadrate	Macomb Twp.	70,268		Mar. 2011	United Machining, Inc.	Lease





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6600 Fifteen Mile	Sterling Heights	363,000		Mar. 2011	Macomb Pipe & Supply	Sale
40785 Brentwood	Sterling Heights	12,820		Mar. 2011	Response Welding	Sale
42714 Merrill	Sterling Heights	7,000		Mar. 2011	TD Industrial Coverings, Inc.	Lease
7775 Eighteen 1/2 Mile	Sterling Heights	39,000		Mar. 2011	Premiere Prototype	Lease
6300 Hughes	Sterling Heights	44,000		Mar. 2011	DC Automation II, LLC	Lease
40020-40050 Mound	Sterling Heights	6,000		Mar. 2011	Pirtek Metro Detroit	Lease
51341 Celeste	Shelby Twp.	23,040		Mar. 2011	FEC, Inc.	Lease
37915 Commerce	Sterling Heights	8,250		Mar. 2011	Norbert Industries	Lease
24220 Mound	Warren	13,000		Mar. 2011	Denek Contracting, Inc.	Lease
34875 Twenty-three Mile Rd.	Chesterfield	12,901		Mar. 2011	Evergreen Exteriors	Sale
23160 Giacoma Ct.	Clinton Twp.	8,120		Mar. 2011	IMC Investments 23/60, LLC	Sale
13955-13971 Teresa	Shelby Twp.	32,030		Mar. 2011	North American Controls	Lease
51268 Danview Technology Ct.	Shelby Twp.	8,840		Mar. 2011	Icon Polymers	Lease
6595 Diplomat	Sterling Heights	7,452		Feb. 2011	Mor-Tech Design	Lease
33113 Groesbeck	Fraser	3,000		Feb. 2011	Northern Forklift Sales, LLC	Lease
28590 Lorna (Cell Tower)	Warren			Feb. 2011	T6 Unison Site Management,	Sale
16627 Eastland	Roseville	8,000		Feb. 2011	Ultra Stitch Embroidery, Inc.	Lease
14132 E. Ten Mile	Warren	10,800		Feb. 2011	Stanely Steemer, Int.	Lease
29605 Parkway	Roseville	6,000		Feb. 2011	Ad Tec Agency	Lease
35165 Beattie	Sterling Heights	9,543		Feb. 2011	Main Stainless Steel	Lease
26532 Groesbeck	Warren	12,000		Feb. 2011	Boyer Steel, Inc.	Lease
33992 Doreka	Fraser	11,421		Feb. 2011	Hamid Jabr, David Murphy	Sale
6750 Nineteen Mile	Sterling Heights	22,545		Feb. 2011	BAE Systems Vehicle Service	Lease
6620 Nineteen Mile	Sterling Heights	24,209		Jan. 2011	BAE Systems Vehicle Service	Lease
6611-6633 Allar	Sterling Heights	12,814		Jan. 2011	Pinnacle Machine Tool	Lease
27560 College Park Dr.	Warren	16,974		Jan. 2011	Detroit Spectrum Painters	Sale
35146 Automation	Clinton Twp.	15,665		Jan. 2011	Automation Holdings, LLC	Sale
11800 Eleven Mile	Warren	15,000		Jan. 2011	R. D. Management, Inc.	Sale
38271 Mound	Sterling Heights	896		Jan. 2011	XPRT Technologies	Lease
44573 Macomb Industrial Dr.	Clinton Twp.	16,345		Jan. 2011	Morley Brands, LLC	Lease
6570 Nineteen Mile	Sterling Heights	37,462		Jan. 2011	Faurecia Interior Systems, Inc	Lease
44538 Macomb Industrial Dr.	Clinton Twp.	19,200		Jan. 2011	DNL Fabrication, LLC	Lease
14124 E. Ten Mile	Warren	10,800		Jan. 2011	Extreme Gymnastics	Lease
Cotter	Sterling Heights		1.36	Jan. 2011	Tayemboo, LLC	Sale