

NOVI PROMENADE

South Side of 10 Mile Road, East of Novi Road
Novi, Michigan



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NOVI PROMENADE

PROJECT OVERVIEW

Overview

Schafer Development is proud to present a mixed use development opportunity located on the south side of 10 Mile Road, east of Novi Road in Novi, Michigan. This site is 115,000 square feet with a minimum contiguous size of 3,000 square feet and maximum contiguous size of 65,000 square feet. There are 5 outlots available ranging from 1.19 acres to 1.52 acres.

Access

The site is within close proximity to both I-275 and I-96 Expressways and Grand River Avenue. Novi is 30 minutes from both Downtown Detroit and Detroit Metro Airport.

Zoning

The site is zoned B-3: General Business District, allowing for retail, restaurant, and banks.

Utilities

Water and Sewer are supplied by the city of Novi Water Department. Electricity is distributed through DTE Energy and natural gas is distributed through Consumer Energy.

General Area

Novi is a suburb of metropolitan Detroit Michigan. Novi is a shopping mecca, home to many businesses, and a beautiful, well-managed community. Novi is home to Twelve Oaks Mall -- the largest mall in Michigan. There are several other shopping plazas in the city, as well as three large outdoor malls near Twelve Oaks. Novi is also home to many businesses, several technical and business centers, several hotels and motels, and numerous delicious restaurants.

Demographics

There is over 152,000 people with an average household income of \$102,459.00 within a 5 mile radius of the site. Over 26,000 vehicles travel on 10 Mile Road each day, as well as 20,856 vehicles travel on Novi Road each day.

NOVI PROMENADE ELEVATIONS

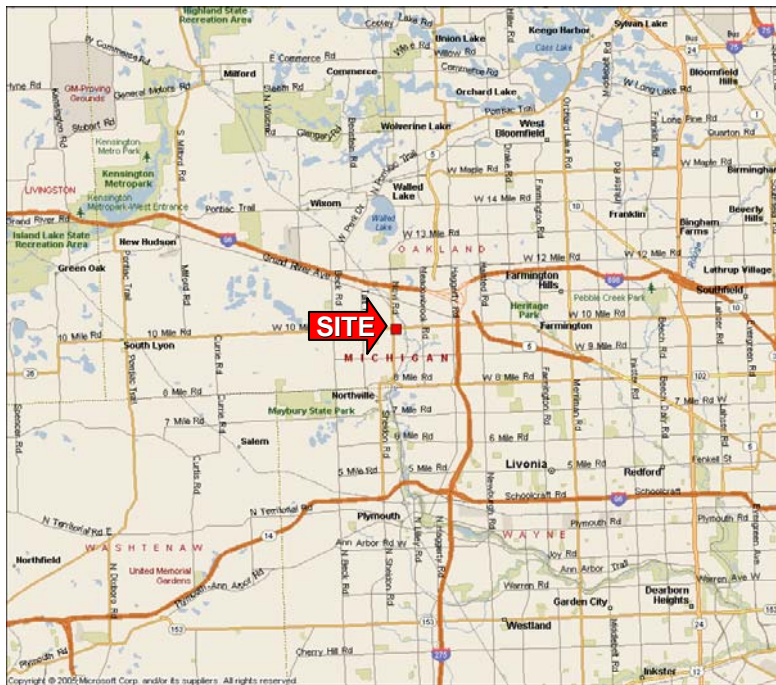
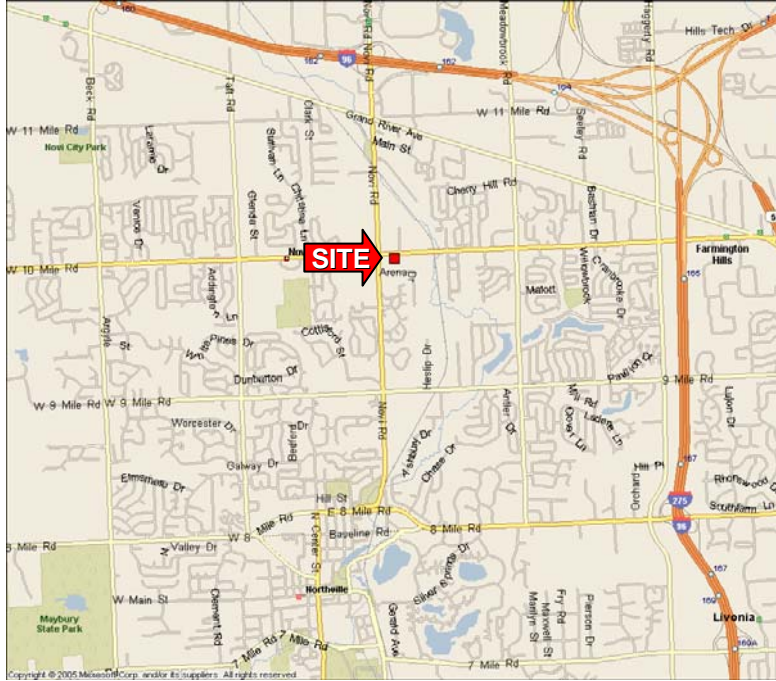


NOVI PROMENADE ELEVATIONS





NOVI PROMENADE AREA MAPS



NOVI PROMENADE

DEMOGRAPHICS

Novi Rd & 10 Mile Road, Novi, MI 48375

11/12/2008

Coordinates Longitude: -83.474949

Latitude: 42.470202

	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
POPULATION			
2008 Population	8,485	52,421	136,958
2003 Population	7,993	51,050	134,669
2000 Population	7,668	50,179	133,133
% Population Change 1990-2000	23.50%	23.97%	28.03%
% Population Change 2000-2003	4.24%	1.74%	1.15%
HOUSEHOLDS			
2008 Households	3,438	20,874	58,788
2003 Households	3,153	20,014	56,876
2000 Households	2,969	19,473	55,642
% Households Change 1990-2000	37.07%	24.97%	31.88%
% Households Change 2000-2003	6.20%	2.78%	2.22%
INCOME			
2003 Per Capita Income	\$37,101	\$41,536	\$40,594
2003 Median Household Income	\$85,999	\$83,727	\$72,836
2003 Average Household Income	\$94,047	\$105,495	\$95,642
2008 Per Capita Income	\$43,012	\$48,147	\$46,864
2008 Median Household Income	\$97,048	\$96,095	\$84,590
2008 Average Household Income	\$106,147	\$120,416	\$108,654
EMPLOYMENT			
Total Establishments	646	3,634	7,079
Total Employees	7,854	50,633	106,410
AGE			
Median Age (2008)	36	38	38
Median Age (2003)	35	37	37
2003 ETHNICITY			
White	6,608	44,690	115,889
Black	148	1,168	5,107
Am Indian/Alaska Native	11	86	279
Asian	1106	4277	10597
Population Hispanic (2003)	181	1028	2680