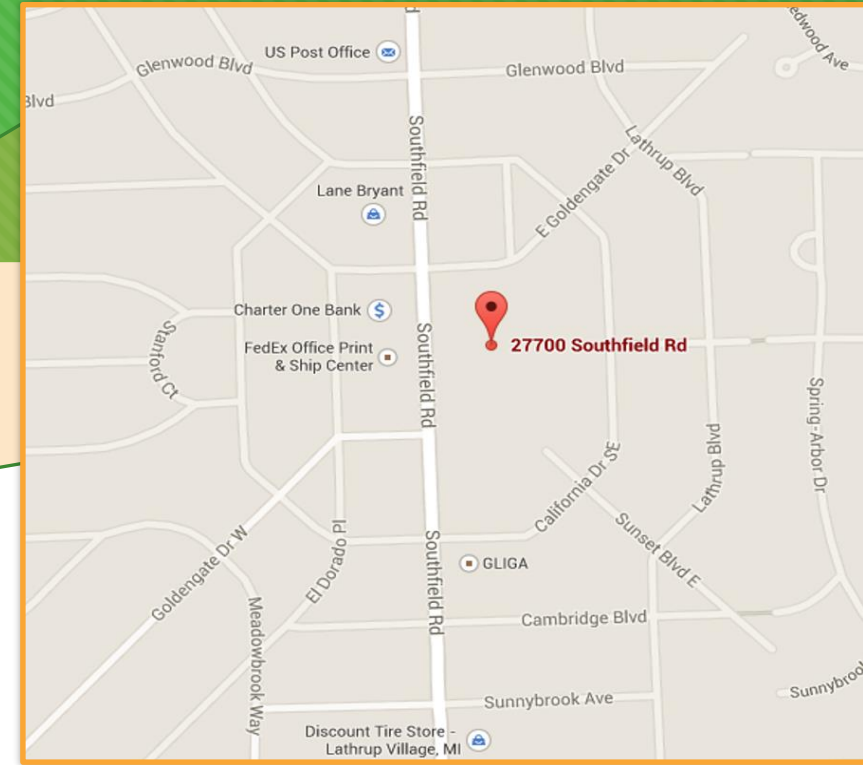
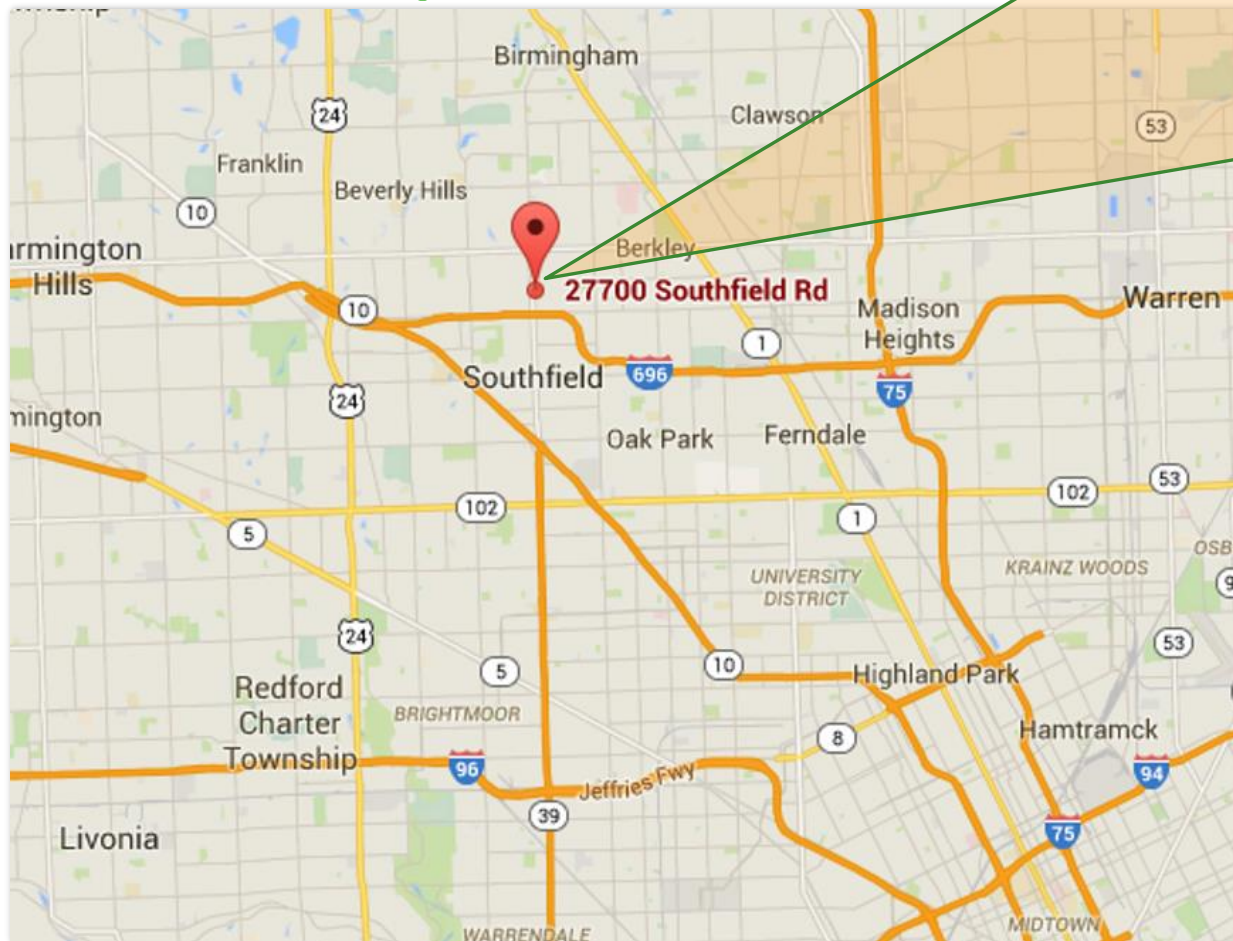




LATHRUP VILLAGE REDEVELOPMENT READY

27700 Southfield Road – PROPERTY INFORMATION PACKAGE

SITE LOCATION



Distance to:

- I-696 - .3 miles
- Southfield Freeway/M-10 – 2.3 miles
- I-75 – 6.3 miles
- I-96 – 11.4 miles
- Telegraph Road – 3.8 miles



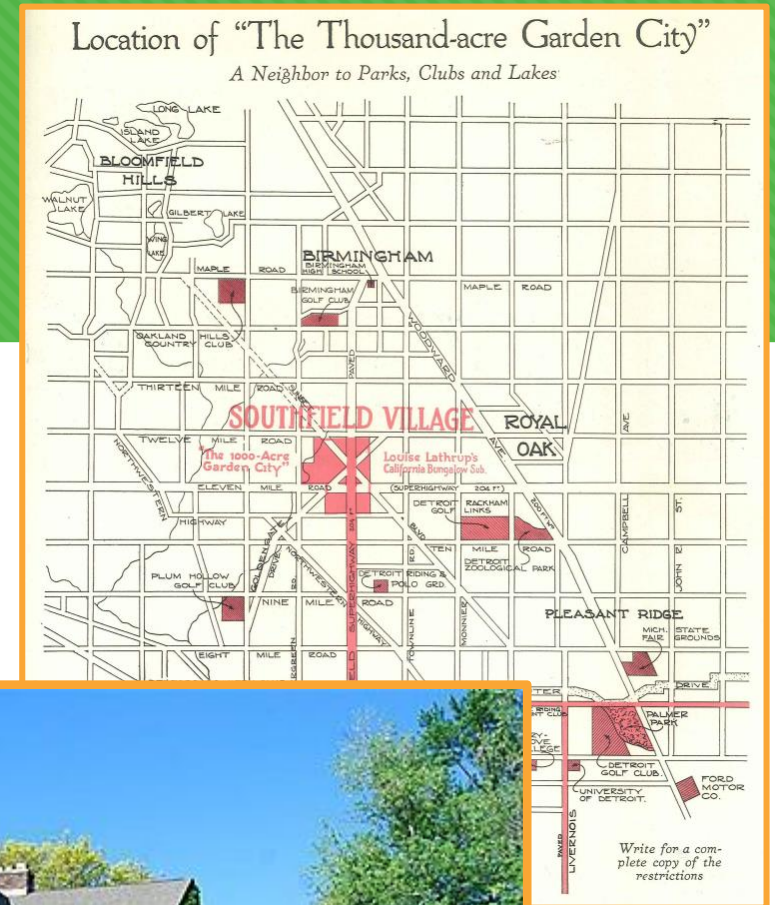
CURRENT STATUS

- Vacant 50,000 SF school built in 1927 on 4+ acres
- 22 classrooms, administrative offices, gymnasium with stage and basketball hoops, cafeteria, and lunch room
- Privately owned – asking price undisclosed
- Zoned VC – Village Center
- For more information, please call Rob Krochmal with the Surnow Company at 248.867.3304



WHY LATHRUP VILLAGE

- Adaptive reuse opportunity
- Demographics indicate that residents are:
 - Well-educated
 - Diverse
 - Upper-middle class
- Unique, historic housing stock creates unique location
- Lathrup Village and Oakland County both business friendly
- Residents eager to 'buy local' retail, as indicated by success of Farmers Market and neighborhood restaurants
- DDA and City Administration dedicated to supporting future development



POTENTIAL USES – MIXED USE RETAIL ARTISAN MARKET/COWORKING SPACE/LOFTS

- Total annual average household income for residents in Lathrup Village is \$112,000
- 2013 Market Assessment and Strategy notes a supportable:
 - 75,000 SF of new retail space
 - 100 units of multi-family housing
 - 100,000 SF of multi-tenant office space – strong existing tech. community



POTENTIAL USES – ENTERTAINMENT THEATRE COMPLEX

- 56.9% of residents make trips to view movies at least once per month
- 100% of these trips are made outside of Lathrup Village; currently no movie theatres within City limits
- Currently only one Class C Liquor License in operation within City limits, despite almost half of the population being between 25 – 60 years of age
- 2013 Market Assessment and Strategy notes a supportable 60,000 SF of entertainment space

