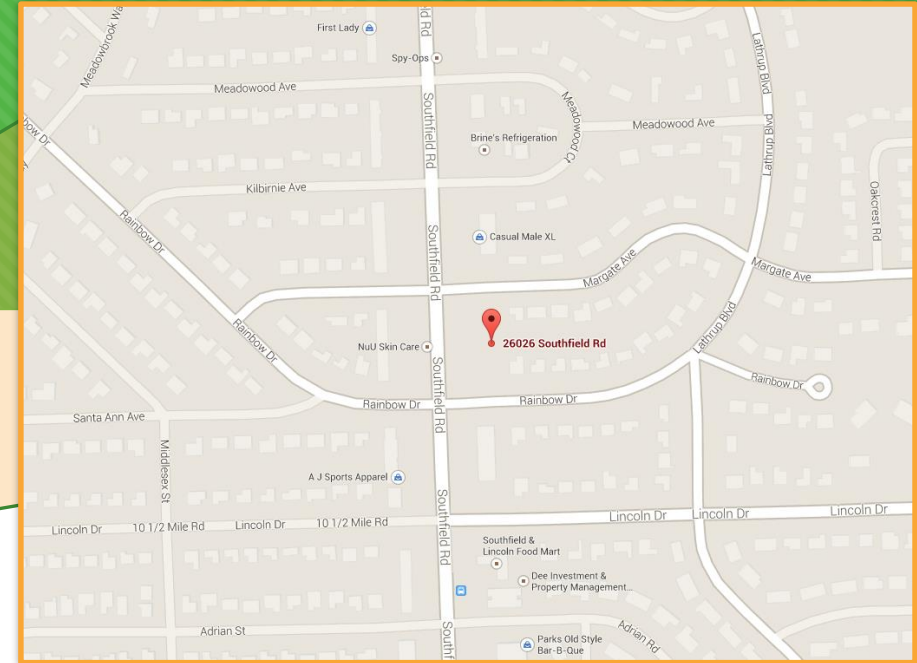
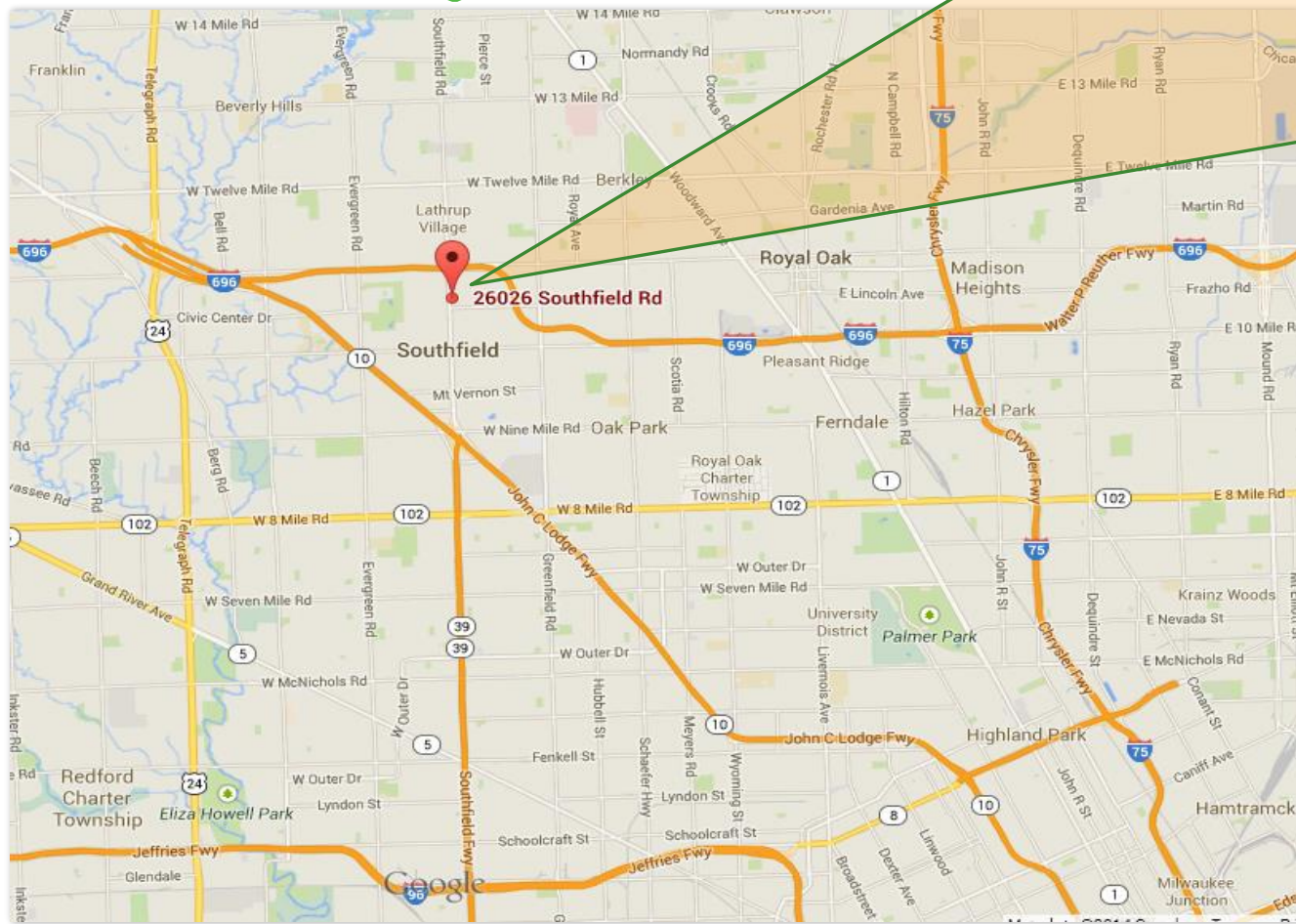




LATHRUP VILLAGE REDEVELOPMENT READY

26026 Southfield Road – PROPERTY INFORMATION PACKAGE

SITE LOCATION

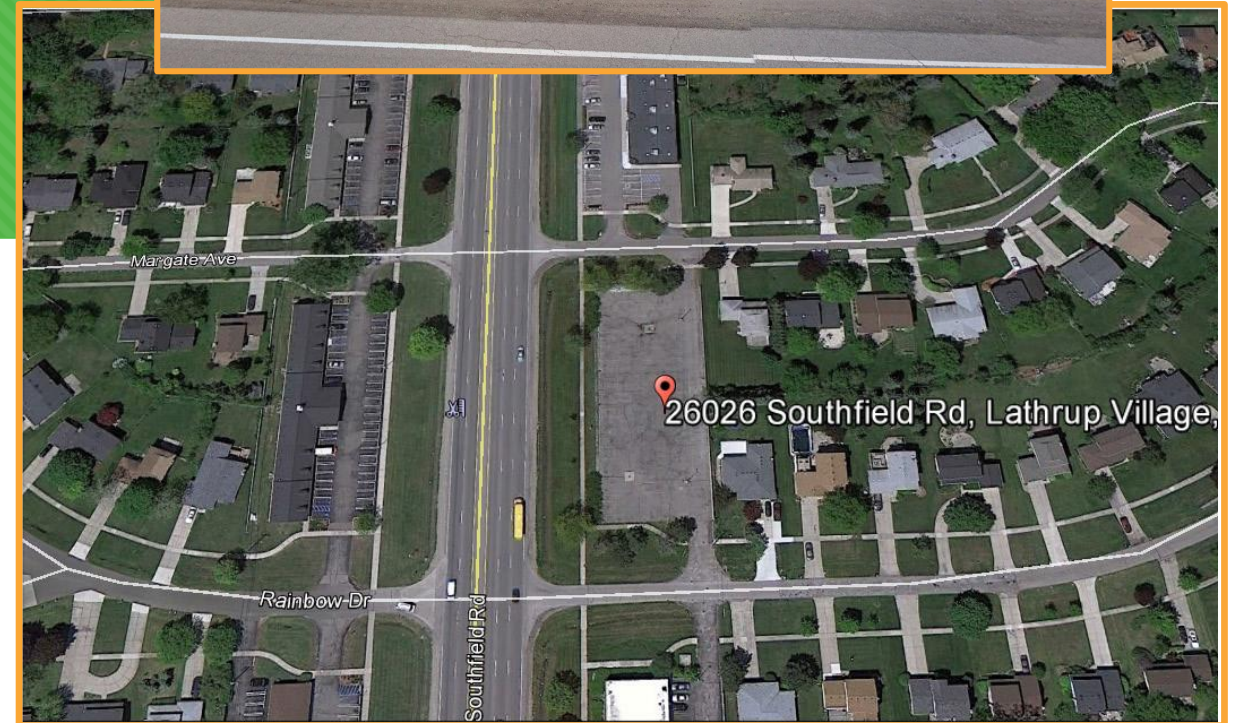


Distance to:

- I-696 - .4 miles
- Southfield Freeway/M-10 – 1.7 miles
- I-75 – 6.5 miles
- I-96 – 7.6 miles
- Telegraph Road – 3.4 miles

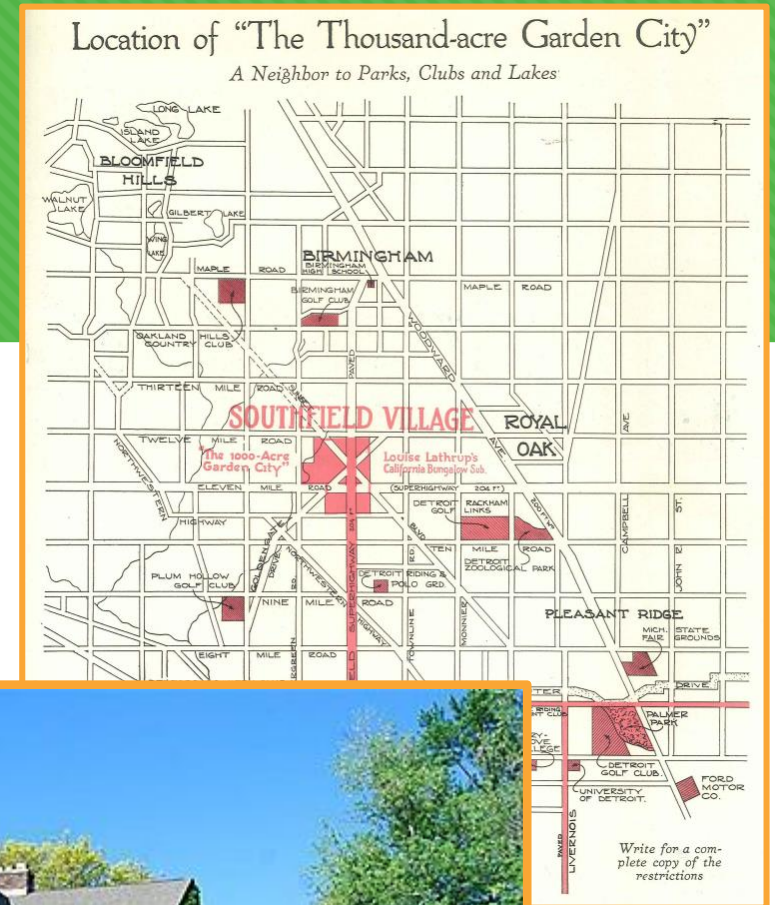
CURRENT STATUS

- Vacant lot - .6 acres (260' x 100')
- Sanitary sewer, gas and water
- Privately owned – \$400,000 asking price
- Zoned MX – Mixed Use
- For more information, please call Bob Mihelich with CBRE Detroit at 1 248.936.6831



WHY LATHRUP VILLAGE

- 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 – RETAIL GROCERY STORE

- Total annual average household income is \$112,000
- Majority of households (52.5%) spend over \$100 on groceries each week
- 100% of these trips are made outside of Lathrup Village; currently no grocery stores within City limits
- Farmers Market draws over 500 customers per day – over half are City residents
- 2013 Market Assessment and Strategy notes a supportable 75,000 SF of new retail space



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

