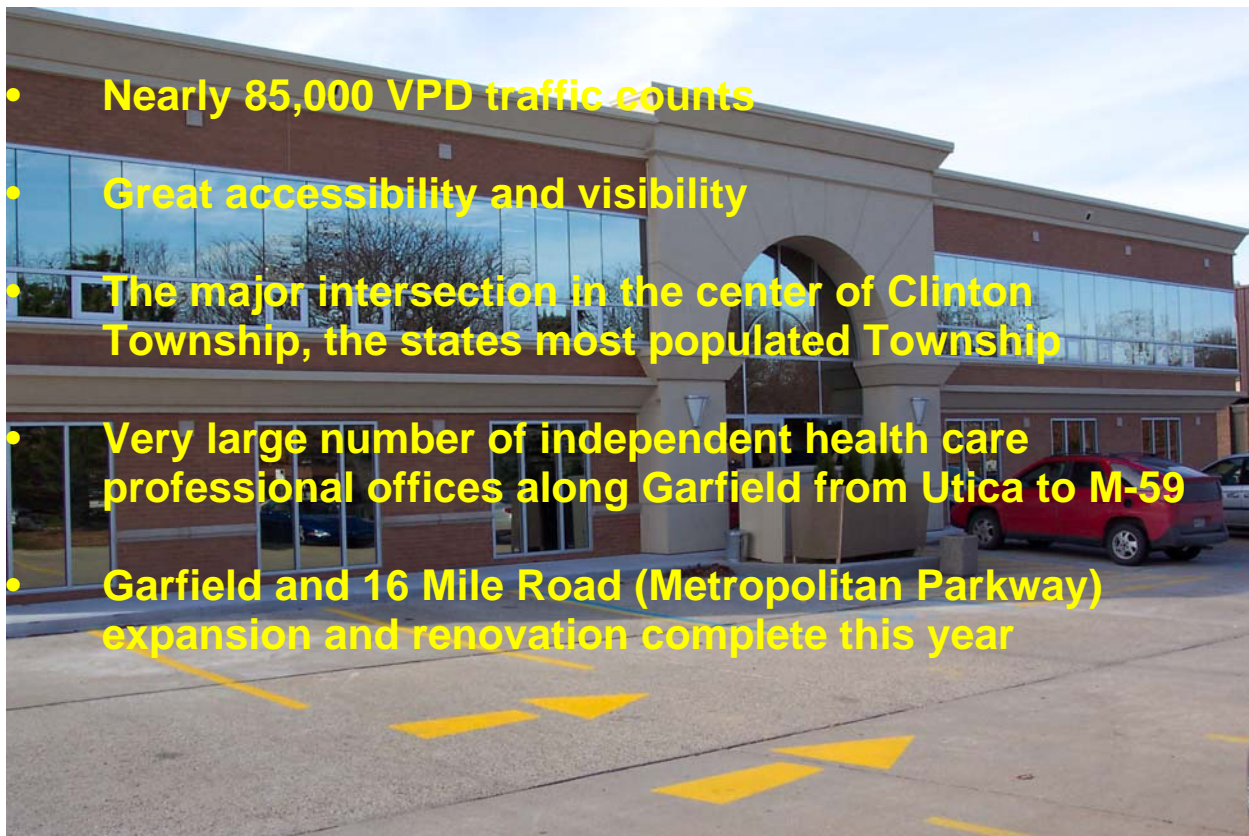


Holiday Office Buildings

16 Mile & Garfield – Clinton Township

- Nearly 85,000 VPD traffic counts
- Great accessibility and visibility
- The major intersection in the center of Clinton Township, the states most populated Township
- Very large number of independent health care professional offices along Garfield from Utica to M-59
- Garfield and 16 Mile Road (Metropolitan Parkway) expansion and renovation complete this year







SITE

16 Mile Rd.
(Metro Pky.)

Garfield Rd.









FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2004 Estimates & 2009 Projections

Calculated using Proportional Block Groups

Lat/Lon: 42.56825/-82.95085

Metropolitan Pkwy & Garfield Clinton Township, Michigan		1.00 mi radius	2.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2004 Estimated Population	9,992	44,245	108,743	297,887
	2009 Projected Population	10,255	45,640	111,339	306,498
	2000 Census Population	9,771	43,072	106,580	290,618
	1990 Census Population	9,016	40,906	105,933	286,185
	Historical Annual Growth 1990 to 2004	0.8%	0.6%	0.2%	0.3%
	Projected Annual Growth 2004 to 2009	0.5%	0.6%	0.5%	0.6%
HOUSEHOLDS	2004 Est. Households	4,411	18,720	44,951	126,606
	2009 Proj. Households	4,701	20,035	47,751	135,258
	2000 Census Households	4,166	17,608	42,559	119,265
	1990 Census Households	3,451	15,231	37,739	106,519
	Historical Annual Growth 1990 to 2004	2.0%	1.6%	1.4%	1.3%
	Projected Annual Growth 2004 to 2009	1.3%	1.4%	1.2%	1.4%
AGE	2004 Est. Population 0 to 9 Years	10.1%	10.6%	11.1%	11.4%
	2004 Est. Population 10 to 19 Years	11.7%	12.3%	12.9%	12.5%
	2004 Est. Population 20 to 29 Years	11.5%	11.8%	11.8%	12.6%
	2004 Est. Population 30 to 44 Years	19.7%	20.2%	21.3%	22.2%
	2004 Est. Population 45 to 59 Years	22.7%	22.9%	22.7%	21.1%
	2004 Est. Population 60 to 74 Years	14.8%	12.9%	12.4%	12.4%
	2004 Est. Population 75 Years Plus	9.4%	9.3%	7.8%	7.9%
	2004 Est. Median Age	41.8	41.1	39.7	38.9
MARITAL STATUS & SEX	2004 Est. Male Population	47.5%	47.2%	48.0%	48.4%
	2004 Est. Female Population	52.5%	52.8%	52.0%	51.6%
	2004 Est. Never Married	24.2%	24.8%	24.7%	26.2%
	2004 Est. Now Married	54.6%	53.3%	55.2%	52.4%
	2004 Est. Separated or Divorced	10.2%	11.0%	9.9%	10.6%
	2004 Est. Widowed	10.9%	10.9%	10.2%	10.7%
INCOME	2004 Est. HH Income \$200,000 or More		2.7%	2.1%	1.8%
	2004 Est. HH Income \$150,000 to 199,999	3.3%	2.9%	2.6%	2.1%
	2004 Est. HH Income \$100,000 to 149,999	12.0%	14.9%	15.2%	12.9%
	2004 Est. HH Income \$75,000 to 99,999	15.4%	15.1%	16.6%	15.5%
	2004 Est. HH Income \$50,000 to 74,999	19.7%	20.0%	21.8%	21.7%
	2004 Est. HH Income \$35,000 to 49,999	16.5%	15.4%	14.5%	15.5%
	2004 Est. HH Income \$25,000 to 34,999	12.5%	11.2%	10.1%	11.1%
	2004 Est. HH Income \$15,000 to 24,999	8.6%	9.6%	8.4%	9.5%
	2004 Est. HH Income \$0 to 14,999	8.6%	8.2%	8.7%	9.9%
	2004 Est. Average Household Income	\$ 69,074	\$ 68,782	\$ 67,960	\$ 63,536
	2004 Est. Median HH Income	\$ 56,923	\$ 58,600	\$ 60,032	\$ 55,477
	2004 Est. Per Capita Income	\$ 30,611	\$ 29,263	\$ 28,181	\$ 27,166
	2004 Est. Number of Businesses	340	1,412	3,237	10,393
	2004 Est. Total Number of Employees	2,107	13,165	30,359	135,247

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FULL DEMOGRAPHIC PROFILE

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Calculated using Proportional Block Groups

Lat/Lon: 42.56825/-82.95085

Metropolitan Pkwy & Garfield Clinton Township, Michigan		1.00 mi radius	2.00 mi radius	3.00 mi radius	5.00 mi radius
RACE	2004 Est. White Population	95.7%	94.4%	94.5%	92.6%
	2004 Est. Black Population	1.4%	2.2%	1.9%	3.4%
	2004 Est. Asian & Pacific Islander	1.2%	1.6%	1.7%	1.8%
	2004 Est. American Indian & Alaska Native	0.3%	0.3%	0.3%	0.3%
	2004 Est. Other Races Population	1.4%	1.5%	1.6%	1.9%
HISPANIC	2004 Est. Hispanic Population	173	699	1,756	5,437
	2004 Est. Hispanic Population Percent	1.7%	1.6%	1.6%	1.8%
	2009 Proj. Hispanic Population Percent	2.1%	1.9%	2.0%	2.2%
	2000 Hispanic Population Percent	1.4%	1.3%	1.3%	1.5%
EDUCATION (Adults 25 or Older)	2004 Est. Adult Population (25 Years or Older)	7,188	31,408	76,052	208,059
	2004 Est. Elementary (0 to 8)	4.6%	5.1%	4.5%	4.5%
	2004 Est. Some High School (9 to 11)	12.9%	11.7%	11.1%	12.1%
	2004 Est. High School Graduate (12)	31.6%	31.4%	32.9%	33.3%
	2004 Est. Some College (13 to 16)	26.2%	26.4%	26.2%	25.3%
	2004 Est. Associate Degree Only	6.8%	7.4%	7.9%	7.8%
	2004 Est. Bachelor Degree Only	11.6%	11.8%	11.6%	11.4%
	2004 Est. Graduate Degree	6.3%	6.2%	5.7%	5.6%
HOUSING	2004 Est. Total Housing Units	4,536	19,295	46,103	130,418
	2004 Est. Owner Occupied Percent	77.5%	75.3%	78.8%	73.2%
	2004 Est. Renter Occupied Percent	19.7%	21.7%	18.7%	23.8%
	2004 Est. Vacant Housing Percent	2.8%	3.0%	2.5%	2.9%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000		1.4%	1.3%	1.2%
	2000 Homes Built 1995 to 1998	9.5%	6.6%	5.1%	5.1%
	2000 Homes Built 1990 to 1994	9.5%	8.8%	7.4%	6.7%
	2000 Homes Built 1980 to 1989	18.1%	19.4%	17.2%	15.2%
	2000 Homes Built 1970 to 1979	32.1%	33.0%	30.6%	24.2%
	2000 Homes Built 1960 to 1969	21.2%	21.7%	24.3%	25.7%
	2000 Homes Built 1950 to 1959	6.2%	6.8%	10.5%	14.8%
	2000 Homes Built Before 1949	1.7%	2.5%	3.6%	7.2%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	0.1%	0.2%	0.1%
	2000 Home Value \$500,000 to \$999,999	1.3%	0.4%	0.2%	0.2%
	2000 Home Value \$400,000 to \$499,999	1.3%	0.5%	0.2%	0.2%
	2000 Home Value \$300,000 to \$399,999	4.7%	2.6%	1.4%	0.9%
	2000 Home Value \$200,000 to \$299,999	21.1%	18.0%	11.3%	9.2%
	2000 Home Value \$150,000 to \$199,999	39.5%	36.2%	33.7%	27.7%
	2000 Home Value \$100,000 to \$149,999	22.3%	28.0%	38.4%	43.3%
	2000 Home Value \$50,000 to \$99,999	9.6%	12.5%	13.2%	16.7%
	2000 Home Value \$25,000 to \$49,999	0.1%	1.5%	1.3%	1.4%
	2000 Home Value \$0 to \$24,999	0.0%	0.2%	0.2%	0.3%
	2000 Median Home Value	\$ 177,157	\$ 160,656	\$ 148,802	\$ 141,391
	2000 Median Rent	\$ 584	\$ 503	\$ 497	\$ 519

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Lat/Lon: 42.56825/-82.95085

Metropolitan Pkwy & Garfield Clinton Township, Michigan		1.00 mi radius	2.00 mi radius	3.00 mi radius	5.00 mi radius
LABOR FORCE	2004 Est. Labor: Population Age 16+	8,295	36,355	88,249	241,519
	2004 Est. Civilian Employed	60.0%	62.2%	63.9%	62.5%
	2004 Est. Civilian Unemployed	2.6%	2.3%	2.5%	2.8%
	2004 Est. in Armed Forces	0.0%	0.0%	0.0%	0.1%
	2004 Est. not in Labor Force	37.4%	35.6%	33.6%	34.6%
	2004 Labor Force: Males	46.7%	46.2%	47.1%	47.7%
	2004 Labor Force: Females	53.3%	53.8%	52.9%	52.3%
OCCUPATION	2000 Occupation: Population Age 16+	4,827	21,792	54,631	145,344
	2000 Mgmt, Business, & Financial Operations	14.9%	13.9%	13.4%	12.5%
	2000 Professional and Related	20.1%	20.2%	19.7%	18.9%
	2000 Service	11.9%	12.3%	12.1%	12.8%
	2000 Sales and Office	29.2%	30.4%	30.5%	29.9%
	2000 Farming, Fishing, and Forestry	-	0.0%	0.0%	0.0%
	2000 Construction, Extraction, & Maintenance	9.4%	8.5%	8.7%	9.2%
	2000 Production, Transport, & Material Moving	14.5%	14.6%	15.7%	16.7%
	2000 Percent White Collar Workers	64.2%	64.5%	63.5%	61.3%
	2000 Percent Blue Collar Workers	35.8%	35.5%	36.5%	38.7%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	90.2%	90.1%	91.0%	90.2%
	2000 Drive to Work in Carpool	6.6%	6.5%	6.1%	6.5%
	2000 Travel to Work by Public Transportation	0.2%	0.4%	0.4%	0.5%
	2000 Drive to Work on Motorcycle	0.0%	0.0%	0.0%	0.0%
	2000 Walk or Bicycle to Work	0.6%	0.6%	0.7%	1.1%
	2000 Other Means	0.1%	0.4%	0.3%	0.3%
	2000 Work at Home	2.2%	1.9%	1.6%	1.4%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	20.4%	21.3%	22.3%	23.5%
	2000 Travel to Work in 15 to 29 Minutes	40.2%	39.6%	38.9%	38.6%
	2000 Travel to Work in 30 to 59 Minutes	33.4%	32.7%	32.8%	32.3%
	2000 Travel to Work in 60 Minutes or More	6.0%	6.4%	6.0%	5.6%
	2000 Average Travel Time to Work	25.4	25.5	25.3	24.8
CONSUMER EXPENDITURE	2004 Est. Total Household Expenditure (in Millions)	\$ 234.5	\$ 995.5	\$ 2,373.1	\$ 6,365.9
	2004 Est. Apparel	\$ 12.7	\$ 54.0	\$ 128.7	\$ 345.7
	2004 Est. Contributions & Gifts	\$ 14.1	\$ 59.7	\$ 142.1	\$ 380.8
	2004 Est. Education & Reading	\$ 5.3	\$ 22.4	\$ 53.3	\$ 143.8
	2004 Est. Entertainment	\$ 12.1	\$ 51.5	\$ 122.9	\$ 329.2
	2004 Est. Food, Beverages & Tobacco	\$ 40.5	\$ 172.0	\$ 409.9	\$ 1,100.3
	2004 Est. Furnishings And Equipment	\$ 9.3	\$ 39.6	\$ 94.5	\$ 253.0
	2004 Est. Health Care & Insurance	\$ 17.9	\$ 75.9	\$ 180.7	\$ 485.3
	2004 Est. Household Operations & Shelter & Utilities	\$ 67.4	\$ 286.3	\$ 682.6	\$ 1,830.4
	2004 Est. Miscellaneous Expenses	\$ 2.7	\$ 11.3	\$ 27.0	\$ 72.5
	2004 Est. Personal Care	\$ 3.9	\$ 16.4	\$ 39.0	\$ 104.8
	2004 Est. Transportation	\$ 48.6	\$ 206.4	\$ 492.3	\$ 1,320.1

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