

The Promenade at Waterstone



- 708 FT Lapeer Rd. Frontage - 38,000 Daily Traffic Count
- Future In-Line Retail from 5,000 SF -30,000 SF
- Join Bo-Ric's, Tim Hortons and Cold Stone Creamery



- Adjacent and Accessible to Meijer Supercenter
- 1 Mile North of Downtown Oxford
- 4 Miles North of Lake Orion

CENTER MANAGEMENT

Phone:
(248) 540-9999

Fax:
(248) 540-1222

Email:
CMSinMI@aol.com

The Promenade at Waterstone

618-700 North Lapeer Road, Oxford, MI



Center Management

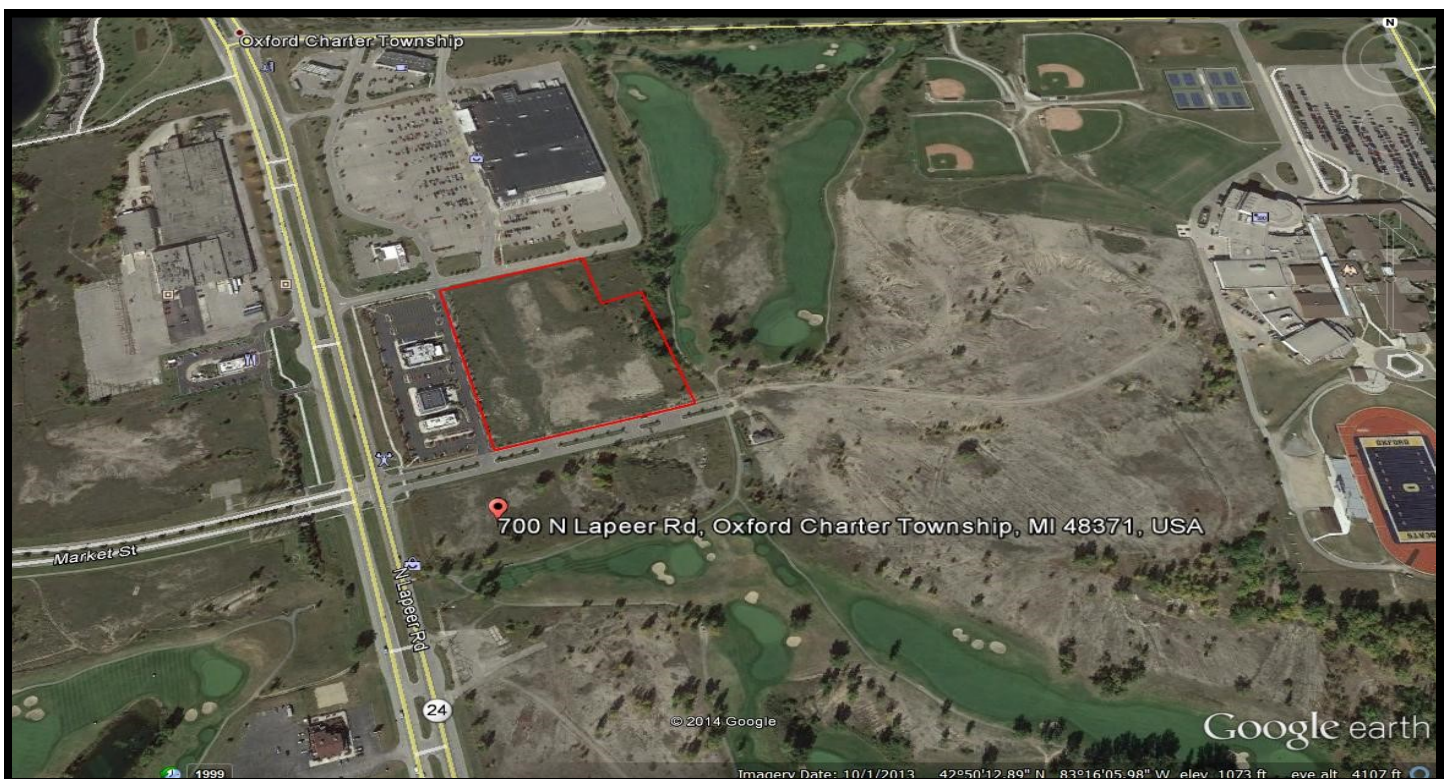
P: (248) 540-9999

F: (248) 540-1222

info@center360.net



**Excellent Location on Lapeer Road with Cross-Access to Meijer.
80,000 sf of Future Retail Development**



[illegible]

Proposed

The Promenade at Waterstone

Lapeer Rd. (M-24) & East Market St.
Oxford Twp., Michigan

3250 TELEGRAPH ROAD
SUITE 250
BINGHAM FARMS, MICHIGAN
48025-2404
PH 248.540.7700 FX 248.540.2770
www.rqjoy.com

DO NOT SCALE DRAWING

issue date: 13 APR. 17
drawn: KL
checked: MD
approved: MD

SLP-1



Demographic and Income Profile

700 N Lapeer Rd, Oxford, Michigan, 48371
Ring: 1 mile radius

Prepared by Esri
Latitude: 42.83546
Longitude: -83.27150

Summary	Census 2010	2017	2022				
Population	2,589	2,696	2,762				
Households	905	947	975				
Families	613	631	643				
Average Household Size	2.77	2.76	2.75				
Owner Occupied Housing Units	603	613	629				
Renter Occupied Housing Units	302	334	345				
Median Age	37.7	38.7	39.0				
Trends: 2017 - 2022 Annual Rate	Area	State	National				
Population	0.48%	0.21%	0.83%				
Households	0.58%	0.23%	0.79%				
Families	0.38%	0.11%	0.71%				
Owner HHs	0.52%	0.22%	0.72%				
Median Household Income	2.41%	1.58%	2.12%				
Households by Income	2017		2022				
	Number	Percent	Number	Percent			
	<\$15,000	88	9.3%	91	9.3%		
	\$15,000 - \$24,999	80	8.4%	75	7.7%		
	\$25,000 - \$34,999	94	9.9%	83	8.5%		
	\$35,000 - \$49,999	96	10.1%	86	8.8%		
	\$50,000 - \$74,999	172	18.2%	162	16.6%		
	\$75,000 - \$99,999	129	13.6%	132	13.5%		
	\$100,000 - \$149,999	160	16.9%	187	19.2%		
	\$150,000 - \$199,999	58	6.1%	68	7.0%		
	\$200,000+	71	7.5%	90	9.2%		
Median Household Income	\$64,688		\$72,873				
Average Household Income	\$86,804		\$99,175				
Per Capita Income	\$34,085		\$39,043				
Population by Age	Census 2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	187	7.2%	181	6.7%	183	6.6%
	5 - 9	225	8.7%	217	8.0%	214	7.7%
	10 - 14	182	7.0%	174	6.5%	174	6.3%
	15 - 19	162	6.3%	150	5.6%	148	5.4%
	20 - 24	125	4.8%	130	4.8%	116	4.2%
	25 - 34	289	11.2%	330	12.2%	353	12.8%
	35 - 44	457	17.7%	427	15.8%	445	16.1%
	45 - 54	384	14.8%	360	13.3%	327	11.8%
	55 - 64	279	10.8%	340	12.6%	356	12.9%
	65 - 74	163	6.3%	232	8.6%	265	9.6%
	75 - 84	89	3.4%	96	3.6%	120	4.3%
	85+	47	1.8%	60	2.2%	62	2.2%
Race and Ethnicity	Census 2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	2,432	93.9%	2,497	92.6%	2,524	91.4%
	Black Alone	49	1.9%	60	2.2%	71	2.6%
	American Indian Alone	8	0.3%	9	0.3%	9	0.3%
	Asian Alone	32	1.2%	45	1.7%	56	2.0%
	Pacific Islander Alone	1	0.0%	2	0.1%	2	0.1%
	Some Other Race Alone	19	0.7%	24	0.9%	27	1.0%
	Two or More Races	48	1.9%	61	2.3%	71	2.6%
	Hispanic Origin (Any Race)	106	4.1%	134	5.0%	159	5.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

January 16, 2018

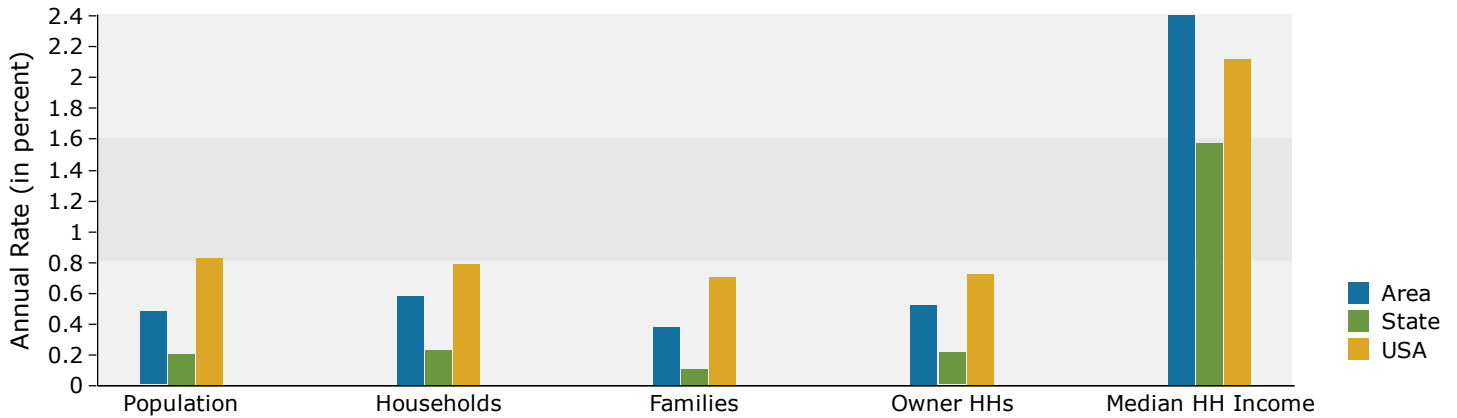


Demographic and Income Profile

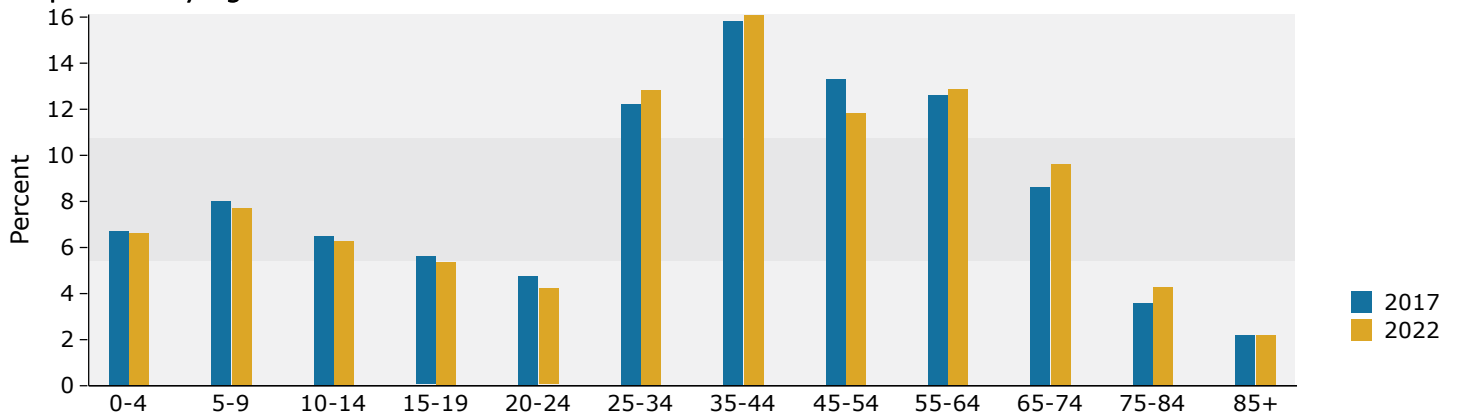
700 N Lapeer Rd, Oxford, Michigan, 48371
Ring: 1 mile radius

Prepared by Esri
Latitude: 42.83546
Longitude: -83.27150

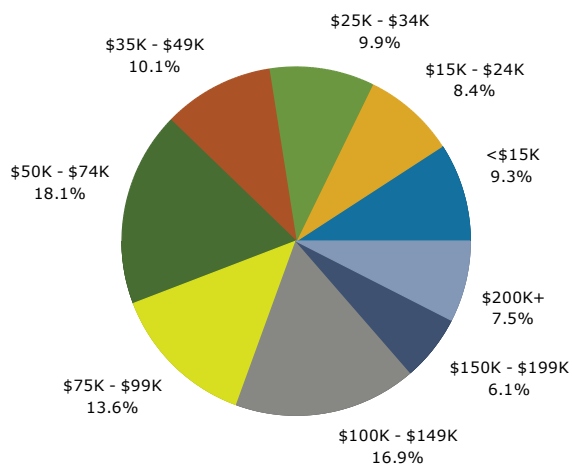
Trends 2017-2022



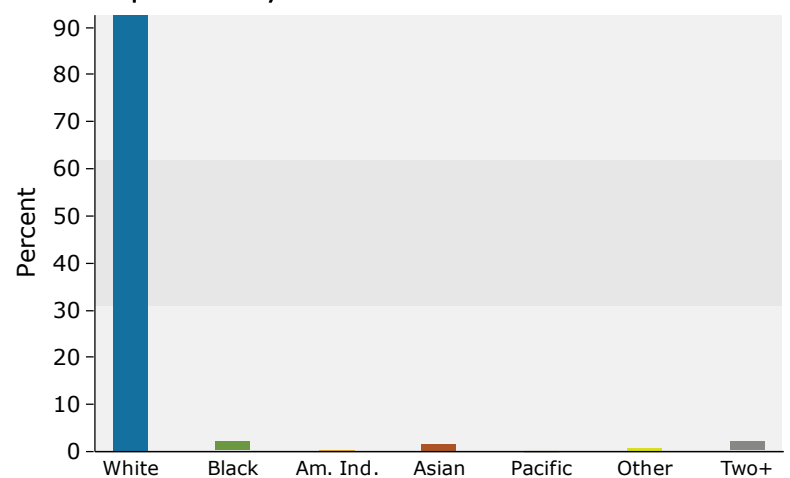
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 5.0%



Demographic and Income Profile

700 N Lapeer Rd, Oxford, Michigan, 48371
Ring: 5 mile radius

Prepared by Esri
Latitude: 42.83546
Longitude: -83.27150

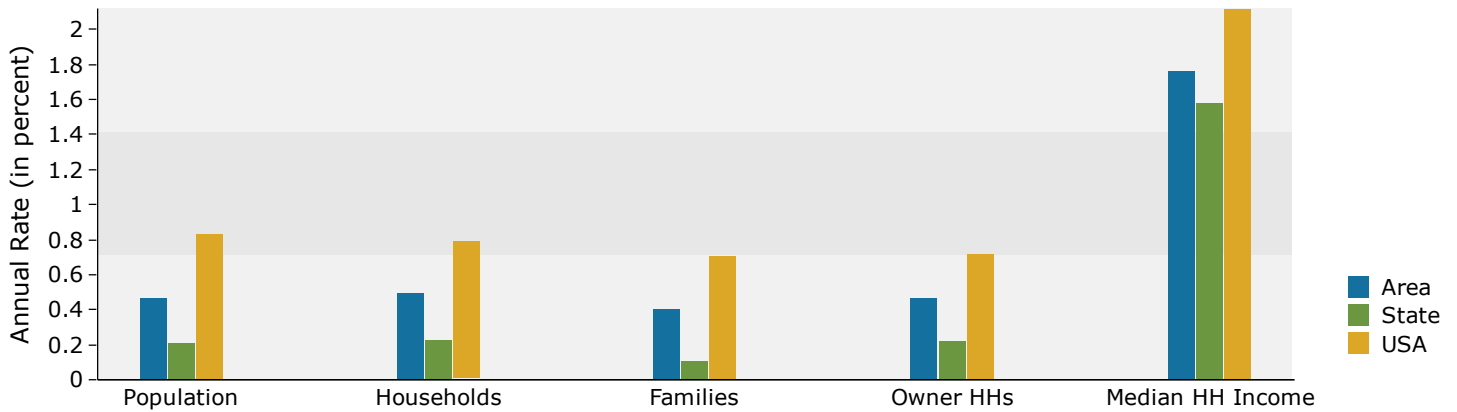
Summary	Census 2010		2017		2022		
Population	41,570		43,007		44,026		
Households	15,110		15,683		16,080		
Families	11,311		11,611		11,848		
Average Household Size	2.72		2.72		2.71		
Owner Occupied Housing Units	12,596		12,907		13,216		
Renter Occupied Housing Units	2,514		2,776		2,864		
Median Age	39.4		40.8		41.7		
Trends: 2017 - 2022 Annual Rate	Area		State		National		
Population	0.47%		0.21%		0.83%		
Households	0.50%		0.23%		0.79%		
Families	0.40%		0.11%		0.71%		
Owner HHs	0.47%		0.22%		0.72%		
Median Household Income	1.76%		1.58%		2.12%		
Households by Income	2017			2022			
			Number	Percent	Number	Percent	
	<\$15,000		1,055	6.7%	1,054	6.6%	
	\$15,000 - \$24,999		890	5.7%	827	5.1%	
	\$25,000 - \$34,999		1,075	6.9%	944	5.9%	
	\$35,000 - \$49,999		1,363	8.7%	1,214	7.5%	
	\$50,000 - \$74,999		2,667	17.0%	2,448	15.2%	
	\$75,000 - \$99,999		2,433	15.5%	2,466	15.3%	
	\$100,000 - \$149,999		3,393	21.6%	3,779	23.5%	
	\$150,000 - \$199,999		1,392	8.9%	1,614	10.0%	
	\$200,000+		1,416	9.0%	1,733	10.8%	
Median Household Income			\$81,541		\$88,980		
Average Household Income			\$101,370		\$114,605		
Per Capita Income			\$37,354		\$42,256		
Population by Age	Census 2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	2,517	6.1%	2,382	5.5%	2,376	5.4%
	5 - 9	3,283	7.9%	2,930	6.8%	2,737	6.2%
	10 - 14	3,312	8.0%	3,190	7.4%	3,013	6.8%
	15 - 19	2,916	7.0%	2,815	6.5%	2,870	6.5%
	20 - 24	2,065	5.0%	2,173	5.1%	1,967	4.5%
	25 - 34	4,069	9.8%	4,800	11.2%	5,060	11.5%
	35 - 44	6,548	15.8%	5,729	13.3%	5,943	13.5%
	45 - 54	7,435	17.9%	6,853	15.9%	6,112	13.9%
	55 - 64	5,168	12.4%	6,366	14.8%	6,656	15.1%
	65 - 74	2,596	6.2%	3,868	9.0%	4,761	10.8%
	75 - 84	1,117	2.7%	1,247	2.9%	1,855	4.2%
	85+	542	1.3%	654	1.5%	677	1.5%
	Race and Ethnicity	Census 2010		2017		2022	
Number		Percent	Number	Percent	Number	Percent	
White Alone		39,586	95.2%	40,480	94.1%	41,004	93.1%
Black Alone		503	1.2%	618	1.4%	734	1.7%
American Indian Alone		131	0.3%	142	0.3%	150	0.3%
Asian Alone		488	1.2%	678	1.6%	852	1.9%
Pacific Islander Alone		13	0.0%	19	0.0%	26	0.1%
Some Other Race Alone		239	0.6%	299	0.7%	352	0.8%
Two or More Races		611	1.5%	771	1.8%	910	2.1%
Hispanic Origin (Any Race)		1,198	2.9%	1,504	3.5%	1,800	4.1%

Data Note: Income is expressed in current dollars.

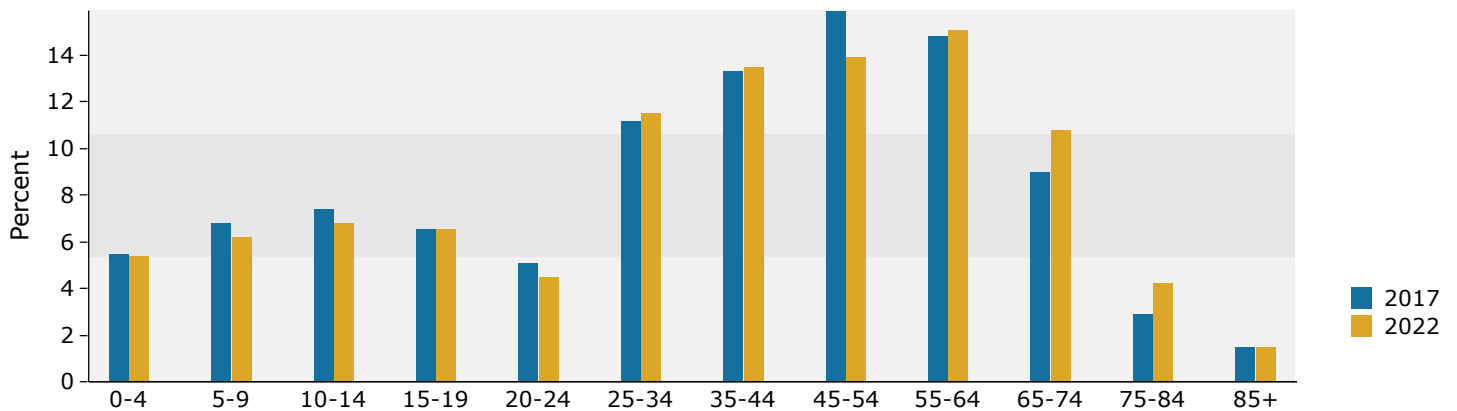
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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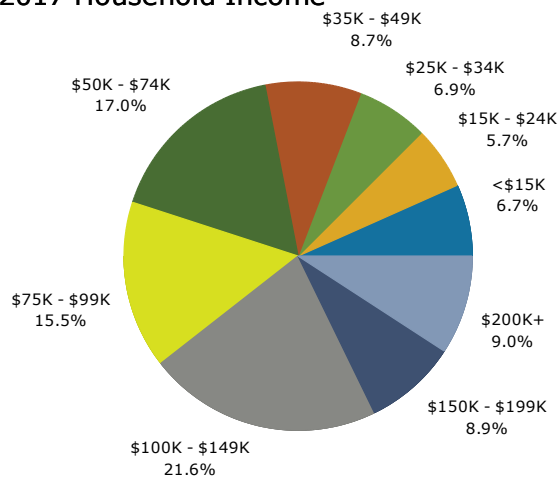
Trends 2017-2022



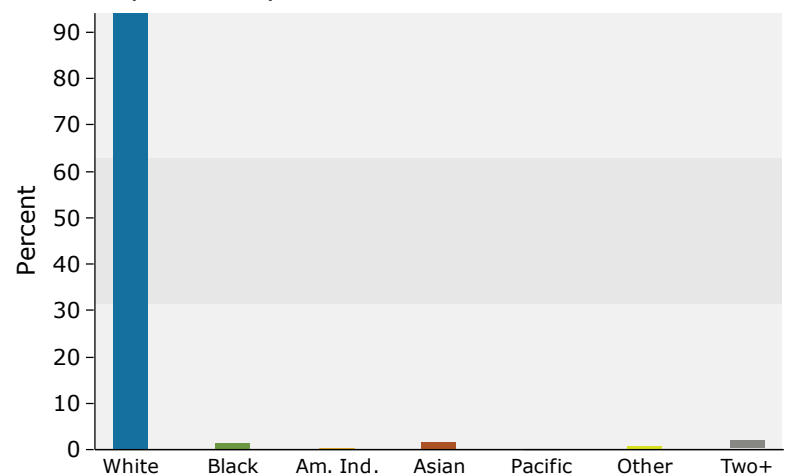
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 3.5%



Demographic and Income Profile

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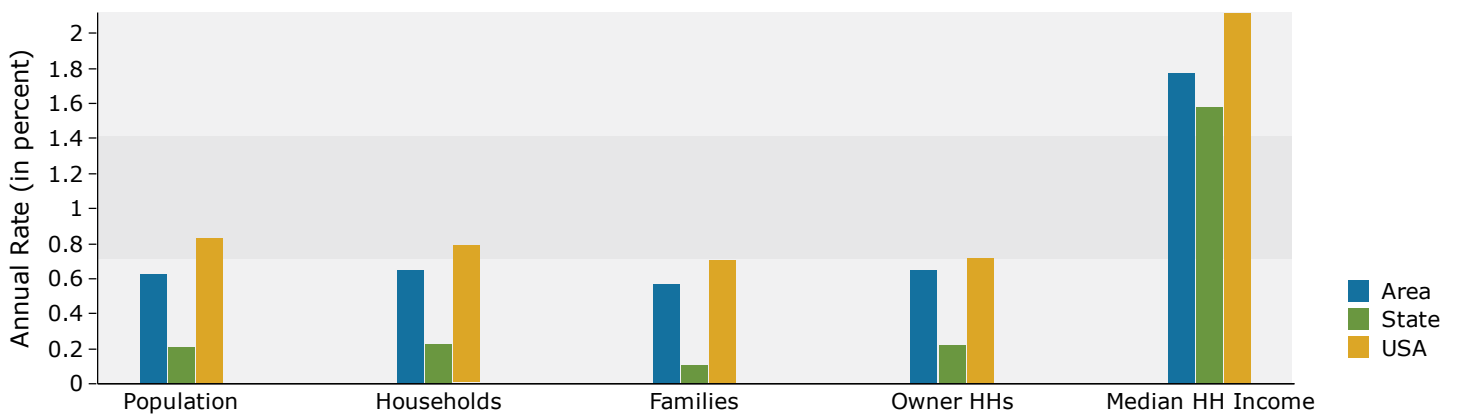
Summary	Census 2010		2017		2022	
Population	135,132		142,169		146,713	
Households	48,697		51,368		53,066	
Families	37,434		39,116		40,243	
Average Household Size	2.75		2.75		2.74	
Owner Occupied Housing Units	41,418		43,300		44,733	
Renter Occupied Housing Units	7,279		8,068		8,333	
Median Age	40.4		41.9		43.0	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	0.63%		0.21%		0.83%	
Households	0.65%		0.23%		0.79%	
Families	0.57%		0.11%		0.71%	
Owner HHs	0.65%		0.22%		0.72%	
Median Household Income	1.78%		1.58%		2.12%	
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	2,972	5.8%	3,009	5.7%		
\$15,000 - \$24,999	2,696	5.2%	2,538	4.8%		
\$25,000 - \$34,999	3,246	6.3%	2,880	5.4%		
\$35,000 - \$49,999	4,768	9.3%	4,307	8.1%		
\$50,000 - \$74,999	8,316	16.2%	7,746	14.6%		
\$75,000 - \$99,999	7,325	14.3%	7,600	14.3%		
\$100,000 - \$149,999	10,703	20.8%	11,934	22.5%		
\$150,000 - \$199,999	5,464	10.6%	6,185	11.7%		
\$200,000+	5,877	11.4%	6,866	12.9%		
Median Household Income	\$85,794		\$93,698			
Average Household Income	\$111,456		\$124,240			
Per Capita Income	\$40,588		\$45,255			
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,544	5.6%	7,223	5.1%	7,276	5.0%
5 - 9	10,193	7.5%	9,186	6.5%	8,628	5.9%
10 - 14	11,274	8.3%	10,815	7.6%	10,095	6.9%
15 - 19	10,304	7.6%	9,975	7.0%	9,904	6.8%
20 - 24	6,482	4.8%	7,375	5.2%	6,769	4.6%
25 - 34	12,263	9.1%	14,800	10.4%	15,862	10.8%
35 - 44	20,061	14.8%	17,594	12.4%	18,555	12.6%
45 - 54	25,158	18.6%	23,567	16.6%	21,220	14.5%
55 - 64	17,780	13.2%	22,037	15.5%	23,342	15.9%
65 - 74	8,903	6.6%	13,312	9.4%	16,619	11.3%
75 - 84	3,779	2.8%	4,542	3.2%	6,499	4.4%
85+	1,391	1.0%	1,744	1.2%	1,943	1.3%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	125,804	93.1%	130,053	91.5%	132,172	90.1%
Black Alone	2,805	2.1%	3,454	2.4%	4,070	2.8%
American Indian Alone	407	0.3%	439	0.3%	460	0.3%
Asian Alone	2,809	2.1%	4,009	2.8%	5,056	3.4%
Pacific Islander Alone	31	0.0%	45	0.0%	61	0.0%
Some Other Race Alone	1,096	0.8%	1,375	1.0%	1,599	1.1%
Two or More Races	2,180	1.6%	2,794	2.0%	3,294	2.2%
Hispanic Origin (Any Race)	4,595	3.4%	5,805	4.1%	6,909	4.7%

Data Note: Income is expressed in current dollars.

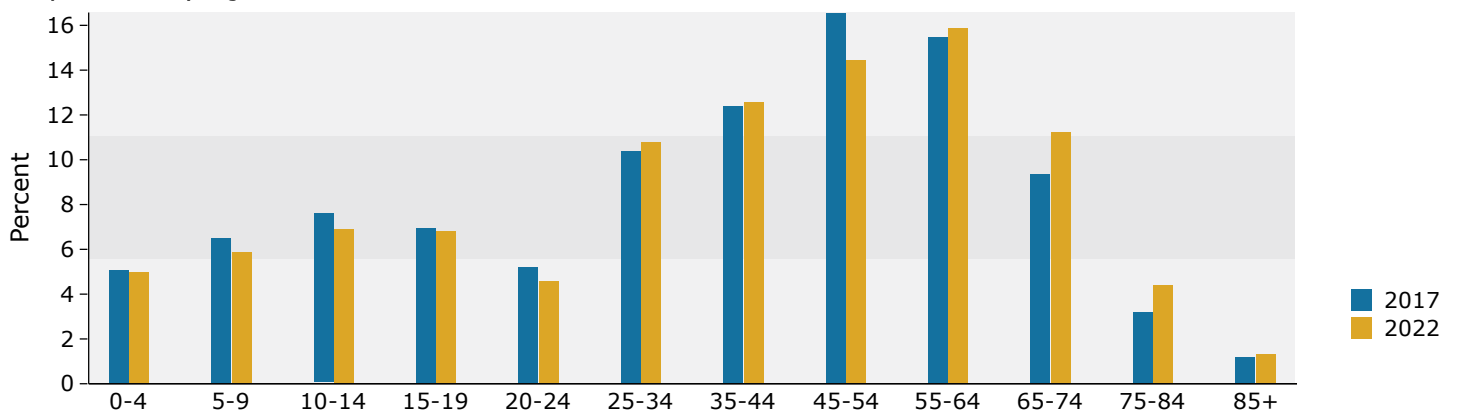
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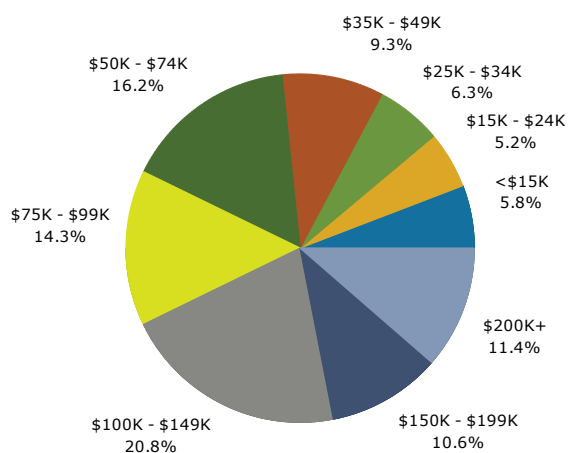
Trends 2017-2022



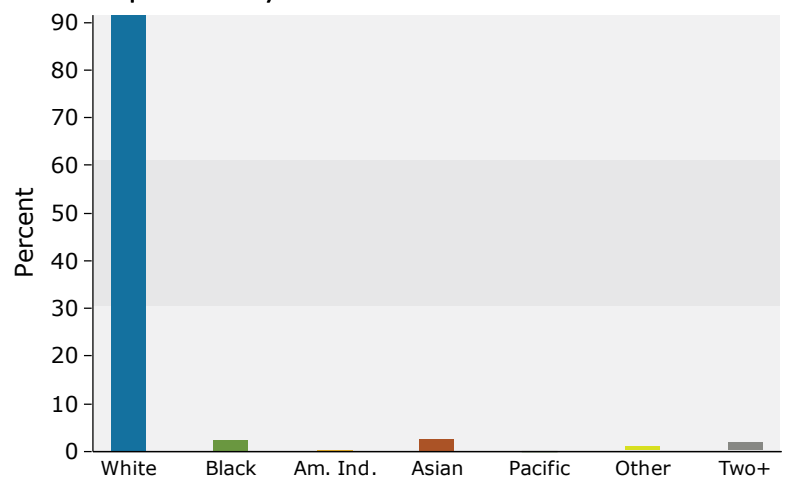
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 4.1%