

# SPACE FOR LEASE



**29600 S. WIXOM ROAD  
WIXOM, MI 48393**

  
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# **RETAIL/MEDICAL FOR LEASE**

**29600 S. WIXOM ROAD  
WIXOM, MI 48393**

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# DISCLAIMER/DISCLOSURE

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# SUMMARY

**Location:** 29600 S. Wixom Rd.  
Wixom, MI 48393

**Parcel I.D.:** 22-05-352-014

**Building Size:** 11,291 SF

**Available Space:** 1,437 SF – Unit 2

**Lease Rate:** Contact Broker

**NNN Expenses:** \$6.00 PSF

**Co-Tenants:** Park Medical Center and ATI Physical Therapy

**Available:** August 2023

**Demographics in** Population: 107,149 people

**5 Mile Radius:** Households: 44,867 homes

Avg. HH Income: \$108,909 USD

Traffic Counts: 36,610 VPD

- Property Highlights:**
- Conveniently located just north of the I-96, Wixom Rd exit
  - Strong co-tenancy, good signage and dedicated suite ingress/egress
  - Property has recently undergone many capital improvements
  - Space would be ideal for a retail, medical or office user
  - Contact broker for additional details

**For Information Contact:**

**KYLE NELSON & RANDY THOMAS**

**248-359-9000 x5**



# PHOTOGRAPHS



AVAILABLE

29600  
Unit 2

ATI  
THERAPY

# PHOTOGRAPHS



# PHOTOGRAPHS



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**29600**

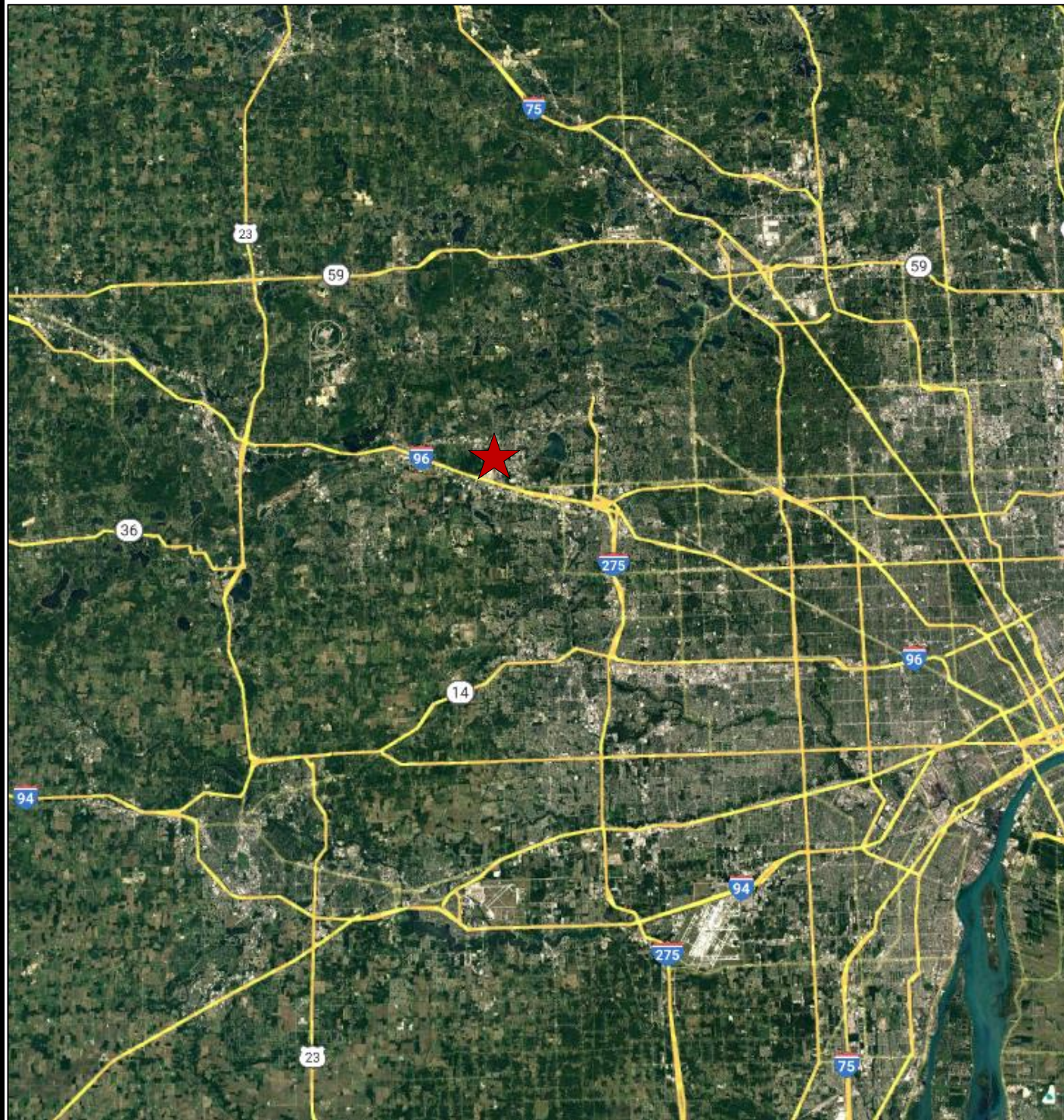
# AERIAL

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES



# AREA MAP

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES



# DEMOGRAPHICS

## Full Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.5088/-83.5361

29600 Wixom Rd Wixom, MI 48393	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2022 Estimated Population	1,126	41,265	107,149
2027 Projected Population	1,103	41,319	107,619
2020 Census Population	1,177	41,309	107,376
2010 Census Population	983	31,626	86,971
Projected Annual Growth 2022 to 2027	-0.4%	-	-
Historical Annual Growth 2010 to 2022	1.2%	2.5%	1.9%
<b>Households</b>			
2022 Estimated Households	718	18,326	44,867
2027 Projected Households	706	18,344	45,060
2020 Census Households	744	18,225	44,645
2010 Census Households	533	13,277	35,113
Projected Annual Growth 2022 to 2027	-0.3%	-	-
Historical Annual Growth 2010 to 2022	2.9%	3.2%	2.3%
<b>Age</b>			
2022 Est. Population Under 10 Years	9.5%	12.1%	11.6%
2022 Est. Population 10 to 19 Years	7.5%	11.8%	12.3%
2022 Est. Population 20 to 29 Years	31.7%	15.7%	12.7%
2022 Est. Population 30 to 44 Years	28.4%	24.4%	22.3%
2022 Est. Population 45 to 59 Years	14.0%	19.9%	20.9%
2022 Est. Population 60 to 74 Years	7.3%	11.9%	14.3%
2022 Est. Population 75 Years or Over	1.6%	4.2%	6.0%
2022 Est. Median Age	29.5	35.8	39.0
<b>Marital Status &amp; Gender</b>			
2022 Est. Male Population	50.0%	50.2%	49.9%
2022 Est. Female Population	50.0%	49.8%	50.1%
2022 Est. Never Married	62.9%	36.3%	28.7%
2022 Est. Now Married	18.6%	47.8%	53.1%
2022 Est. Separated or Divorced	15.5%	13.0%	13.1%
2022 Est. Widowed	3.0%	3.0%	5.1%
<b>Income</b>			
2022 Est. HH Income \$200,000 or More	8.3%	11.9%	14.8%
2022 Est. HH Income \$150,000 to \$199,999	3.1%	8.4%	9.5%
2022 Est. HH Income \$100,000 to \$149,999	6.9%	15.9%	17.8%
2022 Est. HH Income \$75,000 to \$99,999	12.9%	13.5%	13.5%
2022 Est. HH Income \$50,000 to \$74,999	26.2%	15.9%	16.0%
2022 Est. HH Income \$35,000 to \$49,999	24.8%	12.1%	10.5%
2022 Est. HH Income \$25,000 to \$34,999	10.2%	8.8%	7.7%
2022 Est. HH Income \$15,000 to \$24,999	6.8%	7.0%	5.4%
2022 Est. HH Income Under \$15,000	0.8%	6.4%	4.8%
2022 Est. Average Household Income	\$65,220	\$94,282	\$108,909
2022 Est. Median Household Income	\$60,498	\$85,259	\$95,627
2022 Est. Per Capita Income	\$41,607	\$41,908	\$45,629
2022 Est. Total Businesses	603	2,340	5,064
2022 Est. Total Employees	9,405	44,265	85,062

# DEMOGRAPHICS

## Full Profile

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 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.5088/-83.5361

29600 Wixom Rd Wixom, MI 48393		1 mi radius	3 mi radius	5 mi radius
<b>Race</b>				
2022 Est. White		57.8%	64.7%	70.2%
2022 Est. Black		26.6%	11.2%	7.8%
2022 Est. Asian or Pacific Islander		8.4%	18.2%	16.4%
2022 Est. American Indian or Alaska Native		0.5%	0.2%	0.2%
2022 Est. Other Races		6.7%	5.7%	5.4%
<b>Hispanic</b>				
2022 Est. Hispanic Population		75	1,968	4,625
2022 Est. Hispanic Population		6.6%	4.8%	4.3%
2027 Proj. Hispanic Population		6.4%	4.7%	4.3%
2020 Hispanic Population		8.4%	6.5%	5.4%
<b>Education (Adults 25 &amp; Older)</b>				
2022 Est. Adult Population (25 Years or Over)		774	28,627	75,579
2022 Est. Elementary (Grade Level 0 to 8)		0.3%	1.5%	1.6%
2022 Est. Some High School (Grade Level 9 to 11)		1.4%	2.2%	2.5%
2022 Est. High School Graduate		7.4%	16.1%	16.7%
2022 Est. Some College		13.6%	17.3%	17.2%
2022 Est. Associate Degree Only		21.9%	9.2%	8.6%
2022 Est. Bachelor Degree Only		42.1%	28.8%	29.2%
2022 Est. Graduate Degree		13.3%	24.8%	24.2%
<b>Housing</b>				
2022 Est. Total Housing Units		793	19,629	47,660
2022 Est. Owner-Occupied		5.6%	54.0%	63.4%
2022 Est. Renter-Occupied		85.0%	39.4%	30.7%
2022 Est. Vacant Housing		9.4%	6.6%	5.9%
<b>Homes Built by Year</b>				
2022 Homes Built 2010 or later		4.7%	7.5%	7.8%
2022 Homes Built 2000 to 2009		10.8%	11.8%	11.5%
2022 Homes Built 1990 to 1999		10.0%	15.4%	14.9%
2022 Homes Built 1980 to 1989		18.7%	13.5%	13.3%
2022 Homes Built 1970 to 1979		30.6%	16.4%	16.1%
2022 Homes Built 1960 to 1969		6.7%	9.8%	9.8%
2022 Homes Built 1950 to 1959		1.1%	10.6%	11.6%
2022 Homes Built Before 1949		7.9%	8.5%	9.1%
<b>Home Values</b>				
2022 Home Value \$1,000,000 or More		3.3%	1.8%	1.7%
2022 Home Value \$500,000 to \$999,999		20.1%	19.6%	19.5%
2022 Home Value \$400,000 to \$499,999		17.3%	16.8%	16.7%
2022 Home Value \$300,000 to \$399,999		18.9%	20.5%	20.5%
2022 Home Value \$200,000 to \$299,999		22.4%	20.2%	21.8%
2022 Home Value \$150,000 to \$199,999		8.8%	9.3%	8.1%
2022 Home Value \$100,000 to \$149,999		5.1%	3.0%	3.6%
2022 Home Value \$50,000 to \$99,999		1.0%	1.9%	1.5%
2022 Home Value \$25,000 to \$49,999		0.4%	2.0%	1.5%
2022 Home Value Under \$25,000		2.6%	4.8%	5.1%
2022 Median Home Value		\$346,611	\$355,853	\$348,261
2022 Median Rent		\$873	\$974	\$1,102

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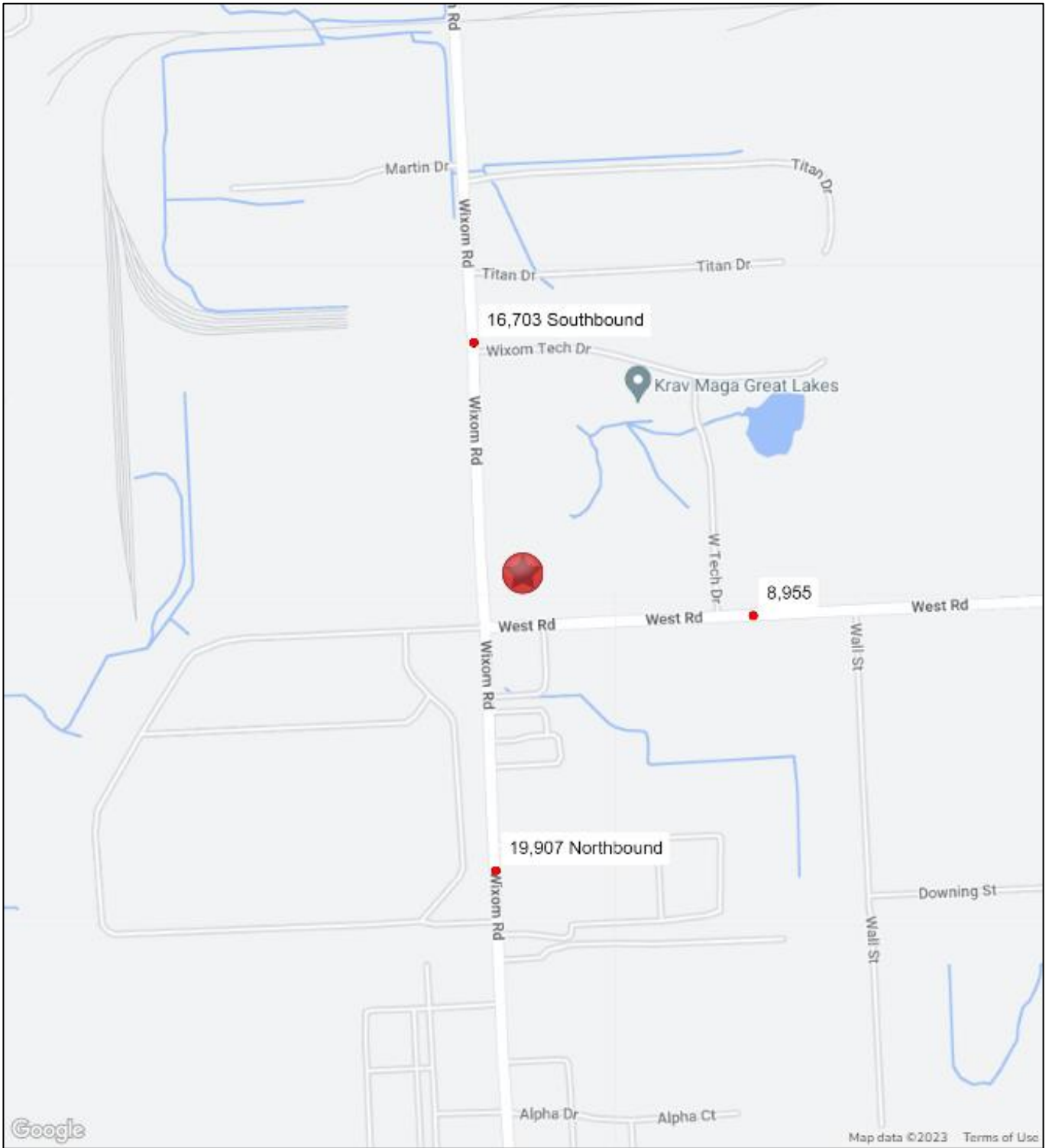
Lat/Lon: 42.5088/-83.5361

29600 Wixom Rd Wixom, MI 48393	1 mi radius	3 mi radius	5 mi radius
<b>Labor Force</b>			
2022 Est. Labor Population Age 16 Years or Over	971	33,299	86,570
2022 Est. Civilian Employed	87.7%	74.1%	67.7%
2022 Est. Civilian Unemployed	0.9%	1.0%	1.3%
2022 Est. in Armed Forces	-	-	-
2022 Est. not in Labor Force	11.4%	24.8%	31.0%
2022 Labor Force Males	49.9%	49.9%	49.7%
2022 Labor Force Females	50.1%	50.1%	50.3%
<b>Occupation</b>			
2022 Occupation: Population Age 16 Years or Over	851	24,685	58,585
2022 Mgmt, Business, & Financial Operations	22.2%	21.8%	23.5%
2022 Professional, Related	32.5%	32.6%	31.8%
2022 Service	8.7%	12.0%	11.5%
2022 Sales, Office	20.6%	18.6%	19.0%
2022 Farming, Fishing, Forestry	-	-	0.1%
2022 Construction, Extraction, Maintenance	3.6%	5.0%	5.4%
2022 Production, Transport, Material Moving	12.4%	9.9%	8.8%
2022 White Collar Workers	75.3%	73.0%	74.2%
2022 Blue Collar Workers	24.7%	27.0%	25.8%
<b>Transportation to Work</b>			
2022 Drive to Work Alone	78.6%	63.0%	62.7%
2022 Drive to Work in Carpool	7.8%	5.8%	5.5%
2022 Travel to Work by Public Transportation	-	-	-
2022 Drive to Work on Motorcycle	-	-	-
2022 Walk or Bicycle to Work	-	1.2%	1.0%
2022 Other Means	0.4%	0.8%	0.7%
2022 Work at Home	13.1%	29.2%	30.0%
<b>Travel Time</b>			
2022 Travel to Work in 14 Minutes or Less	22.5%	22.8%	23.1%
2022 Travel to Work in 15 to 29 Minutes	37.1%	36.5%	36.1%
2022 Travel to Work in 30 to 59 Minutes	39.4%	36.1%	35.8%
2022 Travel to Work in 60 Minutes or More	1.0%	4.5%	5.0%
2022 Average Travel Time to Work	24.1	24.4	24.2
<b>Consumer Expenditure</b>			
2022 Est. Total Household Expenditure	\$37.68 M	\$1.22 B	\$3.34 B
2022 Est. Apparel	\$1.33 M	\$43.61 M	\$119.5 M
2022 Est. Contributions, Gifts	\$2.14 M	\$73.01 M	\$203.21 M
2022 Est. Education, Reading	\$1.15 M	\$42.2 M	\$117.56 M
2022 Est. Entertainment	\$2.06 M	\$69.92 M	\$192.6 M
2022 Est. Food, Beverages, Tobacco	\$5.83 M	\$184.7 M	\$502.56 M
2022 Est. Furnishings, Equipment	\$1.29 M	\$43.32 M	\$119.22 M
2022 Est. Health Care, Insurance	\$3.37 M	\$109.25 M	\$299.22 M
2022 Est. Household Operations, Shelter, Utilities	\$12.47 M	\$392.61 M	\$1.07 B
2022 Est. Miscellaneous Expenses	\$709.5 K	\$23.17 M	\$63.56 M
2022 Est. Personal Care	\$503.72 K	\$16.37 M	\$44.76 M
2022 Est. Transportation	\$6.83 M	\$221.05 M	\$603.96 M

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# TRAFFIC COUNTS



**29600 Wixom Rd**

Wixom, MI 48393

April 2023