

# Demographic Detail Report

## Tel-Twelve Shopping Center

28300-28800 Telegraph Rd, Southfield, MI 48034

Building Type: **Shopping Center**      Total Available: **0 SF**  
 Center Type: **Power Center**              % Leased: **100%**  
 Center GLA: **547,882 SF**                  Rent/SF/Yr: **-**  
 Year Built: **1967**



Radius	3 Mile		5 Mile		10 Mile	
<b>Population</b>						
2021 Projection	63,405		230,564		992,444	
2016 Estimate	61,542		224,563		978,028	
2010 Census	59,892		217,909		968,719	
Growth 2016 - 2021	3.03%		2.67%		1.47%	
Growth 2010 - 2016	2.75%		3.05%		0.96%	
<b>2016 Population by Age</b>						
	<b>61,542</b>		<b>224,563</b>		<b>978,028</b>	
Age 0 - 4	3,222	5.24%	12,341	5.50%	57,463	5.88%
Age 5 - 9	3,086	5.01%	12,336	5.49%	56,119	5.74%
Age 10 - 14	3,429	5.57%	13,469	6.00%	58,816	6.01%
Age 15 - 19	3,801	6.18%	14,069	6.27%	60,431	6.18%
Age 20 - 24	3,796	6.17%	13,547	6.03%	60,643	6.20%
Age 25 - 29	3,631	5.90%	12,932	5.76%	60,287	6.16%
Age 30 - 34	3,404	5.53%	12,713	5.66%	60,509	6.19%
Age 35 - 39	3,227	5.24%	12,641	5.63%	59,325	6.07%
Age 40 - 44	3,550	5.77%	13,905	6.19%	62,812	6.42%
Age 45 - 49	3,952	6.42%	14,973	6.67%	65,358	6.68%
Age 50 - 54	4,433	7.20%	16,314	7.26%	69,679	7.12%
Age 55 - 59	4,746	7.71%	17,063	7.60%	72,027	7.36%
Age 60 - 64	4,525	7.35%	15,900	7.08%	65,890	6.74%
Age 65 - 69	3,896	6.33%	13,365	5.95%	54,242	5.55%
Age 70 - 74	2,940	4.78%	9,960	4.44%	40,124	4.10%
Age 75 - 79	2,044	3.32%	6,864	3.06%	27,780	2.84%
Age 80 - 84	1,530	2.49%	5,050	2.25%	20,242	2.07%
Age 85+	2,329	3.78%	7,121	3.17%	26,282	2.69%
Age 65+	12,739	20.70%	42,360	18.86%	168,670	17.25%
<b>Median Age</b>	<b>44.50</b>		<b>43.00</b>		<b>41.20</b>	
<b>Average Age</b>	<b>42.60</b>		<b>41.50</b>		<b>40.40</b>	

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Radius	3 Mile		5 Mile		10 Mile	
<b>2016 Population By Race</b>	<b>61,542</b>		<b>224,563</b>		<b>978,028</b>	
White	24,432	39.70%	122,588	54.59%	550,595	56.30%
Black	33,529	54.48%	88,422	39.38%	350,048	35.79%
Am. Indian & Alaskan	124	0.20%	506	0.23%	2,827	0.29%
Asian	2,076	3.37%	8,021	3.57%	53,266	5.45%
Hawaiian & Pacific Island	11	0.02%	80	0.04%	236	0.02%
Other	1,370	2.23%	4,946	2.20%	21,055	2.15%
<b>Population by Hispanic Origin</b>	<b>61,542</b>		<b>224,563</b>		<b>978,028</b>	
Non-Hispanic Origin	60,648	98.55%	220,564	98.22%	955,331	97.68%
Hispanic Origin	894	1.45%	3,999	1.78%	22,697	2.32%
<b>2016 Median Age, Male</b>	<b>41.10</b>		<b>40.40</b>		<b>39.10</b>	
<b>2016 Average Age, Male</b>	<b>40.50</b>		<b>39.70</b>		<b>38.80</b>	
<b>2016 Median Age, Female</b>	<b>46.90</b>		<b>45.10</b>		<b>43.10</b>	
<b>2016 Average Age, Female</b>	<b>44.40</b>		<b>43.10</b>		<b>41.80</b>	
<b>2016 Population by Occupation Classification</b>	<b>51,041</b>		<b>183,591</b>		<b>793,524</b>	
Civilian Employed	29,330	57.46%	109,488	59.64%	469,256	59.14%
Civilian Unemployed	1,884	3.69%	6,416	3.49%	29,841	3.76%
Civilian Non-Labor Force	19,805	38.80%	67,603	36.82%	294,106	37.06%
Armed Forces	22	0.04%	84	0.05%	321	0.04%
<b>Households by Marital Status</b>						
Married	11,054		40,803		169,109	
Married No Children	6,945		24,486		101,389	
Married w/Children	4,109		16,317		67,720	
<b>2016 Population by Education</b>	<b>46,026</b>		<b>166,836</b>		<b>723,854</b>	
Some High School, No Diploma	2,673	5.81%	10,294	6.17%	61,465	8.49%
High School Grad (Incl Equivalency)	7,452	16.19%	29,095	17.44%	152,609	21.08%
Some College, No Degree	13,345	28.99%	46,890	28.11%	202,598	27.99%
Associate Degree	1,819	3.95%	8,036	4.82%	39,299	5.43%
Bachelor Degree	10,853	23.58%	39,607	23.74%	151,465	20.92%
Advanced Degree	9,884	21.47%	32,914	19.73%	116,418	16.08%

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Radius	3 Mile		5 Mile		10 Mile	
<b>2016 Population by Occupation</b>	<b>56,556</b>		<b>209,089</b>		<b>893,319</b>	
Real Estate & Finance	2,733	4.83%	9,691	4.63%	36,551	4.09%
Professional & Management	18,021	31.86%	67,806	32.43%	273,138	30.58%
Public Administration	1,439	2.54%	3,720	1.78%	15,697	1.76%
Education & Health	8,652	15.30%	30,171	14.43%	118,899	13.31%
Services	4,216	7.45%	16,555	7.92%	75,841	8.49%
Information	868	1.53%	2,621	1.25%	10,184	1.14%
Sales	7,422	13.12%	27,609	13.20%	116,131	13.00%
Transportation	325	0.57%	1,264	0.60%	9,122	1.02%
Retail	2,504	4.43%	10,658	5.10%	47,974	5.37%
Wholesale	771	1.36%	2,894	1.38%	12,296	1.38%
Manufacturing	3,810	6.74%	14,513	6.94%	69,769	7.81%
Production	2,494	4.41%	9,334	4.46%	48,145	5.39%
Construction	853	1.51%	3,754	1.80%	20,722	2.32%
Utilities	1,298	2.30%	3,655	1.75%	16,369	1.83%
Agriculture & Mining	6	0.01%	205	0.10%	862	0.10%
Farming, Fishing, Forestry	16	0.03%	27	0.01%	518	0.06%
Other Services	1,128	1.99%	4,612	2.21%	21,101	2.36%
<b>2016 Worker Travel Time to Job</b>	<b>28,074</b>		<b>104,549</b>		<b>450,935</b>	
<30 Minutes	18,736	66.74%	69,705	66.67%	289,720	64.25%
30-60 Minutes	8,303	29.58%	30,945	29.60%	141,115	31.29%
60+ Minutes	1,035	3.69%	3,899	3.73%	20,100	4.46%
<b>2010 Households by HH Size</b>	<b>25,631</b>		<b>91,631</b>		<b>397,815</b>	
1-Person Households	8,730	34.06%	30,060	32.81%	125,482	31.54%
2-Person Households	8,348	32.57%	29,456	32.15%	125,361	31.51%
3-Person Households	3,743	14.60%	13,990	15.27%	63,158	15.88%
4-Person Households	2,849	11.12%	10,672	11.65%	48,514	12.20%
5-Person Households	1,261	4.92%	4,772	5.21%	21,744	5.47%
6-Person Households	463	1.81%	1,707	1.86%	8,357	2.10%
7 or more Person Households	237	0.92%	974	1.06%	5,199	1.31%
<b>2016 Average Household Size</b>	<b>2.30</b>		<b>2.30</b>		<b>2.40</b>	
<b>Households</b>						
2021 Projection	27,195		96,914		408,333	
2016 Estimate	26,381		94,358		401,989	
2010 Census	25,630		91,631		397,816	
Growth 2016 - 2021	3.09%		2.71%		1.58%	
Growth 2010 - 2016	2.93%		2.98%		1.05%	

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Radius	3 Mile		5 Mile		10 Mile	
<b>2016 Households by HH Income</b>	<b>26,381</b>		<b>94,356</b>		<b>401,988</b>	
<\$25,000	5,116	19.39%	19,052	20.19%	89,979	22.38%
\$25,000 - \$50,000	5,525	20.94%	18,914	20.05%	87,289	21.71%
\$50,000 - \$75,000	4,489	17.02%	15,731	16.67%	68,179	16.96%
\$75,000 - \$100,000	3,132	11.87%	11,614	12.31%	48,810	12.14%
\$100,000 - \$125,000	2,395	9.08%	8,752	9.28%	34,457	8.57%
\$125,000 - \$150,000	1,458	5.53%	5,254	5.57%	20,870	5.19%
\$150,000 - \$200,000	1,682	6.38%	5,573	5.91%	22,850	5.68%
\$200,000+	2,584	9.79%	9,466	10.03%	29,554	7.35%
<b>2016 Avg Household Income</b>	<b>\$90,804</b>		<b>\$90,907</b>		<b>\$81,760</b>	
<b>2016 Med Household Income</b>	<b>\$63,159</b>		<b>\$63,895</b>		<b>\$57,693</b>	
<b>2016 Occupied Housing</b>	<b>26,381</b>		<b>94,357</b>		<b>401,988</b>	
Owner Occupied	15,799	59.89%	62,798	66.55%	274,855	68.37%
Renter Occupied	10,582	40.11%	31,559	33.45%	127,133	31.63%
<b>2010 Housing Units</b>	<b>28,946</b>		<b>101,775</b>		<b>443,810</b>	
1 Unit	17,057	58.93%	72,484	71.22%	345,957	77.95%
2 - 4 Units	1,311	4.53%	4,086	4.01%	22,678	5.11%
5 - 19 Units	5,098	17.61%	12,899	12.67%	43,824	9.87%
20+ Units	5,480	18.93%	12,306	12.09%	31,351	7.06%
<b>2016 Housing Value</b>	<b>15,798</b>		<b>62,798</b>		<b>274,855</b>	
<\$100,000	3,408	21.57%	17,571	27.98%	100,546	36.58%
\$100,000 - \$200,000	5,440	34.43%	19,868	31.64%	80,194	29.18%
\$200,000 - \$300,000	2,616	16.56%	10,112	16.10%	43,508	15.83%
\$300,000 - \$400,000	1,829	11.58%	5,454	8.68%	21,103	7.68%
\$400,000 - \$500,000	909	5.75%	3,139	5.00%	12,478	4.54%
\$500,000 - \$1,000,000	1,157	7.32%	4,683	7.46%	12,775	4.65%
\$1,000,000+	439	2.78%	1,971	3.14%	4,251	1.55%
<b>2016 Median Home Value</b>	<b>\$182,554</b>		<b>\$169,599</b>		<b>\$145,990</b>	
<b>2016 Housing Units by Yr Built</b>	<b>29,024</b>		<b>102,377</b>		<b>447,550</b>	
Built 2010+	608	2.09%	2,188	2.14%	7,838	1.75%
Built 2000 - 2010	1,991	6.86%	4,355	4.25%	16,787	3.75%
Built 1990 - 1999	1,856	6.39%	4,982	4.87%	27,957	6.25%
Built 1980 - 1989	3,788	13.05%	8,256	8.06%	37,901	8.47%
Built 1970 - 1979	6,838	23.56%	16,532	16.15%	59,605	13.32%
Built 1960 - 1969	8,101	27.91%	24,039	23.48%	70,701	15.80%
Built 1950 - 1959	4,206	14.49%	26,491	25.88%	118,068	26.38%
Built <1949	1,636	5.64%	15,534	15.17%	108,693	24.29%
<b>2016 Median Year Built</b>	<b>1970</b>		<b>1963</b>		<b>1959</b>	