

# Demographic Detail Report

## West Oaks II

43420-43723 W Oaks Dr, Novi, MI 48377

Building Type: **Shopping Center**  
 Center Type: **Power Center**  
 Center GLA: **522,434 SF**  
 Year Built: **1979**

Total Available: **2,664 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



| Radius                        | 3 Mile        |        | 5 Mile         |        | 10 Mile        |        |
|-------------------------------|---------------|--------|----------------|--------|----------------|--------|
| <b>Population</b>             |               |        |                |        |                |        |
| 2021 Projection               | 55,823        |        | 155,303        |        | 524,163        |        |
| 2016 Estimate                 | 53,699        |        | 150,358        |        | 512,737        |        |
| 2010 Census                   | 49,815        |        | 142,877        |        | 495,839        |        |
| Growth 2016 - 2021            | 3.96%         |        | 3.29%          |        | 2.23%          |        |
| Growth 2010 - 2016            | 7.80%         |        | 5.24%          |        | 3.41%          |        |
| <b>2016 Population by Age</b> |               |        |                |        |                |        |
|                               | <b>53,699</b> |        | <b>150,358</b> |        | <b>512,737</b> |        |
| Age 0 - 4                     | 3,272         | 6.09%  | 8,868          | 5.90%  | 27,948         | 5.45%  |
| Age 5 - 9                     | 3,264         | 6.08%  | 8,798          | 5.85%  | 28,535         | 5.57%  |
| Age 10 - 14                   | 3,448         | 6.42%  | 9,379          | 6.24%  | 31,769         | 6.20%  |
| Age 15 - 19                   | 3,348         | 6.23%  | 9,361          | 6.23%  | 32,819         | 6.40%  |
| Age 20 - 24                   | 3,079         | 5.73%  | 8,815          | 5.86%  | 31,221         | 6.09%  |
| Age 25 - 29                   | 3,262         | 6.07%  | 9,106          | 6.06%  | 29,431         | 5.74%  |
| Age 30 - 34                   | 3,666         | 6.83%  | 9,769          | 6.50%  | 28,728         | 5.60%  |
| Age 35 - 39                   | 3,783         | 7.04%  | 9,741          | 6.48%  | 28,551         | 5.57%  |
| Age 40 - 44                   | 4,017         | 7.48%  | 10,329         | 6.87%  | 32,071         | 6.25%  |
| Age 45 - 49                   | 4,081         | 7.60%  | 10,790         | 7.18%  | 35,878         | 7.00%  |
| Age 50 - 54                   | 4,115         | 7.66%  | 11,396         | 7.58%  | 39,793         | 7.76%  |
| Age 55 - 59                   | 3,847         | 7.16%  | 11,231         | 7.47%  | 40,796         | 7.96%  |
| Age 60 - 64                   | 3,110         | 5.79%  | 9,677          | 6.44%  | 36,231         | 7.07%  |
| Age 65 - 69                   | 2,322         | 4.32%  | 7,647          | 5.09%  | 29,073         | 5.67%  |
| Age 70 - 74                   | 1,630         | 3.04%  | 5,498          | 3.66%  | 21,214         | 4.14%  |
| Age 75 - 79                   | 1,105         | 2.06%  | 3,654          | 2.43%  | 14,487         | 2.83%  |
| Age 80 - 84                   | 888           | 1.65%  | 2,664          | 1.77%  | 10,469         | 2.04%  |
| Age 85+                       | 1,462         | 2.72%  | 3,635          | 2.42%  | 13,724         | 2.68%  |
| Age 65+                       | 7,407         | 13.79% | 23,098         | 15.36% | 88,967         | 17.35% |
| <b>Median Age</b>             | <b>39.60</b>  |        | <b>40.60</b>   |        | <b>42.70</b>   |        |
| <b>Average Age</b>            | <b>38.90</b>  |        | <b>39.70</b>   |        | <b>41.00</b>   |        |

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| <b>West Oaks II</b>                                 |               |        |                |        |                |        |
|---|---------------|--------|----------------|--------|----------------|--------|
| 43420-43723 W Oaks Dr, Novi, MI 48377               |               |        |                |        |                |        |
| <b>Radius</b>                                       | <b>3 Mile</b> |        | <b>5 Mile</b>  |        | <b>10 Mile</b> |        |
| <b>2016 Population By Race</b>                      | <b>53,699</b> |        | <b>150,358</b> |        | <b>512,737</b> |        |
| White   | 37,268        | 69.40% | 109,908        | 73.10% | 411,120        | 80.18% |
| Black   | 5,812         | 10.82% | 16,679         | 11.09% | 50,984         | 9.94%  |
| Am. Indian & Alaskan                                | 138           | 0.26%  | 349            | 0.23%  | 1,256          | 0.24%  |
| Asian   | 9,404         | 17.51% | 20,412         | 13.58% | 39,928         | 7.79%  |
| Hawaiian & Pacific Island                           | 6             | 0.01%  | 23             | 0.02%  | 100            | 0.02%  |
| Other   | 1,070         | 1.99%  | 2,987          | 1.99%  | 9,350          | 1.82%  |
| <b>Population by Hispanic Origin</b>                | <b>53,699</b> |        | <b>150,358</b> |        | <b>512,737</b> |        |
| Non-Hispanic Origin                                 | 51,608        | 96.11% | 145,656        | 96.87% | 499,094        | 97.34% |
| Hispanic Origin                                     | 2,091         | 3.89%  | 4,702          | 3.13%  | 13,643         | 2.66%  |
| <b>2016 Median Age, Male</b>                        | <b>38.50</b>  |        | <b>39.20</b>   |        | <b>41.10</b>   |        |
| <b>2016 Average Age, Male</b>                       | <b>37.60</b>  |        | <b>38.50</b>   |        | <b>39.70</b>   |        |
| <b>2016 Median Age, Female</b>                      | <b>40.70</b>  |        | <b>41.90</b>   |        | <b>44.20</b>   |        |
| <b>2016 Average Age, Female</b>                     | <b>40.10</b>  |        | <b>40.90</b>   |        | <b>42.10</b>   |        |
| <b>2016 Population by Occupation Classification</b> | <b>43,045</b> |        | <b>121,444</b> |        | <b>417,918</b> |        |
| Civilian Employed                                   | 28,895        | 67.13% | 80,323         | 66.14% | 266,329        | 63.73% |
| Civilian Unemployed                                 | 1,060         | 2.46%  | 2,932          | 2.41%  | 10,449         | 2.50%  |
| Civilian Non-Labor Force                            | 13,089        | 30.41% | 38,183         | 31.44% | 141,031        | 33.75% |
| Armed Forces  | 1             | 0.00%  | 6              | 0.00%  | 109            | 0.03%  |
| <b>Households by Marital Status</b>                 |               |        |                |        |                |        |
| Married   | 10,718        |        | 31,759         |        | 112,143        |        |
| Married No Children                                 | 5,386         |        | 17,218         |        | 63,658         |        |
| Married w/Children                                  | 5,332         |        | 14,541         |        | 48,485         |        |
| <b>2016 Population by Education</b>                 | <b>39,954</b> |        | <b>111,947</b> |        | <b>381,921</b> |        |
| Some High School, No Diploma                        | 2,434         | 6.09%  | 5,794          | 5.18%  | 20,194         | 5.29%  |
| High School Grad (Incl Equivalency)                 | 6,416         | 16.06% | 16,908         | 15.10% | 68,297         | 17.88% |
| Some College, No Degree                             | 9,065         | 22.69% | 27,272         | 24.36% | 100,132        | 26.22% |
| Associate Degree                                    | 2,666         | 6.67%  | 6,811          | 6.08%  | 21,476         | 5.62%  |
| Bachelor Degree                                     | 11,199        | 28.03% | 31,476         | 28.12% | 98,979         | 25.92% |
| Advanced Degree                                     | 8,174         | 20.46% | 23,686         | 21.16% | 72,843         | 19.07% |

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| Radius                                | 3 Mile        |        | 5 Mile         |        | 10 Mile        |        |
|---------------------------------------|---------------|--------|----------------|--------|----------------|--------|
| <b>2016 Population by Occupation</b>  | <b>54,341</b> |        | <b>151,573</b> |        | <b>502,030</b> |        |
| Real Estate & Finance                 | 2,300         | 4.23%  | 6,420          | 4.24%  | 21,948         | 4.37%  |
| Professional & Management             | 18,549        | 34.13% | 52,914         | 34.91% | 169,242        | 33.71% |
| Public Administration                 | 808           | 1.49%  | 2,186          | 1.44%  | 7,544          | 1.50%  |
| Education & Health                    | 5,951         | 10.95% | 17,013         | 11.22% | 61,658         | 12.28% |
| Services                              | 3,627         | 6.67%  | 9,995          | 6.59%  | 35,055         | 6.98%  |
| Information                           | 552           | 1.02%  | 1,549          | 1.02%  | 5,245          | 1.04%  |
| Sales                                 | 7,636         | 14.05% | 20,167         | 13.31% | 66,437         | 13.23% |
| Transportation                        | 90            | 0.17%  | 275            | 0.18%  | 870            | 0.17%  |
| Retail                                | 3,172         | 5.84%  | 8,651          | 5.71%  | 27,771         | 5.53%  |
| Wholesale                             | 887           | 1.63%  | 2,482          | 1.64%  | 8,115          | 1.62%  |
| Manufacturing                         | 6,008         | 11.06% | 15,751         | 10.39% | 46,342         | 9.23%  |
| Production                            | 2,123         | 3.91%  | 6,131          | 4.04%  | 21,180         | 4.22%  |
| Construction                          | 803           | 1.48%  | 2,619          | 1.73%  | 11,558         | 2.30%  |
| Utilities                             | 950           | 1.75%  | 2,310          | 1.52%  | 7,627          | 1.52%  |
| Agriculture & Mining                  | 12            | 0.02%  | 88             | 0.06%  | 356            | 0.07%  |
| Farming, Fishing, Forestry            | 27            | 0.05%  | 41             | 0.03%  | 137            | 0.03%  |
| Other Services                        | 846           | 1.56%  | 2,981          | 1.97%  | 10,945         | 2.18%  |
| <b>2016 Worker Travel Time to Job</b> | <b>27,904</b> |        | <b>76,984</b>  |        | <b>254,250</b> |        |
| <30 Minutes                           | 15,874        | 56.89% | 43,363         | 56.33% | 143,957        | 56.62% |
| 30-60 Minutes                         | 10,549        | 37.80% | 30,067         | 39.06% | 98,248         | 38.64% |
| 60+ Minutes                           | 1,481         | 5.31%  | 3,554          | 4.62%  | 12,045         | 4.74%  |
| <b>2010 Households by HH Size</b>     | <b>21,240</b> |        | <b>59,755</b>  |        | <b>199,614</b> |        |
| 1-Person Households                   | 7,216         | 33.97% | 18,434         | 30.85% | 55,458         | 27.78% |
| 2-Person Households                   | 6,377         | 30.02% | 19,245         | 32.21% | 66,256         | 33.19% |
| 3-Person Households                   | 3,147         | 14.82% | 9,299          | 15.56% | 31,639         | 15.85% |
| 4-Person Households                   | 3,020         | 14.22% | 8,276          | 13.85% | 29,338         | 14.70% |
| 5-Person Households                   | 1,080         | 5.08%  | 3,161          | 5.29%  | 11,717         | 5.87%  |
| 6-Person Households                   | 280           | 1.32%  | 959            | 1.60%  | 3,683          | 1.85%  |
| 7 or more Person Households           | 120           | 0.56%  | 381            | 0.64%  | 1,523          | 0.76%  |
| <b>2016 Average Household Size</b>    | <b>2.30</b>   |        | <b>2.40</b>    |        | <b>2.50</b>    |        |
| <b>Households</b>                     |               |        |                |        |                |        |
| 2021 Projection                       | 23,764        |        | 64,751         |        | 210,988        |        |
| 2016 Estimate                         | 22,860        |        | 62,722         |        | 206,377        |        |
| 2010 Census                           | 21,239        |        | 59,755         |        | 199,613        |        |
| Growth 2016 - 2021                    | 3.95%         |        | 3.23%          |        | 2.23%          |        |
| Growth 2010 - 2016                    | 7.63%         |        | 4.97%          |        | 3.39%          |        |

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|---------------------------------------|------------------|--------|------------------|--------|------------------|--------|
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| <b>Radius</b>                         | <b>3 Mile</b>    |        | <b>5 Mile</b>    |        | <b>10 Mile</b>   |        |
| <b>2016 Households by HH Income</b>   | <b>22,860</b>    |        | <b>62,722</b>    |        | <b>206,375</b>   |        |
| <\$25,000                             | 3,596            | 15.73% | 8,116            | 12.94% | 27,590           | 13.37% |
| \$25,000 - \$50,000                   | 4,457            | 19.50% | 11,515           | 18.36% | 38,905           | 18.85% |
| \$50,000 - \$75,000                   | 3,838            | 16.79% | 11,315           | 18.04% | 35,043           | 16.98% |
| \$75,000 - \$100,000                  | 2,790            | 12.20% | 8,134            | 12.97% | 27,555           | 13.35% |
| \$100,000 - \$125,000                 | 2,646            | 11.57% | 6,937            | 11.06% | 22,238           | 10.78% |
| \$125,000 - \$150,000                 | 1,357            | 5.94%  | 4,292            | 6.84%  | 15,286           | 7.41%  |
| \$150,000 - \$200,000                 | 2,013            | 8.81%  | 5,785            | 9.22%  | 17,836           | 8.64%  |
| \$200,000+                            | 2,163            | 9.46%  | 6,628            | 10.57% | 21,922           | 10.62% |
| <b>2016 Avg Household Income</b>      | <b>\$96,342</b>  |        | <b>\$101,977</b> |        | <b>\$101,587</b> |        |
| <b>2016 Med Household Income</b>      | <b>\$71,703</b>  |        | <b>\$76,275</b>  |        | <b>\$76,496</b>  |        |
| <b>2016 Occupied Housing</b>          | <b>22,860</b>    |        | <b>62,722</b>    |        | <b>206,377</b>   |        |
| Owner Occupied                        | 12,906           | 56.46% | 39,550           | 63.06% | 152,816          | 74.05% |
| Renter Occupied                       | 9,954            | 43.54% | 23,172           | 36.94% | 53,561           | 25.95% |
| <b>2010 Housing Units</b>             | <b>23,767</b>    |        | <b>65,135</b>    |        | <b>214,136</b>   |        |
| 1 Unit                                | 13,046           | 54.89% | 40,554           | 62.26% | 159,810          | 74.63% |
| 2 - 4 Units                           | 1,221            | 5.14%  | 4,525            | 6.95%  | 10,131           | 4.73%  |
| 5 - 19 Units                          | 4,646            | 19.55% | 12,600           | 19.34% | 27,904           | 13.03% |
| 20+ Units                             | 4,854            | 20.42% | 7,456            | 11.45% | 16,291           | 7.61%  |
| <b>2016 Housing Value</b>             | <b>12,907</b>    |        | <b>39,550</b>    |        | <b>152,815</b>   |        |
| <\$100,000                            | 1,876            | 14.53% | 5,295            | 13.39% | 22,467           | 14.70% |
| \$100,000 - \$200,000                 | 3,212            | 24.89% | 9,950            | 25.16% | 45,954           | 30.07% |
| \$200,000 - \$300,000                 | 3,329            | 25.79% | 11,469           | 29.00% | 40,584           | 26.56% |
| \$300,000 - \$400,000                 | 2,568            | 19.90% | 6,555            | 16.57% | 21,324           | 13.95% |
| \$400,000 - \$500,000                 | 1,271            | 9.85%  | 3,440            | 8.70%  | 11,310           | 7.40%  |
| \$500,000 - \$1,000,000               | 522              | 4.04%  | 2,449            | 6.19%  | 9,142            | 5.98%  |
| \$1,000,000+                          | 129              | 1.00%  | 392              | 0.99%  | 2,034            | 1.33%  |
| <b>2016 Median Home Value</b>         | <b>\$241,018</b> |        | <b>\$239,497</b> |        | <b>\$219,679</b> |        |
| <b>2016 Housing Units by Yr Built</b> | <b>24,644</b>    |        | <b>66,655</b>    |        | <b>220,080</b>   |        |
| Built 2010+                           | 1,206            | 4.89%  | 2,508            | 3.76%  | 7,469            | 3.39%  |
| Built 2000 - 2010                     | 5,176            | 21.00% | 9,047            | 13.57% | 23,921           | 10.87% |
| Built 1990 - 1999                     | 6,811            | 27.64% | 14,978           | 22.47% | 37,928           | 17.23% |
| Built 1980 - 1989                     | 4,520            | 18.34% | 15,742           | 23.62% | 36,961           | 16.79% |
| Built 1970 - 1979                     | 4,383            | 17.79% | 14,306           | 21.46% | 44,048           | 20.01% |
| Built 1960 - 1969                     | 1,059            | 4.30%  | 4,599            | 6.90%  | 30,962           | 14.07% |
| Built 1950 - 1959                     | 796              | 3.23%  | 3,218            | 4.83%  | 23,449           | 10.65% |
| Built <1949                           | 693              | 2.81%  | 2,257            | 3.39%  | 15,342           | 6.97%  |
| <b>2016 Median Year Built</b>         | <b>1990</b>      |        | <b>1985</b>      |        | <b>1978</b>      |        |