

# VILLAGE AT BLOOMFIELD

TELEGRAPH - NORTH OF SQUARE LAKE | BLOOMFIELD HILLS, MI 48302



*Presented by*

**REDICO**<sup>®</sup>

**STOKAS & BIERI**  
REAL ESTATE

# Village at Bloomfield



## ABOUT THE DEVELOPMENT

This sprawling 87-acre redevelopment will include retail space, restaurants, ALDI, Hampton Inn & Suites, Menards, Henry Ford Health, Planet Fitness, senior housing, residential housing, and plenty of parking. Truly a community within a community.

## LOCATION & ACCESSIBILITY

Located in the center of Bloomfield's commercial real estate area, with quick access to I-75 & M-59.

## AREA RETAILERS

The immediate area boasts several shopping centers, home improvement stores, restaurants, fitness centers, and local amenities.

## DEMOGRAPHICS

Oakland County ranks #1 in Per Capita Income of all counties in Michigan and is among the top 25 wealthiest counties in the United States. Bloomfield Hills takes the #1 spot for the wealthiest city in the state.

# About the Development

## CONCEPTUAL SITE PLAN



### DEVELOPER

A	Planet Fitness	30,000
B	Hampton Inn & Suites	64,954
C	Menards	243,672
D	Henry Ford Health	86,000
E.1	ALDI	22,245
E.2-1	Five Guys	3,213 SF, endcap
<b>E.2-2</b>	<b>Available</b>	<b>960 SF</b>
E.2-3	Sport Clips	1,200 SF
E.2-4	Bliss Nails	3,000 SF
E.2-5	Beyond Juicery	1,304 SF, endcap
F	Xfinity	4,300 SF

### DEVELOPER

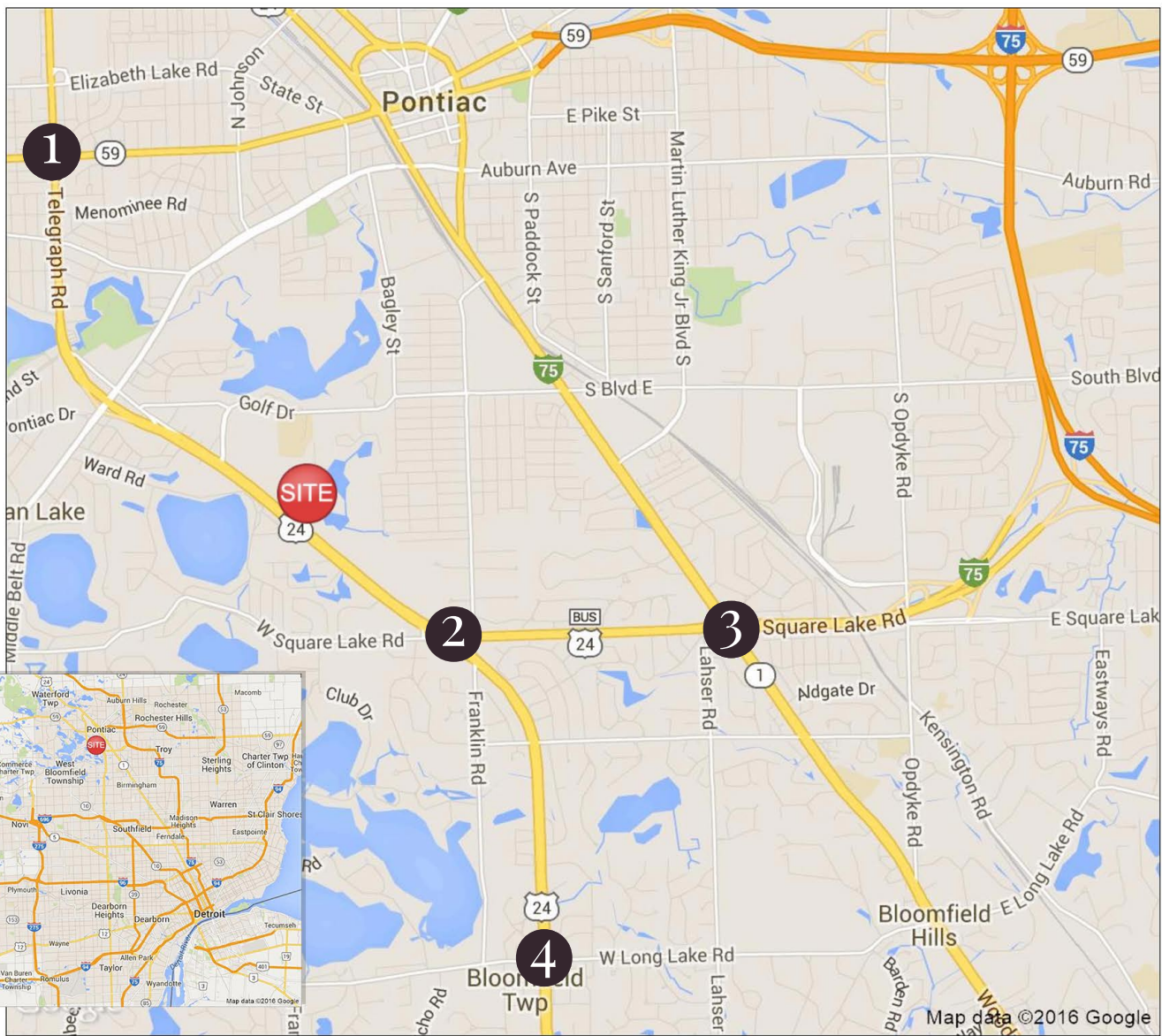
MICHIGAN	3,630 SF
----------	----------

### DEVELOPER

AMERICAN HOUSE	SENIOR LIVING COMMUNITIES
----------------	---------------------------



RESIDENTIAL  
MULTI-FAMILY HOUSING  
33.0 ACRES



# Location & Accessibility

Centrally located on Telegraph Rd at the epicenter of Bloomfield’s business community. This high-traffic route provides quick access to M-59, I-75, and other well-traveled roads.



**TELEGRAPH**

72,100



**SQUARE LAKE RD**

58,600



**I-75**

142,400-157,300

**1**



**TELEGRAPH & M-59**

26,000-35,500

**2**



**TELEGRAPH & SQUARE LAKE RD**

66,100

**3**



**WOODWARD & SQUARE LAKE RD**

74,700

**4**



**TELEGRAPH & LONG LAKE RD**

69,600

\*Data taken from MDOT Annual Average Daily Traffic (AADT) Map on 10/5/2016

# Area Retailers & Amenities

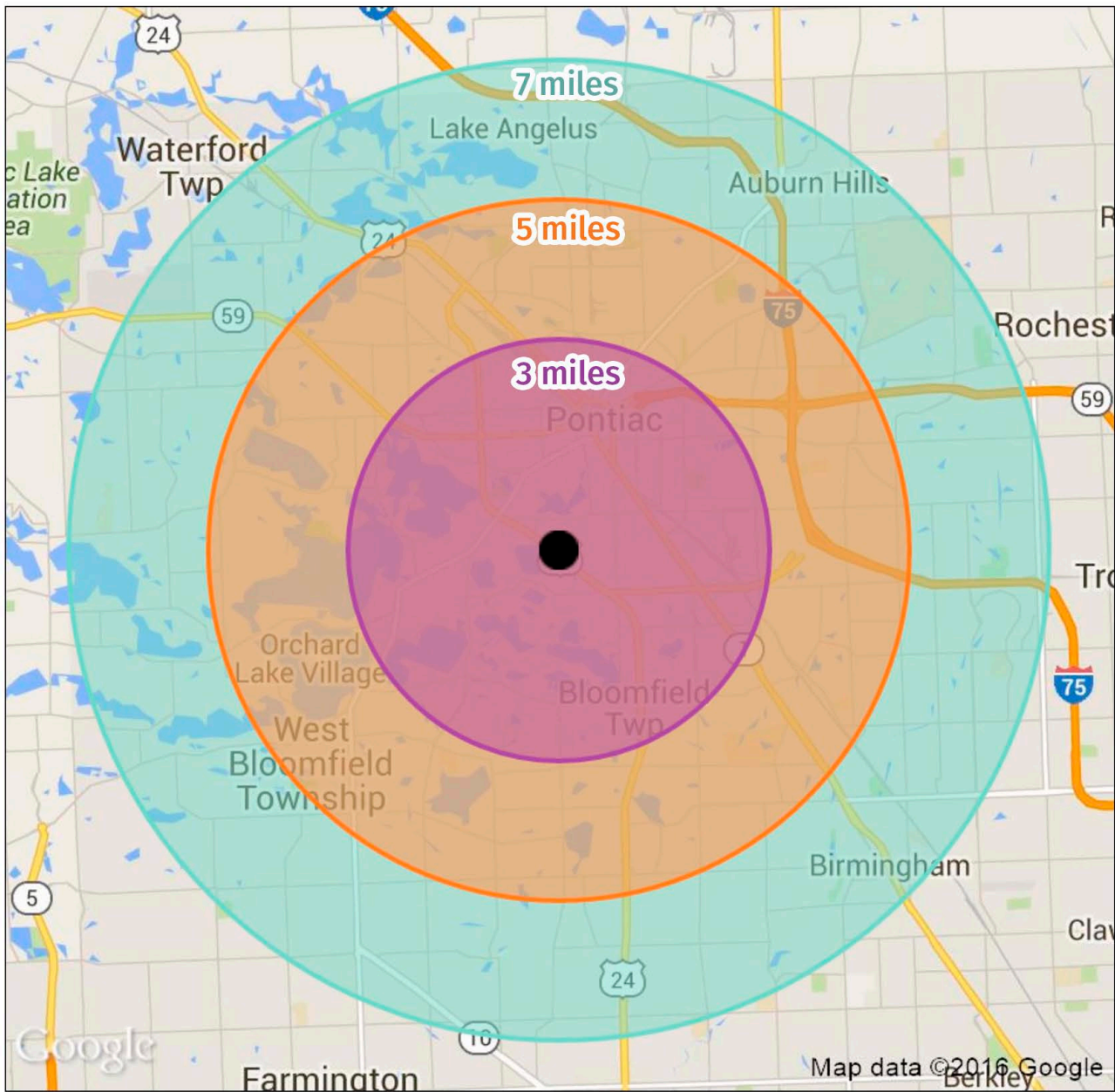
Join area retailers, like home improvements giants Home Depot & Lowe's to the north, and shopping centers Bloomfield Town Square, Shops at Bloomfield, Tel-Square, Bloomfield Village Square, Bloomfield Plaza, & Woodward Square to the south.



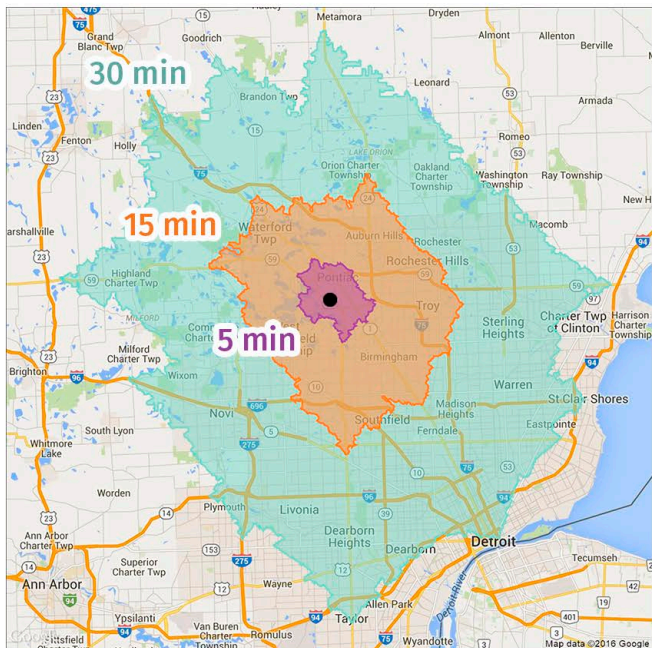
## Area Amenities

- Maple Theatre
- Bloomfield Twp Public Library
- The Links at Crystal Lake Golf Course
- Cranbrook House & Gardens
- St. Joseph Mercy Hospital
- Woodward Ave
- M1 Concourse

© 2016 Cnes/Spot Image, DigitalGlobe, Landsat, Sanborn, U.S. Geological Survey, USDA Farm Service Agency



# DEMOGRAPHICS



2018	3 Miles	5 Miles	7 Miles
Est Population	60,304	157,276	654,387
Projected Population (2023)	64,402	163,823	667,954
Average HH Income	\$98,551	\$109,276	\$117,178
Median Age	41.4	40.6	41.7
Bachelor Degree or Higher	35.5%	39.8%	48.8%
Daytime Demographics	58,953	149,973	653,937

# VILLAGE AT BLOOMFIELD

TELEGRAPH - NORTH OF SQUARE LAKE | BLOOMFIELD HILLS, MI 48302

*Presented By*

**REDICO®**

*Leasing Information*



Stokas Bieri Real Estate  
660 Woodward Ave, Suite 1500  
Detroit, MI 48226  
[www.StokasBieri.com](http://www.StokasBieri.com)



@StokasBieriRE

Jim Stokas  
[jstokas@sbre1.com](mailto:jstokas@sbre1.com)  
248.351.6280

Alex Bieri  
[alex@sbre1.com](mailto:alex@sbre1.com)  
313.962.2800