
JC Penney Outlot Available

Twelve Oaks Mall

Novi, MI

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Twelve Oaks Mall Outlot (JC Penney)

Type: Lease

27500 Novi Road
Novi, MI

PROPERTY TYPE: Outlot

DATE AVAILABLE: Immediately

PRICE: \$1,200,000

AVAILABLE SPACE: 1.25 acre (54,450 SF)

ANCHORS: JC Penney (\$23M), Macy's (\$66M),
Sears (\$22M), Lord & Taylor (\$22M),
Nordstrom (\$53M)

TENANT ROSTER: Over 200 national and regional chains

TRAFFIC COUNT: Novi Road = 16,924 cpd
12 Mile Road = 16,860 cpd

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DESCRIPTION:

Twelve Oaks Mall is the most dominant super regional mall in Metro Detroit, conveniently located at the intersection of I-96 and I-696, near I-275, in Novi, Michigan. The 1,500,000 SF mall exceeds \$600.00/SF in sales, making it the second highest volume mall in the state of Michigan. Twelve Oaks Mall is the anchor for an enormous super-regional trade area that includes over 4,000,000 SF of retail. JC Penney will sell 1.25 acres and cross-easements into the JC Penney parking lot are available.

Radius:	1 Mile	3 Mile	5 Mile	7 Mile
Pop. Density:	2,446	54,206	159,049	278,719
Avg. HH Income:	\$110,565	\$100,305	\$105,715	\$108,391



Novi, MI

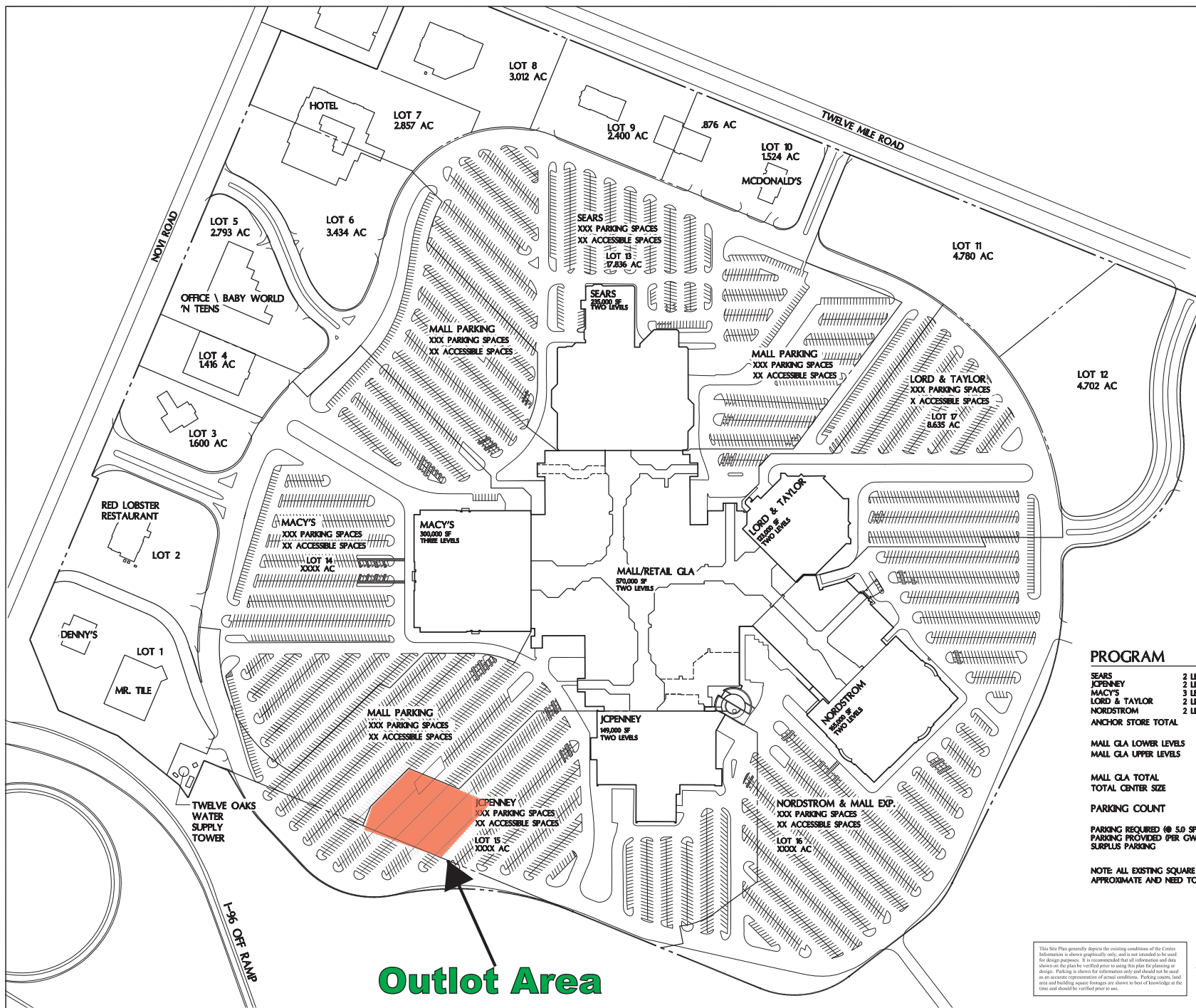
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PROGRAM				
SEARS	2 LEVELS	235,000 SF	77.836 ACRES	
JOHNEY	2 LEVELS	149,000 SF	110.026 ACRES	
MACY'S	3 LEVELS	300,000 SF	16.586 ACRES	
LEONARD TAYLOR	2 LEVELS	125,000 SF	8.635 ACRES	
NORDSTROM	2 LEVELS	165,000 SF	11.000 ACRES	
ANCHOR STORE TOTAL		972,000 SF	11.000 ACRES	
MALL GLA LOWER LEVELS		XXX,XXX SF		
MALL GLA UPPER LEVELS		XXX,XXX SF		
MALL GLA TOTAL		570,000 SF		
TOTAL CENTER SIZE		1,542,000 SF	93.24 ACRES	
PARKING COUNT				
PARKING REQUIRED @ 5.0 SF/1000 SF) (REAL			6,190 CARS	
PARKING PROVIDED PER GIVE SURVEY OF 11-29-99)			7,590 CARS	
SURPLUS PARKING			1,339 CARS	

This Site Plan generally depicts the existing conditions of the Center. Information is shown graphically only, and is not intended to be used for design purposes. It is recommended that all information and data shown on the plan be verified prior to using this plan for planning or design. Parking is shown for information only and should not be used as an accurate representation of actual conditions. Parking counts, lot area and building square footages are shown to best of knowledge at time and should be verified prior to use.







FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.4919/-83.4714

RF1

27500 Novi Rd

Novi, MI 48377

1 mi radius 3 mi radius 5 mi radius 7 mi radius

POPULATION	2016 Estimated Population	2,446	54,206	159,049	278,719
	2021 Projected Population	2,483	55,233	161,332	281,150
	2010 Census Population	2,061	51,536	152,382	271,992
	2000 Census Population	1,067	45,390	142,535	255,392
	Projected Annual Growth 2016 to 2021	0.3%	0.4%	0.3%	0.2%
	Historical Annual Growth 2000 to 2016	8.1%	1.2%	0.7%	0.6%
HOUSEHOLDS	2016 Estimated Households	1,137	23,808	68,549	117,443
	2021 Projected Households	1,179	24,765	70,983	120,979
	2010 Census Households	933	21,921	63,843	111,382
	2000 Census Households	446	18,769	58,982	101,792
	Projected Annual Growth 2016 to 2021	0.7%	0.8%	0.7%	0.6%
	Historical Annual Growth 2000 to 2016	9.7%	1.7%	1.0%	1.0%
AGE	2016 Est. Population Under 10 Years	13.1%	11.5%	11.1%	10.9%
	2016 Est. Population 10 to 19 Years	10.0%	12.4%	12.6%	12.7%
	2016 Est. Population 20 to 29 Years	12.1%	12.5%	12.8%	11.6%
	2016 Est. Population 30 to 44 Years	26.4%	21.6%	19.7%	18.5%
	2016 Est. Population 45 to 59 Years	18.0%	21.3%	22.1%	22.9%
	2016 Est. Population 60 to 74 Years	12.1%	13.1%	14.7%	15.9%
	2016 Est. Population 75 Years or Over	8.3%	7.6%	7.0%	7.5%
	2016 Est. Median Age	39.3	39.8	40.4	41.9
MARITAL STATUS & GENDER	2016 Est. Male Population	48.7%	48.0%	48.2%	48.1%
	2016 Est. Female Population	51.3%	52.0%	51.8%	51.9%
	2016 Est. Never Married	25.6%	27.6%	29.1%	27.9%
	2016 Est. Now Married	54.5%	51.7%	51.9%	53.0%
	2016 Est. Separated or Divorced	9.8%	13.8%	13.1%	12.9%
	2016 Est. Widowed	10.1%	6.9%	6.0%	6.2%
INCOME	2016 Est. HH Income \$200,000 or More	12.4%	10.9%	12.3%	12.8%
	2016 Est. HH Income \$150,000 to \$199,999	10.1%	9.7%	9.2%	9.4%
	2016 Est. HH Income \$100,000 to \$149,999	20.7%	17.9%	17.2%	17.6%
	2016 Est. HH Income \$75,000 to \$99,999	11.9%	13.2%	12.3%	12.6%
	2016 Est. HH Income \$50,000 to \$74,999	14.1%	18.1%	17.5%	16.8%
	2016 Est. HH Income \$35,000 to \$49,999	12.2%	10.4%	11.2%	10.9%
	2016 Est. HH Income \$25,000 to \$34,999	7.9%	7.3%	7.2%	7.2%
	2016 Est. HH Income \$15,000 to \$24,999	3.6%	5.6%	6.6%	6.6%
	2016 Est. HH Income Under \$15,000	7.1%	6.8%	6.5%	6.0%
	2016 Est. Average Household Income	\$110,565	\$100,305	\$105,715	\$108,391
	2016 Est. Median Household Income	\$86,403	\$84,711	\$86,243	\$88,622
	2016 Est. Per Capita Income	\$51,386	\$44,093	\$45,589	\$45,710
	2016 Est. Total Businesses	443	3,252	8,164	14,983
	2016 Est. Total Employees	7,660	51,646	117,054	192,327

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1 mi radius 3 mi radius 5 mi radius 7 mi radius

RACE	2016 Est. White	57.1%	68.3%	72.1%	75.7%
	2016 Est. Black	9.7%	10.0%	10.8%	10.2%
	2016 Est. Asian or Pacific Islander	30.9%	18.7%	14.0%	11.3%
	2016 Est. American Indian or Alaska Native	0.3%	0.2%	0.2%	0.2%
	2016 Est. Other Races	2.1%	2.8%	2.9%	2.7%
HISPANIC	2016 Est. Hispanic Population	52	1,725	4,871	7,805
	2016 Est. Hispanic Population	2.1%	3.2%	3.1%	2.8%
	2021 Proj. Hispanic Population	2.6%	4.0%	3.8%	3.5%
	2010 Hispanic Population	2.1%	3.0%	2.7%	2.5%
EDUCATION (Adults 25 or Older)	2016 Est. Adult Population (25 Years or Over)	1,781	38,287	111,760	196,955
	2016 Est. Elementary (Grade Level 0 to 8)	1.5%	1.8%	1.9%	1.8%
	2016 Est. Some High School (Grade Level 9 to 11)	4.4%	3.9%	3.3%	3.3%
	2016 Est. High School Graduate	18.5%	16.2%	15.8%	16.8%
	2016 Est. Some College	15.3%	16.8%	18.2%	18.6%
	2016 Est. Associate Degree Only	6.1%	6.7%	7.4%	7.7%
	2016 Est. Bachelor Degree Only	27.9%	30.8%	29.6%	28.6%
	2016 Est. Graduate Degree	26.3%	23.8%	23.8%	23.1%
HOUSING	2016 Est. Total Housing Units	1,184	24,535	71,021	122,465
	2016 Est. Owner-Occupied	63.3%	58.7%	60.5%	66.5%
	2016 Est. Renter-Occupied	32.8%	38.4%	36.0%	29.4%
	2016 Est. Vacant Housing	4.0%	3.0%	3.5%	4.1%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	21.7%	7.1%	4.9%	4.3%
	2010 Homes Built 2000 to 2004	22.9%	10.6%	8.0%	7.9%
	2010 Homes Built 1990 to 1999	19.6%	25.1%	19.0%	17.3%
	2010 Homes Built 1980 to 1989	11.2%	18.2%	21.3%	19.5%
	2010 Homes Built 1970 to 1979	6.4%	17.9%	20.5%	19.5%
	2010 Homes Built 1960 to 1969	5.0%	6.3%	8.7%	11.1%
	2010 Homes Built 1950 to 1959	6.1%	6.9%	8.7%	10.3%
	2010 Homes Built Before 1949	7.1%	7.9%	8.9%	10.0%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.3%	0.4%	0.8%	0.9%
	2010 Home Value \$500,000 to \$999,999	3.4%	2.6%	3.8%	4.4%
	2010 Home Value \$400,000 to \$499,999	5.1%	4.6%	4.2%	4.0%
	2010 Home Value \$300,000 to \$399,999	10.1%	11.5%	12.0%	11.0%
	2010 Home Value \$200,000 to \$299,999	17.7%	22.2%	21.9%	22.3%
	2010 Home Value \$150,000 to \$199,999	12.6%	16.2%	16.4%	16.7%
	2010 Home Value \$100,000 to \$149,999	13.1%	16.2%	15.6%	15.4%
	2010 Home Value \$50,000 to \$99,999	16.0%	15.6%	15.2%	15.2%
	2010 Home Value \$25,000 to \$49,999	7.4%	4.5%	4.7%	4.9%
	2010 Home Value Under \$25,000	14.2%	6.2%	5.4%	5.2%
	2010 Median Home Value	\$145,246	\$180,868	\$185,613	\$185,236
	2010 Median Rent	\$1,587	\$1,021	\$891	\$906

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1 mi radius 3 mi radius 5 mi radius 7 mi radius

LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	1,964	43,737	128,992	226,322
	2016 Est. Civilian Employed	67.7%	66.6%	66.2%	64.7%
	2016 Est. Civilian Unemployed	2.2%	2.0%	2.1%	2.1%
	2016 Est. in Armed Forces	-	-	-	-
	2016 Est. not in Labor Force	30.1%	31.4%	31.7%	33.2%
	2016 Labor Force Males	47.3%	47.2%	47.5%	47.5%
	2016 Labor Force Females	52.7%	52.8%	52.5%	52.5%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	989	25,172	73,993	130,097
	2010 Mgmt, Business, & Financial Operations	26.1%	20.6%	19.2%	19.2%
	2010 Professional, Related	26.8%	29.2%	29.2%	29.0%
	2010 Service	10.2%	12.8%	13.6%	13.9%
	2010 Sales, Office	27.2%	26.2%	25.9%	25.5%
	2010 Farming, Fishing, Forestry	0.2%	0.1%	0.2%	0.2%
	2010 Construction, Extraction, Maintenance	2.5%	3.4%	3.7%	4.0%
	2010 Production, Transport, Material Moving	7.1%	7.7%	8.3%	8.2%
	2010 White Collar Workers	80.1%	76.0%	74.2%	73.8%
	2010 Blue Collar Workers	19.9%	24.0%	25.8%	26.2%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	90.0%	89.2%	87.7%	88.0%
	2010 Drive to Work in Carpool	4.9%	5.7%	6.3%	5.9%
	2010 Travel to Work by Public Transportation	0.2%	0.3%	0.4%	0.4%
	2010 Drive to Work on Motorcycle	-	-	0.1%	0.1%
	2010 Walk or Bicycle to Work	0.3%	0.5%	1.2%	1.1%
	2010 Other Means	0.1%	0.5%	0.5%	0.5%
	2010 Work at Home	4.5%	3.7%	3.8%	4.0%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	24.0%	21.8%	21.8%	21.6%
	2010 Travel to Work in 15 to 29 Minutes	39.8%	36.9%	36.7%	37.3%
	2010 Travel to Work in 30 to 59 Minutes	33.3%	37.3%	37.8%	37.0%
	2010 Travel to Work in 60 Minutes or More	2.9%	4.0%	3.7%	4.0%
	2010 Average Travel Time to Work	23.0	24.5	24.7	24.5
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$85.8 M	\$1.67 B	\$4.98 B	\$8.71 B
	2016 Est. Apparel	\$3.01 M	\$58.8 M	\$176 M	\$307 M
	2016 Est. Contributions, Gifts	\$6.62 M	\$127 M	\$382 M	\$673 M
	2016 Est. Education, Reading	\$3.82 M	\$72.8 M	\$218 M	\$382 M
	2016 Est. Entertainment	\$4.86 M	\$94.7 M	\$283 M	\$494 M
	2016 Est. Food, Beverages, Tobacco	\$12.6 M	\$248 M	\$736 M	\$1.28 B
	2016 Est. Furnishings, Equipment	\$3.06 M	\$59.4 M	\$177 M	\$310 M
	2016 Est. Health Care, Insurance	\$7.19 M	\$141 M	\$420 M	\$733 M
	2016 Est. Household Operations, Shelter, Utilities	\$26.6 M	\$517 M	\$1.54 B	\$2.69 B
	2016 Est. Miscellaneous Expenses	\$1.24 M	\$24.1 M	\$71.5 M	\$125 M
	2016 Est. Personal Care	\$1.10 M	\$21.6 M	\$64.2 M	\$112 M
	2016 Est. Transportation	\$15.7 M	\$309 M	\$917 M	\$1.60 B

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