

# HARTLAND SELF-STORAGE

MUNICIPALLY APPROVED SITE PLAN

*(SHOVEL-READY)*



OnQ  
COMMERCIAL  
REAL ESTATE

**SALE PRICE**

**\$895,000**

*Highland Road (M-59 & U.S. 23) - Hartland, Michigan*



**Approved** Development Site  
*1.21 Acres*

**FOR SALE**

# INVESTMENT HIGHLIGHTS



## Subject Offering

Exceptional Self-Storage development opportunity in the heart of Hartland, Michigan. This 1.21-acre parcel is strategically positioned at the intersection of US-23 and Highland Rd. (M-59) within Hartland's primary retail corridor anchored by Target, Kroger, CVS, and Meijer. The proposed facility will benefit from outstanding visibility, strong traffic counts, and convenient regional access. Zoned PD, the property has already secured municipal site plan approvals following an extensive public hearing process.

## Location

Highland Road - Hartland, MI  
Parcel # 08-21-300-039

## Sale Price

\$895,000

## Building

- Total Building 68,400 SF
- Total Rentable 50,750 SF

## Features

- Site Plan Approved for Self-Storage
- Land Area: 1.21 Acres
- Excellent visibility and accessibility
- Zoning: PD - (Planned Development)
- Located at 2 Major Highways (US-23 & M-59)

## Traffic Counts

Highland Road (M-59) - 32,813+ cpd

US 23 North/South - 50,746+ cpd

Old US 23 - 13,559+ cpd

## Demographics

	3 MILE	5 MILES	7 MILES
POPULATION:	13,147	30,884	66,217
HOUSEHOLDS:	4,865	11,563	25,630
AVG. HOUSEHOLD INCOME:	\$144,004	\$149,720	\$149,274
DAYTIME POPULATION:	6,997	14,226	38,536

## Trade Area Tenants



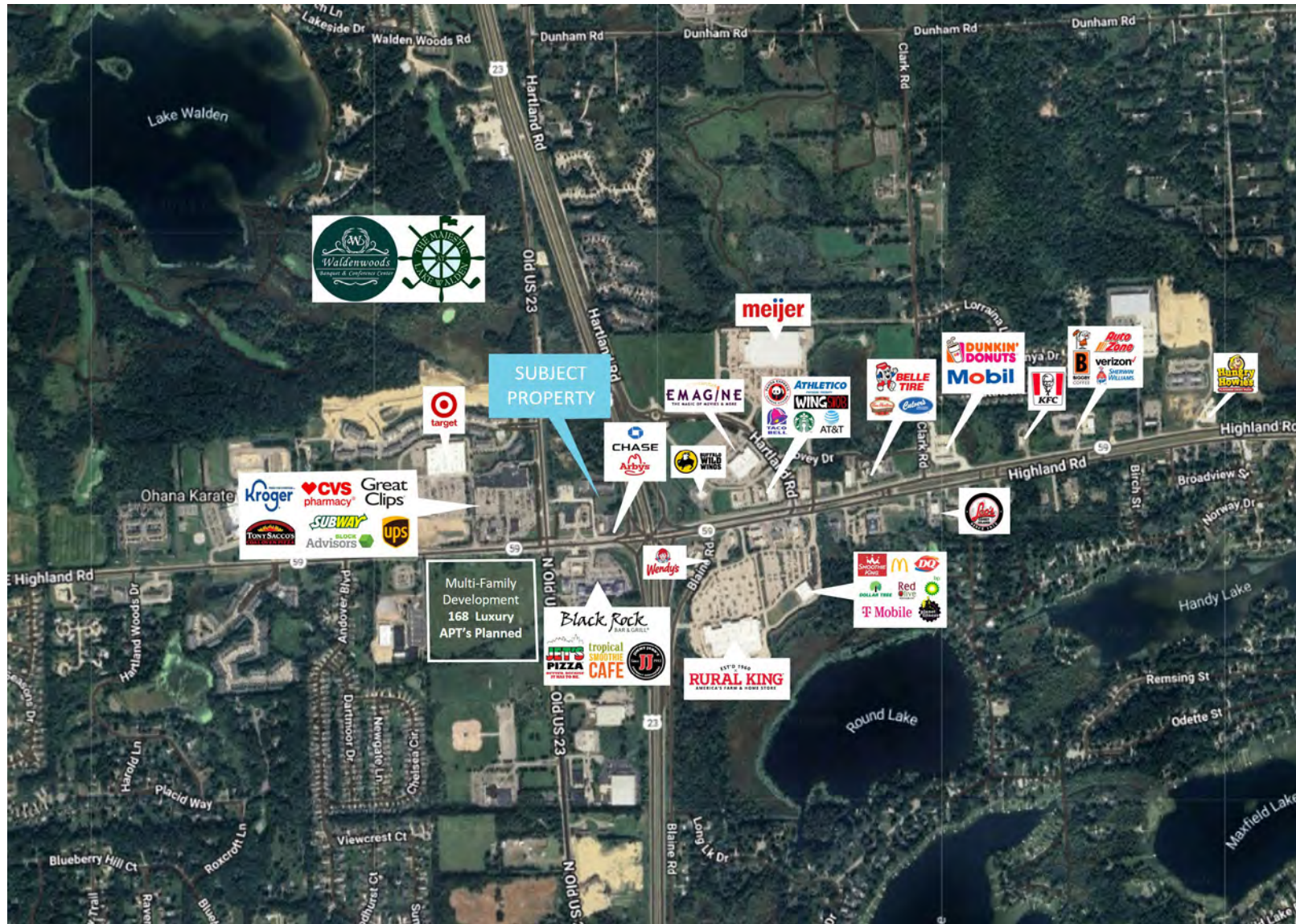
The information contained herein has been obtained through sources deemed reliable by On Q Commercial Real Estate but cannot be guaranteed for its accuracy. We recommend to the buyer or lessee that any information, which is of special interest, should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.

# MICRO AERIAL



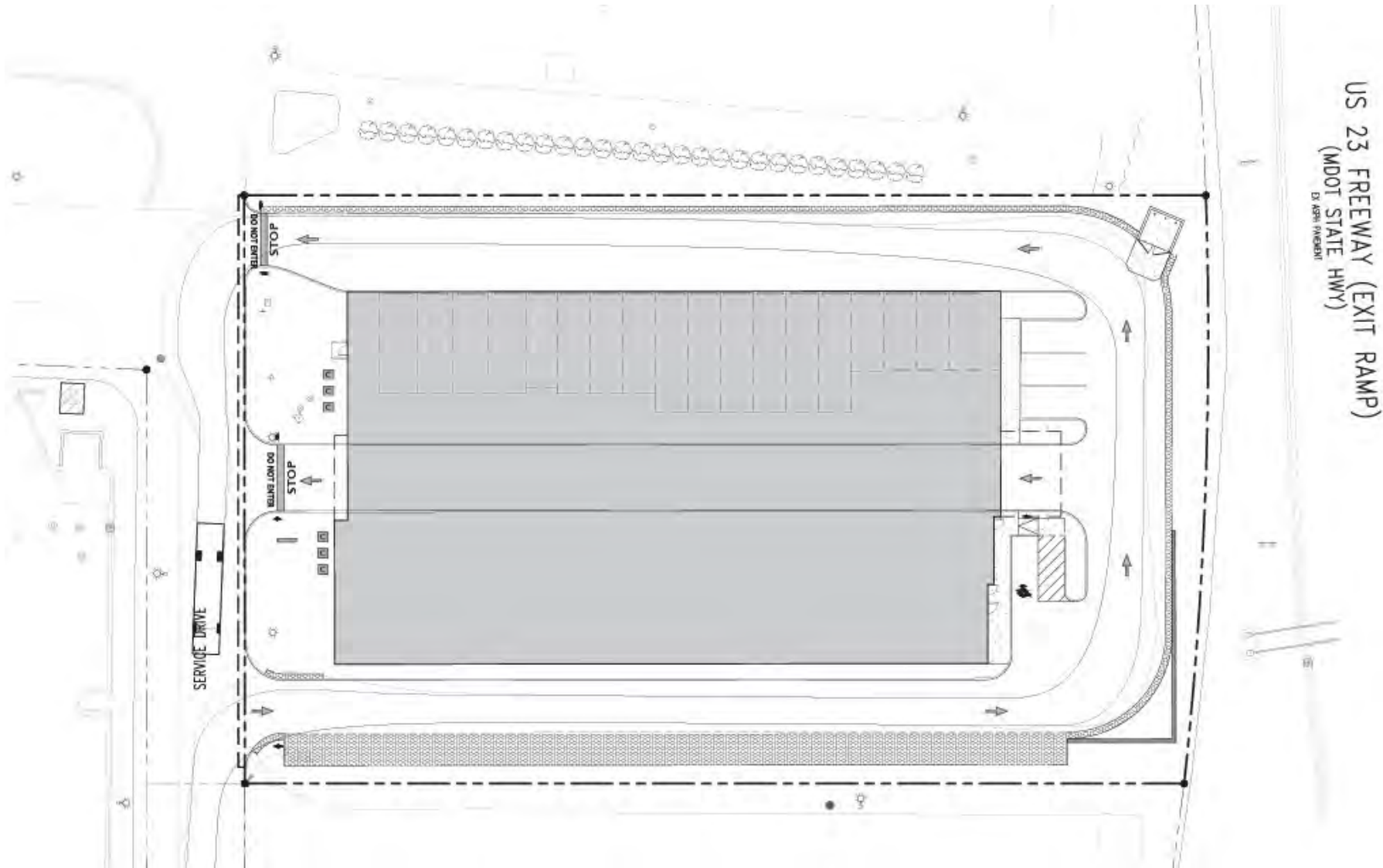
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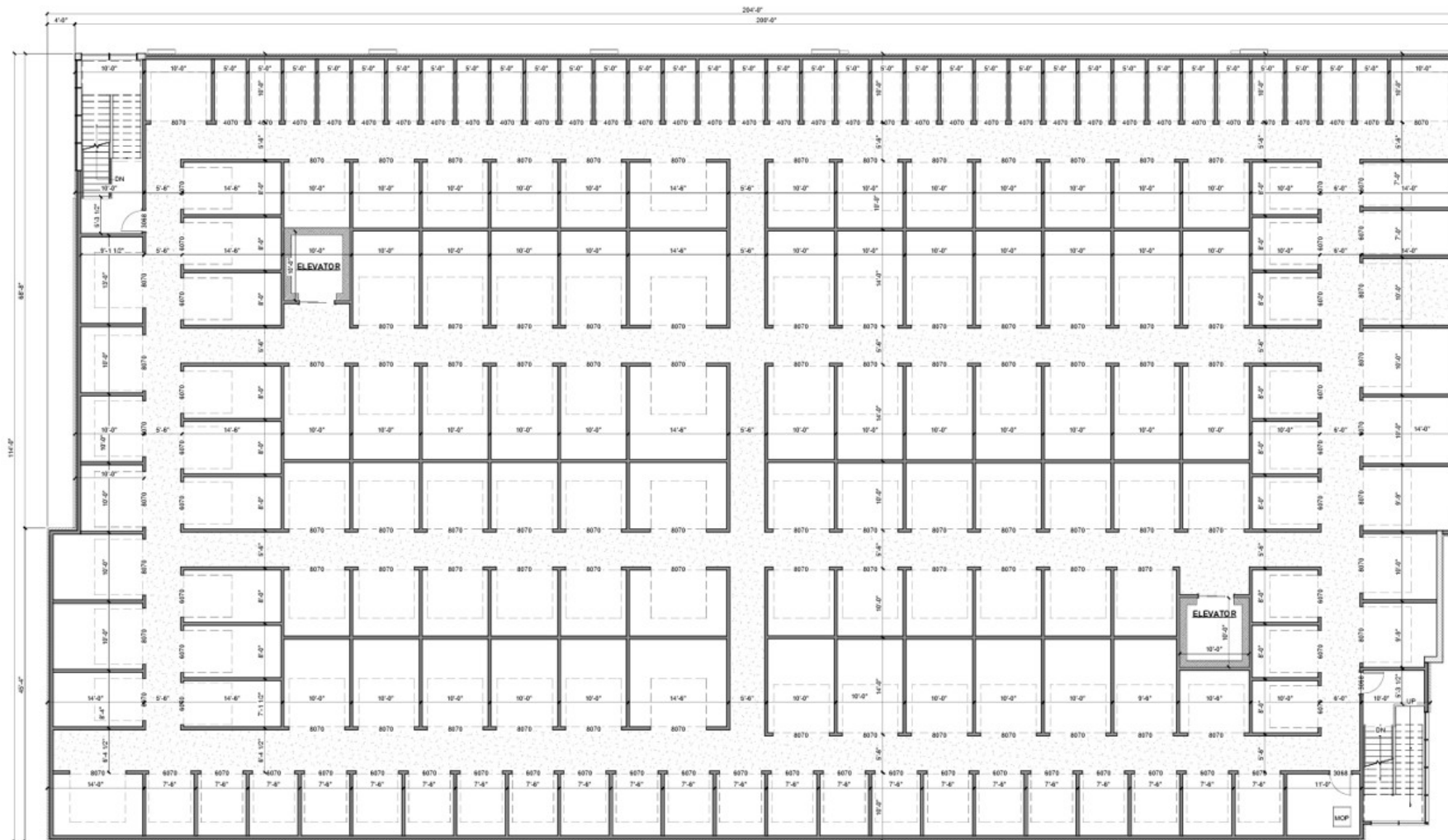
# APPROVED SITE PLAN



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# 2<sup>nd</sup> & 3<sup>rd</sup> LEVEL - PROPOSED FLOOR PLAN



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# CONCEPTUAL IMAGES



WEST ELEVATION CONCEPTUAL RENDERING



EAST ELEVATION CONCEPTUAL RENDERING

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# DEMOGRAPHIC ANALYSIS

10087 Highland Rd Hartland, MI 48353	3 mi radius		5 mi radius		7 mi radius		10 mi radius	
<b>Population</b>								
Estimated Population (2025)	13,147		30,884		66,217		148,329	
Projected Population (2030)	13,058		30,641		65,549		147,298	
Census Population (2020)	13,089		30,443		65,089		145,669	
Census Population (2010)	12,330		27,778		59,898		135,526	
Projected Annual Growth (2025-2030)	-89	-0.1%	-242	-0.2%	-667	-0.2%	-1,030	-0.1%
Historical Annual Growth (2020-2025)	59	-	440	-	1,128	0.3%	2,660	0.4%
Historical Annual Growth (2010-2020)	759	0.6%	2,666	1.0%	5,191	0.9%	10,143	0.7%
Estimated Population Density (2025)	465 <i>psm</i>		393 <i>psm</i>		430 <i>psm</i>		472 <i>psm</i>	
Trade Area Size	28.3 <i>sq mi</i>		78.5 <i>sq mi</i>		153.9 <i>sq mi</i>		314.0 <i>sq mi</i>	
<b>Households</b>								
Estimated Households (2025)	4,865		11,563		25,630		59,759	
Projected Households (2030)	4,976		11,787		26,015		60,870	
Census Households (2020)	4,667		11,080		24,408		56,598	
Census Households (2010)	4,262		9,776		21,935		51,203	
Projected Annual Growth (2025-2030)	111	0.5%	224	0.4%	385	0.3%	1,111	0.4%
Historical Annual Change (2010-2025)	603	0.9%	1,787	1.7%	3,695	1.1%	8,556	1.1%
<b>Average Household Income</b>								
Estimated Average Household Income (2025)	\$144,004		\$149,720		\$149,274		\$139,410	
Projected Average Household Income (2030)	\$143,949		\$149,609		\$149,197		\$139,144	
Census Average Household Income (2010)	\$89,263		\$89,245		\$85,124		\$81,392	
Census Average Household Income (2000)	\$89,199		\$89,278		\$85,160		\$80,472	
Projected Annual Change (2025-2030)	-\$55	-	-\$111	-	-\$77	-	-\$266	-
Historical Annual Change (2000-2025)	\$54,805	2.5%	\$60,443	2.7%	\$64,114	3.0%	\$58,938	2.9%
<b>Median Household Income</b>								
Estimated Median Household Income (2025)	\$116,826		\$116,241		\$114,868		\$108,169	
Projected Median Household Income (2030)	\$116,918		\$116,303		\$114,921		\$108,021	
Census Median Household Income (2010)	\$75,506		\$74,539		\$70,630		\$67,753	
Census Median Household Income (2000)	\$79,503		\$77,864		\$72,768		\$69,367	
Projected Annual Change (2025-2030)	\$92	-	\$62	-	\$52	-	-\$148	-
Historical Annual Change (2000-2025)	\$37,323	1.9%	\$38,377	2.0%	\$42,101	2.3%	\$38,802	2.2%
<b>Per Capita Income</b>								
Estimated Per Capita Income (2025)	\$53,306		\$56,093		\$57,826		\$56,221	
Projected Per Capita Income (2030)	\$54,867		\$57,589		\$59,261		\$57,556	
Census Per Capita Income (2010)	\$30,876		\$31,434		\$31,178		\$30,759	
Census Per Capita Income (2000)	\$29,470		\$29,755		\$29,534		\$28,732	
Projected Annual Change (2025-2030)	\$1,560	0.6%	\$1,496	0.5%	\$1,436	0.5%	\$1,335	0.5%
Historical Annual Change (2000-2025)	\$23,836	3.2%	\$26,338	3.5%	\$28,292	3.8%	\$27,489	3.8%
Estimated Average Household Net Worth (2025)	\$1.74 M		\$1.77 M		\$1.74 M		\$1.66 M	

# DEMOGRAPHIC ANALYSIS

10087 Highland Rd Hartland, MI 48353	3 mi radius		5 mi radius		7 mi radius		10 mi radius	
<b>Race and Ethnicity</b>								
Total Population (2025)	13,147		30,884		66,217		148,329	
White (2025)	12,390	94.2%	28,972	93.8%	61,729	93.2%	137,880	93.0%
Black or African American (2025)	98	0.7%	293	0.9%	855	1.3%	1,869	1.3%
American Indian or Alaska Native (2025)	19	0.1%	57	0.2%	122	0.2%	274	0.2%
Asian (2025)	144	1.1%	364	1.2%	938	1.4%	2,315	1.6%
Hawaiian or Pacific Islander (2025)	3	-	8	-	19	-	50	-
Other Race (2025)	62	0.5%	151	0.5%	334	0.5%	836	0.6%
Two or More Races (2025)	430	3.3%	1,039	3.4%	2,219	3.4%	5,104	3.4%
Population < 18 (2025)	2,780 21.1%		6,339 20.5%		13,346 20.2%		29,190 19.7%	
White Not Hispanic	2,527	90.9%	5,730	90.4%	11,934	89.4%	25,874	88.6%
Black or African American	27	1.0%	62	1.0%	161	1.2%	356	1.2%
Asian	16	0.6%	38	0.6%	140	1.0%	392	1.3%
Other Race Not Hispanic	92	3.3%	224	3.5%	484	3.6%	1,088	3.7%
Hispanic	119	4.3%	284	4.5%	627	4.7%	1,480	5.1%
Not Hispanic or Latino Population (2025)	12,720 96.7%		29,881 96.8%		64,024 96.7%		143,262 96.6%	
Not Hispanic White	12,247	96.3%	28,633	95.8%	60,953	95.2%	136,113	95.0%
Not Hispanic Black or African American	93	0.7%	274	0.9%	813	1.3%	1,805	1.3%
Not Hispanic American Indian or Alaska Native	12	-	40	0.1%	78	0.1%	174	0.1%
Not Hispanic Asian	143	1.1%	361	1.2%	923	1.4%	2,279	1.6%
Not Hispanic Hawaiian or Pacific Islander	-	-	6	-	16	-	41	-
Not Hispanic Other Race	10	-	23	-	48	-	124	-
Not Hispanic Two or More Races	213	1.7%	546	1.8%	1,194	1.9%	2,727	1.9%
Hispanic or Latino Population (2025)	427 3.3%		1,002 3.2%		2,192 3.3%		5,066 3.4%	
Hispanic White	143	33.5%	339	33.8%	777	35.4%	1,767	34.9%
Hispanic Black or African American	6	1.3%	19	1.9%	43	1.9%	65	1.3%
Hispanic American Indian or Alaska Native	7	1.6%	17	1.7%	45	2.0%	99	2.0%
Hispanic Asian	1	0.3%	3	0.3%	15	0.7%	36	0.7%
Hispanic Hawaiian or Pacific Islander	2	0.5%	2	0.2%	3	0.1%	9	0.2%
Hispanic Other Race	51	12.0%	129	12.8%	285	13.0%	713	14.1%
Hispanic Two or More Races	217	50.7%	494	49.3%	1,025	46.8%	2,378	46.9%
Not Hispanic or Latino Population (2020)	12,694 97.0%		29,556 97.1%		63,230 97.1%		141,162 96.9%	
Hispanic or Latino Population (2020)	394 3.0%		888 2.9%		1,659 2.9%		4,507 3.1%	
Not Hispanic or Latino Population (2010)	12,063 97.8%		27,206 97.9%		58,701 98.0%		132,593 97.8%	
Hispanic or Latino Population (2010)	267 2.2%		571 2.1%		1,197 2.0%		2,933 2.2%	
Not Hispanic or Latino Population (2030)	12,590 96.4%		29,544 96.4%		63,122 96.3%		141,698 96.2%	
Hispanic or Latino Population (2030)	468 3.6%		1,097 3.6%		2,428 3.7%		5,600 3.8%	
Projected Annual Growth (2025-2030)	41 1.9%		95 1.9%		235 2.1%		534 2.1%	
Historical Annual Growth (2010-2020)	128 4.8%		316 5.5%		662 5.5%		1,574 5.4%	

# DEMOGRAPHIC ANALYSIS

10087 Highland Rd Hartland, MI 48353	3 mi radius	5 mi radius	7 mi radius	10 mi radius
<b>Total Age Distribution (2025)</b>				
Total Population	13,147	30,884	66,217	148,329
Age Under 5 Years	614 4.7%	1,430 4.6%	3,068 4.6%	6,785 4.6%
Age 5 to 9 Years	746 5.7%	1,751 5.7%	3,657 5.5%	8,084 5.5%
Age 10 to 14 Years	869 6.6%	1,956 6.3%	4,110 6.2%	8,801 5.9%
Age 15 to 19 Years	914 7.0%	1,994 6.5%	4,067 6.1%	8,766 5.9%
Age 20 to 24 Years	795 6.0%	1,733 5.6%	3,620 5.5%	8,143 5.5%
Age 25 to 29 Years	592 4.5%	1,356 4.4%	3,137 4.7%	7,687 5.2%
Age 30 to 34 Years	754 5.7%	1,718 5.6%	3,606 5.4%	8,514 5.7%
Age 35 to 39 Years	859 6.5%	1,879 6.1%	3,871 5.8%	8,745 5.9%
Age 40 to 44 Years	874 6.7%	2,029 6.6%	4,167 6.3%	8,985 6.1%
Age 45 to 49 Years	864 6.6%	1,918 6.2%	4,018 6.1%	8,617 5.8%
Age 50 to 54 Years	949 7.2%	2,143 6.9%	4,464 6.7%	9,772 6.6%
Age 55 to 59 Years	965 7.3%	2,359 7.6%	5,142 7.8%	11,148 7.5%
Age 60 to 64 Years	952 7.2%	2,454 7.9%	5,330 8.0%	11,746 7.9%
Age 65 to 69 Years	796 6.1%	2,088 6.8%	4,700 7.1%	10,654 7.2%
Age 70 to 74 Years	624 4.7%	1,672 5.4%	3,786 5.7%	8,714 5.9%
Age 75 to 79 Years	450 3.4%	1,206 3.9%	2,720 4.1%	6,267 4.2%
Age 80 to 84 Years	254 1.9%	660 2.1%	1,591 2.4%	3,908 2.6%
Age 85 Years or Over	275 2.1%	539 1.7%	1,165 1.8%	2,991 2.0%
Median Age	42.0	43.4	44.3	44.3
Age 19 Years or Less	3,144 23.9%	7,131 23.1%	14,902 22.5%	32,436 21.9%
Age 20 to 64 Years	7,604 57.8%	17,588 57.0%	37,354 56.4%	83,358 56.2%
Age 65 Years or Over	2,399 18.2%	6,164 20.0%	13,960 21.1%	32,534 21.9%
<b>Female Age Distribution (2025)</b>				
Female Population	6,511 49.5%	15,270 49.4%	32,787 49.5%	73,949 49.9%
Age Under 5 Years	281 4.3%	684 4.5%	1,497 4.6%	3,267 4.4%
Age 5 to 9 Years	347 5.3%	839 5.5%	1,768 5.4%	3,943 5.3%
Age 10 to 14 Years	425 6.5%	938 6.1%	2,001 6.1%	4,306 5.8%
Age 15 to 19 Years	452 6.9%	967 6.3%	1,933 5.9%	4,175 5.6%
Age 20 to 24 Years	387 6.0%	830 5.4%	1,707 5.2%	3,890 5.3%
Age 25 to 29 Years	292 4.5%	664 4.4%	1,553 4.7%	3,747 5.1%
Age 30 to 34 Years	370 5.7%	841 5.5%	1,782 5.4%	4,189 5.7%
Age 35 to 39 Years	420 6.5%	920 6.0%	1,919 5.9%	4,339 5.9%
Age 40 to 44 Years	419 6.4%	994 6.5%	2,058 6.3%	4,446 6.0%
Age 45 to 49 Years	429 6.6%	933 6.1%	1,989 6.1%	4,312 5.8%
Age 50 to 54 Years	495 7.6%	1,101 7.2%	2,238 6.8%	4,916 6.6%
Age 55 to 59 Years	464 7.1%	1,149 7.5%	2,535 7.7%	5,589 7.6%
Age 60 to 64 Years	476 7.3%	1,223 8.0%	2,630 8.0%	5,902 8.0%
Age 65 to 69 Years	403 6.2%	1,048 6.9%	2,388 7.3%	5,480 7.4%
Age 70 to 74 Years	312 4.8%	863 5.7%	1,923 5.9%	4,505 6.1%
Age 75 to 79 Years	235 3.6%	632 4.1%	1,418 4.3%	3,287 4.4%
Age 80 to 84 Years	140 2.2%	335 2.2%	784 2.4%	1,989 2.7%
Age 85 Years or Over	164 2.5%	308 2.0%	664 2.0%	1,667 2.3%
Female Median Age	42.9	44.3	45.1	45.3
Age 19 Years or Less	1,503 23.1%	3,429 22.5%	7,198 22.0%	15,690 21.2%
Age 20 to 64 Years	3,753 57.7%	8,656 56.7%	18,411 56.2%	41,331 55.9%
Age 65 Years or Over	1,254 19.3%	3,186 20.9%	7,178 21.9%	16,928 22.9%

# DEMOGRAPHIC ANALYSIS

10087 Highland Rd Hartland, MI 48353	3 mi radius	5 mi radius	7 mi radius	10 mi radius
<b>Male Age Distribution (2025)</b>				
Male Population	6,637 50.5%	15,613 50.6%	33,430 50.5%	74,380 50.1%
Age Under 5 Years	333 5.0%	746 4.8%	1,571 4.7%	3,518 4.7%
Age 5 to 9 Years	400 6.0%	912 5.8%	1,890 5.7%	4,142 5.6%
Age 10 to 14 Years	445 6.7%	1,018 6.5%	2,109 6.3%	4,495 6.0%
Age 15 to 19 Years	462 7.0%	1,027 6.6%	2,134 6.4%	4,591 6.2%
Age 20 to 24 Years	407 6.1%	903 5.8%	1,913 5.7%	4,253 5.7%
Age 25 to 29 Years	300 4.5%	692 4.4%	1,584 4.7%	3,939 5.3%
Age 30 to 34 Years	384 5.8%	876 5.6%	1,823 5.5%	4,325 5.8%
Age 35 to 39 Years	439 6.6%	959 6.1%	1,951 5.8%	4,406 5.9%
Age 40 to 44 Years	455 6.9%	1,036 6.6%	2,109 6.3%	4,540 6.1%
Age 45 to 49 Years	435 6.5%	984 6.3%	2,029 6.1%	4,305 5.8%
Age 50 to 54 Years	454 6.8%	1,042 6.7%	2,226 6.7%	4,857 6.5%
Age 55 to 59 Years	501 7.5%	1,210 7.7%	2,608 7.8%	5,559 7.5%
Age 60 to 64 Years	476 7.2%	1,231 7.9%	2,700 8.1%	5,844 7.9%
Age 65 to 69 Years	394 5.9%	1,040 6.7%	2,312 6.9%	5,174 7.0%
Age 70 to 74 Years	311 4.7%	809 5.2%	1,862 5.6%	4,208 5.7%
Age 75 to 79 Years	216 3.3%	574 3.7%	1,302 3.9%	2,981 4.0%
Age 80 to 84 Years	114 1.7%	324 2.1%	806 2.4%	1,919 2.6%
Age 85 Years or Over	111 1.7%	231 1.5%	500 1.5%	1,324 1.8%
Male Median Age	41.1	42.6	43.5	43.4
Age 19 Years or Less	1,640 24.7%	3,702 23.7%	7,704 23.0%	16,746 22.5%
Age 20 to 64 Years	3,851 58.0%	8,933 57.2%	18,944 56.7%	42,028 56.5%
Age 65 Years or Over	1,146 17.3%	2,978 19.1%	6,782 20.3%	15,606 21.0%
<b>Males per 100 Females (2025)</b>				
Overall Comparison	102	102	102	101
Age Under 5 Years	119 54.3%	109 52.1%	105 51.2%	108 51.9%
Age 5 to 9 Years	115 53.6%	109 52.1%	107 51.7%	105 51.7%
Age 10 to 14 Years	105 51.2%	109 52.0%	105 51.3%	104 51.1%
Age 15 to 19 Years	102 50.6%	106 51.5%	110 52.5%	110 52.4%
Age 20 to 24 Years	105 51.2%	109 52.1%	112 52.8%	109 52.2%
Age 25 to 29 Years	103 50.6%	104 51.0%	102 50.5%	105 51.2%
Age 30 to 34 Years	104 50.9%	104 51.0%	102 50.6%	103 50.8%
Age 35 to 39 Years	104 51.1%	104 51.1%	102 50.4%	102 50.4%
Age 40 to 44 Years	109 52.1%	104 51.0%	102 50.6%	102 50.5%
Age 45 to 49 Years	101 50.3%	105 51.3%	102 50.5%	100 50.0%
Age 50 to 54 Years	92 47.8%	95 48.6%	99 49.9%	99 49.7%
Age 55 to 59 Years	108 51.9%	105 51.3%	103 50.7%	99 49.9%
Age 60 to 64 Years	100 50.0%	101 50.2%	103 50.7%	99 49.8%
Age 65 to 69 Years	98 49.5%	99 49.8%	97 49.2%	94 48.6%
Age 70 to 74 Years	100 49.9%	94 48.4%	97 49.2%	93 48.3%
Age 75 to 79 Years	92 47.9%	91 47.6%	92 47.9%	91 47.6%
Age 80 to 84 Years	81 44.9%	97 49.2%	103 50.7%	97 49.1%
Age 85 Years or Over	67 40.2%	75 42.8%	75 43.0%	79 44.3%
Age 19 Years or Less	109 52.2%	108 51.9%	107 51.7%	107 51.6%
Age 20 to 39 Years	104 51.0%	105 51.3%	104 51.1%	105 51.1%
Age 40 to 64 Years	102 50.4%	102 50.5%	102 50.5%	100 49.9%
Age 65 Years or Over	91 47.7%	93 48.3%	94 48.6%	92 48.0%

# DEMOGRAPHIC ANALYSIS

10087 Highland Rd Hartland, MI 48353	3 mi radius		5 mi radius		7 mi radius		10 mi radius	
<b>Household Type (2025)</b>								
Total Households	4,865		11,563		25,630		59,759	
Households with Children	1,718	35.3%	3,802	32.9%	7,685	30.0%	16,626	27.8%
Average Household Size	2.7		2.7		2.6		2.5	
Household Density per Square Mile	172		147		167		190	
Population Family	12,102	92.0%	27,970	90.6%	57,721	87.2%	123,609	83.3%
Population Non-Family	1,033	7.9%	2,839	9.2%	8,235	12.4%	23,922	16.1%
Population Group Quarters	12	-	75	0.2%	260	0.4%	798	0.5%
Family Households	4,077	83.8%	9,417	81.4%	19,336	75.4%	41,361	69.2%
Married Couple Households	3,461	84.9%	7,895	83.8%	15,994	82.7%	33,897	82.0%
Other Family Households with Children	616	15.1%	1,522	16.2%	3,342	17.3%	7,465	18.0%
Family Households with Children	1,717	42.1%	3,800	40.4%	7,682	39.7%	16,613	40.2%
Married Couple with Children	1,383	80.5%	3,058	80.5%	6,143	80.0%	13,023	78.4%
Other Family Households with Children	334	19.5%	742	19.5%	1,539	20.0%	3,590	21.6%
Family Households No Children	2,360	57.9%	5,617	59.6%	11,654	60.3%	24,748	59.8%
Married Couple No Children	2,078	88.1%	4,837	86.1%	9,851	84.5%	20,874	84.3%
Other Family Households No Children	282	11.9%	780	13.9%	1,803	15.5%	3,875	15.7%
Non-Family Households	788	16.2%	2,146	18.6%	6,294	24.6%	18,397	30.8%
Non-Family Households with Children	1	0.1%	2	-	3	-	13	-
Non-Family Households No Children	787	99.9%	2,144	99.9%	6,291	100.0%	18,384	99.9%
Average Family Household Size	3.0		3.0		3.0		3.0	
Average Family Income	\$155,654		\$164,310		\$168,682		\$163,949	
Median Family Income	\$125,708		\$127,953		\$132,113		\$130,339	
Average Non-Family Household Size	1.3		1.3		1.3		1.3	
<b>Marital Status (2025)</b>								
Population Age 15 Years or Over	10,918		25,747		55,382		124,659	
Never Married	2,820	25.8%	6,507	25.3%	14,552	26.3%	32,383	26.0%
Currently Married	6,242	57.2%	15,290	59.4%	32,208	58.2%	70,211	56.3%
Previously Married	1,855	17.0%	3,950	15.3%	8,622	15.6%	22,065	17.7%
Separated	183	9.9%	396	10.0%	948	11.0%	2,288	10.4%
Widowed	523	28.2%	1,302	33.0%	2,713	31.5%	6,520	29.6%
Divorced	1,149	62.0%	2,252	57.0%	4,961	57.5%	13,256	60.1%
<b>Educational Attainment (2025)</b>								
Adult Population Age 25 Years or Over	9,209		22,019		47,695		107,750	
Elementary (Grade Level 0 to 8)	27	0.3%	178	0.8%	581	1.2%	962	0.9%
Some High School (Grade Level 9 to 11)	226	2.5%	621	2.8%	1,375	2.9%	3,274	3.0%
High School Graduate	2,208	24.0%	4,988	22.7%	11,193	23.5%	24,597	22.8%
Some College	1,881	20.4%	4,706	21.4%	10,085	21.1%	23,116	21.5%
Associate Degree Only	905	9.8%	2,276	10.3%	5,285	11.1%	10,900	10.1%
Bachelor Degree Only	2,621	28.5%	6,103	27.7%	12,690	26.6%	29,867	27.7%
Graduate Degree	1,341	14.6%	3,147	14.3%	6,486	13.6%	15,035	14.0%
Any College (Some College or Higher)	6,748	73.3%	16,232	73.7%	34,546	72.4%	78,917	73.2%
College Degree + (Bachelor Degree or Higher)	3,962	43.0%	9,250	42.0%	19,176	40.2%	44,902	41.7%

# DEMOGRAPHIC ANALYSIS

**10087 Highland Rd  
Hartland, MI 48353**

**3 mi radius    5 mi radius    7 mi radius    10 mi radius**

**Housing**

Total Housing Units (2025)	5,108	12,130	26,885	62,787
Total Housing Units (2020)	4,820	11,469	25,571	59,573
Historical Annual Growth (2020-2025)	288 1.2%	661 1.2%	1,315 1.0%	3,214 1.1%
Housing Units Occupied (2025)	4,865 95.2%	11,563 95.3%	25,630 95.3%	59,759 95.2%
Housing Units Owner-Occupied	4,230 86.9%	10,256 88.7%	22,213 86.7%	49,450 82.7%
Housing Units Renter-Occupied	636 13.1%	1,307 11.3%	3,417 13.3%	10,309 17.3%
Housing Units Vacant (2025)	243 4.8%	566 4.7%	1,256 4.7%	3,029 4.8%

**Household Size (2025)**

Total Households	4,865	11,563	25,630	59,759
1 Person Households	650 13.4%	1,746 15.1%	5,176 20.2%	15,184 25.4%
2 Person Households	2,148 44.2%	5,026 43.5%	10,573 41.3%	22,948 38.4%
3 Person Households	842 17.3%	1,944 16.8%	3,918 15.3%	8,521 14.3%
4 Person Households	715 14.7%	1,666 14.4%	3,452 13.5%	7,797 13.0%
5 Person Households	337 6.9%	784 6.8%	1,637 6.4%	3,485 5.8%
6 Person Households	112 2.3%	256 2.2%	556 2.2%	1,165 1.9%
7 or More Person Households	60 1.2%	141 1.2%	318 1.2%	658 1.1%

**Household Income Distribution (2025)**

HH Income \$200,000 or More	895 18.4%	2,327 20.1%	5,175 20.2%	10,853 18.2%
HH Income \$150,000 to \$199,999	774 15.9%	1,668 14.4%	3,597 14.0%	8,096 13.5%
HH Income \$125,000 to \$149,999	489 10.0%	1,162 10.0%	2,305 9.0%	5,254 8.8%
HH Income \$100,000 to \$124,999	722 14.8%	1,587 13.7%	3,205 12.5%	7,265 12.2%
HH Income \$75,000 to \$99,999	680 14.0%	1,460 12.6%	3,235 12.6%	7,748 13.0%
HH Income \$50,000 to \$74,999	616 12.7%	1,460 12.6%	3,290 12.8%	8,228 13.8%
HH Income \$35,000 to \$49,999	316 6.5%	913 7.9%	2,074 8.1%	5,200 8.7%
HH Income \$25,000 to \$34,999	112 2.3%	369 3.2%	1,011 3.9%	2,489 4.2%
HH Income \$15,000 to \$24,999	98 2.0%	269 2.3%	818 3.2%	2,445 4.1%
HH Income \$10,000 to \$14,999	42 0.9%	110 1.0%	456 1.8%	998 1.7%
HH Income Under \$10,000	122 2.5%	239 2.1%	463 1.8%	1,182 2.0%

**Household Vehicles (2025)**

Households 0 Vehicles Available	156 3.2%	361 3.1%	877 3.4%	2,657 4.4%
Households 1 Vehicle Available	1,153 23.7%	2,572 22.2%	6,127 23.9%	16,238 27.2%
Households 2 Vehicles Available	2,120 43.6%	5,057 43.7%	10,755 42.0%	25,116 42.0%
Households 3 or More Vehicles Available	1,436 29.5%	3,573 30.9%	7,870 30.7%	15,748 26.4%
Total Vehicles Available	10,348	25,052	54,920	120,777
Average Vehicles per Household	2.1	2.2	2.1	2.0
Owner-Occupied Household Vehicles	9,498 91.8%	23,273 92.9%	50,277 91.5%	107,786 89.2%
Average Vehicles per Owner-Occupied Household	2.2	2.3	2.3	2.2
Renter-Occupied Household Vehicles	850 8.2%	1,778 7.1%	4,643 8.5%	12,991 10.8%
Average Vehicles per Renter-Occupied Household	1.3	1.4	1.4	1.3

**Travel Time (2025)**

Worker Base Age 16 years or Over	7,086	16,104	34,020	76,580
Travel to Work in 14 Minutes or Less	1,111 15.7%	2,452 15.2%	5,426 16.0%	13,510 17.6%
Travel to Work in 15 to 29 Minutes	1,858 26.2%	4,595 28.5%	9,464 27.8%	19,967 26.1%
Travel to Work in 30 to 59 Minutes	2,231 31.5%	4,956 30.8%	10,642 31.3%	24,032 31.4%
Travel to Work in 60 Minutes or More	679 9.6%	1,725 10.7%	3,735 11.0%	7,583 9.9%
Work at Home	1,206 17.0%	2,377 14.8%	4,752 14.0%	11,488 15.0%
Average Minutes Travel to Work	27.3	27.8	28.4	28.4

10087 Highland Rd Hartland, MI 48353	3 mi radius		5 mi radius		7 mi radius		10 mi radius	
<b>Transportation To Work (2025)</b>								
Worker Base Age 16 years or Over	7,086		16,104		34,020		76,580	
Drive to Work Alone	5,320	75.1%	12,469	77.4%	26,545	78.0%	58,749	76.7%
Drive to Work in Carpool	368	5.2%	902	5.6%	2,035	6.0%	4,852	6.3%
Travel to Work by Public Transportation	4	-	28	0.2%	98	0.3%	229	0.3%
Drive to Work on Motorcycle	-	-	2	-	7	-	14	-
Bicycle to Work	2	-	24	0.1%	33	-	48	-
Walk to Work	170	2.4%	229	1.4%	434	1.3%	898	1.2%
Other Means	15	0.2%	73	0.5%	115	0.3%	302	0.4%
Work at Home	1,206	17.0%	2,377	14.8%	4,752	14.0%	11,488	15.0%
<b>Daytime Demographics (2025)</b>								
Total Businesses	480		735		2,233		5,442	
Total Employees	3,341		4,984		18,035		44,875	
Company Headquarter Businesses	21	4.4%	27	3.7%	77	3.4%	203	3.7%
Company Headquarter Employees	444	13.3%	501	10.0%	1,401	7.8%	4,532	10.1%
Employee Population per Business	7.0	to 1	6.8	to 1	8.1	to 1	8.2	to 1
Residential Population per Business	27.4	to 1	42.0	to 1	29.6	to 1	27.3	to 1
Adj. Daytime Demographics Age 16 Years or Over	6,997		14,226		38,536		91,061	
<b>Labor Force</b>								
Labor Population Age 16 Years or Over (2025)	10,743		25,352		54,544		122,833	
Labor Force Total Males (2025)	5,359	49.9%	12,715	50.2%	27,410	50.3%	61,243	49.9%
Male Civilian Employed	3,900	72.8%	8,938	70.3%	18,691	68.2%	41,438	67.7%
Male Civilian Unemployed	119	2.2%	280	2.2%	754	2.8%	1,859	3.0%
Males in Armed Forces	-	-	5	-	22	-	67	0.1%
Males Not in Labor Force	1,339	25.0%	3,491	27.5%	7,943	29.0%	17,880	29.2%
Labor Force Total Females (2025)	5,384	50.1%	12,637	49.8%	27,134	49.7%	61,590	50.1%
Female Civilian Employed	3,186	59.2%	7,166	56.7%	15,329	56.5%	35,143	57.1%
Female Civilian Unemployed	82	1.5%	248	2.0%	606	2.2%	1,418	2.3%
Females in Armed Forces	-	-	-	-	-	-	-	-
Females Not in Labor Force	2,116	39.3%	5,223	41.3%	11,198	41.3%	25,030	40.6%
Unemployment Rate	201	1.9%	528	2.1%	1,360	2.5%	3,277	2.7%
<b>Occupation (2025)</b>								
Occupation Population Age 16 Years or Over	7,086		16,104		34,020		76,580	
Occupation Total Males	3,900	55.0%	8,938	55.5%	18,691	54.9%	41,437	54.1%
Occupation Total Females	3,186	45.0%	7,166	44.5%	15,329	45.1%	35,143	45.9%
Management, Business, Financial Operations	1,622	22.9%	3,809	23.7%	7,863	23.1%	17,495	22.8%
Professional, Related	1,977	27.9%	4,373	27.2%	8,797	25.9%	19,913	26.0%
Service	952	13.4%	2,116	13.1%	4,577	13.5%	10,727	14.0%
Sales, Office	1,439	20.3%	3,078	19.1%	6,703	19.7%	15,337	20.0%
Farming, Fishing, Forestry	62	0.9%	83	0.5%	103	0.3%	166	0.2%
Construction, Extraction, Maintenance	528	7.5%	1,198	7.4%	2,577	7.6%	5,284	6.9%
Production, Transport, Material Moving	506	7.1%	1,448	9.0%	3,400	10.0%	7,657	10.0%
White Collar Workers	5,037	71.1%	11,260	69.9%	23,362	68.7%	52,745	68.9%
Blue Collar Workers	2,049	28.9%	4,845	30.1%	10,658	31.3%	23,835	31.1%

# DEMOGRAPHIC ANALYSIS

10087 Highland Rd Hartland, MI 48353		3 mi radius	5 mi radius	7 mi radius	10 mi radius
<b>Units In Structure (2025)</b>					
Total Units		4,865	11,563	25,630	59,759
1 Detached Unit	4,088 84.0%	9,393 81.2%	19,562 76.3%	44,572 74.6%	
1 Attached Unit	211 4.3%	303 2.6%	1,196 4.7%	3,310 5.5%	
2 Units	130 2.7%	201 1.7%	497 1.9%	1,143 1.9%	
3 to 4 Units	90 1.9%	161 1.4%	374 1.5%	1,143 1.9%	
5 to 9 Units	79 1.6%	198 1.7%	582 2.3%	2,521 4.2%	
10 to 19 Units	111 2.3%	164 1.4%	423 1.7%	1,377 2.3%	
20 to 49 Units	26 0.5%	65 0.6%	242 0.9%	1,118 1.9%	
50 or More Units	102 2.1%	189 1.6%	409 1.6%	1,154 1.9%	
Mobile Home or Trailer	27 0.6%	889 7.7%	2,344 9.1%	3,422 5.7%	
Other Structure					
<b>Homes Built By Year (2025)</b>					
Homes Built 2020 or later	284 5.6%	526 4.3%	836 3.1%	2,051 3.3%	
Homes Built 2010 to 2019	431 8.4%	1,244 10.3%	2,753 10.2%	5,501 8.8%	
Homes Built 2000 to 2009	1,306 25.6%	2,492 20.5%	5,630 20.9%	11,470 18.3%	
Homes Built 1990 to 1999	963 18.8%	2,547 21.0%	5,289 19.7%	11,716 18.7%	
Homes Built 1980 to 1989	384 7.5%	1,069 8.8%	2,643 9.8%	6,225 9.9%	
Homes Built 1970 to 1979	775 15.2%	2,013 16.6%	4,411 16.4%	10,313 16.4%	
Homes Built 1960 to 1969	295 5.8%	647 5.3%	1,406 5.2%	3,863 6.2%	
Homes Built 1950 to 1959	179 3.5%	422 3.5%	1,134 4.2%	3,682 5.9%	
Homes Built 1940 to 1949	101 2.0%	177 1.5%	493 1.8%	1,461 2.3%	
Homes Built Before 1939	149 2.9%	427 3.5%	1,036 3.9%	3,477 5.5%	
Median Age of Homes	34.0 yrs	34.9 yrs	36.0 yrs	38.9 yrs	
<b>Home Values (2025)</b>					
Owner Specified Housing Units	4,230	10,256	22,213	49,450	
Home Values \$1,000,000 or More	64 1.5%	179 1.7%	499 2.2%	1,173 2.4%	
Home Values \$750,000 to \$999,999	135 3.2%	398 3.9%	1,019 4.6%	2,019 4.1%	
Home Values \$500,000 to \$749,999	682 16.1%	1,718 16.7%	3,717 16.7%	7,351 14.9%	
Home Values \$400,000 to \$499,999	1,049 24.8%	2,447 23.9%	4,717 21.2%	9,699 19.6%	
Home Values \$300,000 to \$399,999	1,086 25.7%	2,233 21.8%	4,604 20.7%	11,499 23.3%	
Home Values \$250,000 to \$299,999	605 14.3%	1,348 13.1%	2,759 12.4%	6,488 13.1%	
Home Values \$200,000 to \$249,999	211 5.0%	507 4.9%	1,384 6.2%	3,424 6.9%	
Home Values \$175,000 to \$199,999	97 2.3%	173 1.7%	433 2.0%	1,284 2.6%	
Home Values \$150,000 to \$174,999	155 3.7%	267 2.6%	491 2.2%	1,603 3.2%	
Home Values \$125,000 to \$149,999	15 0.4%	69 0.7%	221 1.0%	517 1.0%	
Home Values \$100,000 to \$124,999	45 1.1%	156 1.5%	310 1.4%	683 1.4%	
Home Values \$90,000 to \$99,999	21 0.5%	90 0.9%	216 1.0%	334 0.7%	
Home Values \$80,000 to \$89,999	8 0.2%	42 0.4%	81 0.4%	234 0.5%	
Home Values \$70,000 to \$79,999	6 0.1%	57 0.6%	85 0.4%	170 0.3%	
Home Values \$60,000 to \$69,999	8 0.2%	170 1.7%	297 1.3%	530 1.1%	
Home Values \$50,000 to \$59,999	4 0.1%	88 0.9%	160 0.7%	212 0.4%	
Home Values \$35,000 to \$49,999	2 -	75 0.7%	267 1.2%	422 0.9%	
Home Values \$25,000 to \$34,999	12 0.3%	127 1.2%	232 1.0%	471 1.0%	
Home Values \$10,000 to \$24,999	9 0.2%	67 0.7%	411 1.8%	729 1.5%	
Home Values Under \$10,000	15 0.4%	44 0.4%	309 1.4%	607 1.2%	
Owner-Occupied Median Home Value	\$383,574	\$363,870	\$361,796	\$360,112	
Renter-Occupied Median Rent	\$1,250	\$1,208	\$1,239	\$1,143	

# DEMOGRAPHIC ANALYSIS

**10087 Highland Rd  
Hartland, MI 48353**

**3 mi radius    5 mi radius    7 mi radius    10 mi radius**

**Total Annual Consumer Expenditure (2025)**

Total Household Expenditure	\$620.48 M	\$1.48 B	\$3.21 B	\$7.17 B
Total Non-Retail Expenditure	\$311.16 M	\$741.98 M	\$1.62 B	\$3.6 B
Total Retail Expenditure	\$309.32 M	\$734.85 M	\$1.59 B	\$3.57 B
Alcoholic Beverages	\$3.85 M	\$9.14 M	\$19.6 M	\$44.29 M
Apparel	\$11.43 M	\$27.09 M	\$58.58 M	\$131.14 M
Contributions	\$20.8 M	\$49.49 M	\$107.52 M	\$240.22 M
Education	\$14.62 M	\$34.74 M	\$75.39 M	\$168.52 M
Entertainment	\$35.29 M	\$83.57 M	\$180.67 M	\$404.62 M
Food Away From Home	\$27.33 M	\$64.77 M	\$140.1 M	\$313.61 M
Grocery	\$37.3 M	\$87.76 M	\$188.25 M	\$422.96 M
Health Care	\$33.88 M	\$81.16 M	\$179.66 M	\$416.1 M
Household Furnishings and Equipment	\$16.62 M	\$39.4 M	\$85.29 M	\$190.89 M
Household Operations	\$11.45 M	\$27.13 M	\$58.62 M	\$131.08 M
Miscellaneous Expenses	\$10.63 M	\$25.19 M	\$54.52 M	\$122.23 M
Personal Care	\$7.49 M	\$17.66 M	\$37.95 M	\$85.17 M
Shelter	\$90.76 M	\$213.83 M	\$464.09 M	\$1.05 B
Tax and Retirement	\$170.79 M	\$409.85 M	\$894.04 M	\$1.97 B
Tobacco and Related	\$2.37 M	\$5.5 M	\$11.65 M	\$26.5 M
Transportation	\$99.48 M	\$238.55 M	\$519.3 M	\$1.15 B
Utilities	\$26.37 M	\$62 M	\$132.88 M	\$298.68 M

**Monthly Household Consumer Expenditure (2025)**

Total Household Expenditure	\$10,628	\$10,643	\$10,432	\$10,001
Total Non-Retail Expenditure	\$5,330 50.1%	\$5,347 50.2%	\$5,256 50.4%	\$5,025 50.2%
Total Retail Expenditures	\$5,298 49.9%	\$5,296 49.8%	\$5,175 49.6%	\$4,976 49.8%
Alcoholic Beverages	\$66 0.6%	\$66 0.6%	\$64 0.6%	\$62 0.6%
Apparel	\$196 1.8%	\$195 1.8%	\$190 1.8%	\$183 1.8%
Contributions	\$356 3.4%	\$357 3.4%	\$350 3.4%	\$335 3.3%
Education	\$250 2.4%	\$250 2.4%	\$245 2.3%	\$235 2.3%
Entertainment	\$604 5.7%	\$602 5.7%	\$587 5.6%	\$564 5.6%
Food Away From Home	\$468 4.4%	\$467 4.4%	\$456 4.4%	\$437 4.4%
Grocery	\$639 6.0%	\$632 5.9%	\$612 5.9%	\$590 5.9%
Health Care	\$580 5.5%	\$585 5.5%	\$584 5.6%	\$580 5.8%
Household Furnishings and Equipment	\$285 2.7%	\$284 2.7%	\$277 2.7%	\$266 2.7%
Household Operations	\$196 1.8%	\$196 1.8%	\$191 1.8%	\$183 1.8%
Miscellaneous Expenses	\$182 1.7%	\$182 1.7%	\$177 1.7%	\$170 1.7%
Personal Care	\$128 1.2%	\$127 1.2%	\$123 1.2%	\$119 1.2%
Shelter	\$1,555 14.6%	\$1,541 14.5%	\$1,509 14.5%	\$1,463 14.6%
Tax and Retirement	\$2,925 27.5%	\$2,954 27.8%	\$2,907 27.9%	\$2,753 27.9%
Tobacco and Related	\$41 0.4%	\$40 0.4%	\$38 0.4%	\$37 0.4%
Transportation	\$1,704 16.0%	\$1,719 16.2%	\$1,688 16.2%	\$1,607 16.1%
Utilities	\$452 4.3%	\$447 4.2%	\$432 4.1%	\$417 4.2%



OnQ  
COMMERCIAL  
REAL ESTATE

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