

HARTLAND SELF-STORAGE

MUNICIPALLY APPROVED SITE PLAN



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

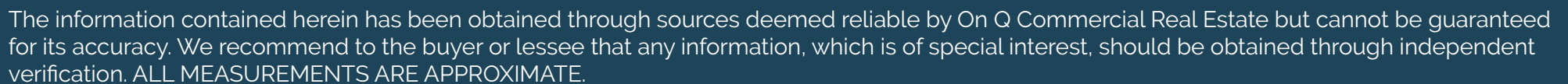


The information contained herein has been obtained through sources deemed reliable by On Q Commercial Real Estate but cannot be guaranteed for its accuracy. We recommend to the buyer or lessee that any information, which is of special interest, should be obtained through independent verification. ALL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

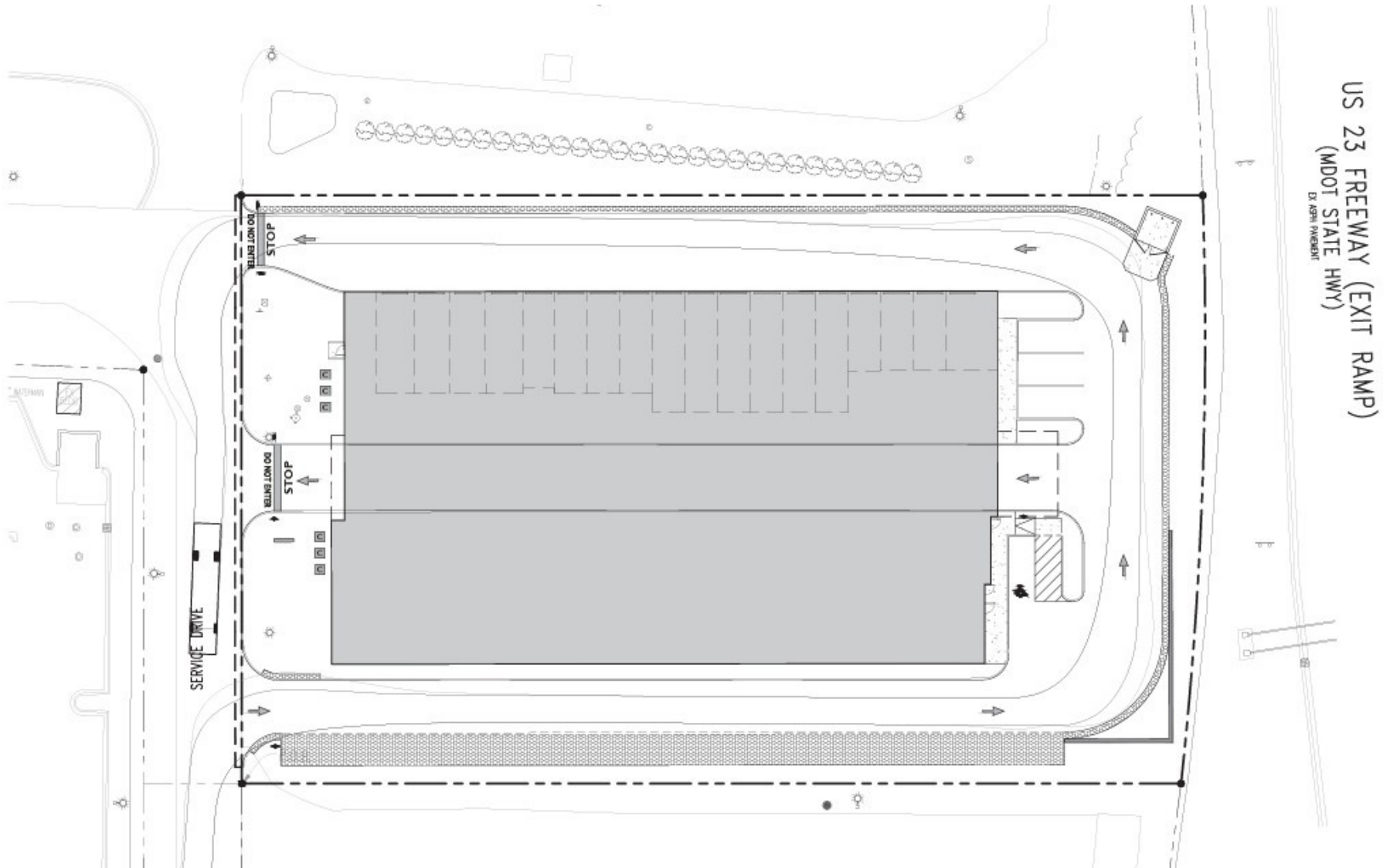
MICRO AERIAL



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.

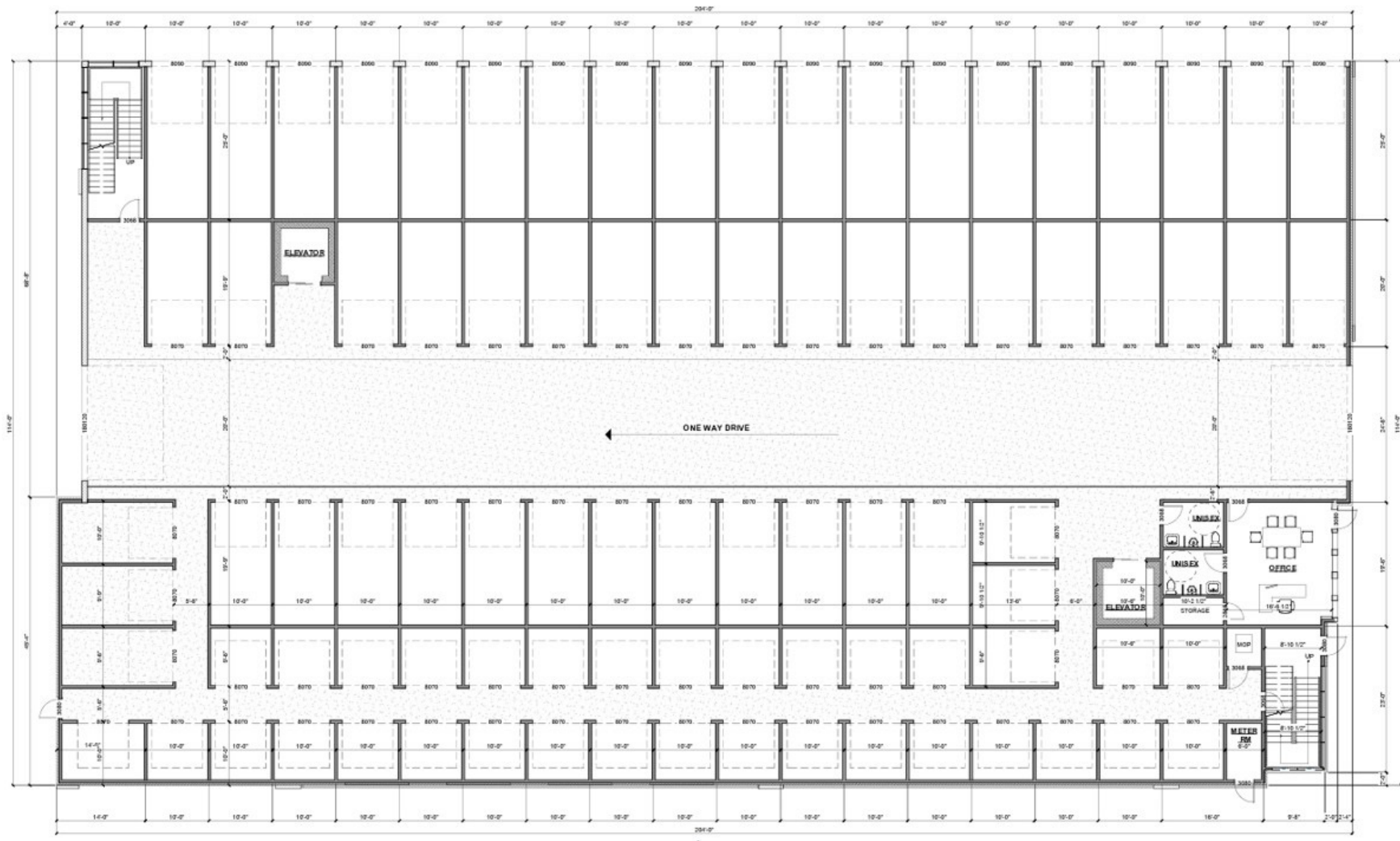


APPROVED SITE PLAN



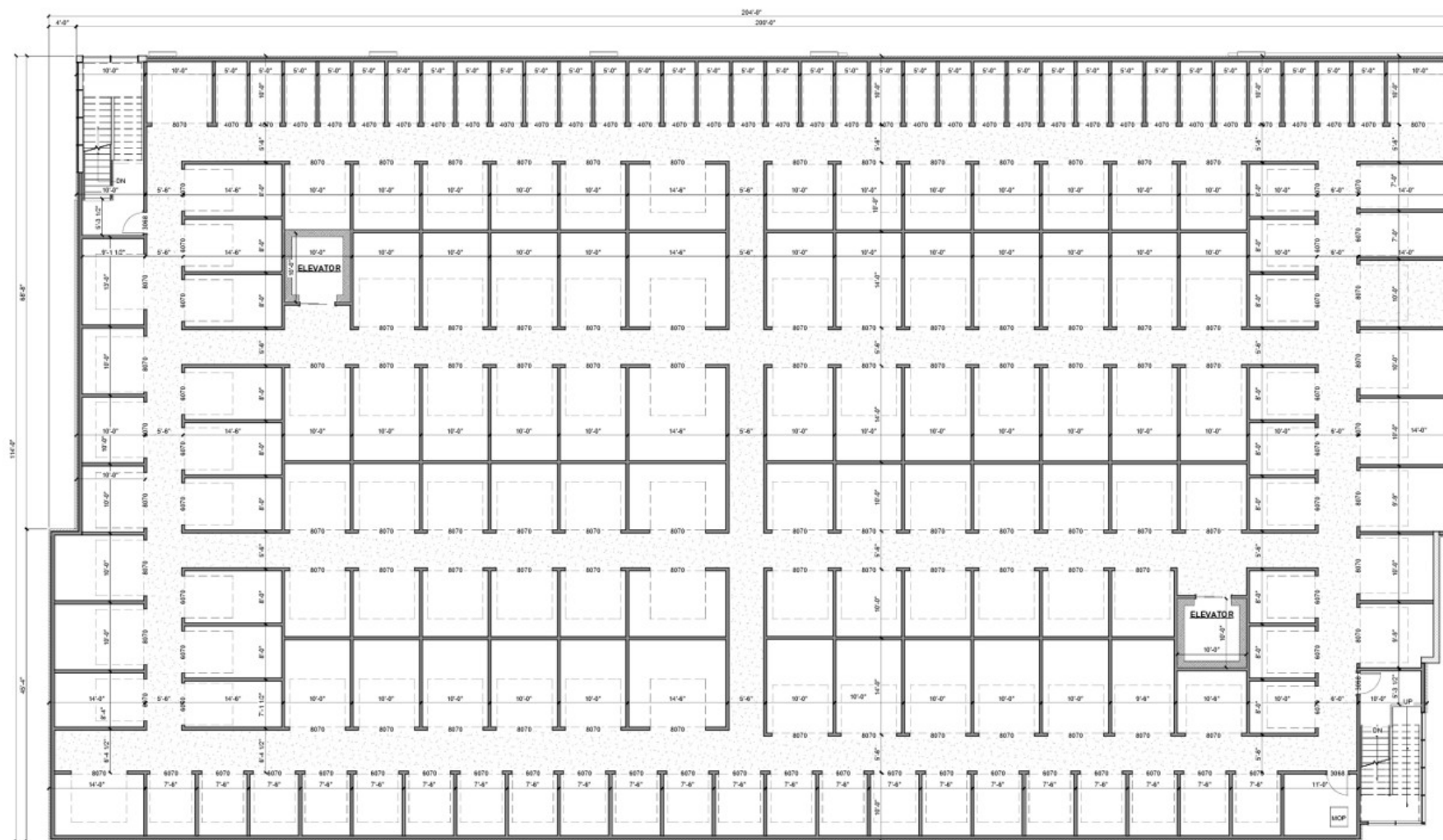
The information contained herein has been obtained through sources deemed reliable by On Q Commercial Real Estate but cannot be guaranteed for its accuracy. We recommend to the buyer or lessee that any information, which is of special interest, should be obtained through independent verification. ALL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

1st LEVEL - PROPOSED FLOOR PLAN



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.

2nd & 3rd LEVEL - PROPOSED FLOOR PLAN



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.

CONCEPTUAL IMAGES



WEST ELEVATION CONCEPTUAL RENDERING



EAST ELEVATION CONCEPTUAL RENDERING

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.

DEMOGRAPHIC ANALYSIS

10087 Highland Rd Hartland, MI 48353		3 mi radius		5 mi radius		7 mi radius		10 mi radius	
Population									
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	psm	393	psm	430	psm	472	psm
Trade Area Size		28.3	sq mi	78.5	sq mi	153.9	sq mi	314.0	sq mi
Households									
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	1.2%	3,695	1.1%	8,556	1.1%
Average Household Income									
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%
Median Household Income									
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%
Per Capita Income									
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	
Race and Ethnicity									
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%	1,859	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		3 mi radius		5 mi radius		7 mi radius		10 mi radius	
Hartland, MI 48353									
Total Age Distribution (2025)									
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%
Female Age Distribution (2025)									
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		3 mi radius		5 mi radius		7 mi radius		10 mi radius	
Hartland, MI 48353									
Male Age Distribution (2025)									
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%	
Males per 100 Females (2025)									
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	51.2%	
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		3 mi radius		5 mi radius		7 mi radius		10 mi radius	
Hartland, MI 48353									
Household Type (2025)									
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	
Marital Status (2025)									
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%
Educational Attainment (2025)									
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		3 mi radius		5 mi radius		7 mi radius		10 mi radius	
Hartland, MI 48353									
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		23,273		50,277		107,786	
Average Vehicles per Owner-Occupied Household		2.2		2.3		2.3		2.2	
Renter-Occupied Household Vehicles		850		1,778		4,643		12,991	
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	

DEMOGRAPHIC ANALYSIS

10087 Highland Rd Hartland, MI 48353	3 mi radius		5 mi radius		7 mi radius		10 mi radius	
Transportation To Work (2025)								
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%
Daytime Demographics (2025)								
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	
Labor Force								
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%
Occupation (2025)								
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

Units In Structure (2025)

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	-	-	-	-

Homes Built By Year (2025)

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

Home Values (2025)

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 -	76 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		\$19.8 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

JOE QONJA

Principal Broker

C: (248) 977-7799

O: (248) 712-3300

E: joe@onqcre.com

LEO ALLUS

Associate

C: (248) 321-3325

O: (248) 712-3300

E: leo@onqcre.com

100 W. Long Lake Rd. Suite 122 Bloomfield Hills, MI 48304

www.onqcre.com

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.