

PROPERTY & LOCATION SNAPSHOT

26400 W 11 Mile Rd

Southfield, MI 48034

Industrial / warehouse
123,923

vehicles/day

I-696

0.4 mi · MDOT 2025

0.4 mi

To I-696 exit 7

Straight-line ·
OpenStreetMap
8,675 trucks/day

On I-696

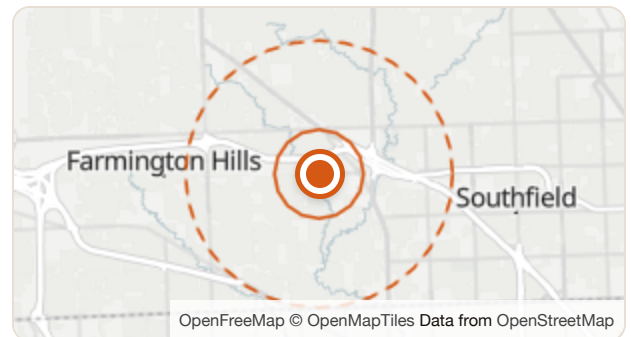
7.0% of its traffic · MDOT 2025

17,033 jobs
Manufacturing, logistics
& trades within 5 mi

Census LEHD 2021

Location highlights

- I-696 is 0.4 mi away, carrying 123,923 vehicles a day.**
 Regional access for customers, staff and deliveries. Distance is straight-line; it does not mean the property is visible from or has direct access to the freeway.
 MDOT AADT, 2025; OpenStreetMap
- The nearest freeway interchange (I-696 exit 7) is 0.4 mi away.**
 Short trips onto the regional freeway network.
 OpenStreetMap
- I-696 carries 8,675 commercial vehicles a day (7.0% of its traffic).**
 Existing truck use on the nearby network. This is a count, not a truck-route designation.
 MDOT commercial AADT 2025
- 215,409 people live and 160,746 work within 5 miles.**
 Hiring pool within a short commute.
 US Census 2020; Census LEHD 2021

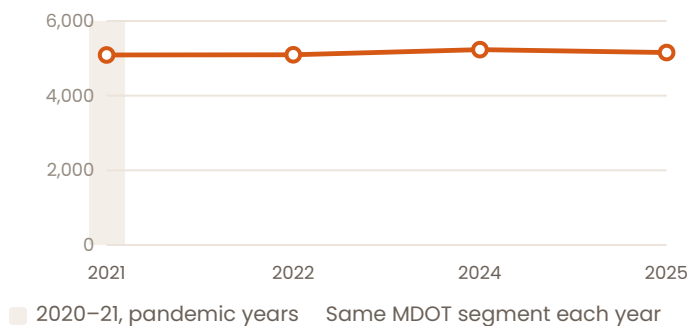


	1 MI	3 MI	5 MI
Population	8,214	64,623	215,409
Households	4,649	29,428	91,386
Median HH income	\$56,400	\$71,800	\$79,400
Jobs	12,159	81,031	160,746

Traffic: MDOT AADT 2025, counted segment nearest the property. People: 2020 Census blocks. Households and income: ACS 2019–2023 5-year estimates, apportioned to each radius. Jobs: Census LEHD 2021. Businesses: OpenStreetMap, 2026–10–23. Distances are straight-line. Method and sources on the last page.

TRAFFIC, ACCESS & TRANSPORTATION
Truck traffic and freeway access

ROAD	TRUCKS A DAY	TRUCK SHARE	VEHICLES A DAY	DISTANCE
I-696 (Walter P Reuther Freeway) · 3 lanes	8,675	7.0%	123,923	0.4 mi
US-24 (Telegraph Road) · 4 lanes	3,098	3.9%	79,435	1.3 mi
Telegraph Road · 4 lanes	1,925	3.3%	58,361	1.2 mi
M-10 (John C Lodge Freeway) · 4 lanes	1,770	2.6%	68,067	1.2 mi
Northwestern Highway · 5 lanes	505	1.1%	45,865	0.9 mi
West 11 Mile Road · 3 lanes	148	2.9%	5,155	Frontage

Traffic over time West 11 Mile Road, vehicles a day


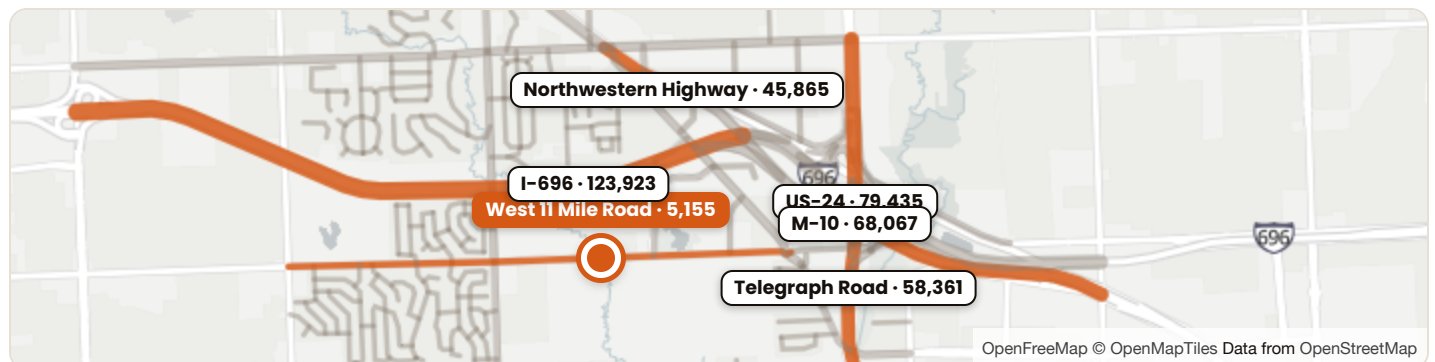
I-696	-28.5%	2018–2025
US-24	-18.4%	2018–2025
Telegraph Road	-20.5%	2018–2025
M-10	-34.7%	2018–2025

Change between typical years only (2020–21 left out), same counted segment.

Access

Frontage road	West 11 Mile Road 3 lanes
Nearest freeway	I-696 0.4 mi, straight-line
Nearest interchange	I-696 exit 7 0.4 mi, straight-line
Interchange	I-696 exit 8 0.6 mi
Interchange	M-10 exit 18B 1.0 mi
Interchange	M-10 exit 18C 1.2 mi

Reading these counts. Vehicles a day are MDOT's annual average daily traffic (AADT) for the counted segment; trucks are commercial AADT. They count vehicles on the road, not people on foot, and do not mean every passing vehicle can see or reach the property. Freeway traffic is regional context, not frontage.



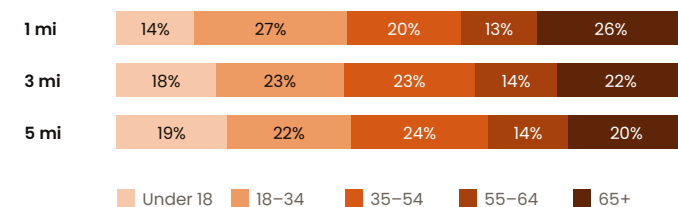
Trend lines use only years MDOT counted the same segment (same route and mileposts). 2020–2021 counts are shown but left out of the change figures. Lanes from OpenStreetMap. Map: OpenFreeMap, © OpenMapTiles, © OpenStreetMap contributors.

DEMOGRAPHICS, WORKFORCE & TRADE AREA

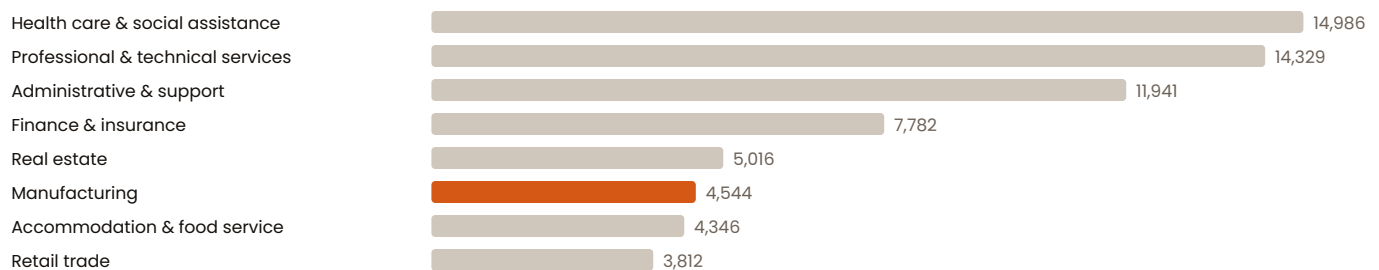
Who lives and works around the property

Within straight-line radii of 1, 3 and 5 miles. Drive-time areas are not shown in this edition.

	1 MILE	3 MILES	5 MILES
Population 2020 Census	8,214	64,623	215,409
Unemployment rate civilian labor force, ACS 2019–2023	4.9%	5.9%	6.1%
Population change since 2010 2010 → 2020 Census, same radius	+17.1%	+4.6%	+5.3%
People per square mile 2020 Census	2,615	2,286	2,743
Households ACS 2019–2023	4,649	29,428	91,386
Average household size ACS 2019–2023	1.71	2.09	2.21
Median household income ACS 2019–2023	\$56,400	\$71,800	\$79,400
Bachelor's degree or higher adults 25+, ACS 2019–2023	38%	46%	46%
Households with no vehicle ACS 2019–2023	17.3%	8.8%	7.2%

Age of residents ACS 2019–2023

Jobs located nearby Census LEHD 2021

	1 MI	3 MI	5 MI
Jobs	12,159	81,031	160,746
Change 2016–2021 newest year still affected by the pandemic	–9.3%	–5.8%	–10.0%

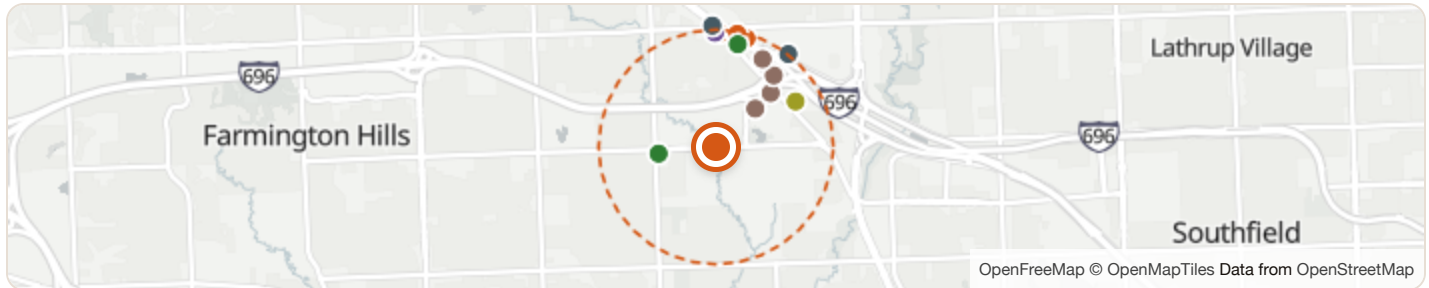
Jobs within 3 miles by industry Census LEHD 2021 · orange: industries most relevant to a industrial / warehouse property, 9,867 jobs


Radius figures: 2020 Census counts for blocks whose internal point lies inside each circle; ACS 2019–2023 tract estimates apportioned by the share of each tract's 2020 population (or housing units) inside the circle. ACS figures are 5-year estimates with margins of error, not single-year counts. Jobs: LEHD LODES 8 workplace counts by 2020 block, 2021 and 2016.

NEARBY BUSINESSES & AMENITIES

What is around the property

15 named businesses and amenities mapped within a mile, from OpenStreetMap, retrieved 2026-10-23. Listings are not individually verified as open.



● Auto & fuel ● Restaurants & cafés ● Hotels ● Grocery & convenience ● Shopping ● Personal services ● The property

S Similar business to an industrial / warehouse use C Complementary D Draws customers on its own

Unmarked: general amenity

Industrial areas nearby within 3 miles

Road Commission for Oakland County	0.8 mi
Southfield Department of Public Works	0.9 mi

Freeway interchanges

I-696 exit 7	0.4 mi
I-696 exit 8	0.6 mi
M-10 exit 18B	1.0 mi
M-10 exit 18C	1.2 mi
M-10 exit 18A	1.2 mi

Auto & fuel 2

Lexus C	1.0 mi
Sunoco C	1.0 mi

Grocery & convenience 2

7-Eleven	0.5 mi
Marathon	0.9 mi

Restaurants & cafés 3

McDonald's C	1.0 mi
Starbucks C	1.0 mi

Shopping 1

Family Dollar	1.0 mi
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Hotels 4

Extended Stay America C	0.5 mi
Hilton Garden Inn C	0.7 mi

Personal services 1

Kia Nicol Studio Salon	0.8 mi
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National and regional chains within a mile

extended STAY AMERICA	0.5 mi
7-Eleven	0.5 mi
Hilton Garden Inn	0.7 mi

OpenStreetMap, retrieved 2026-10-23: volunteer-mapped, so it can include closed places or miss new ones. S / C / D labels are by business category for a industrial / warehouse use. Logos (Wikimedia Commons) belong to their owners.