

PROPERTY & LOCATION SNAPSHOT

39901 Traditions Dr

Northville, MI 48168 **Medical****74,404** people

Live within 3 miles

2020 Census · 4,464 within 1 mi

22% aged 65+

Of residents within 3 miles

16,721 people · ACS 2019–2023

9 nearby

Health & medical businesses within 1 mile

OpenStreetMap, 2026–10–23

143,181

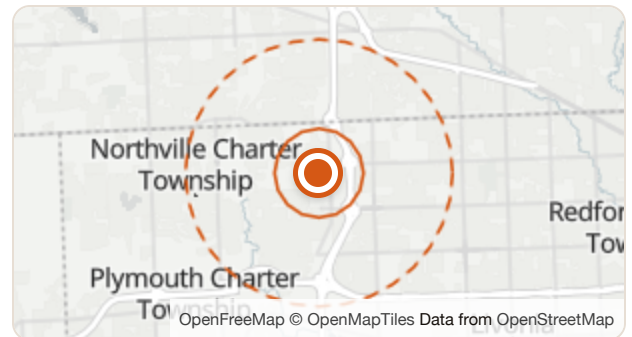
vehicles/day

I-275

0.7 mi · MDOT 2025

Location highlights

- **74,404 people live within 3 miles, in 30,912 households.**
The everyday trade area for most neighborhood businesses.
US Census 2020 (people); ACS 2019–2023 (households)
- **22% of people within 3 miles are 65 or older.**
Older residents use health services more often.
ACS 2019–2023
- **9 health and medical businesses are mapped within a mile.**
An existing healthcare cluster and referral network.
OpenStreetMap, retrieved 2026–10–23
- **I-275 is 0.7 mi away, carrying 143,181 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



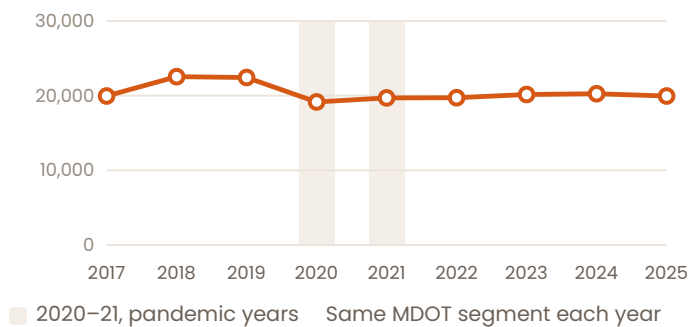
	1 MI	3 MI	5 MI
Population	4,464	74,404	192,346
Households	1,962	30,912	80,099
Median HH income	\$93,300	\$113,300	\$109,000
Jobs	9,371	48,127	154,748

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

How many vehicles pass, and how the site connects

ROAD	VEHICLES A DAY	TRUCKS A DAY	TRUCK SHARE	DISTANCE
I-275 (Disabled American Veterans Memorial Highway) · 4 lanes	143,181	9,580	6.7%	0.7 mi
Newburgh Road · 2 lanes	22,214	644	2.9%	1.2 mi
8 Mile Road · 2 lanes	19,953	639	3.2%	1.1 mi
Haggerty Road · 5 lanes	19,218	557	2.9%	0.2 mi
7 Mile Road · 2 lanes	14,480	419	2.9%	0.2 mi

Traffic over time 8 Mile Road, vehicles a day


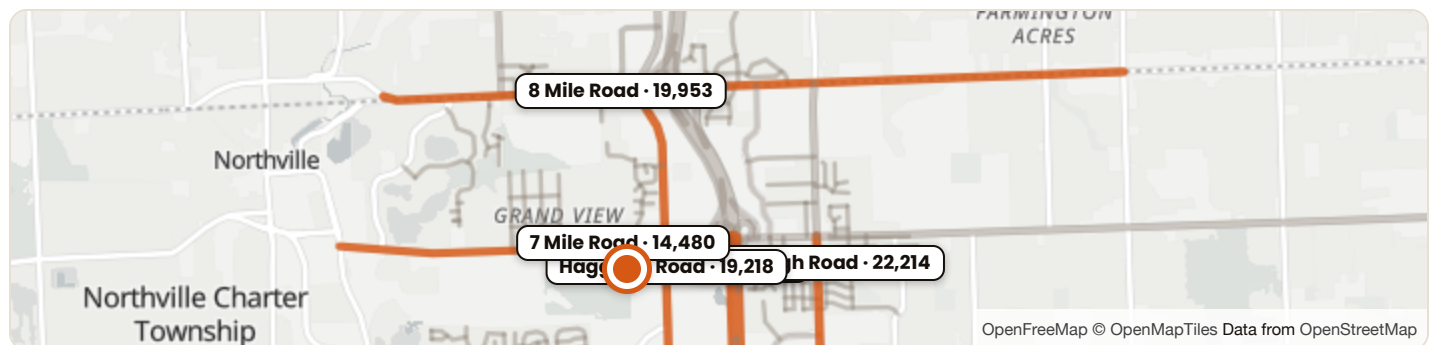
I-275	-26.1%	2017–2025
8 Mile Road	-0.0%	2017–2025
Haggerty Road	+50.6%	2017–2025
7 Mile Road	-15.6%	2017–2025

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

Access

Frontage road	No MDOT-counted road within 60 m
Nearest freeway	I-275 0.7 mi, straight-line
Nearest interchange	I-275 exit 169A 0.7 mi, straight-line
Newburgh Road	1.2 mi 22,214 vehicles a day
8 Mile Road	1.1 mi 19,953 vehicles a day
Haggerty Road	0.2 mi 19,218 vehicles a day

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.



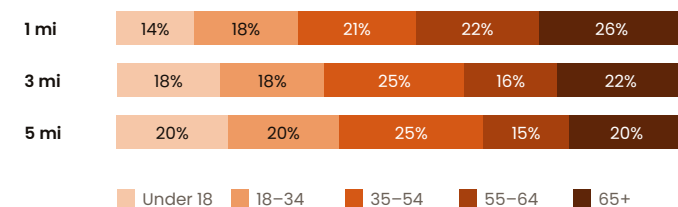
Trend lines use only years MDOT counted the same segment (same route and mileposts). 2020–2021 counts are shown but left out of the change figures. Lanes from OpenStreetMap. Map: OpenFreeMap, © OpenMapTiles, © OpenStreetMap contributors.

DEMOGRAPHICS, WORKFORCE & TRADE AREA

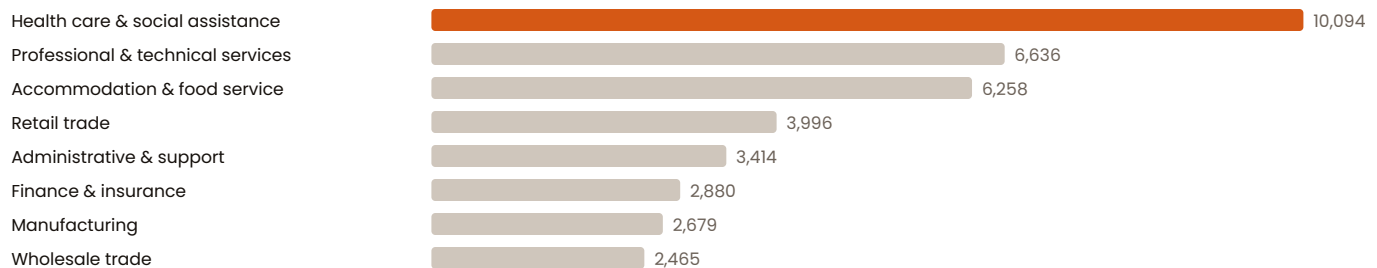
Who lives and works around the property

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	4,464	74,404	192,346
Population change since 2010 2010 → 2020 Census, same radius	+9.8%	+3.2%	+4.8%
People per square mile 2020 Census	1,421	2,632	2,449
Households ACS 2019–2023	1,962	30,912	80,099
Average household size ACS 2019–2023	1.94	2.26	2.30
Median household income ACS 2019–2023	\$93,300	\$113,300	\$109,000
Bachelor's degree or higher adults 25+, ACS 2019–2023	55%	58%	57%
Unemployment rate civilian labor force, ACS 2019–2023	2.4%	4.5%	4.1%
Households with no vehicle ACS 2019–2023	5.3%	3.4%	3.8%

Age of residents ACS 2019–2023

Jobs located nearby Census LEHD 2021

	1 MI	3 MI	5 MI
Jobs	9,371	48,127	154,748
Change 2016–2021 newest year still affected by the pandemic	-28.7%	-8.2%	+2.2%

Jobs within 3 miles by industry Census LEHD 2021 · orange: industries most relevant to a medical property, 10,094 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

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



- Health & medical ● Grocery & convenience ● Restaurants & cafés ● Banks & financial ● Shopping ● Fitness
- The property

S Similar business to a medical use **C** Complementary **D** Draws customers on its own Unmarked: general amenity

Hospitals within 3 miles

Hawthorn Center 0.2 mi

Nearest health businesses

Northville Dental Studio 0.1 mi
 VEG ER for Pets 0.1 mi
 Hawthorn Center 0.2 mi
 IHA Urgent Care 0.3 mi
 Ulta Beauty 0.6 mi

● Health & medical 9

Northville Dental Studio **S** 0.1 mi
 VEG ER for Pets **S** 0.1 mi

● Grocery & convenience 6

Trader Joe's **D** 0.2 mi
 Kroger **D** 0.6 mi

● Restaurants & cafés 51

Red Olive Restaurant **C** 0.1 mi
 Jimmy John's **C** 0.1 mi

● Banks & financial 6

University of Michigan Credit Union **C** 0.2 mi
 PNC Bank **C** 0.4 mi

● Shopping 13

SVS Vision 0.2 mi
 AT&T 0.2 mi

● Fitness 5

Orangetheory Fitness 0.1 mi
 Trinity Elite Sports Center 0.6 mi

National and regional chains within a mile



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 medical use. Logos (Wikimedia Commons) belong to their owners.