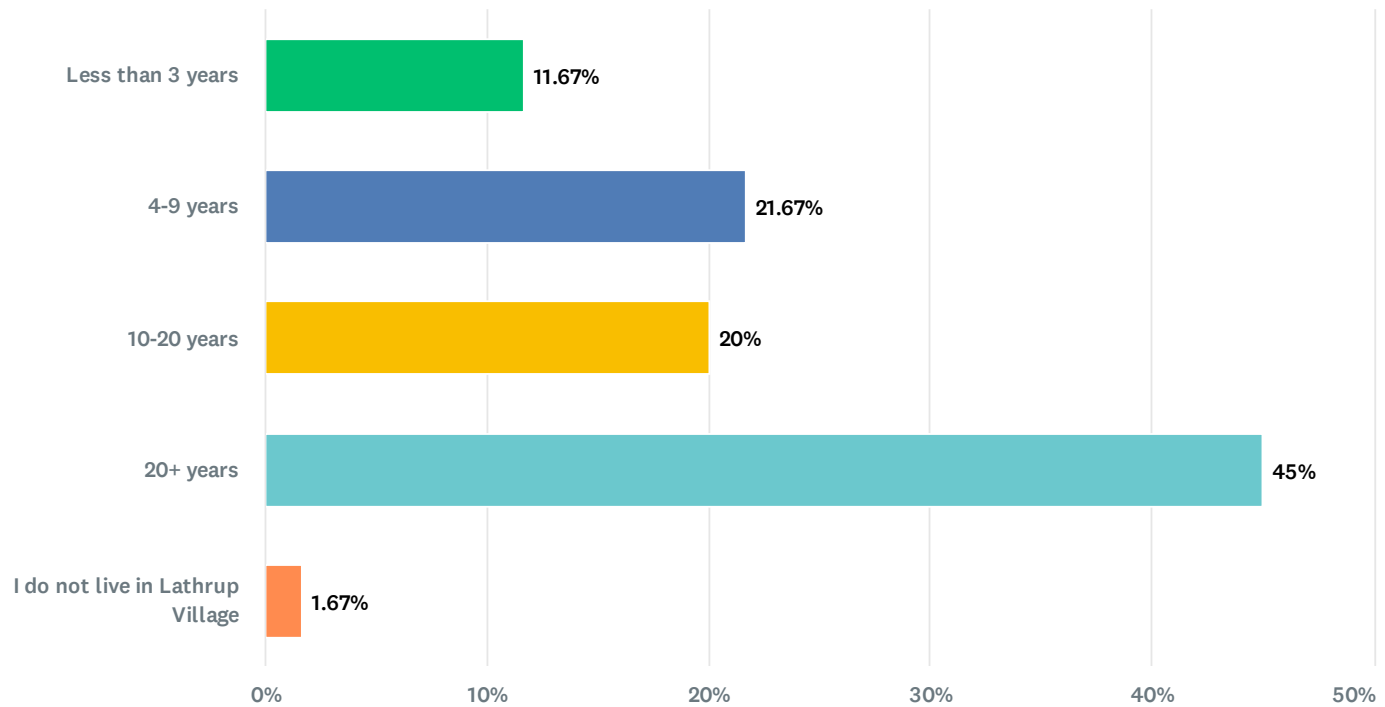


Q1 60 responses

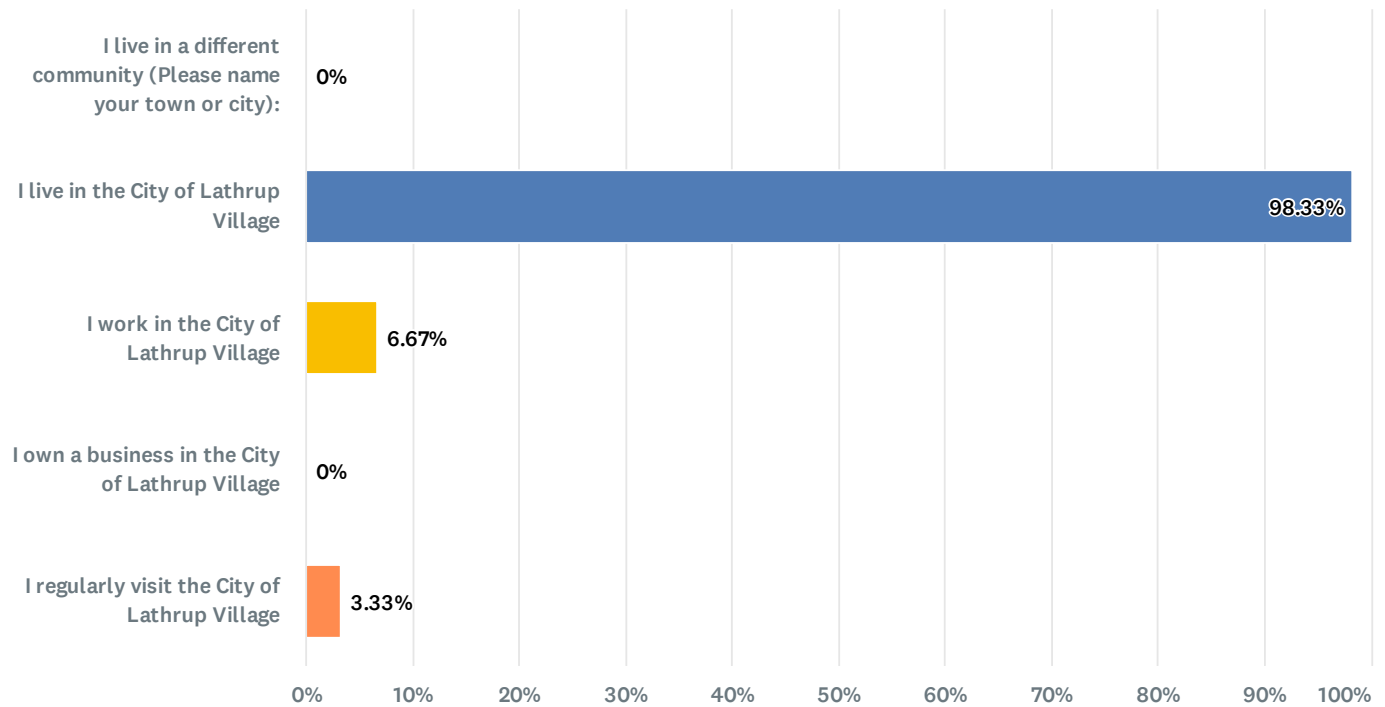
If you live in the City of Lathrup Village, how long have you been a resident?



Answer Choices	Percentage	Responses
● Less than 3 years	11.67%	7
● 4-9 years	21.67%	13
● 10-20 years	20.00%	12
● 20+ years	45.00%	27
● I do not live in Lathrup Village	1.67%	1
Total		60

Q2 60 responses

Please check all that apply to you:

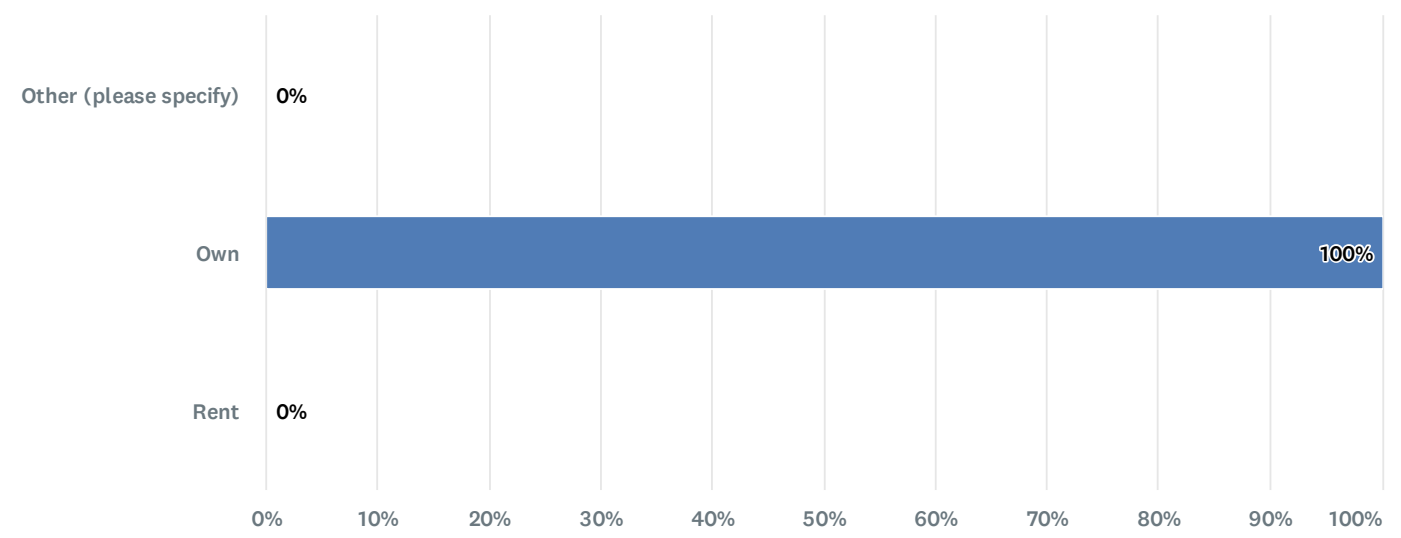


Answer Choices	Percentage	Responses
● I live in a different community (Please name your town or city):	0%	0
● I live in the City of Lathrup Village	98.33%	59
● I work in the City of Lathrup Village	6.67%	4
● I own a business in the City of Lathrup Village	0%	0
● I regularly visit the City of Lathrup Village	3.33%	2
Total		65

#	I LIVE IN A DIFFERENT COMMUNITY (PLEASE NAME YOUR TOWN OR CITY):	DATE
	There are no responses.	

Q3 59 responses

Do you currently own or rent the home in which you live?

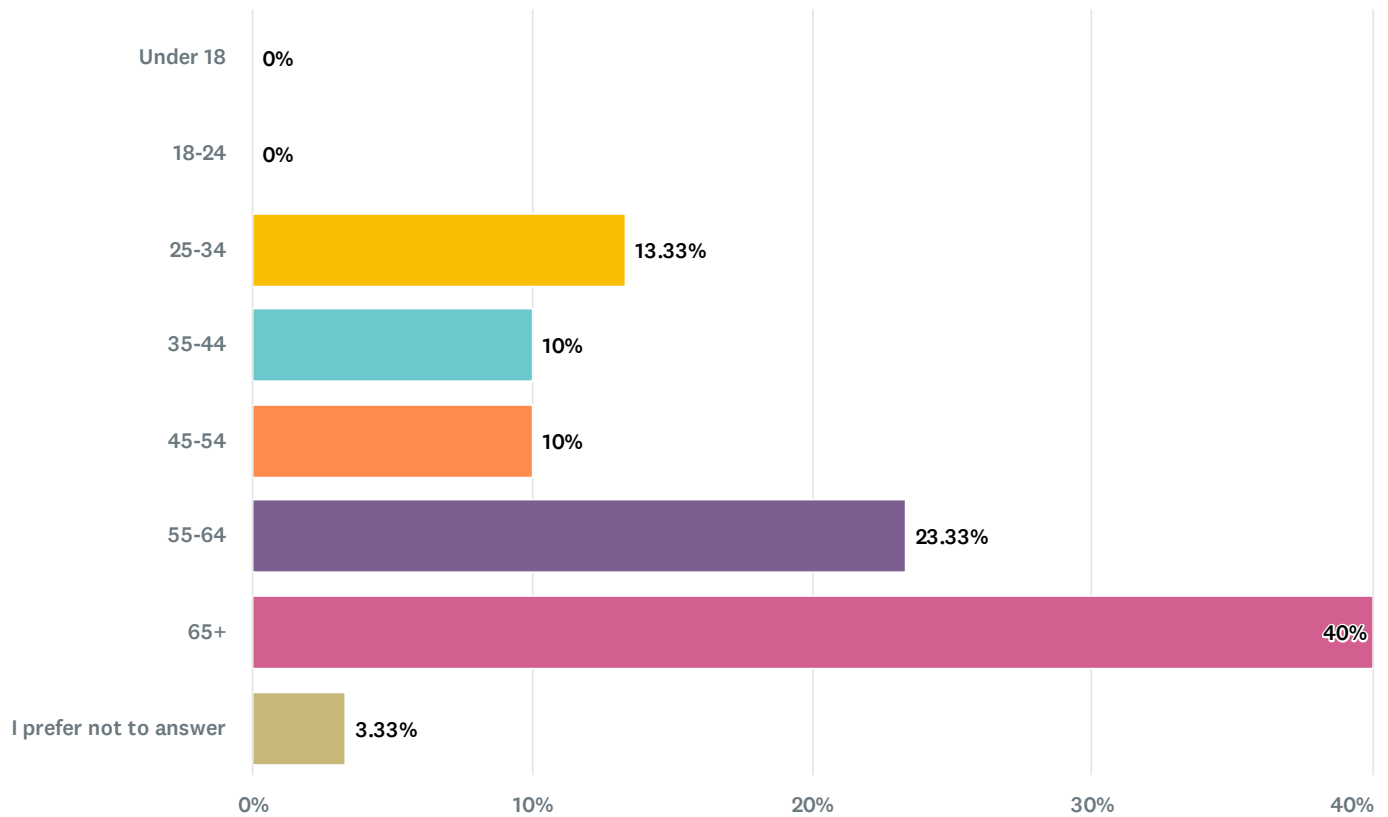


Answer Choices	Percentage	Responses
Other (please specify)	0%	0
Own	100.00%	59
Rent	0%	0
Total		59

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q4 60 responses

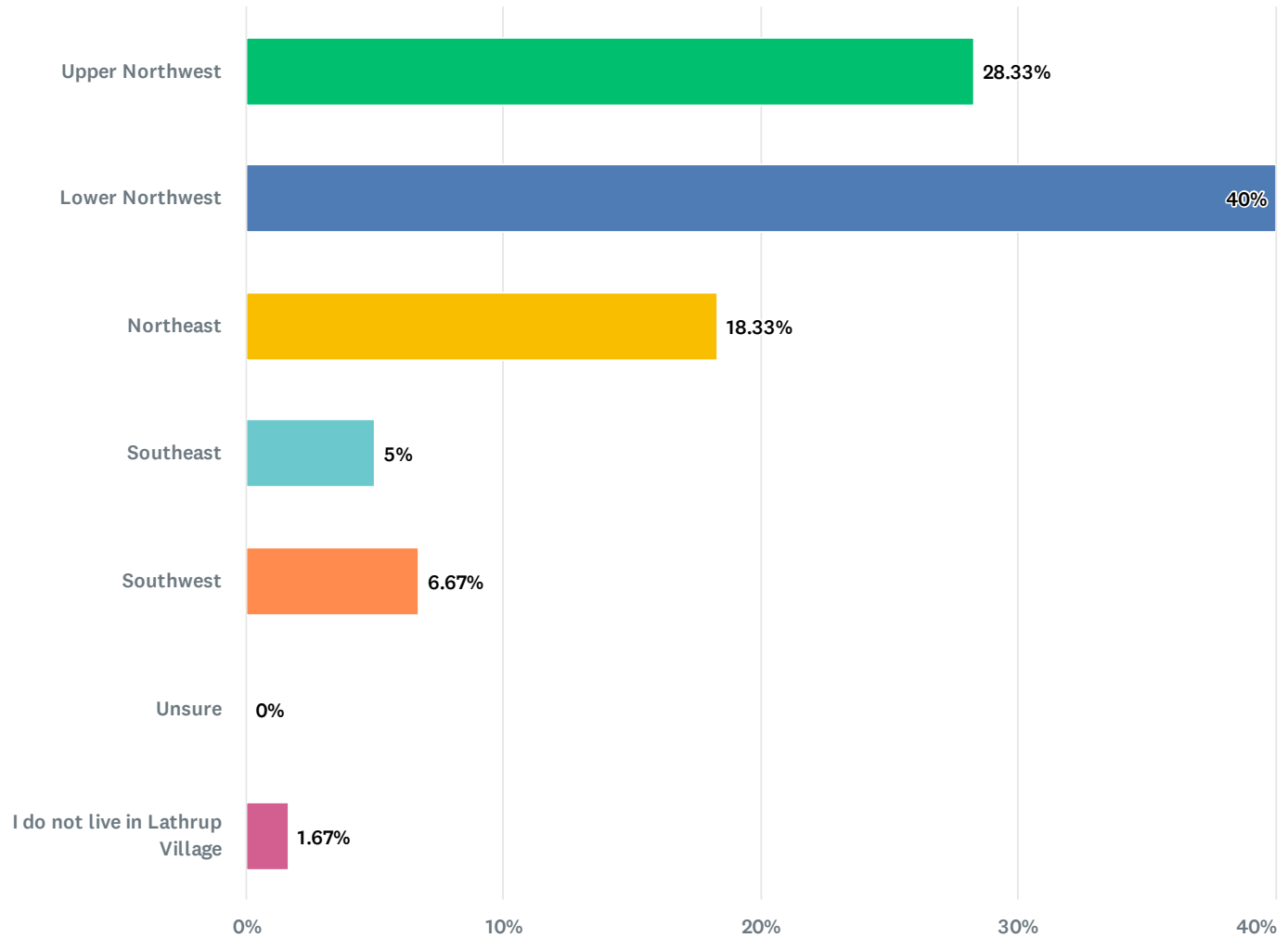
What age cohort do you currently belong to?



Answer Choices	Percentage	Responses
● Under 18	0%	0
● 18-24	0%	0
● 25-34	13.33%	8
● 35-44	10.00%	6
● 45-54	10.00%	6
● 55-64	23.33%	14
● 65+	40.00%	24
● I prefer not to answer	3.33%	2
Total		60

Q5 60 responses

If you live in the City of Lathrup Village, what neighborhood do you live in based on the following map?



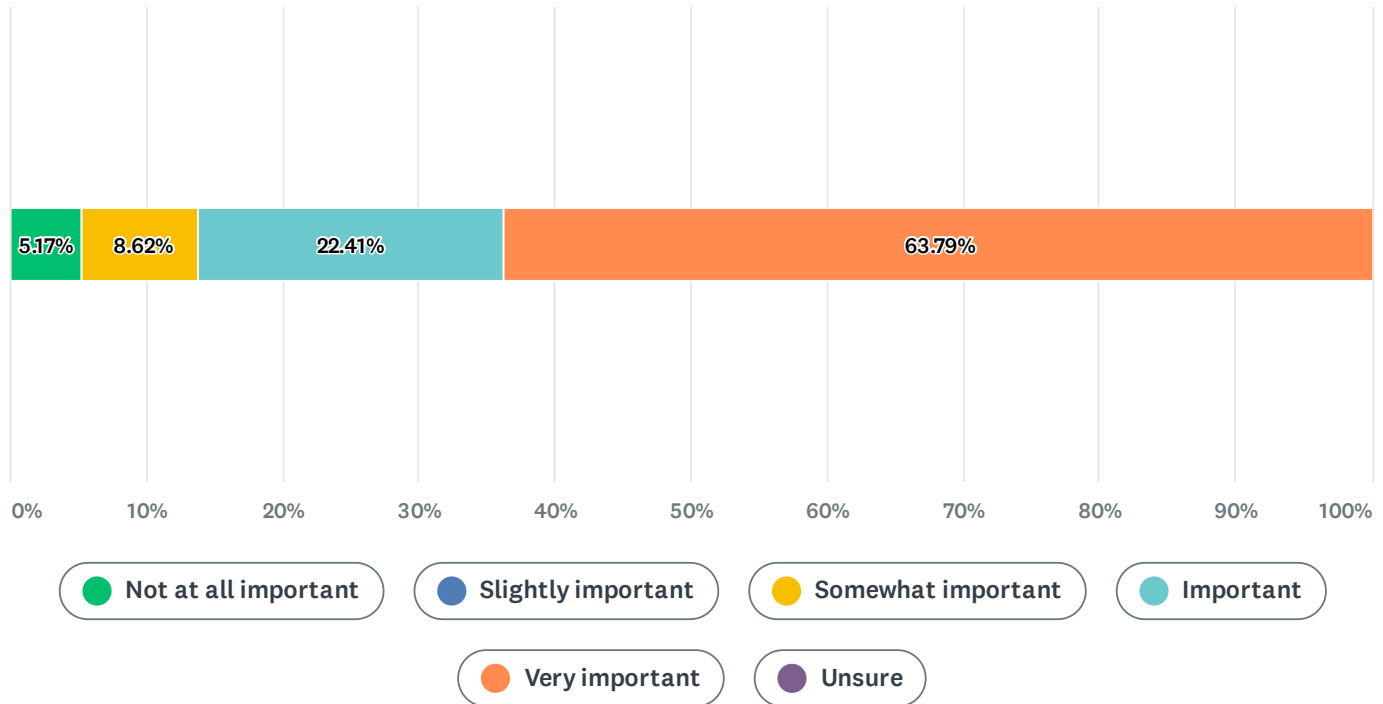
Answer Choices	Percentage	Responses
● Upper Northwest	28.33%	17
● Lower Northwest	40.00%	24
● Northeast	18.33%	11
● Southeast	5.00%	3
● Southwest	6.67%	4
Total		60

Lathrup Village Economic Development Survey

Answer Choices	Percentage	Responses
 Unsure	0%	0
 I do not live in Lathrup Village	1.67%	1
Total		60

Q6 58 responses

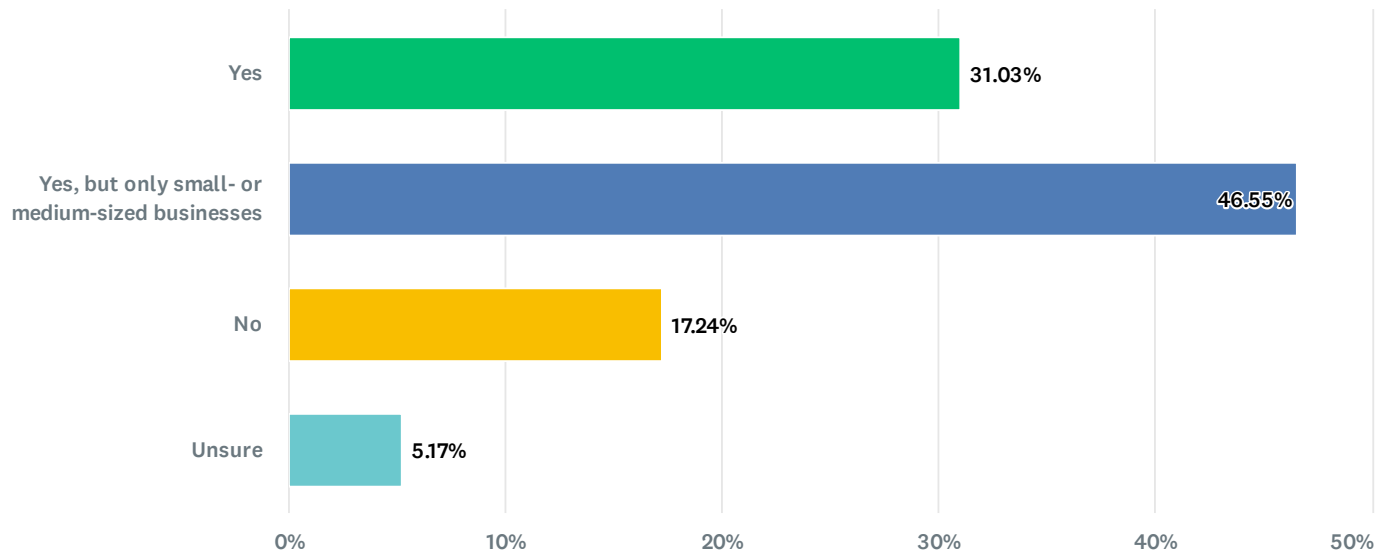
Support for new and existing commercial and employment centers are currently planned primarily along the Southfield Rd., I-696, and 12-mile Rd. corridors, and in the Village Center District. How important is it to you that new business development is focused in these areas?



	Not at all important	Slightly important	Somewhat important	Important	Very important	Unsure	Total
(no label)	5.17% 3	0% 0	8.62% 5	22.41% 13	63.79% 37	0% 0	58
							58

Q7 58 responses

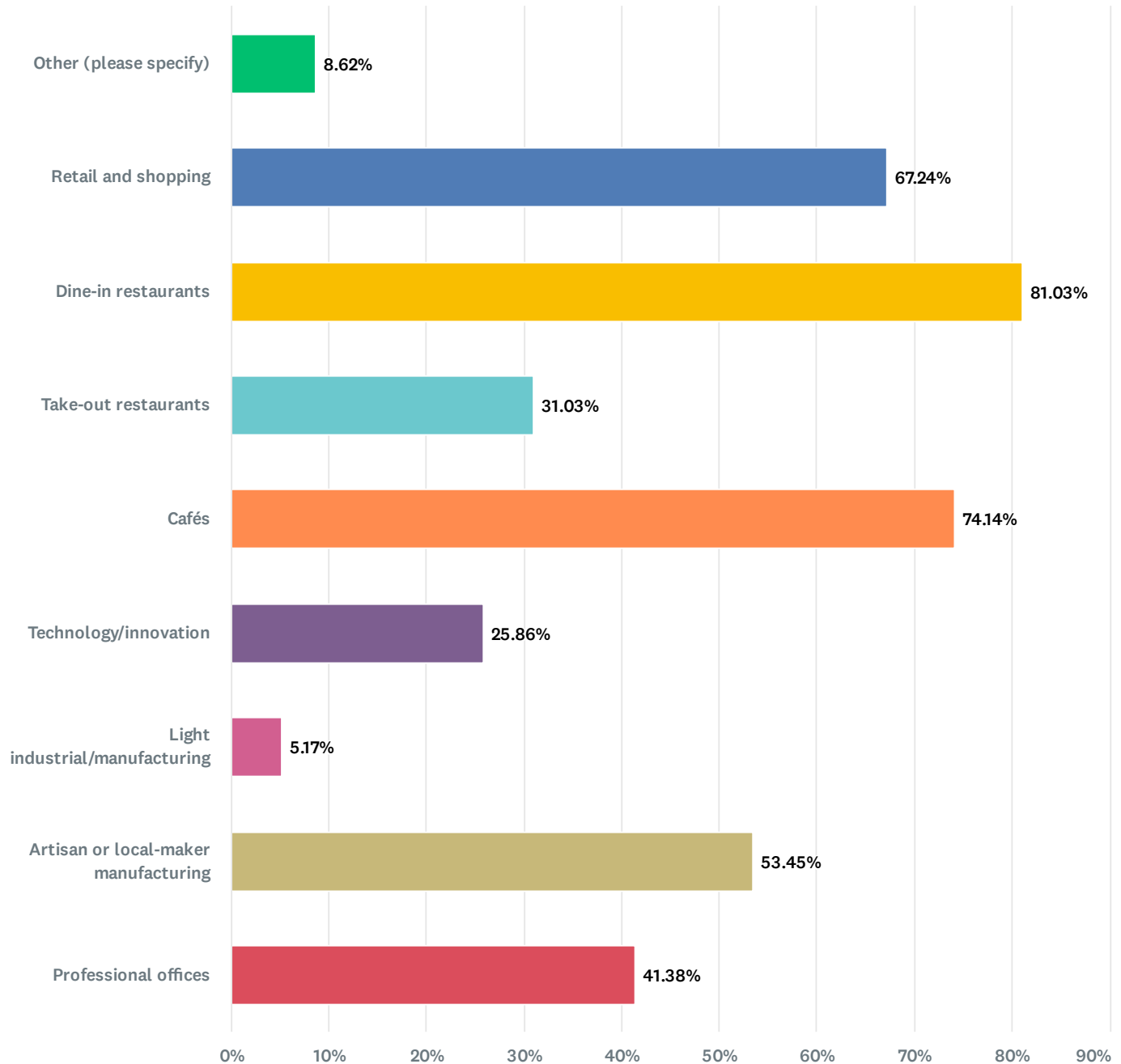
Lathrup Village has historically been considered a bedroom community where people live in the city and commute elsewhere to work. Moving forward, should the City of Lathrup Village work to provide more employment opportunities locally?



Answer Choices	Percentage	Responses
● Yes	31.03%	18
● Yes, but only small- or medium-sized businesses	46.55%	27
● No	17.24%	10
● Unsure	5.17%	3
Total		58

Q8 58 responses

What types of businesses or industries would you like to see grow or locate in Lathrup Village?



Answer Choices	Percentage	Responses
Other (please specify)	8.62%	5
Total		225

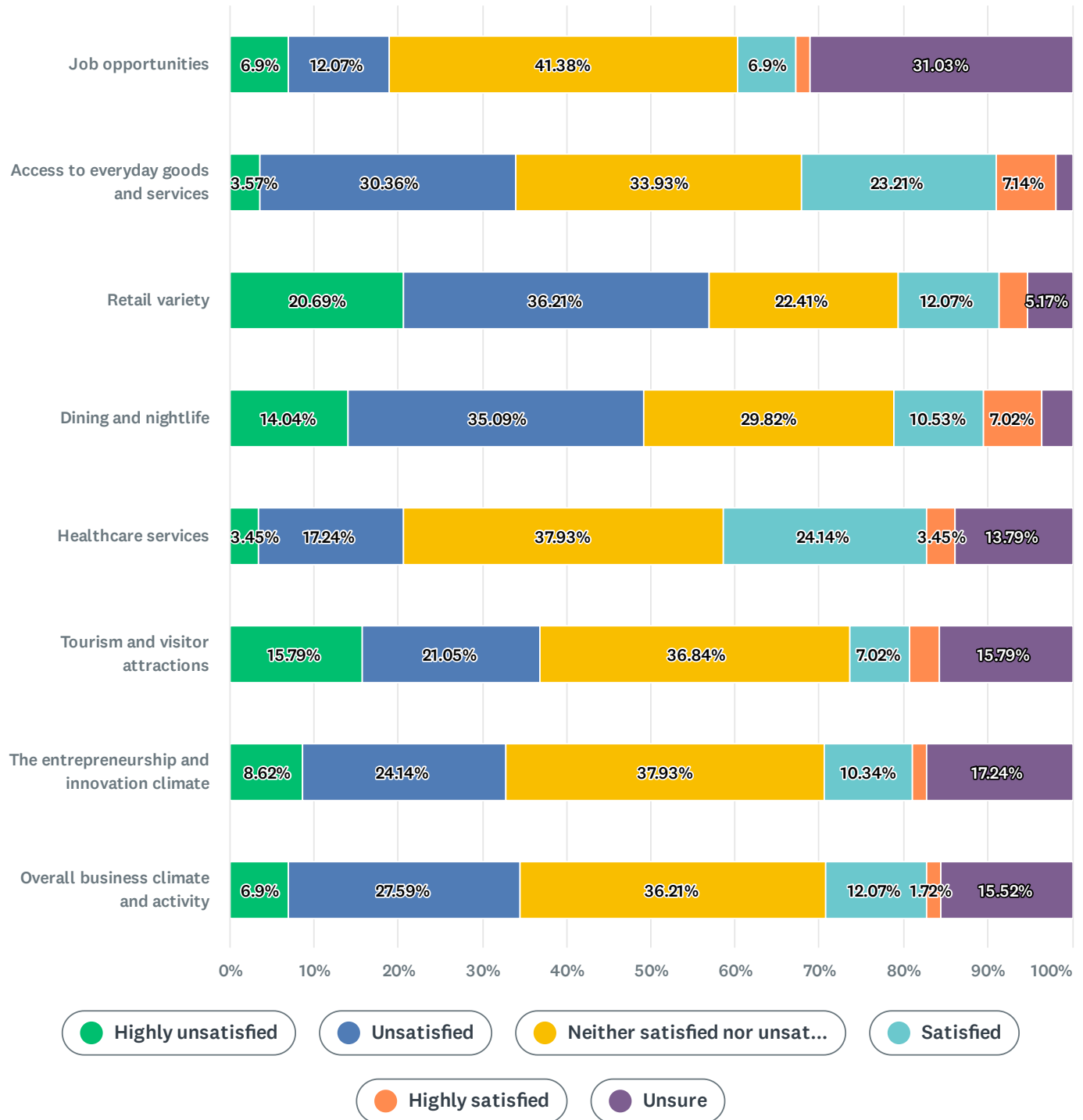
Lathrup Village Economic Development Survey

Answer Choices	Percentage	Responses
 Retail and shopping	67.24%	39
 Dine-in restaurants	81.03%	47
 Take-out restaurants	31.03%	18
 Cafés	74.14%	43
 Technology/innovation	25.86%	15
 Light industrial/manufacturing	5.17%	3
 Artisan or local-maker manufacturing	53.45%	31
 Professional offices	41.38%	24
Total		225

#	OTHER (PLEASE SPECIFY)	DATE
1	Bookstores, community work from home spaces, cozy cafes, community meeting spaces for collab efforts	5/19/2026 3:02 PM
2	rental space for performing arts	3/30/2026 5:38 PM
3	upscale grocery store & community/fitness center with a pool etc	3/28/2026 8:46 PM
4	A market with fresh vegetables and fruit, shelf staples, beer and wine (no liquor). Not connected to a gas station.	3/11/2026 3:02 PM
5	Grocery	3/5/2026 6:09 PM

Q9 58 responses

How well would you rank your satisfaction with each of the following in Lathrup Village?



	Highly unsatisfied	Unsatisfied	Neither satisfied nor unsatisfied	Satisfied	Highly satisfied	Unsure	Total
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Lathrup Village Economic Development Survey

	 Highly unsatisfied	 Unsatisfied	 Neither satisfied nor unsatisfied	 Satisfied	 Highly satisfied	 Unsure	Total
Job opportunities	6.90% 4	12.07% 7	41.38% 24	6.90% 4	1.72% 1	31.03% 18	58
Access to everyday goods and services	3.57% 2	30.36% 17	33.93% 19	23.21% 13	7.14% 4	1.79% 1	56
Retail variety	20.69% 12	36.21% 21	22.41% 13	12.07% 7	3.45% 2	5.17% 3	58
Dining and nightlife	14.04% 8	35.09% 20	29.82% 17	10.53% 6	7.02% 4	3.51% 2	57
Healthcare services	3.45% 2	17.24% 10	37.93% 22	24.14% 14	3.45% 2	13.79% 8	58
Tourism and visitor attractions	15.79% 9	21.05% 12	36.84% 21	7.02% 4	3.51% 2	15.79% 9	57
The entrepreneurship and innovation climate	8.62% 5	24.14% 14	37.93% 22	10.34% 6	1.72% 1	17.24% 10	58
Overall business climate and activity	6.90% 4	27.59% 16	36.21% 21	12.07% 7	1.72% 1	15.52% 9	58
							460

Q10 In terms of economic development, what key elements, businesses, or activities are missing from your neighborhood that would improve your day-to-day life?

Answered: 41 Skipped: 19

#	RESPONSES	DATE
1	Restaurants, cafes, unique retail	6/1/2026 2:56 AM
2	A dispensary, people are still going to get it delivered. Now you have speeding cars making quick stops and someone running out. They turn down dead end streets, run stop signs.	5/29/2026 10:48 AM
3	Work from home spaces, cozy cafes, community meeting spaces for collab efforts, artists spaces for creating and selling art, whimsical stores	5/19/2026 3:02 PM
4	nothing	5/15/2026 3:11 PM
5	Removal of Mark Watt's illegal "businesses" in our city. Cancel his made up Chamber of Commerce Presidency. Get his name removed from all things Lathrup.	5/12/2026 4:10 PM
6	A small market so trips out of Lathrup village to big box Target, Meijer, Kroger is not necessary for just a few items.	5/7/2026 7:22 PM
7	Would like to see more restaurants and tavern type bars. Something like Berkley or Oak Park on 11 Mile	5/4/2026 5:41 PM
8	An easily accessible, small-scale grocery (think Woodward market) store would be nice to avoid venturing into high traffic areas	4/23/2026 10:24 AM
9	Really nothing as where can there be a grocery store, CVS, more restaurants, different shops. There doesn't seem to be enough room to put anything in. If a boulevard goes in, doesn't . That eat up more land?	4/23/2026 9:58 AM
10	Bank, fitness center.	4/17/2026 10:42 AM
11	Niche type businesses....that are not present in immediate surrounding communities.	4/9/2026 10:35 AM
12	Cafes would be nice. For other goods and services I realize that Lathrup is a very small community and don't necessarily expect them to be located in LV.	4/9/2026 10:33 AM
13	small independent (not big box or chain): grocery stores, book stores, bakeries, flower shops, laundromat	3/30/2026 5:38 PM
14	Having a variety of things to do in the City	3/29/2026 8:21 PM
15	fitness/pool/community center/after school tutoring/senior center/activity center. Upscale grocery store	3/28/2026 8:46 PM
16	Businesses are unattractive, poorly maintained and low class.	3/28/2026 9:48 AM
17	Dine-in restaurants	3/27/2026 2:51 PM
18	Shopping needs, daily specifically that are not gas station based would be nice. Walkability. A reason to walk out the door to somewhere in the neighborhood anytime vs. drive somewhere else. Attractive retail / businesses on the Southfield corridor. Southfield Rd is like a wall in our community, improve traffic etc there. The new development between California and Cambridge is tragically ugly. is that the new aesthetic of the city? Is there an established aesthetic for LV? There should be.	3/27/2026 10:44 AM
19	I like daytime based business. We don't need businesses staying open later and bringing lots of come and go traffic	3/24/2026 4:54 PM
20	Local dive bars and casual dine-in spots.	3/24/2026 4:12 PM

Lathrup Village Economic Development Survey

21	Southfield Road would benefit from better landscaping and upkeep of existing commercial properties, along with an infusion of fast-casual dining and specialty retail. Businesses similar to those found along Woodward Avenue in the Royal Oak and Birmingham area would be a natural fit for the corridor, giving residents convenient options to shop and dine without leaving the city. If speed limit changes are an option I would suggest something similar to Berkley with 12 miles speed limit change. Then you can add in a Boulevard or open up even more options for walkability.	3/23/2026 6:09 PM
22	More dine in restaurants and retail shopping	3/20/2026 8:48 PM
23	Chef lead restaurants, not chains. Small business cafes and shops. Even a market would be nice so we don't have to go the Market Fresh or Whole Foods.	3/17/2026 3:22 PM
24	A coffee shop	3/17/2026 12:42 PM
25	Everything could be closer. It would be nice to have schools, parks, grocery stores, restaurants, banks, pharmacies, etc. all within walking distance	3/16/2026 8:35 PM
26	Old fashioned Donut shop	3/13/2026 10:09 AM
27	A local market. A coffee and pastry shop. Stores on wheels (Robomart).	3/11/2026 3:02 PM
28	I'd love if Lathrup became a small town like Birmingham. But Birmingham has spent their money wisely. Lathrup is a disaster. The town is run by amateurs. And the money is mismanaged. Nothing will change. I think the only thing can change Lathrup is if we become part of Southfield and the racists won't allow that to happen. Otherwise, we are going to stay being run by amateurs and having our money mismanaged.	3/11/2026 10:31 AM
29	More walkable retail for groceries, baked goods, cafes and dining.	3/10/2026 9:35 PM
30	None	3/8/2026 12:44 PM
31	Coffee shops, artisinal shops, bakeries	3/8/2026 9:32 AM
32	Walkable restaurants/bars/dining/shopping	3/7/2026 11:45 AM
33	None - it's overdeveloped as is.	3/7/2026 4:21 AM
34	New developments that feel natural or connected to the culture of Lathrup village.	3/6/2026 2:16 PM
35	I feel like LV lacks place making businesses. The kind of space that you can go and spend time in. I'd really like to see it better developed into something like downtown Ferndale or how parts of Kercheval are in GP.	3/6/2026 11:20 AM
36	More casual dine-in options	3/6/2026 10:37 AM
37	A market (not a full on grocery store) like Market Fresh, that would be walkable for our North of 696 community. On Southfield road would also make it convenient for commuters and bring shoppers to the city.	3/6/2026 10:07 AM
38	Berkley is a great model of the types of businesses that are needed. Question is whether or not residents would support them. How many restaurants have closed due to lack of support?	3/6/2026 10:00 AM
39	Better dining options for sit down and drinks	3/5/2026 6:35 PM
40	Grocery and dining	3/5/2026 6:09 PM
41	Sit down restaurant/social gathering space	3/5/2026 5:24 PM

Q11 Are there vacant or underutilized properties or areas that you would like to see used or reactivated?

Answered: 41 Skipped: 19

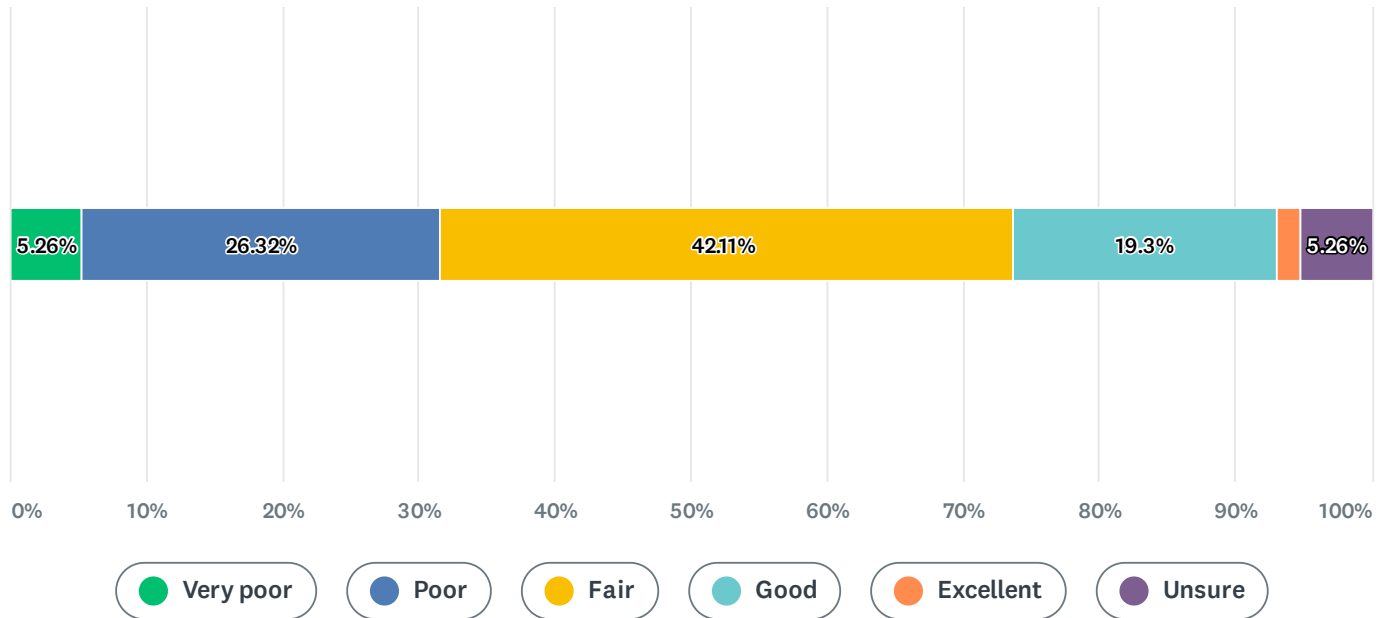
#	RESPONSES	DATE
1	Would like to see bi-level office buildings with no retail front redeveloped.	6/1/2026 2:56 AM
2	Yes!	5/30/2026 10:31 PM
3	Re-purpose the school saving the historical components. Giant apartment building is unnecessary.	5/29/2026 10:21 AM
4	No	5/29/2026 10:48 AM
5	The unused school has potential to be an amazing community space with multiple uses for artists, work from home spaces, children's tutoring services, adult classes run by community members who are experts or experienced in their field. Book club gatherings, mahjong clubs, chess clubs, tai chi or yoga classes. So many potential activities could be held in this space.	5/19/2026 3:02 PM
6	The school as is with improvements NOT Apartments!	5/15/2026 3:11 PM
7	LEAVE THE TRIANGE PARKS AS OFF LIMITS	5/12/2026 4:10 PM
8	Most definitely especially on 12 Mile and I believe Southfield Rd in LV has numerous vacant lots or properties that are not in use ie empty buildings.	5/4/2026 5:41 PM
9	Vacant buildings along Southfield. Former chiropractor's office, next to wine store, etc.	4/23/2026 1:09 PM
10	Annie Lathrup school is an eyesore. Old office buildings are past their prime.	4/23/2026 9:58 AM
11	No	4/17/2026 10:42 AM
12	Yes. We have vacant storefronts.	4/9/2026 10:35 AM
13	The high school and several office buildings.	4/9/2026 10:33 AM
14	???	3/30/2026 5:38 PM
15	Turn a retail property into a collective business hub.	3/29/2026 8:21 PM
16	no sure what's available i wound hate to see the greenspaces disappear	3/28/2026 8:46 PM
17	Tear them down.	3/28/2026 9:48 AM
18	yes	3/27/2026 2:51 PM
19	The school. But there should be a plan to make an attractive corridor first and then that renovation fits into it.	3/27/2026 10:44 AM
20	Vacant building on Southfield across from Panera and Fedex.	3/24/2026 4:12 PM
21	the school. There may be others I dont even notive. My thoughts on Reactivation or Renovation. Any residential redevelopment should prioritize market-rate or upscale units that reflect and elevate the city's value. Complementary ground-floor uses such as casual dining or boutique retail would give new and existing residents a reason to walk along the corridor. Quality landscaping and thoughtful site design are just as important as the uses themselves — done well, these properties could meaningfully enhance the character and desirability of the city.	3/23/2026 6:09 PM
22	School next to city building	3/20/2026 8:48 PM
23	All of them. Especially the school, which I don't fully agree with the proposed plan.	3/17/2026 3:22 PM
24	I would love to see the commercial buildings on Southfield renovated and occupied	3/17/2026 12:42 PM

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25	The parking lots along Southfield Rd and 12 Mile	3/16/2026 8:35 PM
26	No	3/13/2026 10:09 AM
27	All vacant properties should be analyzed, offered for sale and developed to house three separate living spaces (with kitchen, bath, living, and bedroom). Example: See El Dorado, California, and Goldengate.	3/11/2026 3:02 PM
28	I don't know. I personally would tear down all of those ugly buildings on Southfield and build new buildings with lofts on top.	3/11/2026 10:31 AM
29	12 Mile (rezone it). The old AAA parking lot (North of Primerica). The three 1 1/2 story hideous buildings on the east side of Southfield Road.	3/10/2026 9:35 PM
30	Strip malls/office space along Southfield Rd	3/8/2026 12:44 PM
31	The old Lathrup school is an eye sore that needs to be revitalized into a new space. Similar to the old mental hospital development in traverse city, utilizing the large space for multiple businesses.	3/8/2026 9:32 AM
32	Definitely. The old school building is an eye sore and a waste of space. Needs to be restored and utilized. The city needs to take it over and use it to benefit the coty.	3/7/2026 8:43 AM
33	No.	3/7/2026 4:21 AM
34	Everything vacant or poorly maintained along Southfield Rd and 12 Mile.	3/6/2026 2:16 PM
35	Yes. The school site for one but even the area just north of there. We should work with the church to help them right size their space and utilize that general area to create some kind of retail or place making district.	3/6/2026 11:20 AM
36	Anne Lathrup School, but in a sensitive manner that does not over crowd or over develop (over fill) the site.	3/6/2026 10:55 AM
37	THE SCHOOL - let's get this done!! I haven't heard anything about it in months.	3/6/2026 10:07 AM
38	Annie Lathrup school	3/5/2026 6:51 PM
39	Annie Lathrup School	3/5/2026 6:35 PM
40	Yes	3/5/2026 6:09 PM
41	Yes.	3/5/2026 5:24 PM

Q12 57 responses

The current Comprehensive Plan goal on commercial development aspires to have: “Thriving local businesses and an employed workforce; a convenient selection of goods and services; and a diverse tax base with a resilient economy.” How well do you think the City is doing at achieving this goal?



	Very poor	Poor	Fair	Good	Excellent	Unsure	Total
(no label)	5.26%	26.32%	42.11%	19.30%	1.75%	5.26%	57
	3	15	24	11	1	3	
							57

Q13 Do you have any thoughts on how the City could better achieve this goal?

Answered: 33 Skipped: 27

#	RESPONSES	DATE
1	Invent property owners to develop their properties for new uses	6/1/2026 2:57 AM
2	Be proactive in outreach to businesses that meet resident wants and needs.	5/29/2026 10:22 AM
3	Take the old Citizens bank into dispensary. It's near the police station. Could provide good revenue.	5/29/2026 10:51 AM
4	Provide community based programs to encourage residents to create business opportunities at a reduced cost. Allow the community members to have access to the bidding process or to know what is available in Lathrup that could be developed. We don't know what buildings are available or have open spaces to rent and how much they are charging. Also, are outside businesses owning unused property in Lathrup? We don't have any way of knowing what is happening with the exception of meetings that have a specific agenda. It would be helpful to have a list of businesses for residents to frequent if we desire. The buildings on Southfield between 11 and 12 mile are unknown businesses with no community listing?	5/19/2026 3:08 PM
5	Get rid of Garrett, Kantor, and their puppets.	5/12/2026 4:11 PM
6	Focus on cool bars or breweries and restaurants like Oak Park on 11 Mile. Extremely popular always busy	5/4/2026 5:44 PM
7	I think the DDA is doing a good job. Citizens need to support the businesses more.	4/23/2026 1:10 PM
8	Make the Southfield rd corridor more pedestrian friendly with a variety of stores and reasonably priced restaurants	4/23/2026 10:27 AM
9	Make up their mind on the boulevard aspect. Either yes or no, then start to do something with existing buildings that are vacant on Southfield road.	4/23/2026 10:00 AM
10	Reconsider dispensary. People still get deliveries. Now it just cars speeding around trying to make a dropoff.	4/17/2026 10:45 AM
11	Building more apts/condos (multi housing units) will bring more people to our community.	4/9/2026 10:36 AM
12	Update zoning. Review current ordinances for business attraction and development.	4/9/2026 10:35 AM
13	Need a collective business hub to support small businesses or pop ups	3/29/2026 8:22 PM
14	the city looks blighted, along the business corridors and neighborhoods. Too much signage in the business windows, grass growing between the sidewalk slabs, trash, dead trees, spotty sidewalk snow removal, terrible driveways & approaches and much more. some homes have been a mess for the last few years without improvement. MORE code enforcement. Lack of chipping will make this even worse.	3/28/2026 8:52 PM
15	Stop interfering	3/28/2026 9:49 AM
16	Encourage small business other than hair salons.	3/27/2026 2:52 PM
17	Need to balance this with the need to expanding the tax basis so the burden on residents is lessened	3/6/2026 1:04 PM
18	See previous answers.	3/27/2026 10:45 AM
19	More local dining, bars.	3/24/2026 4:12 PM
20	Well the tax base is not diverse. Its just one of the highest in Oakland County. Its tough as a younger homeowner who has had house appraisals increasing this tax burden. We need better businesses and better city parks/landscaping so that the area can attract more residents. It	3/23/2026 6:12 PM

Lathrup Village Economic Development Survey

does not have to be brand new just cleaned up. Anything that brings in lower income housing or decreases value will hurt the "Thriving" aspiration.

21	I think the city needs to do a better job to attract new and young families. As someone who is young with a new child, 99% percent of my disposable income is spent outside of the city. Middle Eats and Ritas were nice additions and are the only places that get repeat business from us.	3/17/2026 3:28 PM
22	Replace parking minimums with parking maximums	3/16/2026 8:35 PM
23	No PILOT deals	3/13/2026 10:09 AM
24	Too many commercial properties have small windows that are walled by passerby's to see what service is being provided (see east side of Southfield Road),	3/11/2026 3:06 PM
25	Get rid of all of those ugly buildings on Southfield. And hire actual professional people to run the city. Volunteers should not be making decisions on our city.	3/11/2026 10:32 AM
26	Attract small businesses similar to how Oak Park has transformed some of their corridors by improving thoroughfares and making business affordable for specific entrepreneurs. Think Dog and Pony show brewing with affordable liquor license and available space.	3/8/2026 9:34 AM
27	Lift some restrictions	3/7/2026 8:43 AM
28	It's a poor choice for a goal, so no.	3/7/2026 4:21 AM
29	Acquire a benevolent benefactor with vision and taste sensitive to the community.	3/6/2026 10:57 AM
30	Work with College and University's to help drive new start up businesses and new test concepts for business innovation	3/6/2026 10:32 AM
31	Diverse tax base. Need business to help us residents.	3/6/2026 10:18 AM
32	I am sad to see a vape shop, a nail salon, and a laundromat in the updated strip, and right by City Hall. Southfield is starting to look like 8 Mile. Let's bring in shops that will draw foot traffic, families, shoppers that make LV a destination. We will never be a Northville, but we can and should try to get as close as possible.	3/6/2026 10:12 AM
33	Hard to achieve this goal when properties are not controlled by the City.	3/5/2026 5:25 PM

Q14 Please feel free to share any other thoughts or ideas you have about economic development in Lathrup Village.

Answered: 20 Skipped: 40

#	RESPONSES	DATE
1	Southfield Rd. is a mess. There is no cohesive development plan and the esthetics are terrible.	5/29/2026 11:18 AM
2	Take the old Citizens bank into dispensary. It's near the police station. Could provide good revenue. People think because it's not sold in LV they won't smell it? I smell it and see deliveries all the time.	5/29/2026 10:53 AM
3	Be transparent about what kind of business we already have and which buildings have vacancies. We may have too many of the same types of businesses(ex. hair or nail salons) and not enough of other types. Create incentives for local residents to easily start a small business that would benefit the community.	5/19/2026 3:11 PM
4	NO marijuana, nor alcohol!!	5/15/2026 3:12 PM
5	When in bed with criminals like Watts, no outsiders would want to invest in our city.	5/12/2026 4:12 PM
6	The 2 story post WW2 buildings on Southfield Rd east side south of 12 Mile are an eye sore. They need a complete renovation or face lift to make them more attractive	5/4/2026 5:46 PM
7	Nothing	4/23/2026 10:00 AM
8	Something about the signage on Southfield. I would rather see signs of businesses closer to the street rather than someone looking for a business and run into the back of another car.	4/17/2026 10:48 AM
9	I have seen / heard about more activity and intentional recruitment of businesses in these past couple of years. Keep it up!	4/9/2026 10:37 AM
10	Would like L.V. to maintain its small-town feel, and for development along the suggested thoroughfares to reflect the charm and modesty of the housing stock. That means no high-rises. No office towers. No mega-centers or big-boxes or national chains. Nothing to harm the existing mature trees; in fact, add more green spaces.	3/30/2026 5:45 PM
11	Create a signature event or experience, collective space or hub for small business and creatives. continue to change the facade of the small businesses so they look like retail with signage and not low income housing	3/29/2026 8:26 PM
12	The whole strip by Rita's etc. has too much concrete. Needs plants and a large awning along the whole strip to cut the heat there, also some attractive planting to soften it. Maybe some trees. See how it's done in Berkley & Royal Oak etc	3/28/2026 8:55 PM
13	9-5 businesses only. get rid of the used car sales, junky food trucks and tacky businesses	3/28/2026 9:50 AM
14	As a younger resident I want the city to continue to improve. Anything done should increase home values. Id like to see better landscaping to make the city look better. The tennis courts behind city hall or parks withing residential areas just need a good weedwack and coat of paint. If the city wanted to pay for the materials I could knock out a lot of these things myself.	3/23/2026 6:15 PM
15	Make everyone pay their fair share in taxes. Don't allow tax cut deals for the sake of development.	3/13/2026 10:10 AM
16	Southfield road in Lathrup Village is primarily an artery to go to and from the City of Southfield and Beverly Hills. Signage is poor to identify businesses within buildings that could draw new customers.	3/11/2026 3:10 PM
17	Nothing will change in this city. It's been mismanaged for many years now. Personally, we should give up and become Southfield. Become a cute historical district of Southfield, like Rosedale Park is in Detroit. That neighborhood reminds me a lot of Lathrup Village.	3/11/2026 10:35 AM

Lathrup Village Economic Development Survey

18	Trying to be Southfield is a bit like Southfield trying to be Detroit. Try to refrain from downward movement and irrational drug induced dreams or plans.	3/7/2026 4:23 AM
19	We absolutely must do something about the outdated office strips that appear to have MULTIPLE nail salons and barbers inside. No signage outside, just hidden businesses. This is NOT how we grow a business district or enhance our city's image.	3/6/2026 10:14 AM
20	Maybe LV needs to be more realistic: because buildings are basically office (espc east side of Southfield Rd) and not set up for convenient retail, what is reasonable?	3/6/2026 10:03 AM