

11,000 S.F. RETAIL BUILDING 2015 W. STADIUM BLVD. ANN ARBOR, MI 48103

FOR LEASE

BUILDING SIZE:
11,000 SQUARE FEET

LOT SIZE:
0.96 ACRES

ZONING:
C-3 FRINGE COMMERCIAL

TRAFFIC COUNTS:
WEST STADIUM BLVD.,
IN FRONT OF SITE- 17,550



CONTACT:
MAX GOLDMAN
MGOLDMAN@LUDWIGSEELEY.COM
&
LOU FRANGO
LFRANGO@LUDWIGSEELEY.COM



PRIME RETAIL CORRIDOR

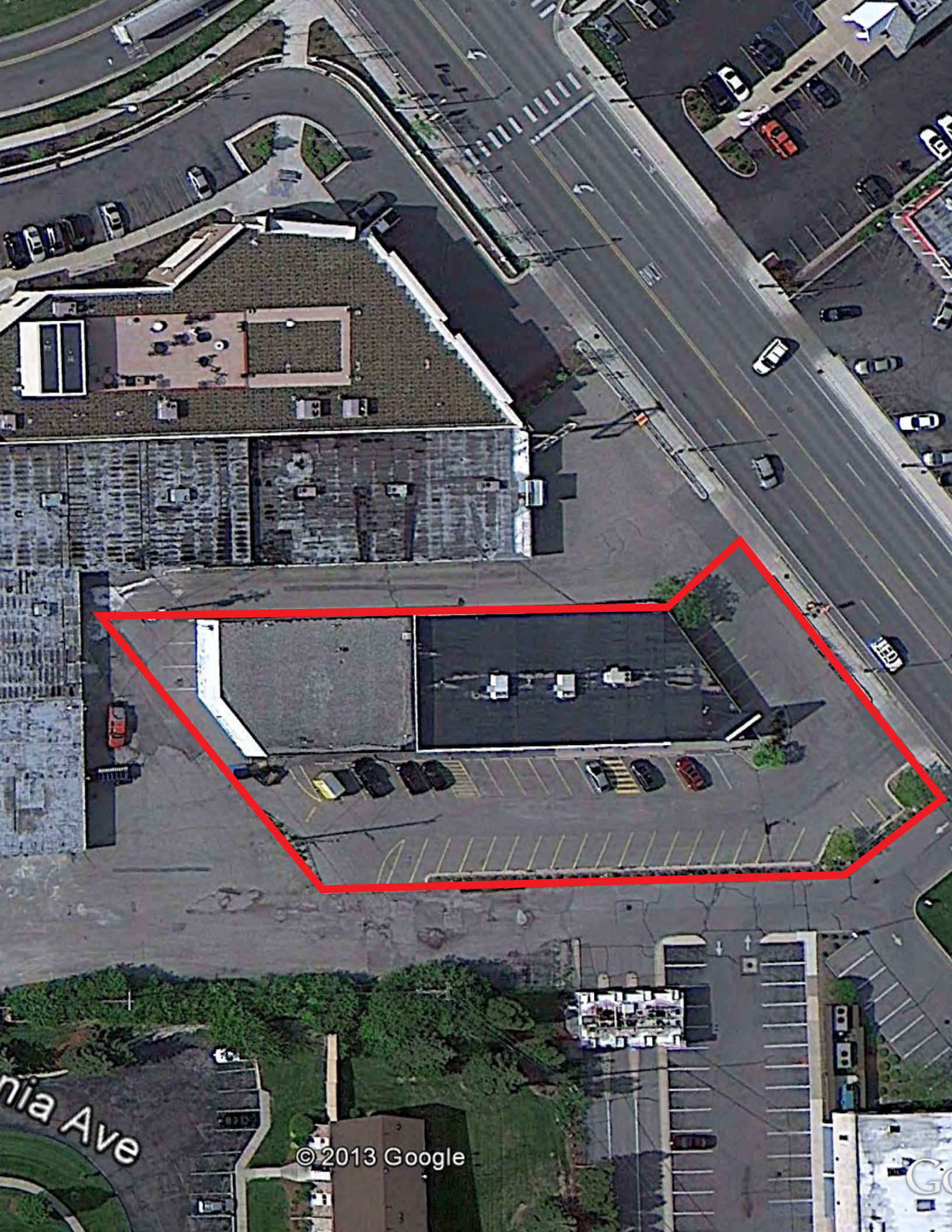
EXCELLENT DEMOGRAPHICS

48 PARKING SPACES

DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	13,226	85,849	142,008
	AVERAGE INCOME	\$74,145	\$74,717	\$81,098
	HOUSEHOLDS	6,241	34,745	57,574

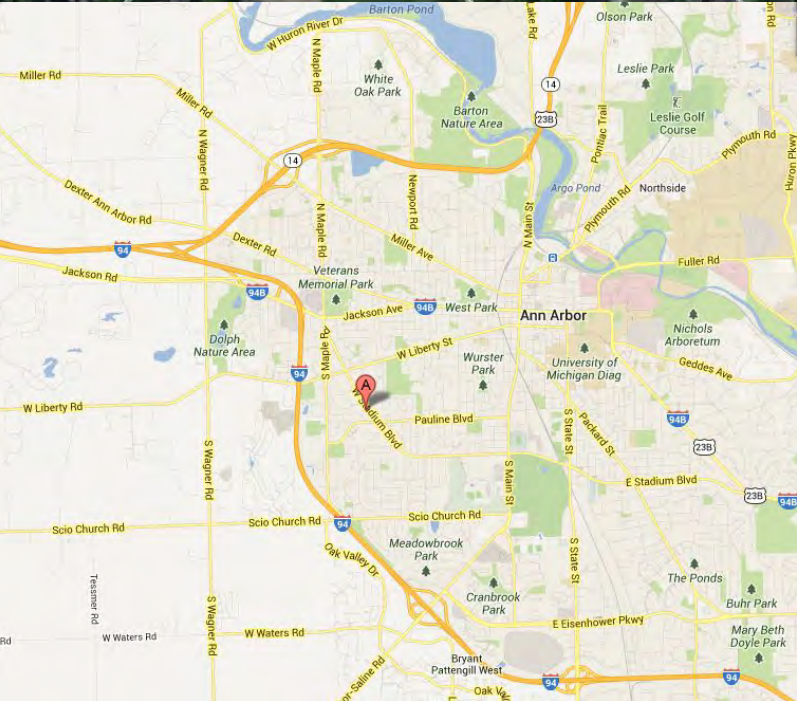
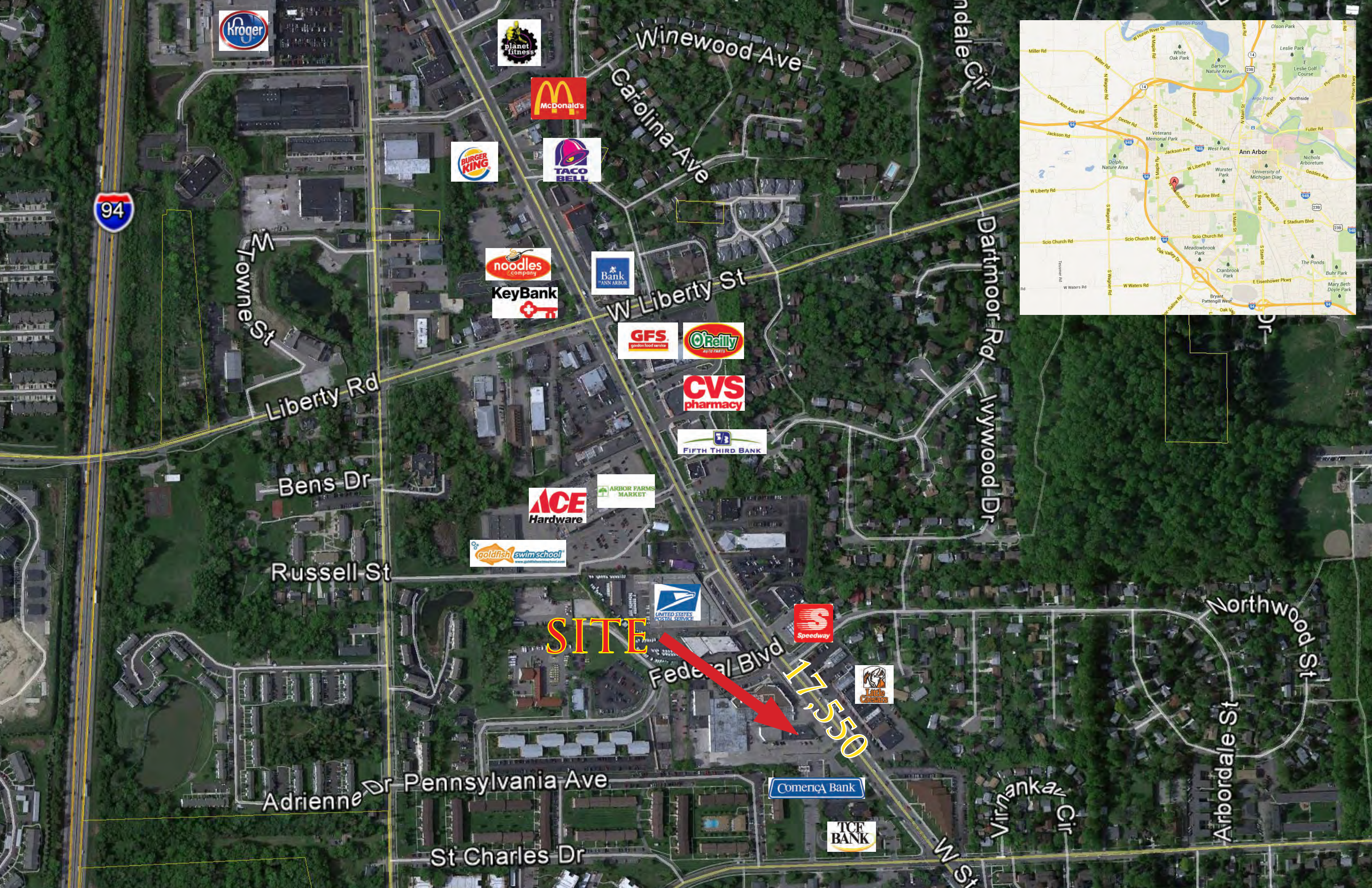
Ludwig & Seeley
REAL ESTATE

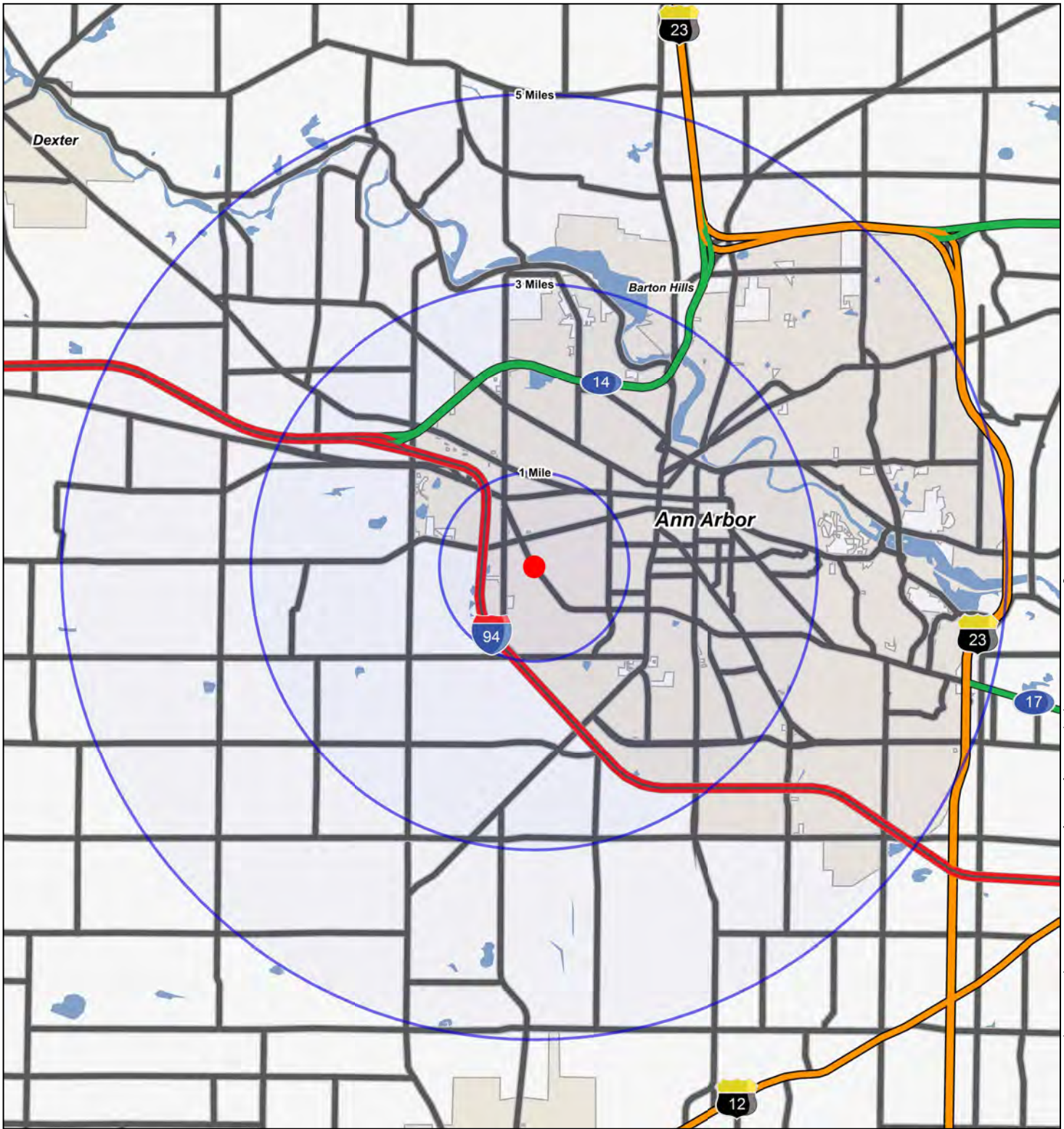
29580 NORTHWESTERN HWY. SUITE 110 SOUTHFIELD MI 48034
PHONE: 248.750.1700 FAX: 248.750.1771
WWW.LUDWIGSEELEY.COM



nia Ave

© 2013 Google





Lat: 83.7739 Lon: 42.2702 Zoom: 10.9 mi

Logos are for identification purposes only and may be trademarks of their respective companies.

©2013, Sites USA Inc., Chandler, AZ (480) 491-1112. All Rights Reserved.

2015 W Stadium Blvd Ann Arbor, MI

June 2013

EXPANDED PROFILE

2000-2010 Census, 2013 Estimates with 2018 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.2694/-83.7736

RF5

2015 W Stadium Blvd

	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2013)	13,226	85,849	142,008
Projected Population (2018)	13,847	89,429	148,095
Census Population (2010)	12,976	84,397	139,540
Census Population (2000)	12,743	83,345	135,436
Projected Annual Growth (2013 to 2018)	620 0.9%	3,580 0.8%	6,087 0.9%
Historical Annual Growth (2010 to 2013)	251 0.6%	1,452 0.6%	2,468 0.6%
Historical Annual Growth (2000 to 2010)	233 0.2%	1,052 0.1%	4,105 0.3%
Estimated Population Density (2013)	4,212 <i>psm</i>	3,038 <i>psm</i>	1,809 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.51 <i>sq mi</i>
Households			
Estimated Households (2013)	6,241	34,745	57,574
Projected Households (2018)	6,433	35,802	59,323
Census Households (2010)	6,131	34,123	56,542
Census Households (2000)	5,896	32,967	53,621
Estimated Households with Children (2013)	1,538 24.6%	6,791 19.5%	13,277 23.1%
Estimated Average Household Size (2013)	2.11	2.20	2.26
Average Household Income			
Estimated Average Household Income (2013)	\$74,145	\$74,717	\$81,098
Projected Average Household Income (2018)	\$75,928	\$76,536	\$83,075
Estimated Average Family Income (2013)	\$97,903	\$113,917	\$116,038
Median Household Income			
Estimated Median Household Income (2013)	\$61,548	\$57,745	\$62,465
Projected Median Household Income (2018)	\$65,887	\$61,982	\$67,239
Estimated Median Family Income (2013)	\$87,892	\$98,299	\$97,119
Per Capita Income			
Estimated Per Capita Income (2013)	\$35,018	\$30,616	\$33,212
Projected Per Capita Income (2018)	\$35,294	\$31,010	\$33,602
Estimated Per Capita income 5 Year Growth	\$275 0.8%	\$394 1.3%	\$390 1.2%
Estimated Average Household Net Worth (2013)	\$605,853	\$577,151	\$610,846
Daytime Demos (2013)			
Total Businesses	553	6,669	9,097
Total Employees	4,694	88,282	114,872
Company Headquarter Businesses	- -	40 0.6%	65 0.7%
Company Headquarter Employees	3 0.1%	26,580 30.1%	27,830 24.2%
Employee Population per Business	8.5	13.2	12.6
Residential Population per Business	23.9	12.9	15.6

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

EXPANDED PROFILE

2000-2010 Census, 2013 Estimates with 2018 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.2694/-83.7736

RF5

2015 W Stadium Blvd

	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2013)	10,575	80.0%	66,992	78.0%	105,188	74.1%
Black or African American (2013)	1,107	8.4%	5,218	6.1%	10,470	7.4%
American Indian or Alaska Native (2013)	37	0.3%	226	0.3%	385	0.3%
Asian (2013)	789	6.0%	9,633	11.2%	19,407	13.7%
Hawaiian or Pacific Islander (2013)	6	-	28	-	53	-
Other Race (2013)	204	1.5%	900	1.0%	1,475	1.0%
Two or More Races (2013)	510	3.9%	2,852	3.3%	5,029	3.5%
Not Hispanic or Latino Population (2013)	12,488	94.4%	81,722	95.2%	135,491	95.4%
Hispanic or Latino Population (2013)	738	5.6%	4,127	4.8%	6,518	4.6%
Not Hispanic or Latino Population (2018)	12,897	93.1%	84,150	94.1%	139,749	94.4%
Hispanic or Latino Population (2018)	950	6.9%	5,279	5.9%	8,346	5.6%
Not Hispanic or Latino Population (2010)	12,321	95.0%	80,734	95.7%	133,757	95.9%
Hispanic or Latino Population (2010)	655	5.0%	3,663	4.3%	5,783	4.1%
Not Hispanic or Latino Population (2000)	12,361	97.0%	80,530	96.6%	131,152	96.8%
Hispanic or Latino Population (2000)	383	3.0%	2,815	3.4%	4,284	3.2%
Projected Hispanic Annual Growth (2013 to 2018)	212	5.7%	1,152	5.6%	1,829	5.6%
Historic Hispanic Annual Growth (2000 to 2013)	355	7.1%	1,312	3.6%	2,234	4.0%
Age Distribution (2013)						
Age Under 5	775	5.9%	3,204	3.7%	6,217	4.4%
Age 5 to 9 Years	756	5.7%	3,200	3.7%	6,378	4.5%
Age 10 to 14 Years	684	5.2%	3,159	3.7%	6,332	4.5%
Age 15 to 19 Years	654	4.9%	10,131	11.8%	15,261	10.7%
Age 20 to 24 Years	966	7.3%	18,873	22.0%	24,274	17.1%
Age 25 to 29 Years	1,315	9.9%	8,870	10.3%	13,754	9.7%
Age 30 to 34 Years	1,186	9.0%	5,722	6.7%	9,745	6.9%
Age 35 to 39 Years	929	7.0%	4,073	4.7%	7,325	5.2%
Age 40 to 44 Years	840	6.4%	4,081	4.8%	7,512	5.3%
Age 45 to 49 Years	853	6.4%	4,148	4.8%	7,744	5.5%
Age 50 to 54 Years	902	6.8%	4,271	5.0%	7,848	5.5%
Age 55 to 59 Years	966	7.3%	4,311	5.0%	7,853	5.5%
Age 60 to 64 Years	798	6.0%	3,798	4.4%	6,994	4.9%
Age 65 to 74 Years	855	6.5%	4,343	5.1%	8,234	5.8%
Age 75 to 84 Years	495	3.7%	2,415	2.8%	4,469	3.1%
Age 85 Years or Over	252	1.9%	1,250	1.5%	2,068	1.5%
Median Age	36.7		32.2		33.9	
Gender Age Distribution (2013)						
Female Population	6,815	51.5%	43,612	50.8%	71,981	50.7%
Age 0 to 19 Years	1,407	20.7%	9,902	22.7%	16,885	23.5%
Age 20 to 64 Years	4,469	65.6%	29,090	66.7%	46,751	64.9%
Age 65 Years or Over	939	13.8%	4,621	10.6%	8,345	11.6%
Female Median Age	38.3		33.4		35.2	
Male Population	6,411	48.5%	42,236	49.2%	70,028	49.3%
Age 0 to 19 Years	1,462	22.8%	9,792	23.2%	17,304	24.7%
Age 20 to 64 Years	4,286	66.9%	29,056	68.8%	46,298	66.1%
Age 65 Years or Over	663	10.3%	3,388	8.0%	6,426	9.2%
Male Median Age	35.2		31.0		32.7	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

EXPANDED PROFILE

2000-2010 Census, 2013 Estimates with 2018 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.2694/-83.7736

RF5

2015 W Stadium Blvd						
	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2013)						
HH Income \$200,000 or More	480	7.7%	3,336	9.6%	6,227	10.8%
HH Income \$150,000 to \$199,999	264	4.2%	1,297	3.7%	2,377	4.1%
HH Income \$100,000 to \$149,999	977	15.7%	4,087	11.8%	7,053	12.3%
HH Income \$75,000 to \$99,999	779	12.5%	3,670	10.6%	5,872	10.2%
HH Income \$50,000 to \$74,999	1,092	17.5%	5,468	15.7%	9,256	16.1%
HH Income \$35,000 to \$49,999	727	11.6%	4,447	12.8%	7,571	13.1%
HH Income \$25,000 to \$34,999	582	9.3%	3,176	9.1%	5,289	9.2%
HH Income \$15,000 to \$24,999	547	8.8%	3,240	9.3%	5,275	9.2%
HH Income Under \$15,000	794	12.7%	6,024	17.3%	8,654	15.0%
HH Income \$35,000 or More	4,319	69.2%	22,305	64.2%	38,356	66.6%
HH Income \$75,000 or More	2,500	40.0%	12,390	35.7%	21,529	37.4%
Housing (2013)						
Total Housing Units	6,463		36,020		59,681	
Housing Units Occupied	6,241	96.6%	34,745	96.5%	57,574	96.5%
Housing Units Owner-Occupied	3,588	57.5%	16,456	47.4%	29,489	51.2%
Housing Units, Renter-Occupied	2,653	42.5%	18,289	52.6%	28,085	48.8%
Housing Units, Vacant	221	3.4%	1,275	3.5%	2,107	3.5%
Marital Status (2013)						
Never Married	4,668	42.4%	45,202	59.3%	64,522	52.4%
Currently Married	5,450	49.5%	26,601	34.9%	51,042	41.5%
Separated	127	1.1%	503	0.7%	870	0.7%
Widowed	324	2.9%	1,353	1.8%	2,369	1.9%
Divorced	443	4.0%	2,626	3.4%	4,277	3.5%
Household Type (2013)						
Population Family	8,989	68.0%	41,964	48.9%	81,644	57.5%
Population Non-Family	4,210	31.8%	34,408	40.1%	48,195	33.9%
Population Group Quarters	27	0.2%	9,477	11.0%	12,170	8.6%
Family Households	3,120	50.0%	14,611	42.1%	28,045	48.7%
Non-Family Households	3,121	50.0%	20,133	57.9%	29,529	51.3%
Married Couple with Children	1,055	19.4%	5,131	19.3%	10,061	19.7%
Average Family Household Size	2.9		2.9		2.9	
Household Size (2013)						
1 Person Households	2,410	38.6%	13,168	37.9%	19,889	34.5%
2 Person Households	2,088	33.5%	11,412	32.8%	19,651	34.1%
3 Person Households	815	13.1%	4,430	12.8%	7,932	13.8%
4 Person Households	630	10.1%	3,442	9.9%	6,317	11.0%
5 Person Households	205	3.3%	1,299	3.7%	2,322	4.0%
6 or More Person Households	93	1.5%	993	2.9%	1,464	2.5%
Household Vehicles (2013)						
Households with 0 Vehicles Available	365	5.8%	3,750	10.8%	5,448	9.5%
Households with 1 Vehicles Available	2,862	45.8%	14,353	41.3%	23,546	40.9%
Households with 2 or More Vehicles Available	3,015	48.3%	16,642	47.9%	28,581	49.6%
Total Vehicles Available	9,670		54,382		91,594	
Average Vehicles Per Household	1.5		1.6		1.6	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

EXPANDED PROFILE

2000-2010 Census, 2013 Estimates with 2018 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.2694/-83.7736

RF5

2015 W Stadium Blvd

	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2013)						
Estimated Labor Population Age 16 Years or Over	10,874		75,636		121,749	
Estimated Civilian Employed	7,469	68.7%	43,510	57.5%	71,747	58.9%
Estimated Civilian Unemployed	321	3.0%	2,579	3.4%	4,023	3.3%
Estimated in Armed Forces	-	-	14	-	33	-
Estimated Not in Labor Force	3,083	28.4%	29,533	39.0%	45,946	37.7%
Unemployment Rate	3.0%		3.4%		3.3%	
Occupation (2010)						
Occupation: Population Age 16 Years or Over	6,953		39,913		66,217	
Management, Business, Financial Operations	1,165	16.8%	5,679	14.2%	10,068	15.2%
Professional, Related	2,864	41.2%	16,852	42.2%	28,173	42.5%
Service	994	14.3%	6,537	16.4%	10,304	15.6%
Sales, Office	1,361	19.6%	7,854	19.7%	12,241	18.5%
Farming, Fishing, Forestry	20	0.3%	109	0.3%	144	0.2%
Construct, Extraction, Maintenance	183	2.6%	1,039	2.6%	1,877	2.8%
Production, Transport Material Moving	366	5.3%	1,842	4.6%	3,411	5.2%
White Collar Workers	77.5%		76.1%		76.2%	
Blue Collar Workers	22.5%		23.9%		23.8%	
Consumer Expenditure (2013)						
Total Household Expenditure	\$357 M		\$1.97 B		\$3.45 B	
Total Non-Retail Expenditure	\$205 M	57.3%	\$1.13 B	57.3%	\$1.98 B	57.3%
Total Retail Expenditure	\$152 M	42.7%	\$842 M	42.7%	\$1.47 B	42.7%
Apparel	\$17.2 M	4.8%	\$95.7 M	4.8%	\$167 M	4.8%
Contributions	\$13.5 M	3.8%	\$76.8 M	3.9%	\$138 M	4.0%
Education	\$8.78 M	2.5%	\$49.9 M	2.5%	\$88.5 M	2.6%
Entertainment	\$19.9 M	5.6%	\$110 M	5.6%	\$193 M	5.6%
Food and Beverages	\$54.7 M	15.3%	\$302 M	15.3%	\$524 M	15.2%
Furnishings and Equipment	\$15.9 M	4.4%	\$87.0 M	4.4%	\$153 M	4.4%
Gifts	\$9.50 M	2.7%	\$53.2 M	2.7%	\$94.9 M	2.7%
Health Care	\$21.8 M	6.1%	\$120 M	6.1%	\$208 M	6.0%
Household Operations	\$12.6 M	3.5%	\$70.7 M	3.6%	\$126 M	3.6%
Miscellaneous Expenses	\$5.97 M	1.7%	\$32.7 M	1.7%	\$57.0 M	1.7%
Personal Care	\$5.20 M	1.5%	\$28.6 M	1.4%	\$49.9 M	1.4%
Personal Insurance	\$3.69 M	1.0%	\$20.8 M	1.1%	\$36.9 M	1.1%
Reading	\$1.18 M	0.3%	\$6.43 M	0.3%	\$11.3 M	0.3%
Shelter	\$69.5 M	19.5%	\$386 M	19.6%	\$676 M	19.6%
Tobacco	\$2.33 M	0.7%	\$12.7 M	0.6%	\$21.8 M	0.6%
Transportation	\$70.2 M	19.7%	\$383 M	19.4%	\$669 M	19.4%
Utilities	\$25.0 M	7.0%	\$138 M	7.0%	\$238 M	6.9%
Educational Attainment (2013)						
Adult Population Age 25 Years or Over	9,391		47,282		83,546	
Elementary (Grade Level 0 to 8)	101	1.1%	494	1.0%	802	1.0%
Some High School (Grade Level 9 to 11)	221	2.4%	1,027	2.2%	1,979	2.4%
High School Graduate	702	7.5%	4,397	9.3%	8,129	9.7%
Some College	1,219	13.0%	5,758	12.2%	11,014	13.2%
Associate Degree Only	626	6.7%	2,254	4.8%	4,419	5.3%
Bachelor Degree Only	3,196	34.0%	14,341	30.3%	23,852	28.5%
Graduate Degree	3,326	35.4%	19,010	40.2%	33,352	39.9%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

EXPANDED PROFILE

2000-2010 Census, 2013 Estimates with 2018 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.2694/-83.7736

RF5

2015 W Stadium Blvd						
	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2010)						
1 Detached Unit	3,534	57.6%	16,487	48.3%	27,958	49.4%
1 Attached Unit	385	6.3%	1,934	5.7%	4,630	8.2%
2 to 4 Units	573	9.3%	4,030	11.8%	5,761	10.2%
5 to 9 Units	537	8.8%	4,206	12.3%	6,773	12.0%
10 to 19 Units	611	10.0%	3,194	9.4%	4,821	8.5%
20 to 49 Units	254	4.1%	1,609	4.7%	2,367	4.2%
50 or More Units	197	3.2%	2,366	6.9%	3,566	6.3%
Mobile Home or Trailer	39	0.6%	295	0.9%	664	1.2%
Other Structure	-	-	1	-	2	-
Homes Built By Year (2010)						
Homes Built 2005 or later	205	3.3%	871	2.6%	1,913	3.4%
Homes Built 2000 to 2004	316	5.1%	1,874	5.5%	3,413	6.0%
Homes Built 1990 to 1999	621	10.1%	4,860	14.2%	8,337	14.7%
Homes Built 1980 to 1989	414	6.8%	3,385	9.9%	6,107	10.8%
Homes Built 1970 to 1979	937	15.3%	5,025	14.7%	9,320	16.5%
Homes Built 1960 to 1969	936	15.3%	5,061	14.8%	9,274	16.4%
Homes Built 1950 to 1959	1,293	21.1%	4,950	14.5%	7,433	13.1%
Homes Built Before 1949	1,409	23.0%	8,097	23.7%	10,745	19.0%
Home Values (2010)						
Home Values \$1,000,000 or More	12	0.4%	114	0.7%	291	1.0%
Home Values \$500,000 to \$999,999	75	2.1%	799	4.9%	1,721	5.9%
Home Values \$400,000 to \$499,999	123	3.5%	723	4.5%	1,336	4.6%
Home Values \$300,000 to \$399,999	431	12.2%	1,951	12.1%	3,425	11.8%
Home Values \$200,000 to \$299,999	1,052	29.8%	3,945	24.4%	6,389	22.1%
Home Values \$150,000 to \$199,999	616	17.5%	2,675	16.6%	4,490	15.5%
Home Values \$100,000 to \$149,999	475	13.5%	2,287	14.2%	4,276	14.8%
Home Values \$70,000 to \$99,999	312	8.9%	1,519	9.4%	2,843	9.8%
Home Values \$50,000 to \$69,999	172	4.9%	765	4.7%	1,591	5.5%
Home Values \$25,000 to \$49,999	129	3.7%	786	4.9%	1,441	5.0%
Home Values Under \$25,000	127	3.6%	597	3.7%	1,154	4.0%
Owner-Occupied Median Home Value	\$196,509		\$197,738		\$195,137	
Renter-Occupied Median Rent	\$791		\$898		\$863	
Transportation To Work (2010)						
Drive to Work Alone	5,028	74.2%	24,349	62.5%	42,837	66.6%
Drive to Work in Carpool	478	7.0%	2,614	6.7%	4,412	6.9%
Travel to Work by Public Transportation	373	5.5%	2,241	5.8%	4,340	6.7%
Drive to Work on Motorcycle	29	0.4%	68	0.2%	114	0.2%
Walk or Bicycle to Work	499	7.4%	7,118	18.3%	8,583	13.3%
Other Means	40	0.6%	140	0.4%	222	0.3%
Work at Home	329	4.9%	2,403	6.2%	3,816	5.9%
Travel Time (2010)						
Travel to Work in 14 Minutes or Less	2,375	36.8%	15,300	41.9%	23,008	38.0%
Travel to Work in 15 to 29 Minutes	2,686	41.7%	13,617	37.3%	24,424	40.4%
Travel to Work in 30 to 59 Minutes	1,060	16.4%	6,029	16.5%	10,536	17.4%
Travel to Work in 60 Minutes or More	325	5.0%	1,584	4.3%	2,539	4.2%
Average Minutes Travel to Work	16.8		16.0		16.8	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.