

VACANT LAND SWC OF GROVE & RAWSONVILLE CHARTER TOWNSHIP OF YPSILANTI, MICHIGAN

FOR GROUND
LEASE OR
BUILD TO SUIT

LOT SIZE:
1.1 ACRES

LOT DIMENSIONS:
APPROXIMATELY 165' ON
GROVE BY 293' ON
RAWSONVILLE

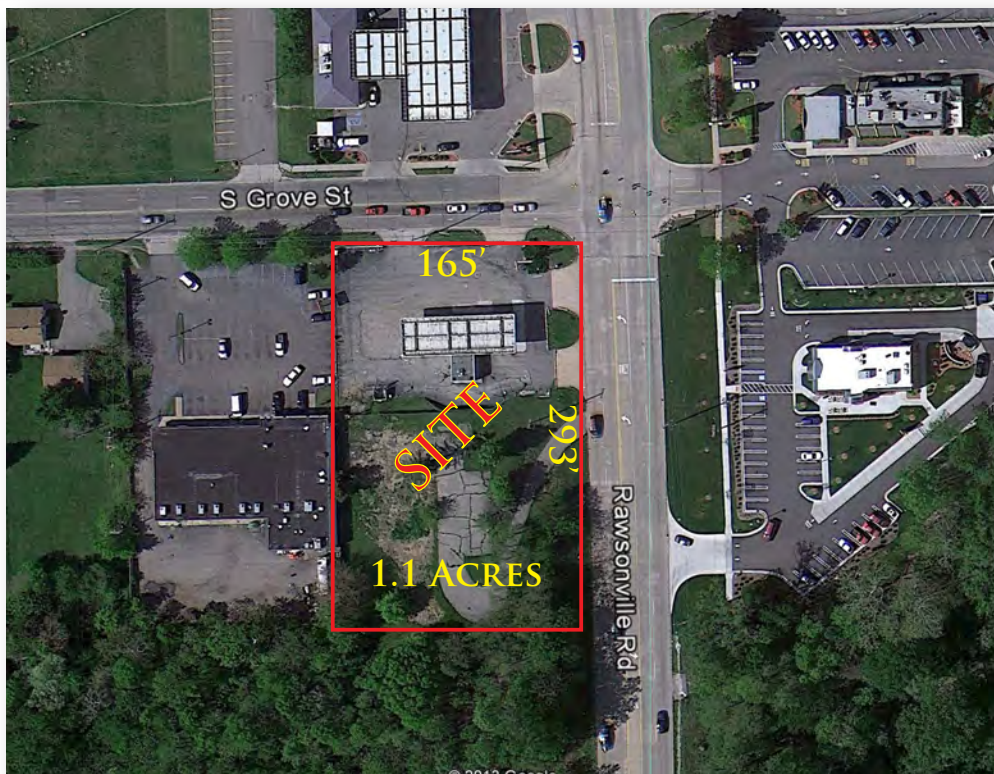
AVAILABLE:
IMMEDIATELY

ZONING:
COMMERCIAL

TRAFFIC COUNTS:
RAWSONVILLE, SOUTH OF
GROVE: 23,000
GROVE STREET: 8,700
I-94, AT RAWSONVILLE ROAD:
68,000



CONTACT:
DOUG LACOUVER
DLACOUVER@LUDWIGSEELEY.COM
&
MATTHEW SEELEY
MSEELEY@LUDWIGSEELEY.COM



GREAT LOCATION FOR QUICK SERVE RESTAURANT

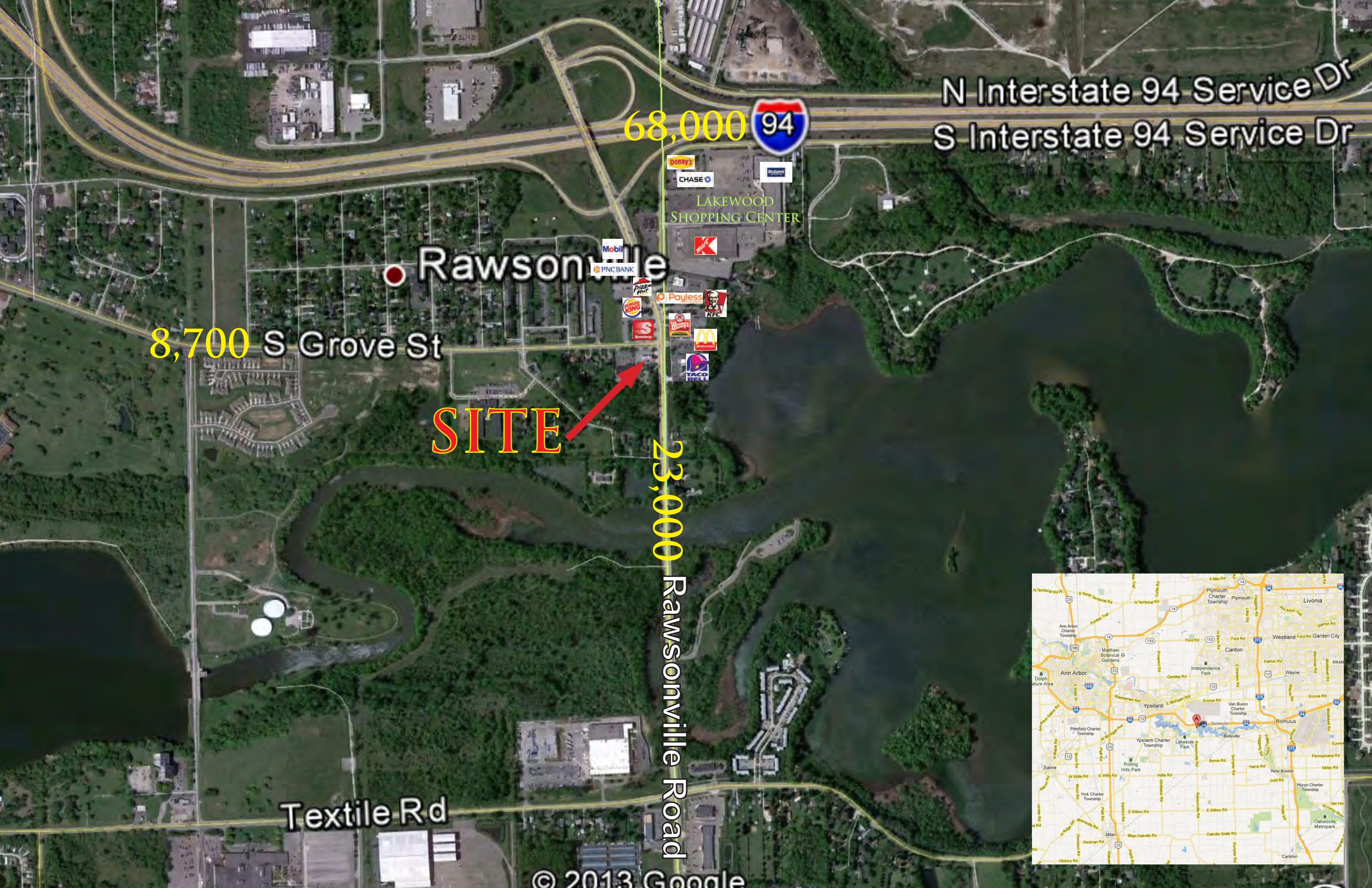
DRIVE-THRU AVAILABLE

DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	3,376	35,621	103,820
	AVERAGE INCOME	\$50,047	\$55,392	\$58,274
	HOUSEHOLDS	1,620	14,944	42,232

Ludwig & Seeley

REAL ESTATE

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



N Interstate 94 Service Dr
S Interstate 94 Service Dr

68,000 94

Rawsonville

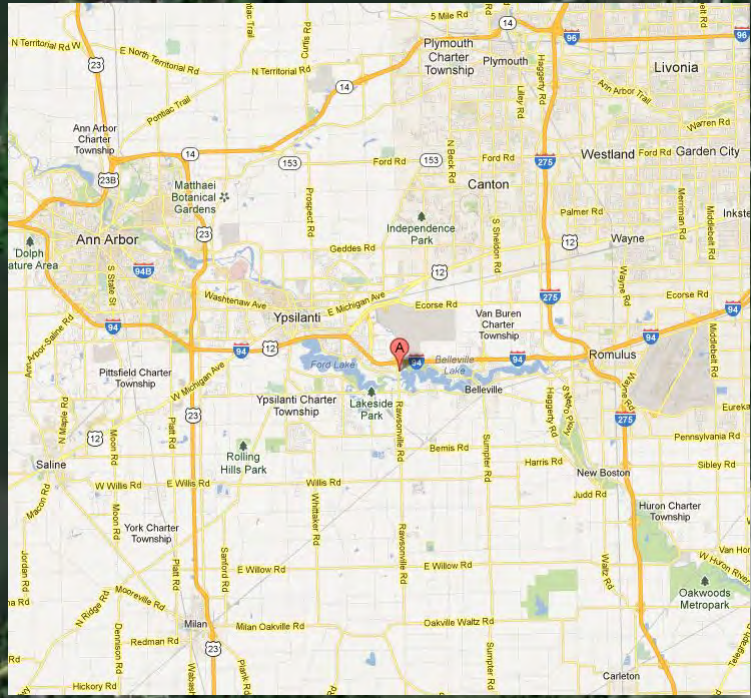
8,700 S Grove St

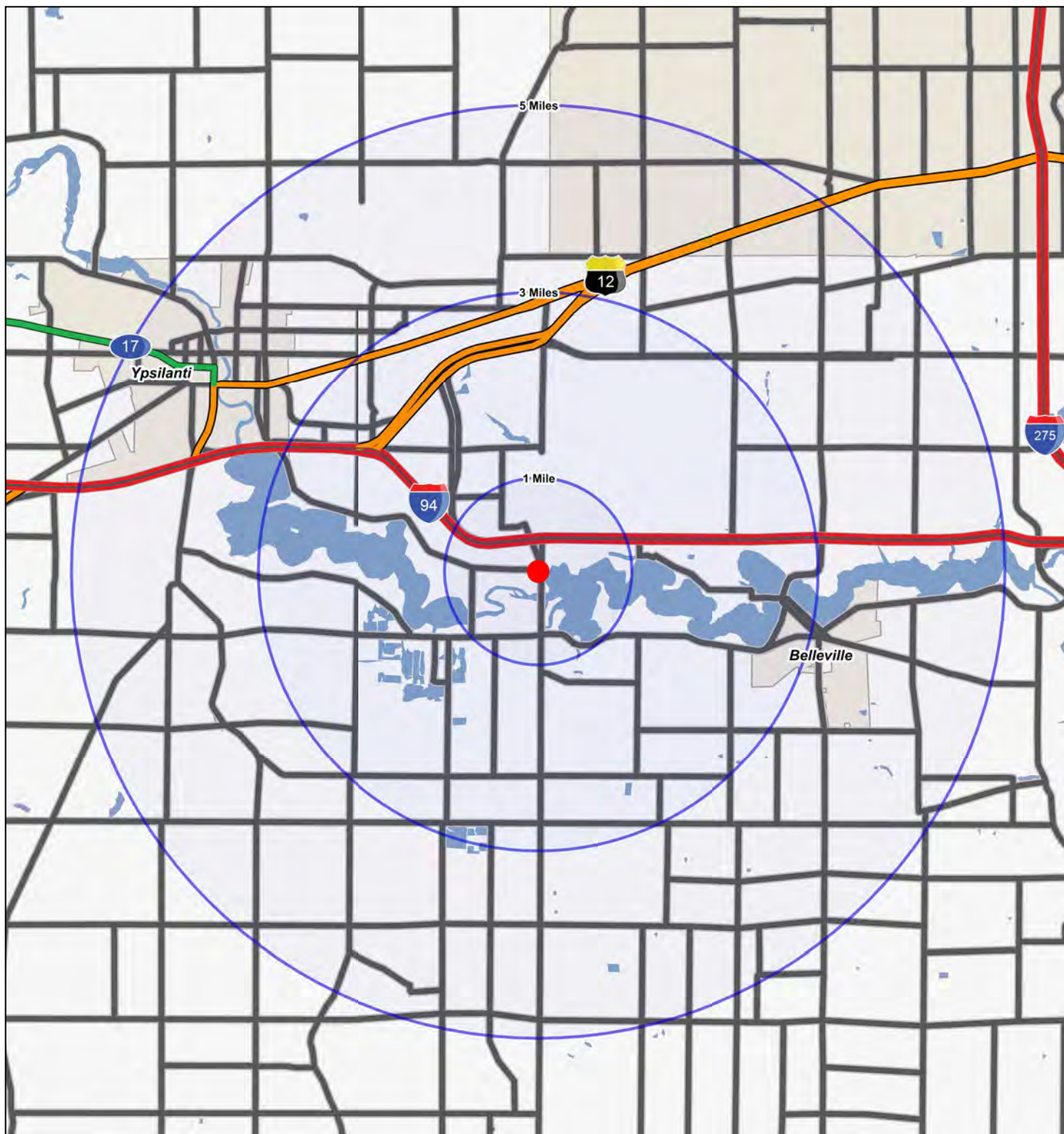
SITE

23,000 Rawsonville Road

Textile Rd

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April 2013

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.2134/-83.5442

RF5

3360 Grove Rd	1 ml radius	3 ml radius	5 ml radius
Population			
Estimated Population (2012)	3,376	35,621	103,820
Projected Population (2017)	3,390	36,369	105,175
Forecasted Population (2022)	3,391	36,399	105,229
Census Population (2010)	3,370	35,287	103,226
Census Population (2000)	3,357	33,749	94,758
Projected Annual Growth (2012 to 2017)	15 0.1%	747 0.4%	1,355 0.3%
Historical Annual Growth (2010 to 2012)	6 0.1%	334 0.5%	594 0.3%
Historical Annual Growth (2000 to 2010)	13 -	1,539 0.5%	8,468 0.9%
Estimated Population Density (2012)	1,075 psm	1,260 psm	1,322 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.51 sq mi
Households			
Estimated Households (2012)	1,620	14,944	42,232
Projected Households (2017)	1,681	15,521	43,853
Forecasted Households (2022)	1,684	15,550	43,935
Census Households (2010)	1,585	14,615	41,307
Census Households (2000)	1,552	14,046	37,560
Estimated Households with Children (2012)	400 24.7%	4,765 31.9%	13,495 32.0%
Estimated Average Household Size (2012)	2.08	2.38	2.41
Average Household Income			
Estimated Average Household Income (2012)	\$50,047	\$55,392	\$58,274
Projected Average Household Income (2017)	\$56,104	\$62,067	\$65,358
Estimated Average Family Income (2012)	\$61,130	\$66,602	\$70,156
Median Household Income			
Estimated Median Household Income (2012)	\$44,662	\$50,064	\$54,073
Projected Median Household Income (2017)	\$49,465	\$56,019	\$60,949
Estimated Median Family Income (2012)	\$57,434	\$63,140	\$68,869
Per Capita Income			
Estimated Per Capita Income (2012)	\$24,035	\$23,318	\$24,316
Projected Per Capita Income (2017)	\$27,833	\$26,574	\$27,932
Estimated Per Capita income 5 Year Growth	\$3,798 15.8%	\$3,256 14.0%	\$3,616 14.9%
Other Income			
Estimated Median Disposable Income (2012)	\$38,430	\$42,149	\$44,852
Projected Median Disposable Income (2017)	\$42,172	\$46,712	\$50,036
Disposable Income Estimated 5 Year Growth	\$3,742 9.7%	\$4,563 10.8%	\$5,184 11.6%
Estimated Average Household Net Worth (2012)	\$390,200	\$432,248	\$450,867
Daytime Demos (2012)			
Total Businesses	71	837	2,567
Total Employees	946	8,181	25,076
Company Headquarter Businesses	- 0.4%	3 0.3%	7 0.3%
Company Headquarter Employees	32 3.4%	171 2.1%	748 3.0%
Employee Population per Business	13.3	9.8	9.8
Residential Population per Business	47.4	42.5	40.4

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EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

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Lat/Lon: 42.2134/-83.5442

RF5

3360 Grove Rd

1 ml radius 3 ml radius 5 ml radius

Race & Ethnicity

White (2012)	2,035	60.3%	22,007	61.8%	63,896	61.5%
Black or African American (2012)	1,123	33.3%	11,033	31.0%	30,662	29.5%
American Indian or Alaska Native (2012)	14	0.4%	194	0.5%	532	0.5%
Asian (2012)	41	1.2%	484	1.4%	2,963	2.9%
Hawaiian or Pacific Islander (2012)	1	-	9	-	39	-
Other Race (2012)	11	0.3%	131	0.4%	365	0.4%
Two or More Races (2012)	150	4.5%	1,763	5.0%	5,363	5.2%
Not Hispanic or Latino Population (2012)	3,267	96.8%	34,329	96.4%	99,612	95.9%
Hispanic or Latino Population (2012)	108	3.2%	1,292	3.6%	4,208	4.1%
Not Hispanic or Latino Population (2017)	3,265	96.3%	34,886	95.9%	100,378	95.4%
Hispanic or Latino Population (2017)	125	3.7%	1,482	4.1%	4,797	4.6%
Not Hispanic or Latino Population (2010)	3,268	97.0%	34,071	96.6%	99,251	96.1%
Hispanic or Latino Population (2010)	102	3.0%	1,216	3.4%	3,975	3.9%
Not Hispanic or Latino Population (2000)	3,261	97.1%	32,922	97.5%	92,572	97.7%
Hispanic or Latino Population (2000)	97	2.9%	827	2.5%	2,186	2.3%
Projected Hispanic Annual Growth (2012 to 2017)	17	3.1%	190	2.9%	589	2.8%
Historic Hispanic Annual Growth (2000 to 2012)	12	1.0%	466	4.7%	2,022	7.7%

Age Distribution (2012)

Age Under 5	230	6.8%	2,571	7.2%	7,768	7.5%
Age 5 to 9 Years	176	5.2%	2,296	6.4%	6,829	6.6%
Age 10 to 14 Years	184	5.4%	2,318	6.5%	6,423	6.2%
Age 15 to 19 Years	199	5.9%	2,413	6.8%	7,718	7.4%
Age 20 to 24 Years	359	10.6%	2,522	7.1%	8,360	8.1%
Age 25 to 29 Years	419	12.4%	3,049	8.6%	8,591	8.3%
Age 30 to 34 Years	246	7.3%	2,756	7.7%	8,014	7.7%
Age 35 to 39 Years	241	7.1%	2,608	7.3%	7,726	7.4%
Age 40 to 44 Years	212	6.3%	2,446	6.9%	7,205	6.9%
Age 45 to 49 Years	215	6.4%	2,281	6.4%	6,574	6.3%
Age 50 to 54 Years	231	6.9%	2,536	7.1%	6,893	6.6%
Age 55 to 59 Years	221	6.5%	2,305	6.5%	6,242	6.0%
Age 60 to 64 Years	172	5.1%	1,936	5.4%	5,298	5.1%
Age 65 to 74 Years	172	5.1%	2,228	6.3%	6,198	6.0%
Age 75 to 84 Years	76	2.3%	992	2.8%	2,776	2.7%
Age 85 Years or Over	23	0.7%	364	1.0%	1,204	1.2%
Median Age	32.8		34.4		33.9	

Gender Age Distribution (2012)

Female Population	1,737	51.5%	18,506	52.0%	53,555	51.6%
Age 0 to 19 Years	386	22.2%	4,705	25.4%	14,211	26.5%
Age 20 to 64 Years	1,210	69.7%	11,813	63.8%	33,610	62.8%
Age 65 Years or Over	141	8.1%	1,989	10.7%	5,734	10.7%
Female Median Age	32.6		35.3		34.7	
Male Population	1,639	48.5%	17,115	48.0%	50,265	48.4%
Age 0 to 19 Years	402	24.5%	4,893	28.6%	14,527	28.9%
Age 20 to 64 Years	1,106	67.5%	10,627	62.1%	31,294	62.3%
Age 65 Years or Over	131	8.0%	1,595	9.3%	4,444	8.8%
Male Median Age	33.1		33.4		32.9	

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RF5

3360 Grove Rd	1 ml radius		3 ml radius		5 ml radius	
Household Income Distribution (2012)						
HH Income \$200,000 or More	32	2.0%	327	2.2%	1,096	2.6%
HH Income \$150,000 to \$199,999	38	2.4%	312	2.1%	1,169	2.8%
HH Income \$100,000 to \$149,999	132	8.1%	1,751	11.7%	5,702	13.5%
HH Income \$75,000 to \$99,999	245	15.2%	2,045	13.7%	5,994	14.2%
HH Income \$50,000 to \$74,999	234	14.5%	2,716	18.2%	7,053	16.7%
HH Income \$35,000 to \$49,999	321	19.8%	2,489	16.7%	6,875	16.3%
HH Income \$25,000 to \$34,999	228	14.1%	1,729	11.6%	4,672	11.1%
HH Income \$15,000 to \$24,999	171	10.5%	1,670	11.2%	4,448	10.5%
HH Income Under \$15,000	219	13.5%	1,904	12.7%	5,223	12.4%
HH Income \$35,000 or More	1,002	61.9%	9,641	64.5%	27,889	66.0%
HH Income \$75,000 or More	447	27.6%	4,436	29.7%	13,961	33.1%
Housing (2012)						
Total Housing Units	1,830		16,143		45,938	
Housing Units Occupied	1,620	88.5%	14,944	92.6%	42,232	91.9%
Housing Units Owner-Occupied	597	36.8%	8,863	59.3%	25,128	59.5%
Housing Units, Renter-Occupied	1,023	63.2%	6,081	40.7%	17,104	40.5%
Housing Units, Vacant	210	11.5%	1,199	7.4%	3,706	8.1%
Median Years in Residence	2.8		3.4		3.3	
Marital Status (2012)						
Never Married	927	41.9%	8,357	36.0%	26,067	39.0%
Currently Married	651	29.4%	9,997	43.0%	28,420	42.5%
Separated	152	6.9%	557	2.4%	1,921	2.9%
Widowed	22	1.0%	625	2.7%	1,612	2.4%
Divorced	462	20.9%	3,694	15.9%	8,833	13.2%
Household Type (2012)						
Population Family	2,182	64.6%	26,238	73.7%	73,857	71.1%
Population Non-Family	1,193	35.3%	9,325	26.2%	27,837	26.8%
Population Group Quarters	1	-	59	0.2%	2,126	2.0%
Family Households	793	49.0%	8,904	59.6%	24,867	58.9%
Non-Family Households	827	51.0%	6,040	40.4%	17,365	41.1%
Married Couple with Children	140	21.5%	2,576	25.8%	7,651	26.9%
Average Family Household Size	2.8		2.9		3.0	
Household Size (2012)						
1 Person Households	615	37.9%	4,610	30.9%	12,917	30.6%
2 Person Households	545	33.6%	4,772	31.9%	13,199	31.3%
3 Person Households	231	14.3%	2,454	16.4%	6,864	16.3%
4 Person Households	148	9.1%	1,794	12.0%	5,304	12.6%
5 Person Households	45	2.8%	804	5.4%	2,409	5.7%
6 or More Person Households	37	2.3%	510	3.4%	1,539	3.6%
Household Vehicles (2012)						
Households with 0 Vehicles Available	50	3.1%	819	5.5%	3,443	8.2%
Households with 1 Vehicles Available	909	56.1%	6,305	42.2%	16,517	39.1%
Households with 2 or More Vehicles Available	661	40.8%	7,820	52.3%	22,272	52.7%
Total Vehicles Available	2,562		25,604		71,179	
Average Vehicles Per Household	1.6		1.7		1.7	

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EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

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Lat/Lon: 42.2134/-83.5442

RF5

3360 Grove Rd	1 ml radius		3 ml radius		5 ml radius	
Labor Force (2012)						
Estimated Labor Population Age 16 Years or Over	2,752		28,047		81,356	
Estimated Civilian Employed	1,683	61.2%	16,741	59.7%	49,929	61.4%
Estimated Civilian Unemployed	263	9.6%	2,413	8.6%	6,392	7.9%
Estimated in Armed Forces	3	0.1%	32	0.1%	62	0.1%
Estimated Not in Labor Force	803	29.2%	8,862	31.6%	24,973	30.7%
Unemployment Rate	9.6%		8.6%		7.9%	
Occupation (2010)						
Occupation: Population Age 16 Years or Over	1,640		15,760		47,081	
Management, Business, Financial Operations	237	14.4%	2,009	12.7%	5,688	12.1%
Professional, Related	308	18.8%	3,158	20.0%	10,796	22.9%
Service	358	21.8%	3,419	21.7%	9,659	20.5%
Sales, Office	430	26.2%	3,876	24.6%	11,820	25.1%
Farming, Fishing, Forestry	4	0.2%	45	0.3%	89	0.2%
Construct, Extraction, Maintenance	80	4.9%	1,110	7.0%	2,912	6.2%
Production, Transport Material Moving	224	13.7%	2,144	13.6%	6,117	13.0%
White Collar Workers	59.4%		57.4%		60.1%	
Blue Collar Workers	40.6%		42.6%		39.9%	
Consumer Expenditure (2012)						
Total Household Expenditure	\$70.6 M		\$697 M		\$2.04 B	
Total Non-Retail Expenditure	\$40.5 M	57.4%	\$400 M	57.5%	\$1.17 B	57.5%
Total Retail Expenditure	\$30.1 M	42.6%	\$296 M	42.5%	\$865 M	42.5%
Apparel	\$3.37 M	4.8%	\$33.2 M	4.8%	\$97.1 M	4.8%
Contributions	\$2.51 M	3.6%	\$24.8 M	3.6%	\$73.6 M	3.6%
Education	\$1.64 M	2.3%	\$16.2 M	2.3%	\$48.5 M	2.4%
Entertainment	\$3.91 M	5.5%	\$38.7 M	5.6%	\$114 M	5.6%
Food and Beverages	\$11.0 M	15.5%	\$108 M	15.4%	\$313 M	15.4%
Furnishings and Equipment	\$3.06 M	4.3%	\$30.4 M	4.4%	\$89.5 M	4.4%
Gifts	\$1.80 M	2.6%	\$18.0 M	2.6%	\$53.3 M	2.6%
Health Care	\$4.47 M	6.3%	\$43.5 M	6.2%	\$126 M	6.2%
Household Operations	\$2.43 M	3.4%	\$24.4 M	3.5%	\$72.1 M	3.5%
Miscellaneous Expenses	\$1.21 M	1.7%	\$11.8 M	1.7%	\$34.3 M	1.7%
Personal Care	\$1.04 M	1.5%	\$10.2 M	1.5%	\$29.7 M	1.5%
Personal Insurance	\$698 K	1.0%	\$6.92 M	1.0%	\$20.5 M	1.0%
Reading	\$235 K	0.3%	\$2.29 M	0.3%	\$6.71 M	0.3%
Shelter	\$13.5 M	19.1%	\$134 M	19.2%	\$392 M	19.2%
Tobacco	\$494 K	0.7%	\$4.73 M	0.7%	\$13.5 M	0.7%
Transportation	\$14.2 M	20.1%	\$141 M	20.2%	\$409 M	20.1%
Utilities	\$5.14 M	7.3%	\$49.8 M	7.1%	\$144 M	7.1%
Educational Attainment (2012)						
Adult Population Age 25 Years or Over	2,228		23,502		66,721	
Elementary (Grade Level 0 to 8)	98	4.4%	601	2.6%	2,290	3.4%
Some High School (Grade Level 9 to 11)	201	9.0%	2,533	10.8%	5,984	9.0%
High School Graduate	599	26.9%	6,482	27.6%	17,227	25.8%
Some College	416	18.7%	5,589	23.8%	16,078	24.1%
Associate Degree Only	211	9.5%	2,035	8.7%	5,239	7.9%
Bachelor Degree Only	440	19.7%	3,729	15.9%	12,075	18.1%
Graduate Degree	264	11.8%	2,534	10.8%	7,828	11.7%

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RF5

3360 Grove Rd						
	1 ml radius		3 ml radius		5 ml radius	
Units In Structure (2010)						
1 Detached Unit	506	31.9%	8,217	56.2%	23,538	51.0%
1 Attached Unit	111	7.0%	548	3.7%	1,917	4.6%
2 to 4 Units	38	2.4%	646	4.4%	2,591	6.3%
5 to 9 Units	299	18.8%	1,334	9.1%	3,282	7.9%
10 to 19 Units	381	24.0%	1,589	10.9%	3,079	7.5%
20 to 49 Units	111	7.0%	467	3.2%	1,616	3.9%
50 or More Units	52	3.3%	487	3.3%	1,522	3.7%
Mobile Home or Trailer	87	5.5%	1,326	9.1%	3,755	9.1%
Other Structure	-	-	1	-	7	-
Homes Built By Year (2010)						
Homes Built 2005 or later	65	4.1%	567	3.9%	2,148	5.2%
Homes Built 2000 to 2004	94	5.9%	1,248	8.5%	4,857	11.8%
Homes Built 1990 to 1999	158	10.0%	1,786	12.2%	5,851	14.2%
Homes Built 1980 to 1989	267	16.8%	1,676	11.5%	4,169	10.1%
Homes Built 1970 to 1979	372	23.5%	2,919	20.0%	7,180	17.4%
Homes Built 1960 to 1969	265	16.7%	1,958	13.4%	4,570	11.1%
Homes Built 1950 to 1959	190	12.0%	2,731	18.7%	5,671	13.7%
Homes Built Before 1949	174	11.0%	1,730	11.8%	6,861	16.6%
Home Values (2010)						
Home Values \$1,000,000 or More	3	0.5%	40	0.4%	128	0.5%
Home Values \$500,000 to \$999,999	11	1.8%	127	1.4%	362	1.4%
Home Values \$400,000 to \$499,999	14	2.3%	146	1.6%	366	1.4%
Home Values \$300,000 to \$399,999	20	3.2%	346	3.8%	1,238	4.8%
Home Values \$200,000 to \$299,999	76	12.5%	1,022	11.3%	3,631	14.1%
Home Values \$150,000 to \$199,999	105	17.2%	1,617	17.8%	5,169	20.1%
Home Values \$100,000 to \$149,999	140	22.8%	2,355	26.0%	5,535	21.5%
Home Values \$70,000 to \$99,999	101	16.6%	1,217	13.4%	3,280	12.7%
Home Values \$50,000 to \$69,999	35	5.7%	656	7.2%	1,883	7.3%
Home Values \$25,000 to \$49,999	33	5.4%	650	7.2%	1,726	6.7%
Home Values Under \$25,000	74	12.1%	896	9.9%	2,429	9.4%
Owner-Occupied Median Home Value	\$120,535		\$121,444		\$128,965	
Renter-Occupied Median Rent	\$697		\$699		\$675	
Transportation To Work (2010)						
Drive to Work Alone	1,314	83.6%	13,046	84.6%	38,328	83.5%
Drive to Work in Carpool	182	11.6%	1,692	11.0%	4,113	9.0%
Travel to Work by Public Transportation	5	0.3%	102	0.7%	639	1.4%
Drive to Work on Motorcycle	1	0.1%	13	0.1%	29	0.1%
Walk or Bicycle to Work	39	2.5%	204	1.3%	1,271	2.8%
Other Means	4	0.2%	76	0.5%	227	0.5%
Work at Home	27	1.7%	282	1.8%	1,320	2.9%
Travel Time (2010)						
Travel to Work in 14 Minutes or Less	486	31.5%	3,392	22.4%	9,456	21.2%
Travel to Work in 15 to 29 Minutes	611	39.5%	6,528	43.1%	19,373	43.4%
Travel to Work in 30 to 59 Minutes	389	25.1%	4,426	29.2%	13,324	29.9%
Travel to Work in 60 Minutes or More	60	3.9%	787	5.2%	2,454	5.5%
Average Minutes Travel to Work	20.6		22.8		22.9	

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