

FREESTANDING BUILDING 3776 SOUTH STATE STREET ANN ARBOR, MICHIGAN

FOR SALE OR GROUND LEASE

LOT SIZE:
1.5 ACRES

BUILDING SIZE:
10,000 SQUARE FEET

IMPROVEMENTS:
FULLY-EQUIPPED & FIXURED
RESTAURANT

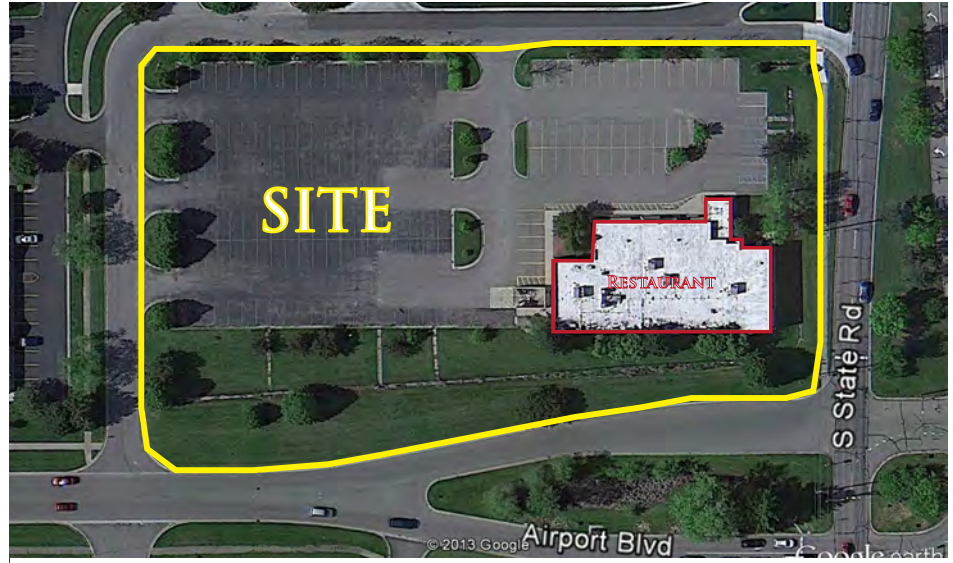
AVAILABLE:
IMMEDIATELY

ZONING:
COMMERCIAL

TRAFFIC COUNTS:
SOUTH STATE STREET: 38,000
I-94: 67,000
WEST ELLSWORTH: 21,000



CONTACT:
MAX GOLDMAN
MGOLDMAN@LUDWIGSEELEY.COM
248.750.1700



TURN - KEY RESTAURANT

NEXT TO NEW COSTCO

HIGH-VISIBILITY

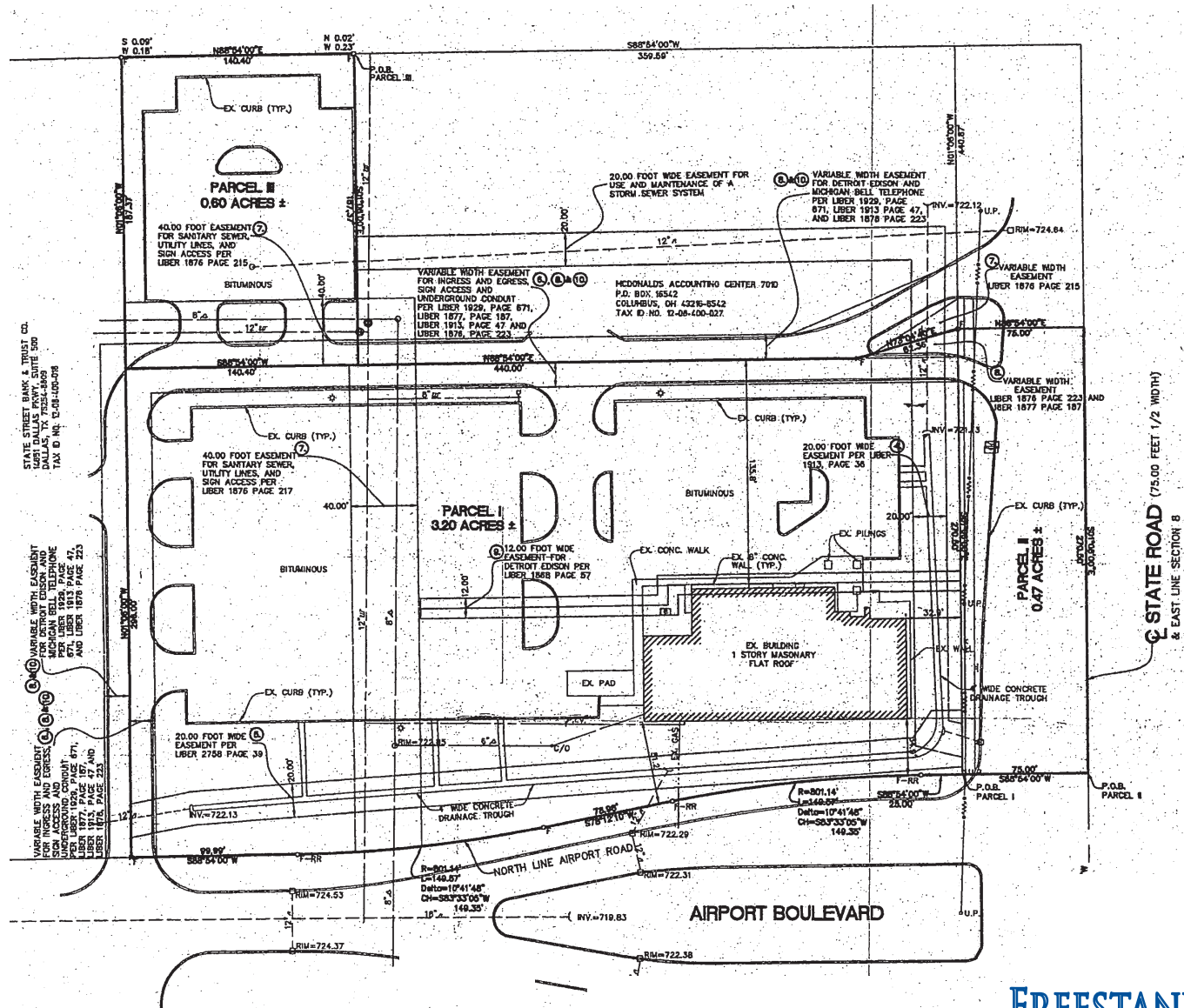
**JUST OFF I-94 & STATE STREET
INTERCHANGE**

DEMOGRAPHICS

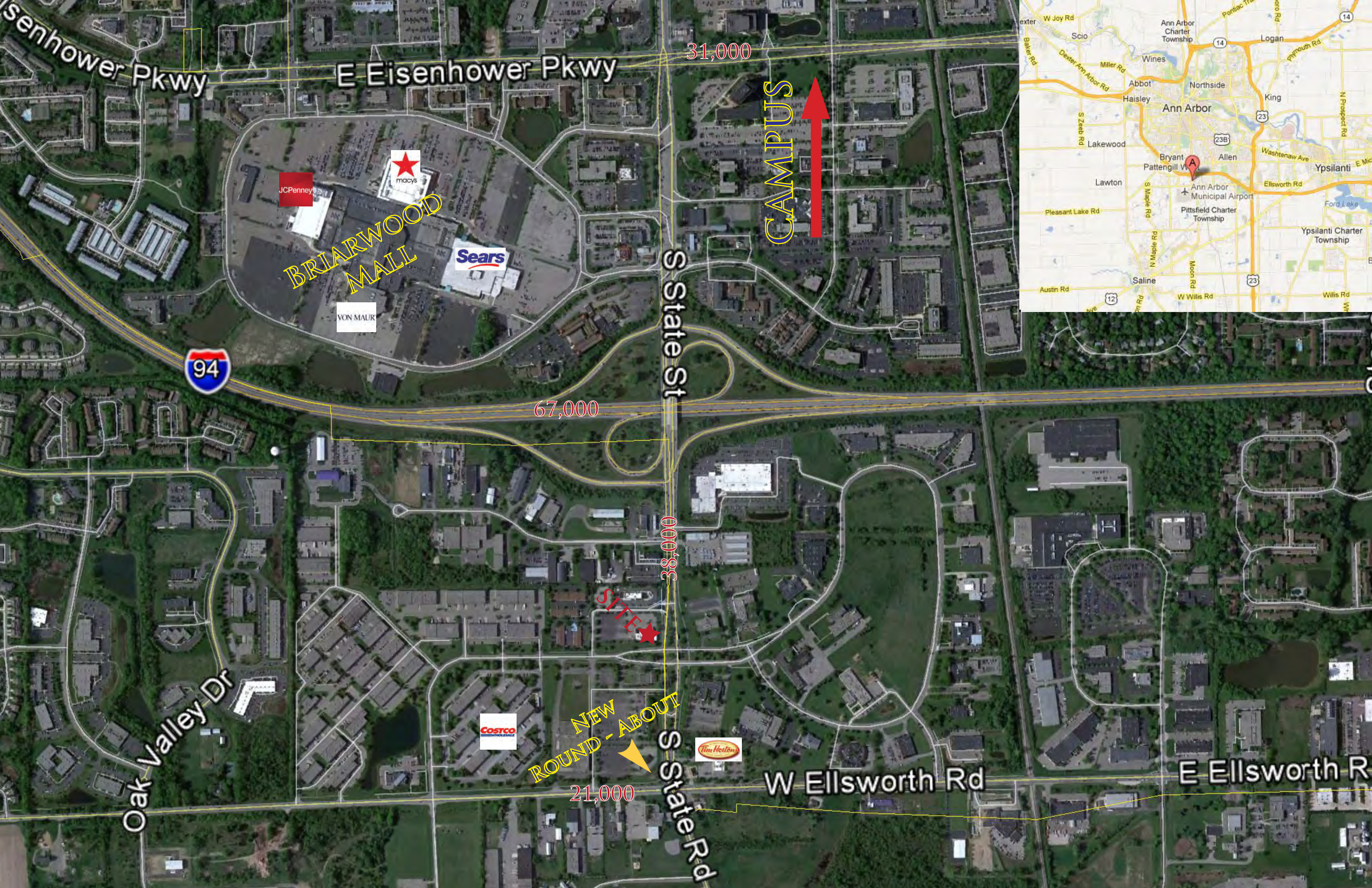
CATEGORY	1 MILE:	3 MILE:	5 MILE:
POPULATION	4,653	67,662	159,994
AVERAGE INCOME	\$71,484	\$91,140	\$81,416
HOUSEHOLDS	2,416	27,658	65,709

Ludwig & Seeley
REAL ESTATE

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



FREESTANDING BUILDING
3776 SOUTH STATE STREET
ANN ARBOR, MI



Eisenhower Pkwy

E Eisenhower Pkwy

31,000

CAMPUS



BRIARWOOD MALL

JCPenney



Sears

VON MAUR



S State St

67,000

38,000



SITE

NEW ROUND - ABOUT

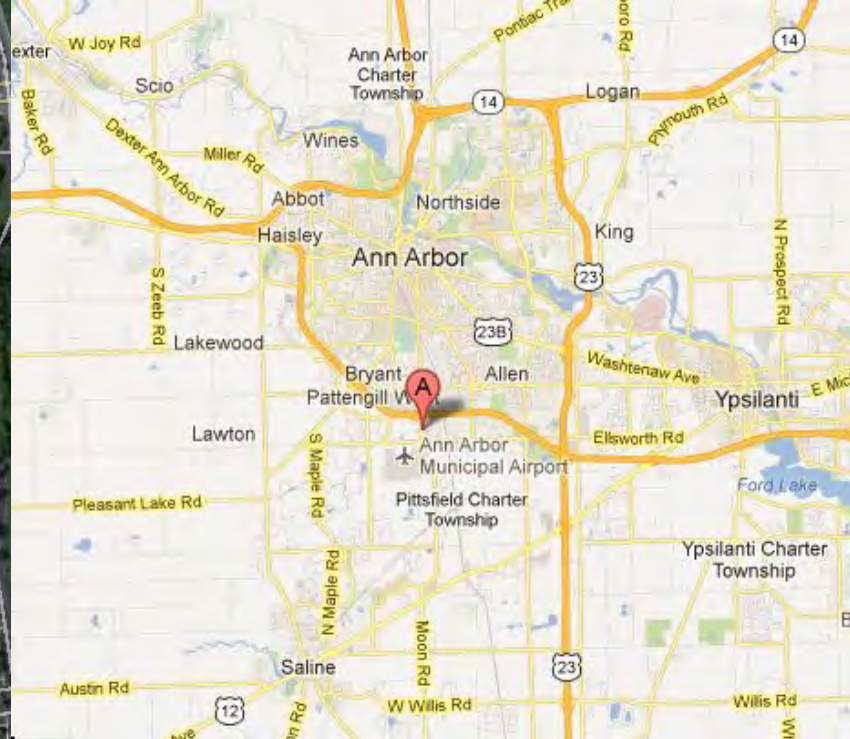
21,000

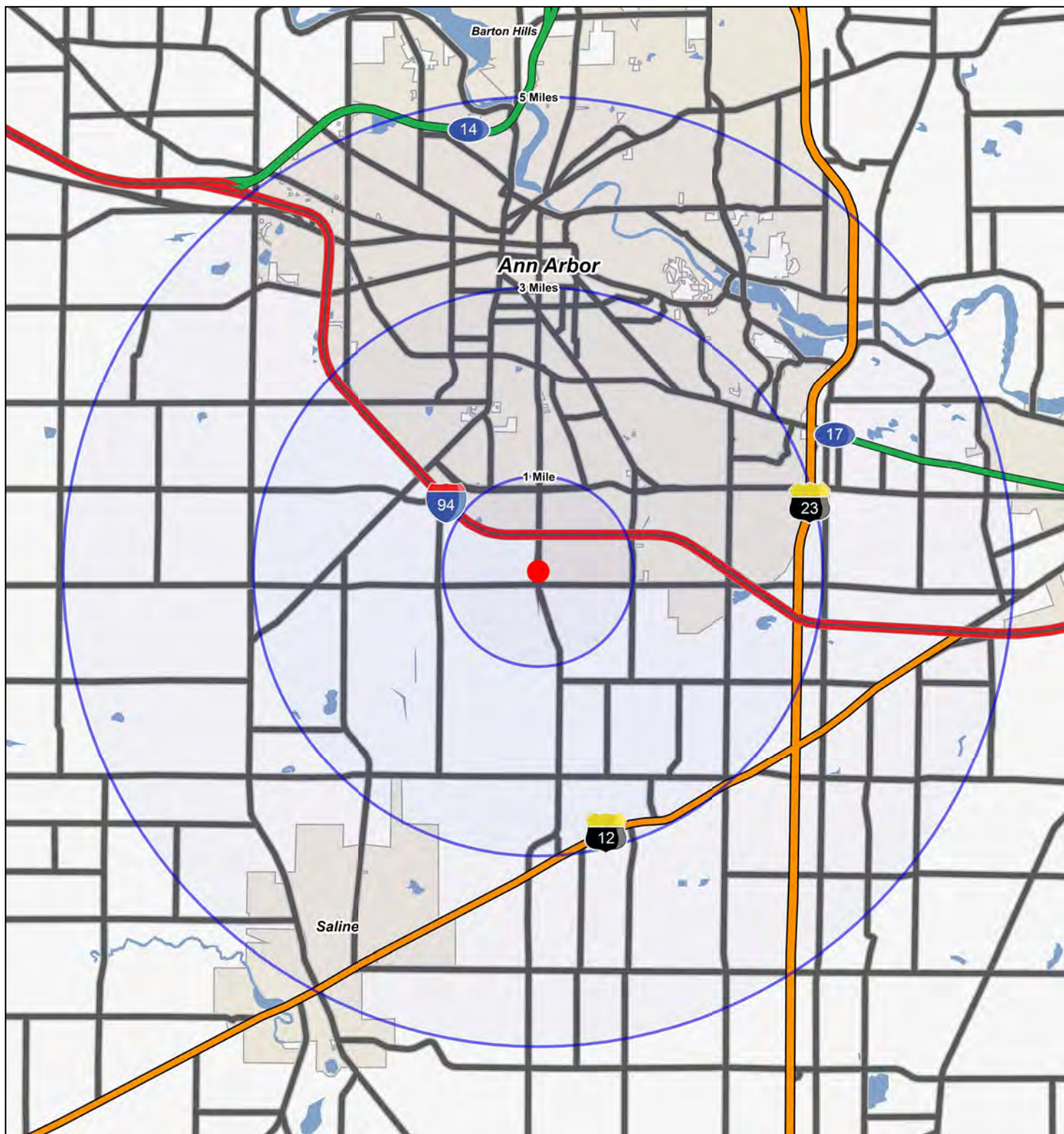
Costco

Tim Hortons

W Ellsworth Rd

E Ellsworth Rd





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**3776 S State Street
Ann Arbor, MI**

January 2013

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.23271-83.7402

RF5

3776 S State Rd

	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2012)	4,653	67,662	159,994
Projected Population (2017)	4,927	71,068	167,819
Forecasted Population (2022)	4,939	71,212	168,146
Census Population (2010)	4,527	66,108	156,427
Census Population (2000)	4,308	64,275	151,097
Projected Annual Growth (2012 to 2017)	274 1.2%	3,406 1.0%	7,824 1.0%
Historical Annual Growth (2010 to 2012)	125 1.4%	1,554 1.2%	3,567 1.1%
Historical Annual Growth (2000 to 2010)	219 0.5%	1,833 0.3%	5,330 0.4%
Estimated Population Density (2012)	1,482 psm	2,394 psm	2,038 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.51 sq mi
Households			
Estimated Households (2012)	2,416	27,658	65,709
Projected Households (2017)	2,513	28,777	68,365
Forecasted Households (2022)	2,518	28,833	68,496
Census Households (2010)	2,359	27,008	64,162
Census Households (2000)	2,221	25,880	60,289
Estimated Households with Children (2012)	388 16.1%	6,221 22.5%	15,199 23.1%
Estimated Average Household Size (2012)	1.92	2.29	2.25
Average Household Income			
Estimated Average Household Income (2012)	\$71,484	\$91,140	\$81,416
Projected Average Household Income (2017)	\$79,969	\$100,238	\$90,102
Estimated Average Family Income (2012)	\$107,812	\$132,299	\$118,755
Median Household Income			
Estimated Median Household Income (2012)	\$57,917	\$69,874	\$64,092
Projected Median Household Income (2017)	\$65,556	\$79,432	\$72,823
Estimated Median Family Income (2012)	\$87,646	\$106,667	\$98,958
Per Capita Income			
Estimated Per Capita Income (2012)	\$37,368	\$39,475	\$35,766
Projected Per Capita Income (2017)	\$41,062	\$42,965	\$39,199
Estimated Per Capita income 5 Year Growth	\$3,694 9.9%	\$3,490 8.8%	\$3,433 9.6%
Other Income			
Estimated Median Disposable Income (2012)	\$48,295	\$56,746	\$52,161
Projected Median Disposable Income (2017)	\$53,708	\$63,961	\$58,991
Disposable Income Estimated 5 Year Growth	\$5,414 11.2%	\$7,215 12.7%	\$6,830 13.1%
Estimated Average Household Net Worth (2012)	\$512,073	\$597,114	\$564,743
Daytime Demos (2012)			
Total Businesses	733	3,382	9,850
Total Employees	11,427	50,368	128,177
Company Headquarter Businesses	13 1.8%	49 1.4%	80 0.8%
Company Headquarter Employees	767 6.7%	12,444 24.7%	28,414 22.2%
Employee Population per Business	15.6	14.9	13.0
Residential Population per Business	6.3	20.0	16.2

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RF5

3776 S State Rd

1 mi radius

3 mi radius

5 mi radius

Race & Ethnicity

White (2012)	3,317	71.3%	50,406	74.5%	116,084	72.6%
Black or African American (2012)	430	9.3%	5,432	8.0%	16,242	10.2%
American Indian or Alaska Native (2012)	21	0.5%	239	0.4%	571	0.4%
Asian (2012)	599	12.9%	8,065	11.9%	18,110	11.3%
Hawaiian or Pacific Islander (2012)	4	0.1%	24	-	54	-
Other Race (2012)	15	0.3%	247	0.4%	656	0.4%
Two or More Races (2012)	266	5.7%	3,249	4.8%	8,277	5.2%
Not Hispanic or Latino Population (2012)	4,380	94.1%	64,490	95.3%	151,837	94.9%
Hispanic or Latino Population (2012)	273	5.9%	3,172	4.7%	8,158	5.1%
Not Hispanic or Latino Population (2017)	4,613	93.6%	67,456	94.9%	158,523	94.5%
Hispanic or Latino Population (2017)	314	6.4%	3,612	5.1%	9,296	5.5%
Not Hispanic or Latino Population (2010)	4,272	94.4%	63,141	95.5%	148,786	95.1%
Hispanic or Latino Population (2010)	255	5.6%	2,967	4.5%	7,641	4.9%
Not Hispanic or Latino Population (2000)	4,159	96.5%	62,120	96.6%	145,864	96.5%
Hispanic or Latino Population (2000)	149	3.5%	2,155	3.4%	5,233	3.5%
Projected Hispanic Annual Growth (2012 to 2017)	41	3.0%	440	2.8%	1,138	2.8%
Historic Hispanic Annual Growth (2000 to 2012)	124	7.0%	1,017	3.9%	2,925	4.7%

Age Distribution (2012)

Age Under 5	254	5.5%	3,232	4.8%	7,985	5.0%
Age 5 to 9 Years	193	4.2%	3,259	4.8%	7,708	4.8%
Age 10 to 14 Years	170	3.6%	3,224	4.8%	7,636	4.8%
Age 15 to 19 Years	189	4.1%	5,819	8.6%	16,098	10.1%
Age 20 to 24 Years	466	10.0%	10,506	15.5%	22,386	14.0%
Age 25 to 29 Years	814	17.5%	7,086	10.5%	17,324	10.8%
Age 30 to 34 Years	552	11.9%	5,051	7.5%	11,761	7.4%
Age 35 to 39 Years	330	7.1%	3,838	5.7%	9,180	5.7%
Age 40 to 44 Years	283	6.1%	3,822	5.6%	8,899	5.6%
Age 45 to 49 Years	255	5.5%	3,947	5.8%	9,186	5.7%
Age 50 to 54 Years	225	4.8%	3,856	5.7%	9,242	5.8%
Age 55 to 59 Years	222	4.8%	3,740	5.5%	8,910	5.6%
Age 60 to 64 Years	208	4.5%	3,242	4.8%	7,750	4.8%
Age 65 to 74 Years	268	5.8%	3,933	5.8%	8,967	5.6%
Age 75 to 84 Years	144	3.1%	2,065	3.1%	4,625	2.9%
Age 85 Years or Over	80	1.7%	1,042	1.5%	2,338	1.5%
Median Age	33.7		33.7		33.3	

Gender Age Distribution (2012)

Female Population	2,423	52.1%	34,875	51.5%	81,539	51.0%
Age 0 to 19 Years	381	15.7%	7,722	22.1%	19,446	23.8%
Age 20 to 64 Years	1,742	71.9%	23,041	66.1%	52,954	64.9%
Age 65 Years or Over	301	12.4%	4,112	11.8%	9,139	11.2%
Female Median Age	34.9		35.1		34.6	
Male Population	2,230	47.9%	32,787	48.5%	78,455	49.0%
Age 0 to 19 Years	426	19.1%	7,813	23.8%	19,981	25.5%
Age 20 to 64 Years	1,612	72.3%	22,047	67.2%	51,683	65.9%
Age 65 Years or Over	192	8.6%	2,927	8.9%	6,791	8.7%
Male Median Age	32.6		32.4		32.2	

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EXPANDED PROFILE

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RF5

3776 S State Rd

1 mi radius

3 mi radius

5 mi radius

Household Income Distribution (2012)

HH Income \$200,000 or More	111	4.6%	2,716	9.8%	5,377	8.2%
HH Income \$150,000 to \$199,999	90	3.7%	1,313	4.7%	3,047	4.6%
HH Income \$100,000 to \$149,999	304	12.6%	4,174	15.1%	9,365	14.3%
HH Income \$75,000 to \$99,999	286	11.8%	2,937	10.6%	7,093	10.8%
HH Income \$50,000 to \$74,999	542	22.4%	4,738	17.1%	10,841	16.5%
HH Income \$35,000 to \$49,999	376	15.6%	3,454	12.5%	7,523	11.4%
HH Income \$25,000 to \$34,999	273	11.3%	2,525	9.1%	6,368	9.7%
HH Income \$15,000 to \$24,999	224	9.3%	2,363	8.5%	6,381	9.7%
HH Income Under \$15,000	210	8.7%	3,440	12.4%	9,714	14.8%
HH Income \$35,000 or More	1,709	70.7%	19,331	69.9%	43,247	65.8%
HH Income \$75,000 or More	791	32.7%	11,139	40.3%	24,883	37.9%

Housing (2012)

Total Housing Units	2,520		28,585		68,153	
Housing Units Occupied	2,416	95.9%	27,658	96.8%	65,709	96.4%
Housing Units Owner-Occupied	790	32.7%	13,473	48.7%	31,068	47.3%
Housing Units, Renter-Occupied	1,626	67.3%	14,185	51.3%	34,641	52.7%
Housing Units, Vacant	104	4.1%	927	3.2%	2,443	3.6%
Median Years in Residence	2.7		3.4		3.2	

Marital Status (2012)

Never Married	1,130	37.1%	19,893	45.5%	47,494	46.4%
Currently Married	1,375	45.2%	18,926	43.3%	43,471	42.4%
Separated	118	3.9%	1,016	2.3%	2,700	2.6%
Widowed	81	2.7%	948	2.2%	1,818	1.8%
Divorced	342	11.2%	2,917	6.7%	6,981	6.8%

Household Type (2012)

Population Family	2,578	55.4%	37,215	55.0%	88,958	55.6%
Population Non-Family	2,062	44.3%	26,087	38.6%	59,053	36.9%
Population Group Quarters	12	0.3%	4,360	6.4%	11,983	7.5%
Family Households	955	39.5%	12,901	46.6%	30,575	46.5%
Non-Family Households	1,461	60.5%	14,757	53.4%	35,134	53.5%
Married Couple with Children	253	18.4%	4,743	25.1%	11,250	25.9%
Average Family Household Size	2.7		2.9		2.9	

Household Size (2012)

1 Person Households	1,050	43.5%	9,604	34.7%	23,500	35.8%
2 Person Households	869	36.0%	9,200	33.3%	21,695	33.0%
3 Person Households	255	10.6%	3,748	13.6%	8,941	13.6%
4 Person Households	170	7.0%	3,070	11.1%	7,121	10.8%
5 Person Households	49	2.0%	1,202	4.3%	2,683	4.1%
6 or More Person Households	23	1.0%	834	3.0%	1,769	2.7%

Household Vehicles (2012)

Households with 0 Vehicles Available	244	10.1%	2,511	9.1%	6,464	9.8%
Households with 1 Vehicles Available	1,126	46.6%	11,558	41.8%	27,929	42.5%
Households with 2 or More Vehicles Available	1,045	43.3%	13,590	49.1%	31,316	47.7%
Total Vehicles Available	3,542		45,209		104,663	
Average Vehicles Per Household	1.5		1.6		1.6	

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EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

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Lat/Lon: 42.2327/-83.7402

RF5

3776 S State Rd

1 mi radius

3 mi radius

5 mi radius

Labor Force (2012)

Estimated Labor Population Age 16 Years or Over	4,013		56,566		132,988	
Estimated Civilian Employed	2,553	63.6%	33,375	59.0%	78,998	59.4%
Estimated Civilian Unemployed	170	4.2%	2,321	4.1%	5,831	4.4%
Estimated in Armed Forces	3	0.1%	28	0.1%	60	-
Estimated Not in Labor Force	1,286	32.1%	20,841	36.8%	48,099	36.2%
Unemployment Rate	4.2%		4.1%		4.4%	

Occupation (2010)

Occupation: Population Age 16 Years or Over	2,568		31,267		74,975	
Management, Business, Financial Operations	405	15.8%	5,166	16.5%	11,119	14.8%
Professional, Related	1,065	41.5%	11,938	38.2%	28,749	38.3%
Service	467	18.2%	5,254	16.8%	12,754	17.0%
Sales, Office	442	17.2%	6,101	19.5%	15,394	20.5%
Farming, Fishing, Forestry	2	0.1%	28	0.1%	202	0.3%
Construct, Extraction, Maintenance	70	2.7%	864	2.8%	2,193	2.9%
Production, Transport Material Moving	117	4.5%	1,917	6.1%	4,564	6.1%
White Collar Workers	74.5%		74.2%		73.7%	
Blue Collar Workers	25.5%		25.8%		26.3%	

Consumer Expenditure (2012)

Total Household Expenditure	\$134 M		\$1.79 B		\$3.94 B	
Total Non-Retail Expenditure	\$76.9 M	57.5%	\$1.03 B	57.7%	\$2.27 B	57.6%
Total Retail Expenditure	\$56.9 M	42.5%	\$759 M	42.3%	\$1.67 B	42.4%
Apparel	\$6.42 M	4.8%	\$86.9 M	4.8%	\$190 M	4.8%
Contributions	\$5.03 M	3.8%	\$75.3 M	4.2%	\$161 M	4.1%
Education	\$3.29 M	2.5%	\$49.5 M	2.8%	\$106 M	2.7%
Entertainment	\$7.42 M	5.5%	\$101 M	5.6%	\$221 M	5.6%
Food and Beverages	\$20.4 M	15.3%	\$267 M	14.9%	\$591 M	15.0%
Furnishings and Equipment	\$5.87 M	4.4%	\$80.8 M	4.5%	\$176 M	4.5%
Gifts	\$3.60 M	2.7%	\$52.0 M	2.9%	\$112 M	2.8%
Health Care	\$8.22 M	6.1%	\$105 M	5.8%	\$233 M	5.9%
Household Operations	\$4.77 M	3.6%	\$68.6 M	3.8%	\$148 M	3.8%
Miscellaneous Expenses	\$2.25 M	1.7%	\$29.2 M	1.6%	\$64.7 M	1.6%
Personal Care	\$1.95 M	1.5%	\$25.8 M	1.4%	\$56.9 M	1.4%
Personal Insurance	\$1.37 M	1.0%	\$20.0 M	1.1%	\$43.0 M	1.1%
Reading	\$448 K	0.3%	\$5.95 M	0.3%	\$13.1 M	0.3%
Shelter	\$25.7 M	19.2%	\$349 M	19.5%	\$764 M	19.4%
Tobacco	\$866 K	0.6%	\$10.4 M	0.6%	\$23.5 M	0.6%
Transportation	\$26.6 M	19.9%	\$347 M	19.3%	\$765 M	19.5%
Utilities	\$9.45 M	7.1%	\$120 M	6.7%	\$267 M	6.8%

Educational Attainment (2012)

Adult Population Age 25 Years or Over	3,381		41,621		98,181	
Elementary (Grade Level 0 to 8)	20	0.6%	467	1.1%	1,457	1.5%
Some High School (Grade Level 9 to 11)	50	1.5%	1,056	2.5%	2,884	2.9%
High School Graduate	310	9.2%	4,511	10.8%	11,278	11.5%
Some College	588	17.4%	5,959	14.3%	15,463	15.7%
Associate Degree Only	245	7.2%	2,307	5.5%	5,908	6.0%
Bachelor Degree Only	1,098	32.5%	12,381	29.7%	27,916	28.4%
Graduate Degree	1,069	31.6%	14,940	35.9%	33,274	33.9%

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1 mi radius

3 mi radius

5 mi radius

Units In Structure (2010)

1 Detached Unit	544	23.0%	13,031	48.2%	30,166	47.0%
1 Attached Unit	181	7.7%	2,514	9.3%	4,802	7.5%
2 to 4 Units	261	11.1%	2,843	10.5%	5,987	9.3%
5 to 9 Units	624	26.5%	3,622	13.4%	8,179	12.7%
10 to 19 Units	477	20.2%	2,258	8.4%	6,720	10.5%
20 to 49 Units	136	5.7%	1,161	4.3%	3,265	5.1%
50 or More Units	115	4.9%	1,295	4.8%	3,905	6.1%
Mobile Home or Trailer	22	0.9%	283	1.0%	1,136	1.8%
Other Structure	-	-	-	-	2	-

Homes Built By Year (2010)

Homes Built 2005 or later	60	2.5%	831	3.1%	2,207	3.4%
Homes Built 2000 to 2004	167	7.1%	1,496	5.5%	4,224	6.6%
Homes Built 1990 to 1999	652	27.6%	4,593	17.0%	9,942	15.5%
Homes Built 1980 to 1989	398	16.9%	2,906	10.8%	7,227	11.3%
Homes Built 1970 to 1979	482	20.4%	4,221	15.6%	11,394	17.8%
Homes Built 1960 to 1969	255	10.8%	4,266	15.8%	9,565	14.9%
Homes Built 1950 to 1959	132	5.6%	3,440	12.7%	8,021	12.5%
Homes Built Before 1949	214	9.1%	5,254	19.5%	11,582	18.1%

Home Values (2010)

Home Values \$1,000,000 or More	2	0.3%	109	0.8%	244	0.8%
Home Values \$500,000 to \$999,999	19	2.4%	726	5.3%	1,502	4.7%
Home Values \$400,000 to \$499,999	16	2.0%	577	4.2%	1,191	3.8%
Home Values \$300,000 to \$399,999	71	8.8%	1,452	10.6%	3,236	10.2%
Home Values \$200,000 to \$299,999	208	25.8%	3,036	22.1%	7,313	23.1%
Home Values \$150,000 to \$199,999	129	16.0%	2,060	15.0%	5,284	16.7%
Home Values \$100,000 to \$149,999	176	21.8%	2,240	16.3%	4,933	15.6%
Home Values \$70,000 to \$99,999	67	8.3%	1,417	10.3%	3,132	9.9%
Home Values \$50,000 to \$69,999	35	4.4%	864	6.3%	1,779	5.6%
Home Values \$25,000 to \$49,999	42	5.2%	695	5.1%	1,652	5.2%
Home Values Under \$25,000	40	5.0%	565	4.1%	1,426	4.5%
Owner-Occupied Median Home Value	\$177,146		\$188,429		\$185,099	
Renter-Occupied Median Rent	\$859		\$869		\$830	

Transportation To Work (2010)

Drive to Work Alone	1,856	75.6%	21,341	70.2%	50,608	69.4%
Drive to Work in Carpool	147	6.0%	2,080	6.8%	5,283	7.2%
Travel to Work by Public Transportation	280	11.4%	1,789	5.9%	4,269	5.9%
Drive to Work on Motorcycle	-	-	19	0.1%	98	0.1%
Walk or Bicycle to Work	30	1.2%	3,595	11.8%	8,350	11.5%
Other Means	3	0.1%	102	0.3%	262	0.4%
Work at Home	139	5.7%	1,476	4.9%	4,015	5.5%

Travel Time (2010)

Travel to Work in 14 Minutes or Less	923	39.9%	10,985	38.0%	25,220	36.6%
Travel to Work in 15 to 29 Minutes	859	37.1%	11,536	39.9%	28,146	40.9%
Travel to Work in 30 to 59 Minutes	437	18.9%	5,341	18.5%	12,598	18.3%
Travel to Work in 60 Minutes or More	96	4.1%	1,066	3.7%	2,907	4.2%
Average Minutes Travel to Work	16.4		16.9		17.2	

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