

MARKET SQUARE PLAZA 6055 - 6127 RAWSONVILLE BELLEVILLE, MICHIGAN

FOR LEASE

SPACE SIZE:

1,386 - 3,300 SQUARE FEET

BUILDING SIZE:

28,867 SQUARE FEET

LOT SIZE:

4.16 ACRES

AVAILABLE:

IMMEDIATELY

ZONING:

COMMERCIAL

TRAFFIC COUNTS:

RAWSONVILLE, NORTH OF
TEXTILE: 28,027

RAWSONVILLE, SOUTH OF
TEXTILE: 16,414

TEXTILE, WEST OF
RAWSONVILLE: 14,804

TEXTILE, EAST OF
RAWSONVILLE: 13,243



CONTACT:

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&

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MSEELEY@LUDWIGSEELEY.COM



STRIP CENTER ANCHORS: RITE AID & FAMILY DOLLAR

END CAP POSITIONS AVAILABLE

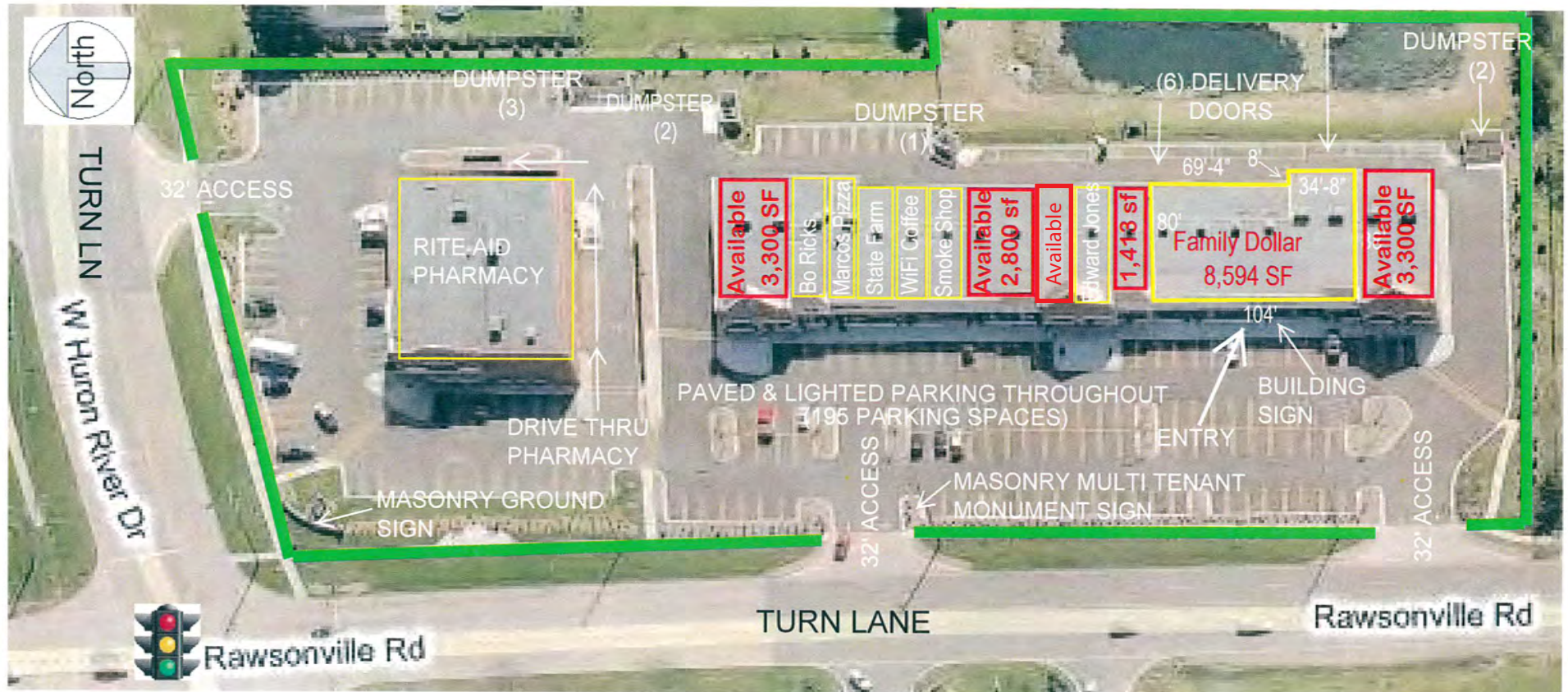
DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	3,241	33,699	92,074
	AVERAGE INCOME	\$59,710	\$57,564	\$57,231
	HOUSEHOLDS	1,373	13,936	37,959

Ludwig & Seeley
REAL ESTATE

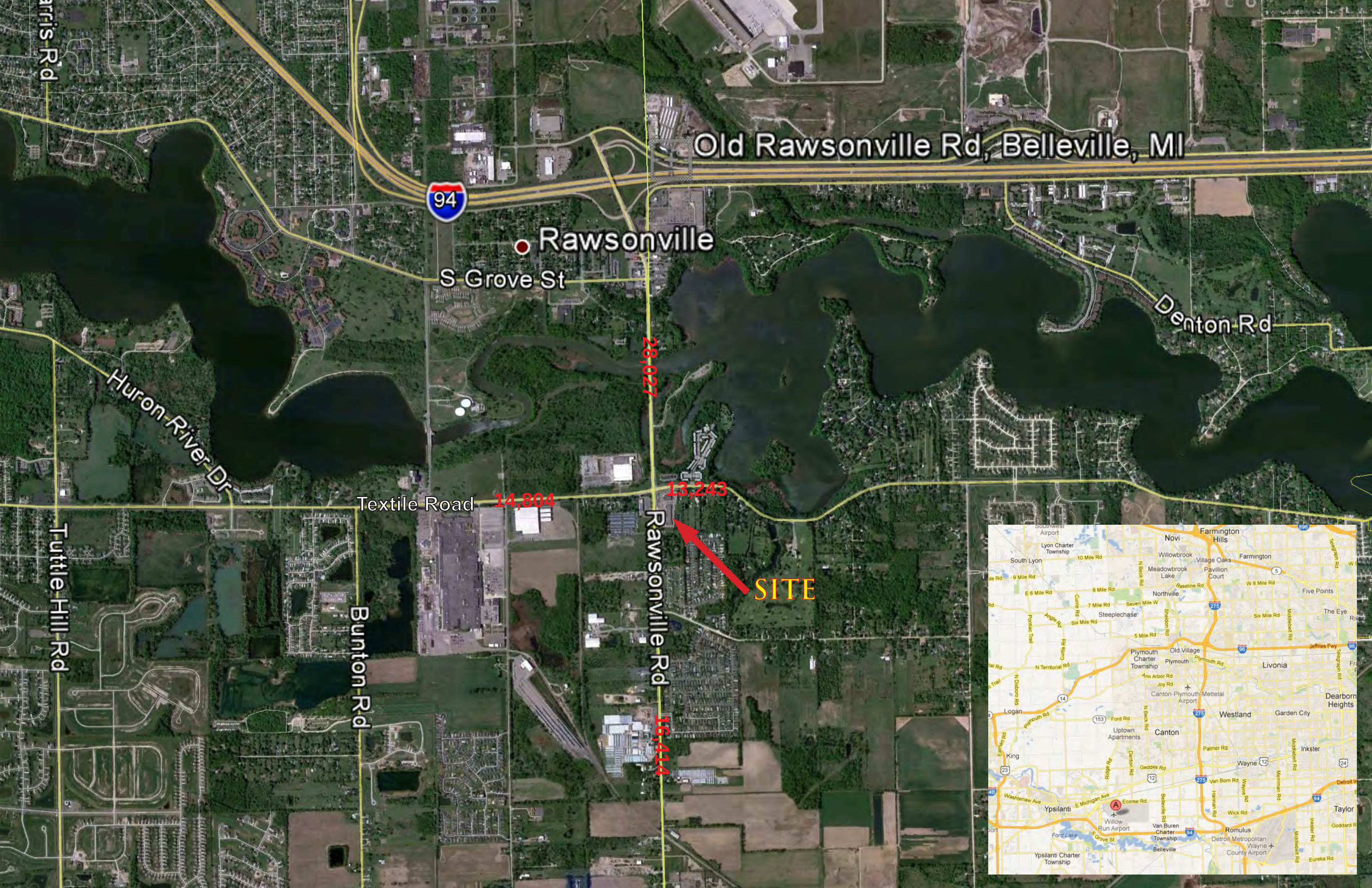
29580 NORTHWESTERN HWY. SUITE 110 SOUTHFIELD MI 48034

PHONE: 248.750.1700 FAX: 248.750.1771

WWW.LUDWIGSEELEY.COM



6055 RAWSONVILLE ROAD
BELLEVILLE, MICHIGAN



Old Rawsonville Rd, Belleville, MI



Rawsonville
S Grove St

Denton Rd

Huron River Dr

Textile Road 14,804

28,027

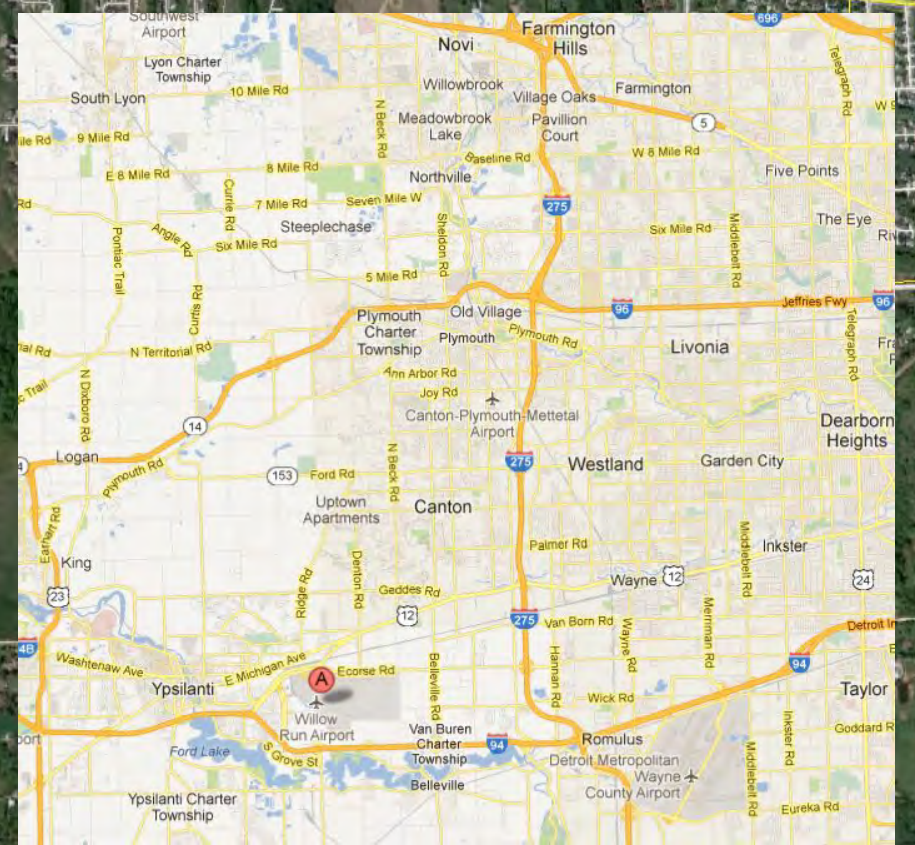
13,243

SITE

Rawsonville Rd 16,414

Bunton Rd

Tuttle Hill Rd





Lat: -83.5431 Lon: 42.1997 Zoom: 11.02 mi

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Belleville, MI

March 2013

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.2031/-83.5431

RF5

6055 Rawsonville Rd	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2012)	3,241	33,699	92,074
Projected Population (2017)	3,243	34,223	93,377
Forecasted Population (2022)	3,244	34,244	93,431
Census Population (2010)	3,241	33,469	91,502
Census Population (2000)	2,817	30,341	87,114
Projected Annual Growth (2012 to 2017)	2 -	524 0.3%	1,303 0.3%
Historical Annual Growth (2010 to 2012)	- -	230 0.3%	573 0.3%
Historical Annual Growth (2000 to 2010)	425 1.5%	3,128 1.0%	4,387 0.5%
Estimated Population Density (2012)	1,032 psm	1,192 psm	1,173 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.51 sq mi
Households			
Estimated Households (2012)	1,373	13,936	37,959
Projected Households (2017)	1,425	14,471	39,416
Forecasted Households (2022)	1,427	14,497	39,490
Census Households (2010)	1,344	13,632	37,129
Census Households (2000)	1,181	12,571	34,442
Estimated Households with Children (2012)	434 31.6%	4,591 32.9%	12,226 32.2%
Estimated Average Household Size (2012)	2.36	2.41	2.41
Average Household Income			
Estimated Average Household Income (2012)	\$59,710	\$57,564	\$57,231
Projected Average Household Income (2017)	\$66,975	\$64,624	\$64,211
Estimated Average Family Income (2012)	\$71,736	\$68,504	\$69,050
Median Household Income			
Estimated Median Household Income (2012)	\$53,120	\$52,645	\$53,048
Projected Median Household Income (2017)	\$59,397	\$59,049	\$59,692
Estimated Median Family Income (2012)	\$68,929	\$65,608	\$67,549
Per Capita Income			
Estimated Per Capita Income (2012)	\$25,337	\$23,897	\$23,872
Projected Per Capita Income (2017)	\$29,464	\$27,425	\$27,417
Estimated Per Capita income 5 Year Growth	\$4,127 16.3%	\$3,528 14.8%	\$3,544 14.8%
Other Income			
Estimated Median Disposable Income (2012)	\$44,668	\$44,024	\$44,147
Projected Median Disposable Income (2017)	\$49,470	\$48,938	\$49,159
Disposable Income Estimated 5 Year Growth	\$4,802 10.8%	\$4,914 11.2%	\$5,013 11.4%
Estimated Average Household Net Worth (2012)	\$482,636	\$448,074	\$445,764
Daytime Demos (2012)			
Total Businesses	48	654	2,357
Total Employees	363	6,192	22,051
Company Headquarter Businesses	- -	3 0.4%	6 0.2%
Company Headquarter Employees	- -	159 2.6%	432 2.0%
Employee Population per Business	7.5	9.5	9.4
Residential Population per Business	67.1	51.5	39.1

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RF5

6055 Rawsonville Rd

1 mi radius

3 mi radius

5 mi radius

Race & Ethnicity

White (2012)	2,178	67.2%	20,548	61.0%	57,683	62.6%
Black or African American (2012)	856	26.4%	10,746	31.9%	26,749	29.1%
American Indian or Alaska Native (2012)	16	0.5%	173	0.5%	482	0.5%
Asian (2012)	40	1.2%	501	1.5%	2,093	2.3%
Hawaiian or Pacific Islander (2012)	1	-	9	-	34	-
Other Race (2012)	7	0.2%	124	0.4%	344	0.4%
Two or More Races (2012)	144	4.4%	1,598	4.7%	4,688	5.1%
Not Hispanic or Latino Population (2012)	3,135	96.7%	32,554	96.6%	88,489	96.1%
Hispanic or Latino Population (2012)	106	3.3%	1,146	3.4%	3,585	3.9%
Not Hispanic or Latino Population (2017)	3,120	96.2%	32,909	96.2%	89,272	95.6%
Hispanic or Latino Population (2017)	123	3.8%	1,314	3.8%	4,106	4.4%
Not Hispanic or Latino Population (2010)	3,141	96.9%	32,389	96.8%	88,119	96.3%
Hispanic or Latino Population (2010)	101	3.1%	1,080	3.2%	3,383	3.7%
Not Hispanic or Latino Population (2000)	2,747	97.5%	29,606	97.6%	85,112	97.7%
Hispanic or Latino Population (2000)	69	2.5%	735	2.4%	2,002	2.3%
Projected Hispanic Annual Growth (2012 to 2017)	17	3.1%	168	2.9%	521	2.9%
Historic Hispanic Annual Growth (2000 to 2012)	37	4.5%	411	4.7%	1,583	6.6%

Age Distribution (2012)

Age Under 5	223	6.9%	2,475	7.3%	6,880	7.5%
Age 5 to 9 Years	209	6.4%	2,249	6.7%	6,107	6.6%
Age 10 to 14 Years	214	6.6%	2,266	6.7%	5,863	6.4%
Age 15 to 19 Years	208	6.4%	2,332	6.9%	6,121	6.6%
Age 20 to 24 Years	229	7.1%	2,350	7.0%	6,845	7.4%
Age 25 to 29 Years	282	8.7%	2,834	8.4%	7,532	8.2%
Age 30 to 34 Years	232	7.1%	2,605	7.7%	7,128	7.7%
Age 35 to 39 Years	251	7.7%	2,574	7.6%	6,925	7.5%
Age 40 to 44 Years	225	6.9%	2,372	7.0%	6,502	7.1%
Age 45 to 49 Years	217	6.7%	2,171	6.4%	6,038	6.6%
Age 50 to 54 Years	246	7.6%	2,361	7.0%	6,341	6.9%
Age 55 to 59 Years	221	6.8%	2,143	6.4%	5,736	6.2%
Age 60 to 64 Years	187	5.8%	1,788	5.3%	4,789	5.2%
Age 65 to 74 Years	190	5.9%	2,021	6.0%	5,673	6.2%
Age 75 to 84 Years	83	2.6%	851	2.5%	2,529	2.7%
Age 85 Years or Over	25	0.8%	310	0.9%	1,066	1.2%
Median Age	35.1		34.1		34.5	

Gender Age Distribution (2012)

Female Population	1,656	51.1%	17,521	52.0%	47,422	51.5%
Age 0 to 19 Years	413	25.0%	4,574	26.1%	12,280	25.9%
Age 20 to 64 Years	1,083	65.4%	11,190	63.9%	29,955	63.2%
Age 65 Years or Over	159	9.6%	1,757	10.0%	5,187	10.9%
Female Median Age	35.4		35.0		35.3	
Male Population	1,585	48.9%	16,179	48.0%	44,652	48.5%
Age 0 to 19 Years	440	27.8%	4,748	29.3%	12,691	28.4%
Age 20 to 64 Years	1,006	63.4%	10,006	61.8%	27,880	62.4%
Age 65 Years or Over	139	8.8%	1,425	8.8%	4,081	9.1%
Male Median Age	34.7		33.1		33.6	

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EXPANDED PROFILE

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Lat/Lon: 42.2031/-83.5431

RF5

6055 Rawsonville Rd

1 mi radius

3 mi radius

5 mi radius

Household Income Distribution (2012)

HH Income \$200,000 or More	41	3.0%	338	2.4%	904	2.4%
HH Income \$150,000 to \$199,999	52	3.8%	348	2.5%	969	2.6%
HH Income \$100,000 to \$149,999	170	12.4%	1,728	12.4%	5,075	13.4%
HH Income \$75,000 to \$99,999	229	16.7%	2,084	15.0%	5,291	13.9%
HH Income \$50,000 to \$74,999	210	15.3%	2,481	17.8%	6,448	17.0%
HH Income \$35,000 to \$49,999	231	16.8%	2,313	16.6%	6,214	16.4%
HH Income \$25,000 to \$34,999	153	11.1%	1,496	10.7%	4,310	11.4%
HH Income \$15,000 to \$24,999	138	10.1%	1,467	10.5%	3,992	10.5%
HH Income Under \$15,000	149	10.8%	1,681	12.1%	4,756	12.5%
HH Income \$35,000 or More	933	67.9%	9,293	66.7%	24,901	65.6%
HH Income \$75,000 or More	491	35.8%	4,499	32.3%	12,240	32.2%

Housing (2012)

Total Housing Units	1,516		14,979		41,277	
Housing Units Occupied	1,373	90.6%	13,936	93.0%	37,959	92.0%
Housing Units Owner-Occupied	864	62.9%	8,412	60.4%	22,963	60.5%
Housing Units, Renter-Occupied	509	37.1%	5,524	39.6%	14,996	39.5%
Housing Units, Vacant	143	9.4%	1,043	7.0%	3,318	8.0%
Median Years in Residence	3.3		3.4		3.3	

Marital Status (2012)

Never Married	685	31.9%	7,690	35.3%	22,588	37.8%
Currently Married	907	42.3%	9,574	43.9%	25,688	43.0%
Separated	90	4.2%	486	2.2%	1,665	2.8%
Widowed	44	2.1%	547	2.5%	1,552	2.6%
Divorced	417	19.4%	3,516	16.1%	8,244	13.8%

Household Type (2012)

Population Family	2,387	73.6%	25,094	74.5%	67,172	73.0%
Population Non-Family	851	26.2%	8,540	25.3%	24,443	26.5%
Population Group Quarters	4	0.1%	65	0.2%	459	0.5%
Family Households	833	60.7%	8,493	60.9%	22,661	59.7%
Non-Family Households	539	39.3%	5,443	39.1%	15,298	40.3%
Married Couple with Children	221	24.4%	2,604	27.2%	6,847	26.7%
Average Family Household Size	2.9		3.0		3.0	

Household Size (2012)

1 Person Households	403	29.4%	4,145	29.7%	11,476	30.2%
2 Person Households	457	33.3%	4,420	31.7%	11,952	31.5%
3 Person Households	230	16.8%	2,326	16.7%	6,178	16.3%
4 Person Households	171	12.5%	1,762	12.6%	4,779	12.6%
5 Person Households	63	4.6%	787	5.6%	2,196	5.8%
6 or More Person Households	47	3.4%	496	3.6%	1,379	3.6%

Household Vehicles (2012)

Households with 0 Vehicles Available	21	1.6%	662	4.8%	3,000	7.9%
Households with 1 Vehicles Available	638	46.5%	5,827	41.8%	14,567	38.4%
Households with 2 or More Vehicles Available	713	52.0%	7,447	53.4%	20,392	53.7%
Total Vehicles Available	2,436		24,248		64,757	
Average Vehicles Per Household	1.8		1.7		1.7	

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RF5

6055 Rawsonville Rd

1 mi radius

3 mi radius

5 mi radius

Labor Force (2012)

Estimated Labor Population Age 16 Years or Over	2,561		26,321		72,122	
Estimated Civilian Employed	1,553	60.6%	15,998	60.8%	43,905	60.9%
Estimated Civilian Unemployed	209	8.2%	2,168	8.2%	5,638	7.8%
Estimated in Armed Forces	1	-	22	0.1%	58	0.1%
Estimated Not in Labor Force	798	31.2%	8,134	30.9%	22,521	31.2%
Unemployment Rate	8.2%		8.2%		7.8%	

Occupation (2010)

Occupation: Population Age 16 Years or Over	1,498		15,140		41,335	
Management, Business, Financial Operations	264	17.6%	2,044	13.5%	5,011	12.1%
Professional, Related	289	19.3%	3,134	20.7%	9,260	22.4%
Service	297	19.8%	3,269	21.6%	8,413	20.4%
Sales, Office	332	22.1%	3,604	23.8%	10,274	24.9%
Farming, Fishing, Forestry	6	0.4%	41	0.3%	84	0.2%
Construct, Extraction, Maintenance	96	6.4%	1,001	6.6%	2,734	6.6%
Production, Transport Material Moving	214	14.3%	2,047	13.5%	5,558	13.4%
White Collar Workers	59.1%		58.0%		59.4%	
Blue Collar Workers	40.9%		42.0%		40.6%	

Consumer Expenditure (2012)

Total Household Expenditure	\$67.3 M		\$667 M		\$1.81 B	
Total Non-Retail Expenditure	\$38.8 M	57.6%	\$384 M	57.5%	\$1.04 B	57.5%
Total Retail Expenditure	\$28.5 M	42.4%	\$283 M	42.5%	\$769 M	42.5%
Apparel	\$3.21 M	4.8%	\$31.8 M	4.8%	\$86.2 M	4.8%
Contributions	\$2.50 M	3.7%	\$24.0 M	3.6%	\$65.0 M	3.6%
Education	\$1.62 M	2.4%	\$15.7 M	2.4%	\$42.8 M	2.4%
Entertainment	\$3.76 M	5.6%	\$37.2 M	5.6%	\$101 M	5.6%
Food and Beverages	\$10.3 M	15.3%	\$103 M	15.4%	\$278 M	15.4%
Furnishings and Equipment	\$2.98 M	4.4%	\$29.3 M	4.4%	\$79.3 M	4.4%
Gifts	\$1.77 M	2.6%	\$17.3 M	2.6%	\$47.1 M	2.6%
Health Care	\$4.13 M	6.1%	\$41.3 M	6.2%	\$112 M	6.2%
Household Operations	\$2.42 M	3.6%	\$23.5 M	3.5%	\$63.8 M	3.5%
Miscellaneous Expenses	\$1.12 M	1.7%	\$11.2 M	1.7%	\$30.5 M	1.7%
Personal Care	\$981 K	1.5%	\$9.72 M	1.5%	\$26.3 M	1.5%
Personal Insurance	\$690 K	1.0%	\$6.69 M	1.0%	\$18.2 M	1.0%
Reading	\$222 K	0.3%	\$2.19 M	0.3%	\$5.95 M	0.3%
Shelter	\$12.9 M	19.2%	\$128 M	19.2%	\$348 M	19.2%
Tobacco	\$441 K	0.7%	\$4.46 M	0.7%	\$12.1 M	0.7%
Transportation	\$13.5 M	20.1%	\$135 M	20.2%	\$364 M	20.1%
Utilities	\$4.72 M	7.0%	\$47.3 M	7.1%	\$128 M	7.1%

Educational Attainment (2012)

Adult Population Age 25 Years or Over	2,158		22,028		60,258	
Elementary (Grade Level 0 to 8)	77	3.6%	561	2.5%	2,028	3.4%
Some High School (Grade Level 9 to 11)	236	10.9%	2,119	9.6%	5,641	9.4%
High School Graduate	545	25.2%	5,970	27.1%	16,172	26.8%
Some College	437	20.2%	5,044	22.9%	14,621	24.3%
Associate Degree Only	192	8.9%	1,930	8.8%	4,735	7.9%
Bachelor Degree Only	365	16.9%	3,723	16.9%	10,485	17.4%
Graduate Degree	307	14.2%	2,680	12.2%	6,577	10.9%

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5 mi radius

Units In Structure (2010)

1 Detached Unit	639	47.5%	7,685	56.4%	21,625	58.2%
1 Attached Unit	96	7.2%	505	3.7%	1,400	3.8%
2 to 4 Units	19	1.4%	499	3.7%	2,140	5.8%
5 to 9 Units	123	9.1%	1,178	8.6%	2,748	7.4%
10 to 19 Units	157	11.7%	1,503	11.0%	2,727	7.3%
20 to 49 Units	48	3.6%	440	3.2%	1,459	3.9%
50 or More Units	23	1.7%	457	3.4%	1,404	3.8%
Mobile Home or Trailer	239	17.8%	1,365	10.0%	3,619	9.7%
Other Structure	-	-	1	-	7	-

Homes Built By Year (2010)

Homes Built 2005 or later	105	7.8%	609	4.5%	1,771	4.8%
Homes Built 2000 to 2004	119	8.8%	1,402	10.3%	4,134	11.1%
Homes Built 1990 to 1999	215	16.0%	1,887	13.8%	5,258	14.2%
Homes Built 1980 to 1989	190	14.1%	1,619	11.9%	3,827	10.3%
Homes Built 1970 to 1979	269	20.0%	2,728	20.0%	6,448	17.4%
Homes Built 1960 to 1969	159	11.8%	1,685	12.4%	4,201	11.3%
Homes Built 1950 to 1959	156	11.6%	2,218	16.3%	5,400	14.5%
Homes Built Before 1949	132	9.8%	1,485	10.9%	6,089	16.4%

Home Values (2010)

Home Values \$1,000,000 or More	5	0.5%	35	0.4%	118	0.5%
Home Values \$500,000 to \$999,999	14	1.6%	96	1.1%	326	1.4%
Home Values \$400,000 to \$499,999	29	3.3%	150	1.7%	322	1.4%
Home Values \$300,000 to \$399,999	35	4.0%	363	4.2%	1,091	4.6%
Home Values \$200,000 to \$299,999	125	14.1%	1,122	13.0%	3,295	14.0%
Home Values \$150,000 to \$199,999	132	14.9%	1,554	18.0%	4,635	19.7%
Home Values \$100,000 to \$149,999	162	18.2%	2,038	23.7%	5,031	21.4%
Home Values \$70,000 to \$99,999	107	12.1%	1,125	13.1%	3,029	12.9%
Home Values \$50,000 to \$69,999	46	5.2%	572	6.6%	1,750	7.4%
Home Values \$25,000 to \$49,999	80	9.0%	663	7.7%	1,619	6.9%
Home Values Under \$25,000	152	17.1%	898	10.4%	2,312	9.8%
Owner-Occupied Median Home Value	\$114,438		\$123,212		\$126,928	
Renter-Occupied Median Rent	\$711		\$712		\$662	

Transportation To Work (2010)

Drive to Work Alone	1,179	82.0%	12,478	84.8%	34,043	84.4%
Drive to Work in Carpool	188	13.1%	1,610	10.9%	3,729	9.2%
Travel to Work by Public Transportation	6	0.4%	78	0.5%	483	1.2%
Drive to Work on Motorcycle	1	-	10	0.1%	21	0.1%
Walk or Bicycle to Work	24	1.7%	193	1.3%	879	2.2%
Other Means	8	0.5%	80	0.5%	201	0.5%
Work at Home	32	2.2%	273	1.9%	987	2.4%

Travel Time (2010)

Travel to Work in 14 Minutes or Less	349	24.8%	3,099	21.4%	8,066	20.5%
Travel to Work in 15 to 29 Minutes	584	41.5%	6,153	42.6%	17,037	43.3%
Travel to Work in 30 to 59 Minutes	412	29.3%	4,418	30.6%	12,043	30.6%
Travel to Work in 60 Minutes or More	62	4.4%	780	5.4%	2,211	5.6%
Average Minutes Travel to Work	22.8		23.4		23.3	

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