

FREESTANDING BUILDING 760 N. VAN DYKE RD. BAD AXE, MICHIGAN

FOR SALE OR LEASE

BUILDING SIZE:
86,399 SQ. FT.

BUILDING DIMENSIONS:
APPROX. 400' X 220'

LOT SIZE:
10.36 ACRES

LOT DIMENSIONS:
519' X 870'

OF PARKING SPACES:
415 SPACES

AVAILABLE:
04/30/14

ZONING:
COMMERCIAL



GREAT LOCATION ON BUSY VAN DYKE ROAD

AREA TENANTS:

Walmart

Save a lot.

Dunham's
SPORTS

DOLLAR
GENERAL

VSC TRACTOR
SUPPLY CO

Walgreens

DEMOGRAPHICS

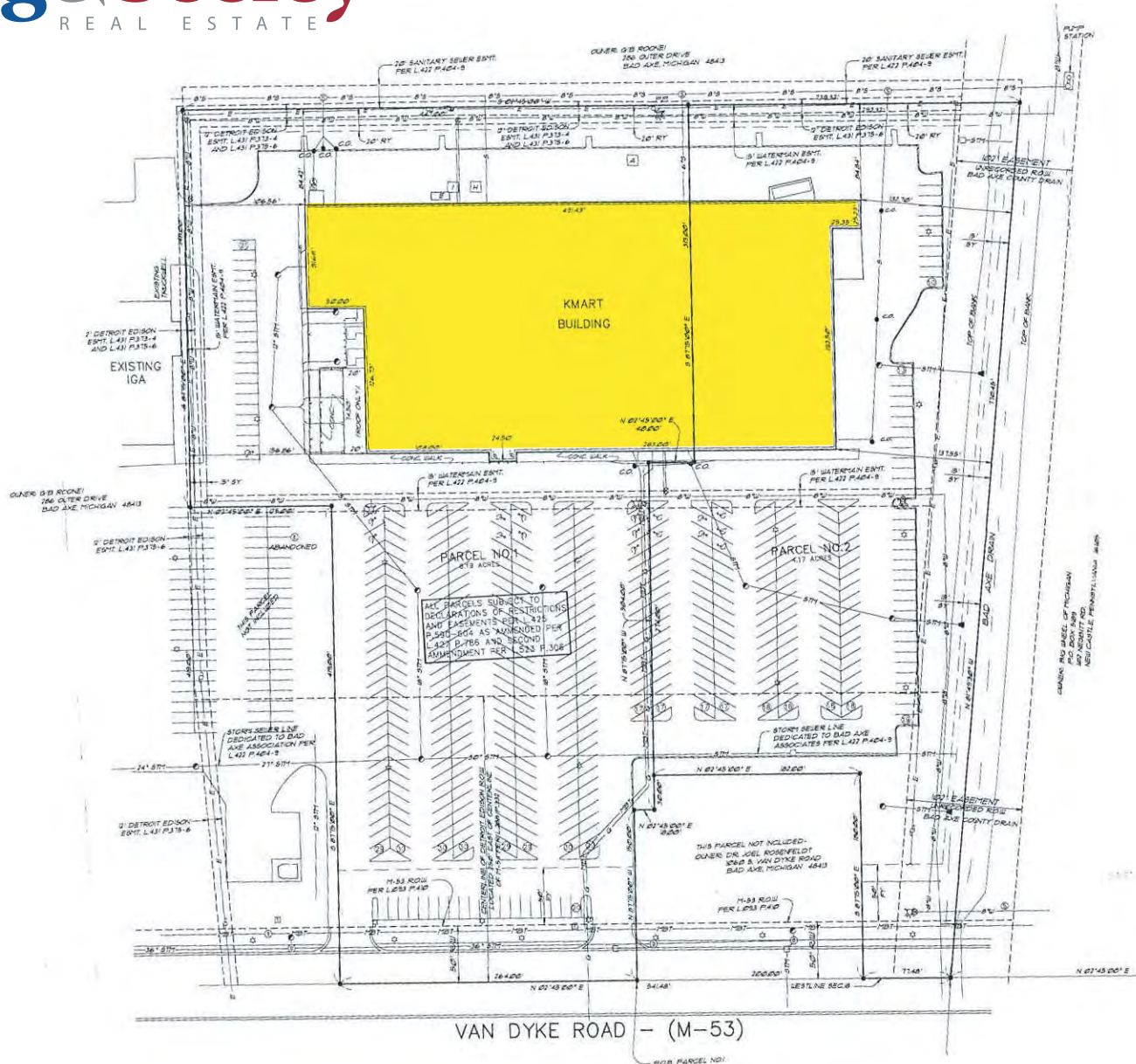
CATEGORY	5 MILE:	10 MILE:	20 MILE:
POPULATION	5,890	12,241	37,858
AVERAGE INCOME	\$51,394	\$52,505	\$50,966
HOUSEHOLDS	2,502	5,139	16,357



CONTACT:
BRYAN WEISS
BWEISS@LUDWIGSEELEY.COM

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
760 N. Van Dyke Rd.
Bad Axe, Michigan



Big Boy

WAL*MART®

Peebles



DOLLAR GENERAL



Walgreens

Rapson Ln W

53

Patrick Dr

Brick St

142



SITE



Charlotte P

Ashley Dr



Whitelam St

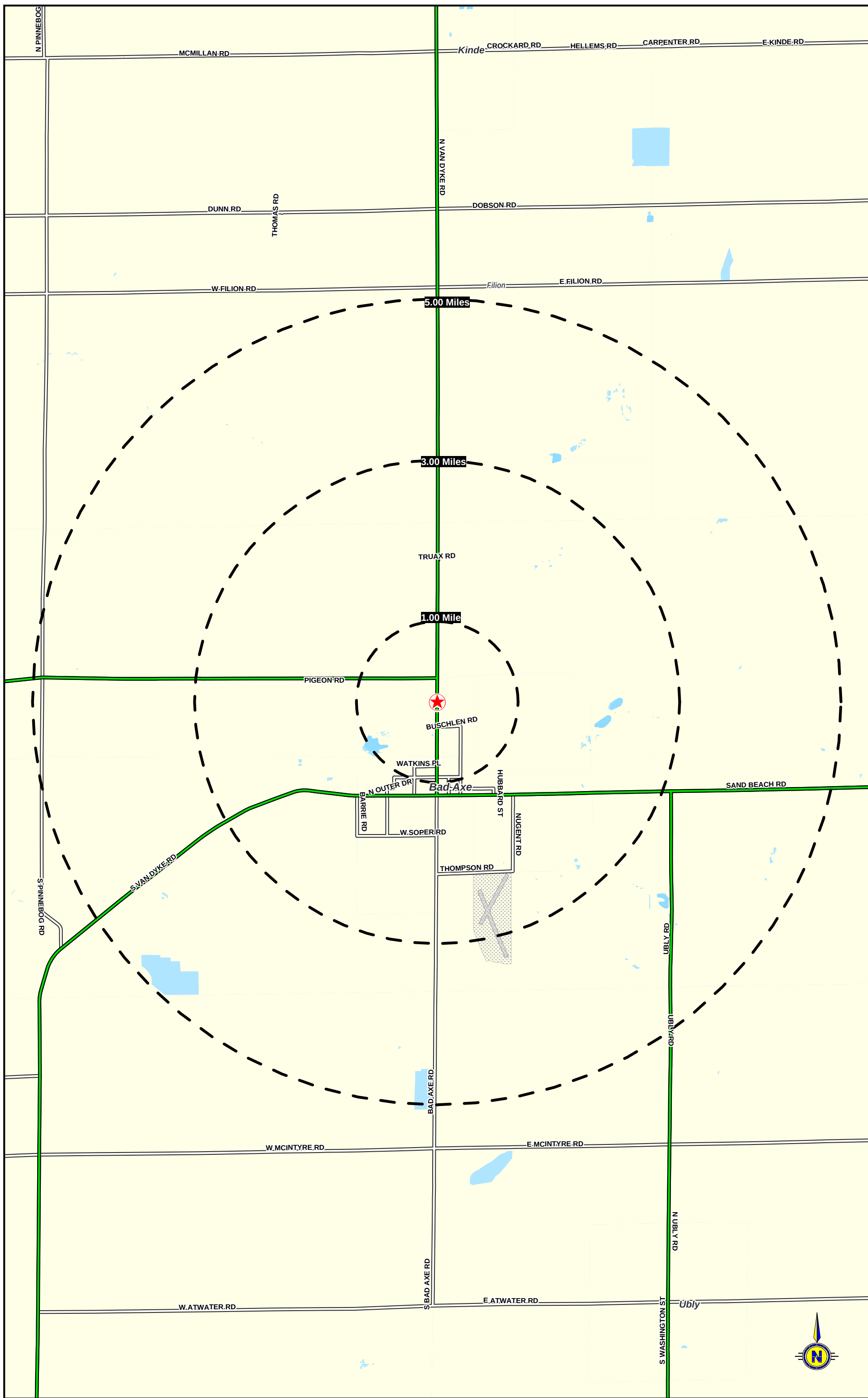
Pitt Rd

Sharon Dr

Cedar St

N Silver St

North St



EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 43.8119/-83.0007

RF5

760 N Van Dyke Rd	5 mi radius	10 mi radius	20 mi radius
Population			
Estimated Population (2012)	5,890	12,241	37,858
Projected Population (2017)	5,511	11,459	35,576
Forecasted Population (2022)	5,494	11,426	35,480
Census Population (2010)	6,067	12,607	38,914
Census Population (2000)	6,570	13,572	41,972
Projected Annual Growth (2012 to 2017)	-379 -1.3%	-782 -1.3%	-2,282 -1.2%
Historical Annual Growth (2010 to 2012)	-177 -1.5%	-366 -1.5%	-1,056 -1.4%
Historical Annual Growth (2000 to 2010)	-503 -0.8%	-965 -0.7%	-3,057 -0.7%
Estimated Population Density (2012)	75 psm	39 psm	30 psm
Trade Area Size	78.51 sq mi	314.03 sq mi	1,256.51 sq mi
Households			
Estimated Households (2012)	2,502	5,139	16,357
Projected Households (2017)	2,484	5,101	16,224
Forecasted Households (2022)	2,484	5,101	16,223
Census Households (2010)	2,515	5,164	16,443
Census Households (2000)	2,548	5,205	16,665
Estimated Households with Children (2012)	695 27.8%	1,505 29.3%	4,362 26.7%
Estimated Average Household Size (2012)	2.24	2.31	2.28
Average Household Income			
Estimated Average Household Income (2012)	\$51,394	\$52,505	\$50,966
Projected Average Household Income (2017)	\$55,403	\$56,634	\$54,961
Estimated Average Family Income (2012)	\$62,689	\$63,180	\$60,675
Median Household Income			
Estimated Median Household Income (2012)	\$37,285	\$40,654	\$40,669
Projected Median Household Income (2017)	\$41,291	\$44,932	\$44,671
Estimated Median Family Income (2012)	\$49,168	\$51,403	\$50,076
Per Capita Income			
Estimated Per Capita Income (2012)	\$22,983	\$22,729	\$22,398
Projected Per Capita Income (2017)	\$26,341	\$26,029	\$25,514
Estimated Per Capita income 5 Year Growth	\$3,358 14.6%	\$3,300 14.5%	\$3,116 13.9%
Other Income			
Estimated Median Disposable Income (2012)	\$32,868	\$35,426	\$35,474
Projected Median Disposable Income (2017)	\$35,464	\$38,564	\$38,521
Disposable Income Estimated 5 Year Growth	\$2,595 7.9%	\$3,138 8.9%	\$3,047 8.6%
Estimated Average Household Net Worth (2012)	\$320,968	\$329,295	\$333,688
Daytime Demos (2012)			
Total Businesses	500	766	1,829
Total Employees	5,201	8,104	16,183
Company Headquarter Businesses	9 1.8%	12 1.5%	16 0.9%
Company Headquarter Employees	496 9.5%	899 11.1%	1,017 6.3%
Employee Population per Business	10.4	10.6	8.8
Residential Population per Business	11.8	16.0	20.7

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, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 43.8119/-83.0007

RF5

760 N Van Dyke Rd

5 mi radius

10 mi radius

20 mi radius

Race & Ethnicity

White (2012)	5,590	94.9%	11,759	96.1%	36,649	96.8%
Black or African American (2012)	91	1.5%	145	1.2%	262	0.7%
American Indian or Alaska Native (2012)	40	0.7%	63	0.5%	172	0.5%
Asian (2012)	67	1.1%	85	0.7%	172	0.5%
Hawaiian or Pacific Islander (2012)	-	-	-	-	4	-
Other Race (2012)	3	0.1%	4	-	19	-
Two or More Races (2012)	99	1.7%	184	1.5%	581	1.5%
Not Hispanic or Latino Population (2012)	5,766	97.9%	12,010	98.1%	37,083	98.0%
Hispanic or Latino Population (2012)	123	2.1%	231	1.9%	775	2.0%
Not Hispanic or Latino Population (2017)	5,378	97.6%	11,210	97.8%	34,747	97.7%
Hispanic or Latino Population (2017)	133	2.4%	249	2.2%	829	2.3%
Not Hispanic or Latino Population (2010)	5,948	98.0%	12,383	98.2%	38,161	98.1%
Hispanic or Latino Population (2010)	119	2.0%	224	1.8%	753	1.9%
Not Hispanic or Latino Population (2000)	6,467	98.4%	13,378	98.6%	41,324	98.5%
Hispanic or Latino Population (2000)	103	1.6%	193	1.4%	648	1.5%
Projected Hispanic Annual Growth (2012 to 2017)	9	1.5%	19	1.6%	54	1.4%
Historic Hispanic Annual Growth (2000 to 2012)	20	1.6%	38	1.6%	127	1.6%

Age Distribution (2012)

Age Under 5	314	5.3%	657	5.4%	1,896	5.0%
Age 5 to 9 Years	323	5.5%	715	5.8%	2,074	5.5%
Age 10 to 14 Years	374	6.3%	816	6.7%	2,306	6.1%
Age 15 to 19 Years	386	6.6%	834	6.8%	2,426	6.4%
Age 20 to 24 Years	327	5.6%	680	5.6%	1,988	5.3%
Age 25 to 29 Years	309	5.2%	648	5.3%	1,748	4.6%
Age 30 to 34 Years	300	5.1%	610	5.0%	1,772	4.7%
Age 35 to 39 Years	298	5.1%	636	5.2%	1,868	4.9%
Age 40 to 44 Years	370	6.3%	789	6.4%	2,215	5.9%
Age 45 to 49 Years	423	7.2%	901	7.4%	2,662	7.0%
Age 50 to 54 Years	432	7.3%	916	7.5%	2,967	7.8%
Age 55 to 59 Years	457	7.8%	929	7.6%	2,968	7.8%
Age 60 to 64 Years	368	6.3%	761	6.2%	2,685	7.1%
Age 65 to 74 Years	547	9.3%	1,147	9.4%	4,238	11.2%
Age 75 to 84 Years	408	6.9%	779	6.4%	2,734	7.2%
Age 85 Years or Over	254	4.3%	421	3.4%	1,309	3.5%
Median Age	43.1		42.2		44.9	

Gender Age Distribution (2012)

Female Population	3,104	52.7%	6,268	51.2%	18,958	50.1%
Age 0 to 19 Years	720	23.2%	1,521	24.3%	4,200	22.2%
Age 20 to 64 Years	1,660	53.5%	3,395	54.2%	10,190	53.8%
Age 65 Years or Over	725	23.3%	1,351	21.6%	4,568	24.1%
Female Median Age	45.1		43.5		46.3	
Male Population	2,785	47.3%	5,973	48.8%	18,901	49.9%
Age 0 to 19 Years	678	24.3%	1,501	25.1%	4,502	23.8%
Age 20 to 64 Years	1,624	58.3%	3,476	58.2%	10,684	56.5%
Age 65 Years or Over	484	17.4%	996	16.7%	3,714	19.7%
Male Median Age	41.2		41.0		43.5	

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, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 43.8119/-83.0007

RF5

760 N Van Dyke Rd

5 mi radius

10 mi radius

20 mi radius

Household Income Distribution (2012)

HH Income \$200,000 or More	47	1.9%	86	1.7%	237	1.5%
HH Income \$150,000 to \$199,999	33	1.3%	65	1.3%	204	1.2%
HH Income \$100,000 to \$149,999	153	6.1%	337	6.6%	1,085	6.6%
HH Income \$75,000 to \$99,999	256	10.2%	556	10.8%	1,644	10.0%
HH Income \$50,000 to \$74,999	493	19.7%	1,084	21.1%	3,239	19.8%
HH Income \$35,000 to \$49,999	345	13.8%	811	15.8%	2,959	18.1%
HH Income \$25,000 to \$34,999	327	13.1%	667	13.0%	2,156	13.2%
HH Income \$15,000 to \$24,999	372	14.9%	752	14.6%	2,484	15.2%
HH Income Under \$15,000	477	19.1%	782	15.2%	2,349	14.4%
HH Income \$35,000 or More	1,327	53.0%	2,939	57.2%	9,368	57.3%
HH Income \$75,000 or More	489	19.6%	1,044	20.3%	3,170	19.4%

Housing (2012)

Total Housing Units	2,826		5,953		23,658	
Housing Units Occupied	2,502	88.6%	5,139	86.3%	16,357	69.1%
Housing Units Owner-Occupied	1,784	71.3%	3,955	76.9%	13,189	80.6%
Housing Units, Renter-Occupied	718	28.7%	1,185	23.1%	3,168	19.4%
Housing Units, Vacant	323	11.4%	814	13.7%	7,301	30.9%
Median Years in Residence	5.7		6.4		6.3	

Marital Status (2012)

Never Married	1,149	27.4%	2,447	28.4%	7,838	28.6%
Currently Married	2,037	48.5%	4,533	52.6%	14,939	54.5%
Separated	226	5.4%	303	3.5%	742	2.7%
Widowed	204	4.9%	318	3.7%	1,026	3.7%
Divorced	583	13.9%	1,011	11.7%	2,850	10.4%

Household Type (2012)

Population Family	4,273	72.5%	9,287	75.9%	29,150	77.0%
Population Non-Family	1,324	22.5%	2,594	21.2%	8,086	21.4%
Population Group Quarters	293	5.0%	359	2.9%	622	1.6%
Family Households	1,576	63.0%	3,392	66.0%	10,841	66.3%
Non-Family Households	926	37.0%	1,748	34.0%	5,516	33.7%
Married Couple with Children	425	20.9%	1,039	22.9%	3,145	21.1%
Average Family Household Size	2.7		2.7		2.7	

Household Size (2012)

1 Person Households	814	32.5%	1,522	29.6%	4,852	29.7%
2 Person Households	892	35.6%	1,883	36.6%	6,390	39.1%
3 Person Households	345	13.8%	727	14.1%	2,130	13.0%
4 Person Households	253	10.1%	573	11.2%	1,698	10.4%
5 Person Households	137	5.5%	289	5.6%	808	4.9%
6 or More Person Households	62	2.5%	145	2.8%	479	2.9%

Household Vehicles (2012)

Households with 0 Vehicles Available	203	8.1%	313	6.1%	866	5.3%
Households with 1 Vehicles Available	948	37.9%	1,711	33.3%	5,505	33.7%
Households with 2 or More Vehicles Available	1,352	54.0%	3,116	60.6%	9,986	61.1%
Total Vehicles Available	4,255		9,420		30,267	
Average Vehicles Per Household	1.7		1.8		1.9	

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, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 43.8119/-83.0007

RF5

760 N Van Dyke Rd

5 mi radius

10 mi radius

20 mi radius

Labor Force (2012)

Estimated Labor Population Age 16 Years or Over	4,811		9,898		31,111	
Estimated Civilian Employed	2,452	51.0%	5,215	52.7%	15,338	49.3%
Estimated Civilian Unemployed	474	9.8%	952	9.6%	3,055	9.8%
Estimated in Armed Forces	-	-	6	0.1%	23	0.1%
Estimated Not in Labor Force	1,884	39.2%	3,724	37.6%	12,695	40.8%
Unemployment Rate	9.8%		9.6%		9.8%	

Occupation (2010)

Occupation: Population Age 16 Years or Over	2,579		5,468		16,018	
Management, Business, Financial Operations	302	11.7%	698	12.8%	2,094	13.1%
Professional, Related	446	17.3%	895	16.4%	2,558	16.0%
Service	567	22.0%	1,066	19.5%	2,967	18.5%
Sales, Office	581	22.5%	1,156	21.1%	3,396	21.2%
Farming, Fishing, Forestry	68	2.6%	205	3.7%	662	4.1%
Construct, Extraction, Maintenance	211	8.2%	464	8.5%	1,409	8.8%
Production, Transport Material Moving	404	15.7%	984	18.0%	2,932	18.3%
White Collar Workers		51.5%		50.3%		50.2%
Blue Collar Workers		48.5%		49.7%		49.8%

Consumer Expenditure (2012)

Total Household Expenditure	\$111 M		\$232 M		\$724 M	
Total Non-Retail Expenditure	\$63.7 M	57.2%	\$133 M	57.2%	\$414 M	57.2%
Total Retail Expenditure	\$47.7 M	42.8%	\$99.2 M	42.8%	\$310 M	42.8%
Apparel	\$5.30 M	4.8%	\$11.0 M	4.7%	\$34.2 M	4.7%
Contributions	\$3.91 M	3.5%	\$8.12 M	3.5%	\$25.3 M	3.5%
Education	\$2.47 M	2.2%	\$5.03 M	2.2%	\$15.5 M	2.1%
Entertainment	\$6.15 M	5.5%	\$12.8 M	5.5%	\$40.1 M	5.5%
Food and Beverages	\$17.4 M	15.7%	\$36.3 M	15.6%	\$113 M	15.6%
Furnishings and Equipment	\$4.73 M	4.2%	\$9.90 M	4.3%	\$30.8 M	4.3%
Gifts	\$2.80 M	2.5%	\$5.82 M	2.5%	\$18.1 M	2.5%
Health Care	\$7.18 M	6.5%	\$14.9 M	6.4%	\$47.0 M	6.5%
Household Operations	\$3.78 M	3.4%	\$7.87 M	3.4%	\$24.4 M	3.4%
Miscellaneous Expenses	\$1.90 M	1.7%	\$3.96 M	1.7%	\$12.4 M	1.7%
Personal Care	\$1.63 M	1.5%	\$3.38 M	1.5%	\$10.5 M	1.5%
Personal Insurance	\$1.08 M	1.0%	\$2.25 M	1.0%	\$6.99 M	1.0%
Reading	\$366 K	0.3%	\$760 K	0.3%	\$2.38 M	0.3%
Shelter	\$21.4 M	19.2%	\$44.5 M	19.2%	\$139 M	19.2%
Tobacco	\$804 K	0.7%	\$1.67 M	0.7%	\$5.25 M	0.7%
Transportation	\$22.3 M	20.0%	\$46.8 M	20.2%	\$146 M	20.2%
Utilities	\$8.12 M	7.3%	\$16.8 M	7.3%	\$52.6 M	7.3%

Educational Attainment (2012)

Adult Population Age 25 Years or Over	4,165		8,539		27,168	
Elementary (Grade Level 0 to 8)	305	7.3%	561	6.6%	1,415	5.2%
Some High School (Grade Level 9 to 11)	347	8.3%	773	9.1%	2,820	10.4%
High School Graduate	1,810	43.4%	3,774	44.2%	11,544	42.5%
Some College	801	19.2%	1,573	18.4%	5,259	19.4%
Associate Degree Only	385	9.2%	792	9.3%	2,459	9.1%
Bachelor Degree Only	359	8.6%	746	8.7%	2,566	9.4%
Graduate Degree	159	3.8%	320	3.7%	1,104	4.1%

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, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 43.8119/-83.0007

RF5

760 N Van Dyke Rd						
	5 mi radius		10 mi radius		20 mi radius	
Units In Structure (2010)						
1 Detached Unit	1,881	74.8%	4,198	81.3%	13,672	83.1%
1 Attached Unit	62	2.5%	84	1.6%	280	1.7%
2 to 4 Units	158	6.3%	243	4.7%	553	3.4%
5 to 9 Units	147	5.9%	187	3.6%	352	2.1%
10 to 19 Units	49	1.9%	66	1.3%	122	0.7%
20 to 49 Units	51	2.0%	58	1.1%	130	0.8%
50 or More Units	16	0.6%	18	0.3%	75	0.5%
Mobile Home or Trailer	151	6.0%	308	6.0%	1,252	7.6%
Other Structure	-	-	2	-	7	-
Homes Built By Year (2010)						
Homes Built 2005 or later	84	3.3%	144	2.8%	414	2.5%
Homes Built 2000 to 2004	116	4.6%	257	5.0%	887	5.4%
Homes Built 1990 to 1999	324	12.9%	639	12.4%	1,951	11.9%
Homes Built 1980 to 1989	287	11.4%	547	10.6%	1,723	10.5%
Homes Built 1970 to 1979	415	16.5%	796	15.4%	2,459	15.0%
Homes Built 1960 to 1969	293	11.6%	600	11.6%	1,723	10.5%
Homes Built 1950 to 1959	391	15.5%	738	14.3%	2,306	14.0%
Homes Built Before 1949	605	24.1%	1,445	28.0%	4,979	30.3%
Home Values (2010)						
Home Values \$1,000,000 or More	3	0.2%	10	0.2%	44	0.3%
Home Values \$500,000 to \$999,999	18	1.0%	43	1.1%	193	1.4%
Home Values \$400,000 to \$499,999	15	0.8%	37	0.9%	168	1.2%
Home Values \$300,000 to \$399,999	53	2.9%	123	3.0%	453	3.3%
Home Values \$200,000 to \$299,999	155	8.4%	365	8.9%	1,306	9.6%
Home Values \$150,000 to \$199,999	252	13.6%	531	13.0%	1,764	13.0%
Home Values \$100,000 to \$149,999	365	19.7%	843	20.7%	2,752	20.3%
Home Values \$70,000 to \$99,999	420	22.7%	958	23.5%	2,975	22.0%
Home Values \$50,000 to \$69,999	175	9.4%	452	11.1%	1,703	12.6%
Home Values \$25,000 to \$49,999	252	13.6%	427	10.5%	1,295	9.6%
Home Values Under \$25,000	143	7.7%	286	7.0%	884	6.5%
Owner-Occupied Median Home Value	\$98,965		\$100,563		\$102,113	
Renter-Occupied Median Rent	\$401		\$415		\$417	
Transportation To Work (2010)						
Drive to Work Alone	2,107	83.1%	4,384	81.8%	12,592	80.4%
Drive to Work in Carpool	227	9.0%	484	9.0%	1,410	9.0%
Travel to Work by Public Transportation	31	1.2%	61	1.1%	96	0.6%
Drive to Work on Motorcycle	-	-	2	-	23	0.1%
Walk or Bicycle to Work	73	2.9%	168	3.1%	618	3.9%
Other Means	5	0.2%	17	0.3%	62	0.4%
Work at Home	93	3.6%	243	4.5%	855	5.5%
Travel Time (2010)						
Travel to Work in 14 Minutes or Less	1,455	59.5%	2,528	49.4%	6,335	42.8%
Travel to Work in 15 to 29 Minutes	620	25.4%	1,655	32.3%	4,818	32.6%
Travel to Work in 30 to 59 Minutes	248	10.2%	625	12.2%	2,589	17.5%
Travel to Work in 60 Minutes or More	121	4.9%	309	6.0%	1,059	7.2%
Average Minutes Travel to Work	11.1		14.1		17.0	

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