

Belle Valley Plaza

579-605 N. Cedar St.
Imlay City, Michigan

For Lease

Space Size:

5,000 - 14,600 Sq. Ft.

Building Size:

53,954 Sq. Ft.

Available:

Immediately

Zoning:

Commercial

Traffic Counts:

M-53 North of M-21:

24,800 ADT

M-53 South of M-21:

15,700 ADT

I-69 West of M-53:

20,600 ADT

I-69 East of M-53:

14,500 ADT



Contact:

Bryan Weiss

bweiss@ludwigseeley.com



Located at Busy Intersection

Excellent Visibility

Attractive Lease Rates

Only 2 Miles from I-69

Join Tenants:



Demographics

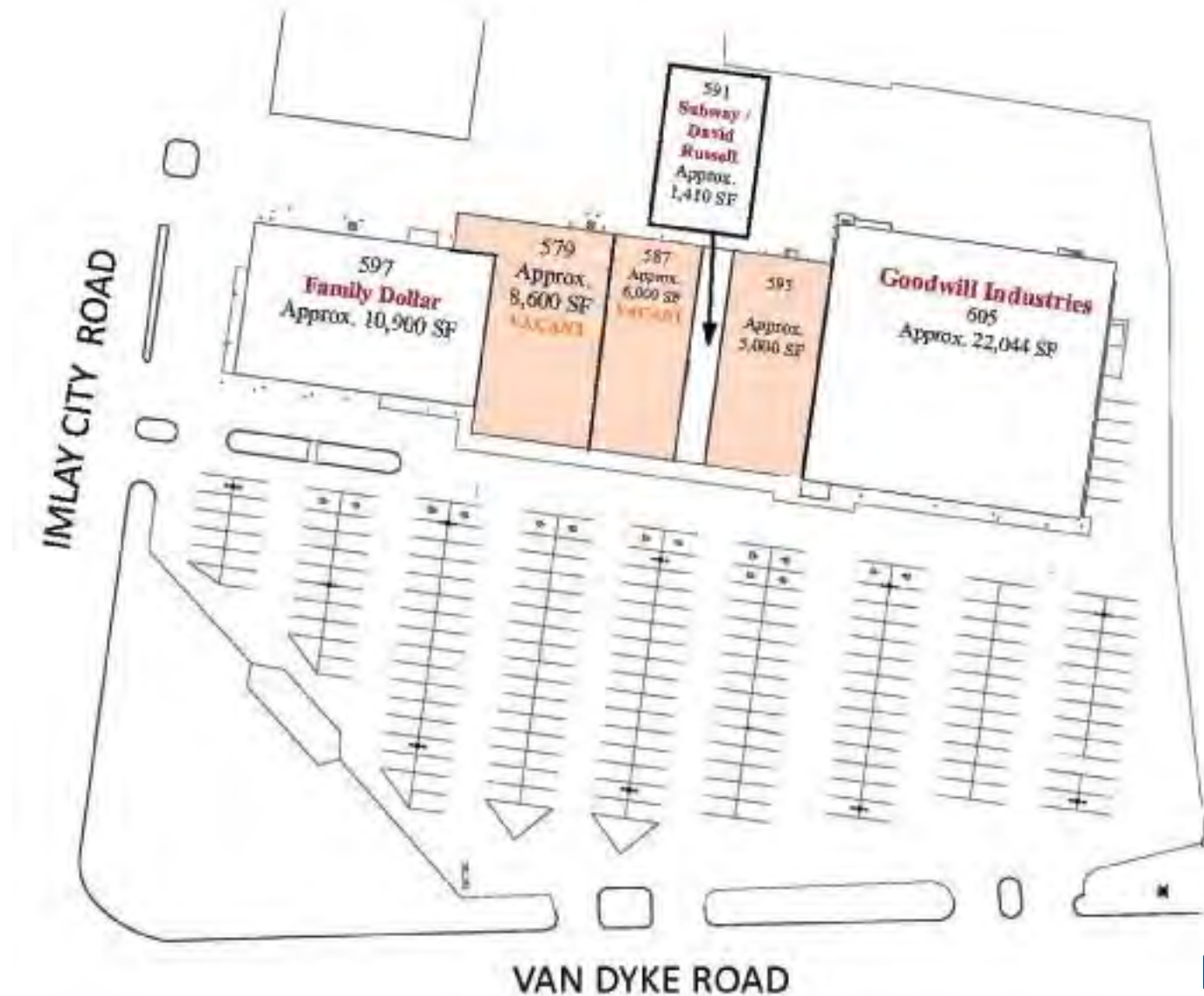
Category	3 Mile:	5 Mile:	10 Mile:
Population	6,133	10,420	35,690
Average Income	\$56,695	\$50,976	\$60,691
Households	2,375	3,919	15,051

Ludwig & Seeley
REAL ESTATE

29580 Northwestern Hwy. Suite 110 Southfield MI 48034

Phone: 248.750.1700 Fax: 248.750.1771

www.ludwigseeley.com



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REAL ESTATE

Goodwill Industries



AB Solute Results

PNC Bank
Family Dollar

Mobil **Zietz Restaurant**

Rite Aid

Silver Grill Restaurant

Cinema III

Maryland Fried Chicken

Ice Cream

Muffler & Transmission Shop

\$5 Haircuts

Marathon

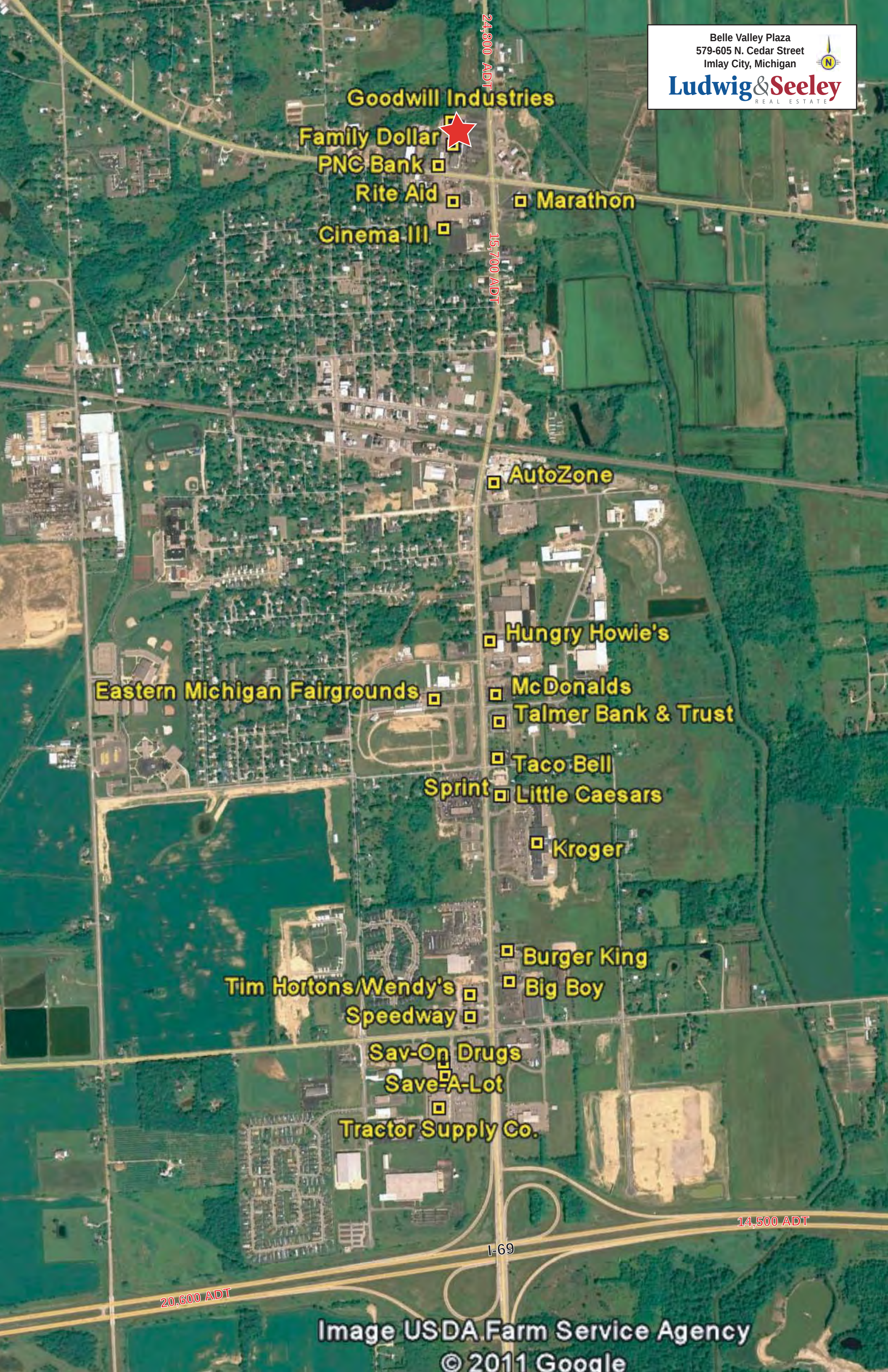
Physical Therapy

24,800 ADT

15,700 ADT

N Main St

e Ave



Goodwill Industries

Family Dollar

PNC Bank

Rite Aid

Cinema III

Marathon

AutoZone

Hungry Howie's

Eastern Michigan Fairgrounds

McDonalds

Talmer Bank & Trust

Taco Bell

Sprint

Little Caesars

Kroger

Burger King

Big Boy

Tim Hortons/Wendy's

Speedway

Sav-On Drugs

Save-A-Lot

Tractor Supply Co.

14,500 ADT

I-69

20,600 ADT

EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections

Calculated using Proportional Block Groups



Ludwig & Seeley, Inc.

Lat/Lon: 43.03125/-83.07174

579 N. Cedar Street

Imlay City, MI

Population (2010)

	3 Miles		5 Miles		10 Miles	
Estimated Population	6,133		10,420		35,690	
Census Population (1990)	4,877		8,232		27,914	
Census Population (2000)	6,287		10,427		35,278	
Projected Population (2015)	5,823		9,884		33,928	
Forecasted Population (2020)	5,562		9,577		33,163	
Historical Annual Growth (1990 to 2000)	1,410	2.89%	2,195	2.67%	7,364	2.64%
Historical Annual Growth (2000 to 2010)	-155	-0.25%	-7	-0.01%	412	0.12%
Projected Annual Growth (2010 to 2015)	-310	-1.01%	-537	-1.03%	-1,762	-0.99%
Estimated Population Density	217 psm		133 psm		114 psm	
Trade Area Size	28.26 sq mil		78.49 sq mil		314.02 sq mil	

Households (2010)

Estimated Households	2,375		3,919		13,051	
Census Households (1990)	1,731		2,826		9,226	
Census Households (2000)	2,296		3,700		12,179	
Projected Households (2015)	2,379		3,921		13,056	
Forecasted Households (2020)	2,425		4,042		13,533	
Households with Children	805	33.90%	1,356	34.60%	4,679	35.85%
Average Household Size	2.51		2.61		2.71	

Average Household Income (2010)

Est. Average Household Income	\$56,695		\$63,492		\$73,104	
Proj. Average Household Income (2015)	\$58,367		\$65,411		\$75,785	
Average Family Income	\$72,712		\$77,428		\$84,004	

Median Household Income (2010)

Est. Median Household Income	\$43,629		\$50,976		\$60,691	
Proj. Median Household Income (2015)	\$44,418		\$52,461		\$62,845	
Median Family Income	\$59,672		\$64,782		\$71,035	

Per Capita Income (2010)

Est. Per Capita Income	\$23,974		\$25,302		\$27,253	
Proj. Per Capita Income (2015)	\$26,141		\$27,569		\$29,756	
Per Capita Income Est. 5 year change	\$2,167	9.04%	\$2,268	8.96%	\$2,503	9.19%

Other Income (2010)

Est. Median Disposable Income	\$37,261		\$42,885		\$50,222	
Proj. Median Disposable Income (2015)	\$37,909		\$44,020		\$51,785	
Disposable Income Est. 5 year change	\$648	1.74%	\$1,135	2.65%	\$1,563	3.11%
Est. Average Household Net Worth	\$220,219		\$239,478		\$254,606	

Daytime Demos (2010)

Total Number of Businesses	359		472		1,139	
Total Number of Employees	4,348		5,028		8,949	
Company Headqtrs: Businesses	-	-	-	-	1	0.06%
Company Headqtrs: Employees	-	-	-	-	63	0.70%
Unemployment Rate	12.78%		11.38%		8.04%	
Employee Population per Business	12.1 to 1		10.7 to 1		7.9 to 1	
Residential Population per Business	17.1 to 1		22.1 to 1		31.3 to 1	

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579 N. Cedar Street	3 Miles		5 Miles		10 Miles	
Imlay City, MI						
Race & Ethnicity (2010)						
White	5,614	91.54%	9,727	93.34%	33,900	94.98%
Black or African American	64	1.04%	95	0.91%	277	0.78%
American Indian & Alaska Native	21	0.34%	33	0.32%	142	0.40%
Asian	70	1.14%	99	0.95%	198	0.55%
Hawaiian & Pacific Islander	-	-	-	-	3	0.01%
Other Race	304	4.96%	372	3.57%	778	2.18%
Two or More Races	60	0.98%	95	0.91%	392	1.10%
Not Hispanic or Latino Population	4,965	80.96%	9,024	86.60%	33,149	92.88%
Hispanic or Latino Population	1,168	19.04%	1,396	13.40%	2,540	7.12%
Not of Hispanic Origin Population (1990)	4,476	91.78%	7,712	93.68%	26,932	96.48%
Hispanic Origin Population (1990)	401	8.22%	520	6.32%	981	3.52%
Not Hispanic or Latino Population (2000)	5,364	85.31%	9,337	89.55%	33,317	94.44%
Hispanic or Latino Population (2000)	924	14.69%	1,090	10.45%	1,961	5.56%
Not Hispanic or Latino Population (2015)	4,621	79.36%	8,450	85.49%	31,333	92.35%
Hispanic or Latino Population (2015)	1,202	20.64%	1,434	14.51%	2,595	7.65%
Hist. Hispanic Ann Growth (1990 to 2010)	767	9.57%	876	8.42%	1,559	7.94%
Proj. Hispanic Ann Growth (2015 to 2010)	34	0.58%	38	0.54%	55	0.43%
Age Distribution (2010)						
0 to 4 yrs	372	6.06%	603	5.79%	2,074	5.81%
5 to 9 yrs	342	5.57%	604	5.80%	2,240	6.28%
10 to 14 yrs	393	6.41%	699	6.71%	2,563	7.18%
15 to 19 yrs	451	7.36%	766	7.35%	2,668	7.48%
20 to 24 yrs	506	8.26%	731	7.02%	2,135	5.98%
25 to 29 yrs	350	5.71%	547	5.25%	1,740	4.88%
30 to 34 yrs	284	4.63%	503	4.83%	1,814	5.08%
35 to 39 yrs	312	5.08%	578	5.55%	2,159	6.05%
40 to 44 yrs	369	6.01%	677	6.49%	2,549	7.14%
45 to 49 yrs	422	6.88%	771	7.40%	2,917	8.17%
50 to 54 yrs	430	7.01%	776	7.45%	3,042	8.52%
55 to 59 yrs	387	6.32%	767	7.36%	2,794	7.83%
60 to 64 yrs	403	6.57%	697	6.69%	2,228	6.24%
65 to 74 yrs	533	8.69%	903	8.66%	2,818	7.90%
75 to 84 yrs	381	6.22%	543	5.21%	1,411	3.95%
85 yrs plus	197	3.21%	253	2.43%	538	1.51%
Median Age	39.22 yrs		40.00 yrs		39.68 yrs	
Gender Age Distribution (2010)						
Female Population	3,155	51.44%	5,229	50.19%	17,561	49.20%
0 to 19 yrs	770	24.40%	1,293	24.73%	4,618	26.30%
20 to 64 yrs	1,722	54.59%	2,967	56.74%	10,408	59.27%
65 yrs plus	663	21.01%	969	18.53%	2,535	14.43%
Female Median Age	42 yrs		42 yrs		41 yrs	
Male Population	2,978	48.56%	5,191	49.81%	18,129	50.80%
0 to 19 yrs	788	26.47%	1,379	26.58%	4,927	27.18%
20 to 64 yrs	1,742	58.48%	3,081	59.36%	10,970	60.51%
65 yrs plus	448	15.05%	730	14.07%	2,233	12.32%
Male Median Age	36.75 yrs		38.15 yrs		38.82 yrs	

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EXPANDED PROFILE

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Ludwig & Seeley, Inc.
Lat/Lon: 43.03125/-83.07174

579 N. Cedar Street	3 Miles		5 Miles		10 Miles	
Imlay City, MI						
Household Income Distribution (2010)						
\$200,000 or More	15	0.64%	39	0.99%	253	1.94%
\$150,000 to \$199,999	103	4.35%	141	3.60%	520	3.99%
\$100,000 to \$149,999	253	10.65%	538	13.73%	2,143	16.42%
\$75,000 to \$99,999	259	10.92%	536	13.67%	2,190	16.78%
\$50,000 to \$74,999	390	16.43%	724	18.47%	2,732	20.93%
\$35,000 to \$49,999	318	13.41%	530	13.52%	1,719	13.17%
\$25,000 to \$34,999	296	12.48%	428	10.93%	1,251	9.59%
\$15,000 to \$24,999	269	11.31%	406	10.36%	1,079	8.27%
\$0 to \$14,999	471	19.82%	578	14.74%	1,163	8.91%
\$35,000+	1,339	56.39%	2,507	63.97%	9,557	73.23%
\$75,000+	631	26.56%	1,253	31.98%	5,107	39.13%
Housing (2010)						
Total Housing Units	2,611		4,338		14,114	
Housing Units, Occupied	2,375	90.94%	3,919	90.35%	13,051	92.47%
<i>Housing Units, Owner-Occupied</i>	1,533	64.56%	2,918	74.45%	11,100	85.06%
<i>Housing Units, Renter-Occupied</i>	842	35.44%	1,001	25.55%	1,950	14.94%
Housing Units, Vacant	237	9.06%	419	9.65%	1,063	7.53%
Median Years in Residence	3 yrs		4 yrs		4 yrs	
Marital Status (2010)						
Never Married	1,201	23.87%	1,889	22.17%	6,243	21.66%
Now Married	2,776	55.20%	5,014	58.86%	18,291	63.47%
Separated	194	3.86%	301	3.53%	661	2.29%
Widowed	409	8.12%	599	7.03%	1,476	5.12%
Divorced	450	8.95%	715	8.40%	2,150	7.46%
Household Type (2010)						
Population Family	5,088	82.96%	8,945	85.84%	31,945	89.51%
Population Non-Family	883	14.40%	1,266	12.15%	3,428	9.60%
Population Group Qtrs	162	2.64%	209	2.01%	317	0.89%
Family Households	1,587	66.81%	2,792	71.24%	9,917	75.99%
<i>Married Couple With Children</i>	512	18.44%	937	18.69%	3,535	19.33%
<i>Average Family Household Size</i>	3.2		3.2		3.2	
Non-Family Households	788	33.19%	1,127	28.76%	3,133	24.01%
Household Size (2010)						
1 Person Household	707	29.75%	994	25.37%	2,728	20.91%
2 Person Households	737	31.05%	1,280	32.66%	4,384	33.59%
3 Person Households	387	16.29%	684	17.45%	2,390	18.32%
4 Person Households	281	11.83%	511	13.04%	1,988	15.23%
5 Person Households	161	6.79%	281	7.16%	1,021	7.82%
6+ Person Households	102	4.28%	169	4.31%	540	4.14%
Household Vehicles (2010)						
Total Vehicles Available	4,492		7,974		28,429	
Household: 0 Vehicles Available	186	7.84%	230	5.88%	430	3.29%
Household: 1 Vehicles Available	793	33.37%	1,087	27.74%	2,982	22.85%
Household: 2+ Vehicles Available	1,396	58.79%	2,601	66.38%	9,638	73.85%
Average Vehicles Per Household	1.9		2.0		2.2	

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579 N. Cedar Street	3 Miles		5 Miles		10 Miles	
Imlay City, MI						
Labor Force (2010)						
Est. Labor: Population Age 16+	4,955		8,386		28,319	
Est. Civilian Employed	2,405	48.54%	4,338	51.73%	16,270	57.45%
Est. Civilian Unemployed	633	12.78%	954	11.38%	2,277	8.04%
Est. in Armed Forces	1	0.03%	4	0.05%	27	0.10%
Est. not in Labor Force	1,915	38.65%	3,089	36.84%	9,745	34.41%
Occupation (2000)						
Occupation: Population Age 16+	2,571		4,528		16,713	
Mgmt, Business, & Financial Operations	245	9.52%	431	9.51%	1,672	10.00%
Professional and Related	306	11.91%	601	13.26%	2,651	15.86%
Service	396	15.39%	661	14.60%	2,182	13.06%
Sales and Office	480	18.69%	850	18.77%	3,319	19.86%
Farming, Fishing, and Forestry	7	0.26%	14	0.31%	61	0.37%
Construct, Extraction, & Maintenance	301	11.69%	601	13.28%	2,408	14.41%
Production, Transp. & Material Moving	836	32.53%	1,370	30.26%	4,420	26.45%
Percent White Collar Workers		40.12%		41.55%		45.72%
Percent Blue Collar Workers		59.88%		58.45%		54.28%
Consumer Expenditure (2010)						
Total Household Expenditure	\$113 M		\$201 M		\$739 M	
Total Non-Retail Expenditures	\$64.7 M	57.33%	\$116 M	57.47%	\$426 M	57.66%
Total Retail Expenditures	\$48.1 M	42.67%	\$85.6 M	42.53%	\$313 M	42.34%
Apparel	\$5.39 M	4.78%	\$9.59 M	4.77%	\$35.1 M	4.76%
Contributions	\$4.02 M	3.57%	\$7.16 M	3.56%	\$26.9 M	3.65%
Education	\$2.64 M	2.34%	\$4.67 M	2.32%	\$17.4 M	2.35%
Entertainment	\$6.25 M	5.54%	\$11.2 M	5.58%	\$41.5 M	5.61%
Food And Beverages	\$17.5 M	15.52%	\$31.0 M	15.43%	\$113 M	15.27%
Furnishings And Equipment	\$4.86 M	4.31%	\$8.81 M	4.38%	\$32.9 M	4.46%
Gifts	\$2.90 M	2.57%	\$5.17 M	2.57%	\$19.4 M	2.63%
Health Care	\$7.08 M	6.28%	\$12.5 M	6.20%	\$44.9 M	6.08%
Household Operations	\$3.93 M	3.48%	\$7.08 M	3.52%	\$26.5 M	3.59%
Miscellaneous Expenses	\$1.90 M	1.68%	\$3.36 M	1.67%	\$12.3 M	1.66%
Personal Care	\$1.65 M	1.46%	\$2.93 M	1.46%	\$10.7 M	1.45%
Personal Insurance	\$1.12 M	0.99%	\$2.01 M	1.00%	\$7.54 M	1.02%
Reading	\$370 K	0.33%	\$660 K	0.33%	\$2.41 M	0.33%
Shelter	\$21.8 M	19.31%	\$38.9 M	19.31%	\$143 M	19.30%
Tobacco	\$777 K	0.69%	\$1.35 M	0.67%	\$4.75 M	0.64%
Transportation	\$22.6 M	20.00%	\$40.6 M	20.20%	\$150 M	20.28%
Utilities	\$8.06 M	7.15%	\$14.2 M	7.05%	\$51.1 M	6.92%
Educational Attainment (2010)						
Adult Population (25 Years or Older)	4,068		7,016		24,011	
Elementary (0 to 8)	286	7.04%	393	5.60%	898	3.74%
Some High School (9 to 11)	338	8.31%	562	8.01%	1,672	6.96%
High School Graduate (12)	1,542	37.91%	2,705	38.55%	9,177	38.22%
Some College (13 to 16)	960	23.61%	1,721	24.52%	6,130	25.53%
Associate Degree Only	398	9.78%	686	9.78%	2,386	9.94%
Bachelor Degree Only	348	8.55%	637	9.08%	2,421	10.08%
Graduate Degree	196	4.81%	313	4.46%	1,327	5.53%

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Imlay City, MI							
Units In Structure (2000)							
1 Detached Unit	1,517	61.47%	2,933	73.18%	10,714	83.15%	
1 Attached Unit	36	1.44%	45	1.13%	129	1.00%	
2 to 4 Units	178	7.22%	208	5.19%	461	3.58%	
5 to 9 Units	275	11.14%	275	6.87%	365	2.83%	
10 to 19 Units	49	1.99%	49	1.22%	98	0.76%	
20 to 49 Units	115	4.66%	115	2.87%	119	0.92%	
50 or more Units	64	2.59%	64	1.60%	66	0.51%	
Mobile Home or Trailer	234	9.49%	318	7.94%	915	7.10%	
Other Structure	-	-	-	0.01%	20	0.15%	
Homes Built By Year							
1999 to 2000	77	3.12%	132	3.29%	528	4.10%	
1995 to 1998	221	8.95%	418	10.43%	1,554	12.06%	
1990 to 1994	364	14.75%	522	13.03%	1,594	12.37%	
1980 to 1989	258	10.46%	401	10.01%	1,553	12.06%	
1970 to 1979	383	15.52%	638	15.92%	2,312	17.94%	
1960 to 1969	202	8.17%	401	10.01%	1,080	8.38%	
1950 to 1959	187	7.56%	288	7.20%	843	6.54%	
Built Before 1949	776	31.46%	1,207	30.12%	3,422	26.56%	
Home Values (2000)							
\$1,000,000 or More	-	-	-	-	1	0.01%	
\$500,000 to \$999,999	-	-	-	-	1	0.01%	
\$400,000 to \$499,999	1	0.09%	7	0.34%	29	0.43%	
\$300,000 to \$399,999	18	1.60%	28	1.47%	139	2.09%	
\$200,000 to \$299,999	85	7.53%	224	11.63%	924	13.89%	
\$150,000 to \$199,999	226	20.15%	448	23.30%	1,712	25.72%	
\$100,000 to \$149,999	489	43.52%	761	39.56%	2,455	36.89%	
\$70,000 to \$99,999	218	19.40%	312	16.22%	955	14.36%	
\$50,000 to \$69,999	80	7.10%	117	6.11%	273	4.10%	
\$25,000 to \$49,999	3	0.30%	11	0.59%	118	1.77%	
\$0 to \$24,999	4	0.31%	15	0.78%	49	0.74%	
Owner Occupied Median Home Value	\$126,828		\$134,976		\$141,500		
Renter Occupied Median Rent	\$366		\$380		\$386		
Transportation To Work (2000)							
Drive to Work Alone	2,042	79.44%	3,701	81.73%	13,863	82.92%	
Drive to Work in Carpool	401	15.58%	615	13.59%	1,957	11.70%	
Travel to Work - Public Transportation	-	-	-	0.01%	28	0.17%	
Drive to Work on Motorcycle	-	-	-	-	3	0.02%	
Walk or Bicycle to Work	40	1.56%	61	1.35%	236	1.41%	
Other Means	11	0.43%	16	0.35%	65	0.39%	
Work at Home	77	2.99%	135	2.98%	566	3.39%	
Travel Time (2000)							
Travel to Work in 14 Minutes or Less	780	31.28%	1,149	26.16%	3,545	21.95%	
Travel to Work in 14 to 29 Minutes	456	18.29%	886	20.17%	3,443	21.32%	
Travel to Work in 30 to 59 Minutes	767	30.76%	1,385	31.52%	5,991	37.09%	
Travel to Work in 60 Minutes or More	491	19.67%	973	22.15%	3,174	19.65%	
Average Travel Time to Work	31.2 mins		33.6 mins		33.6 mins		

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