

New Retail Development in Front of Lowe's Shops of Lowe's Plaza Jackson & Zeeb Roads Ann Arbor, Michigan

For Lease

Size:
16,100 Square Feet

Available:
Fall 2013

Zoning:
C-2

Anchor:
Lowe's, Culver's

Traffic Counts:
Jackson, West of Zeeb:
24,360 ADT

Zeeb, North of Jackson
18,327 ADT



Excellent Location Directly in Front of Lowes

Easy Access from I-94 Interchange

Near Meijer and Proposed Menard's



Demographics

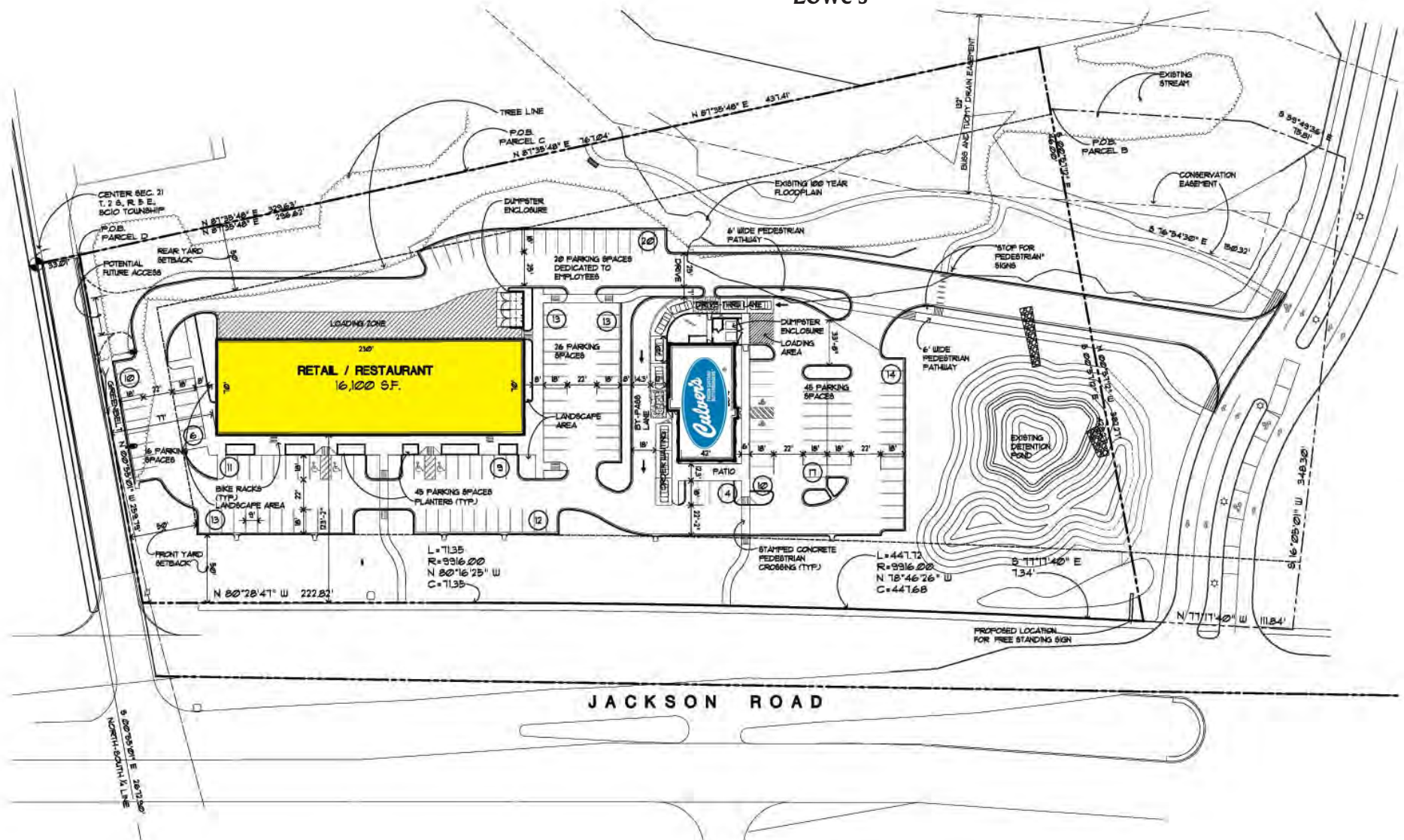
Category	3 Mile:	5 Mile:	10 Mile:
Population	15,998	52,724	208,270
Average Income	\$109,148	\$98,635	\$86,611
Households	6,167	21,515	82,406

Contact:
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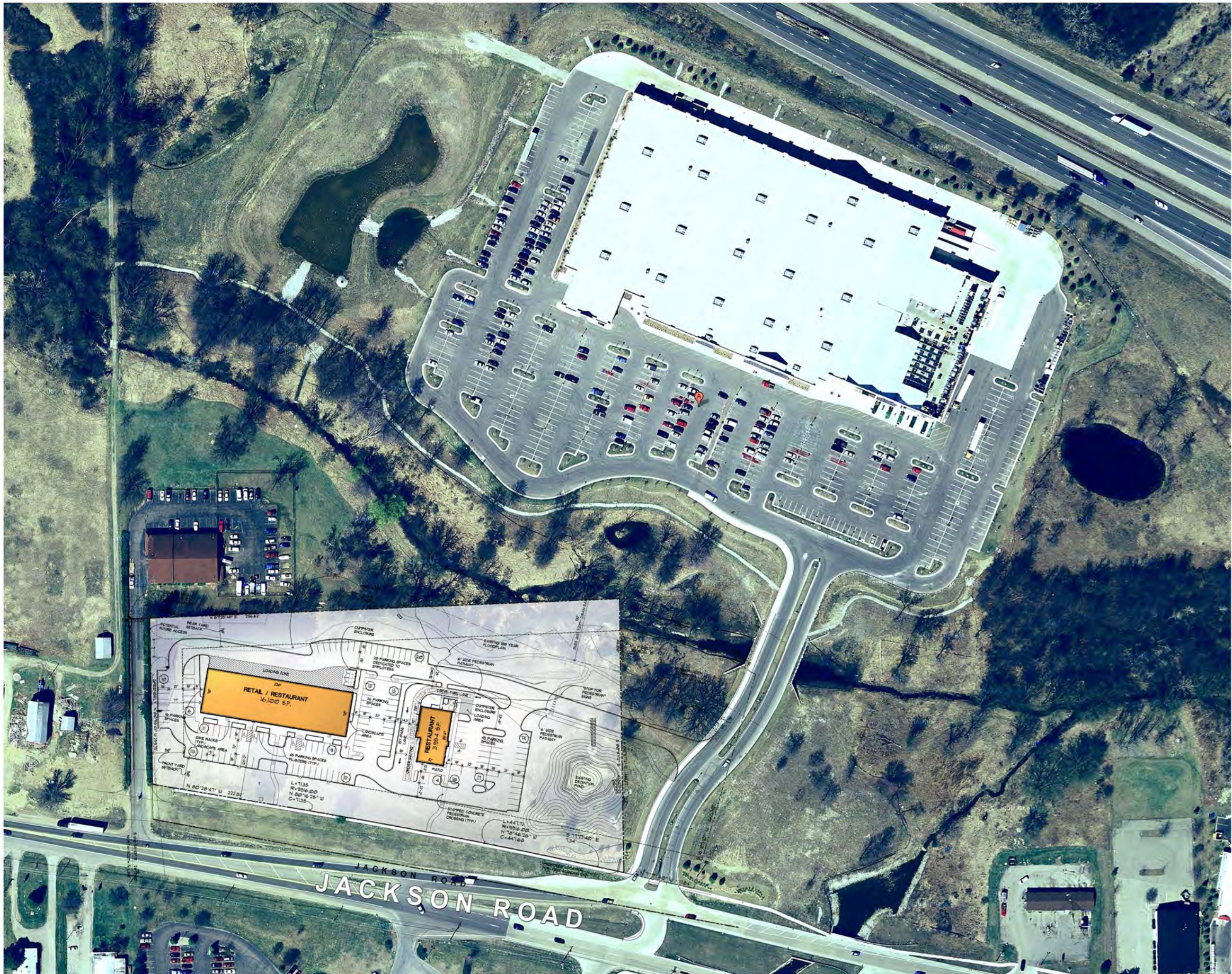
Ludwig & Seeley
REAL ESTATE

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Phone: 248.750.1700 Fax: 248.750.1771

Lowe's



Shops of Lowe's Plaza
Jackson & Zeeb Roads
Ann Arbor, Michigan



issued for:
REVISED 11 OCT. 09
REVISED 19 JAN. 09

project:

PROPOSED
Commercial Development

Jackson Road
Scio Township, Michigan



32500 TELEGRAPH ROAD
SUITE 250
BINGHAM FARMS, MICHIGAN
48025-2404

PH 248.540.7700 FX 248.540.2710
ARCHITECTS@ROGVOY.COM

drawing:

**Conceptual
Site Plan**

DO NOT SCALE DRAWING

issue date: 19 Jan. 09
drawn: J.S.G.
checked: M.D.
approved: M.D.

file number: 08135

sheet:

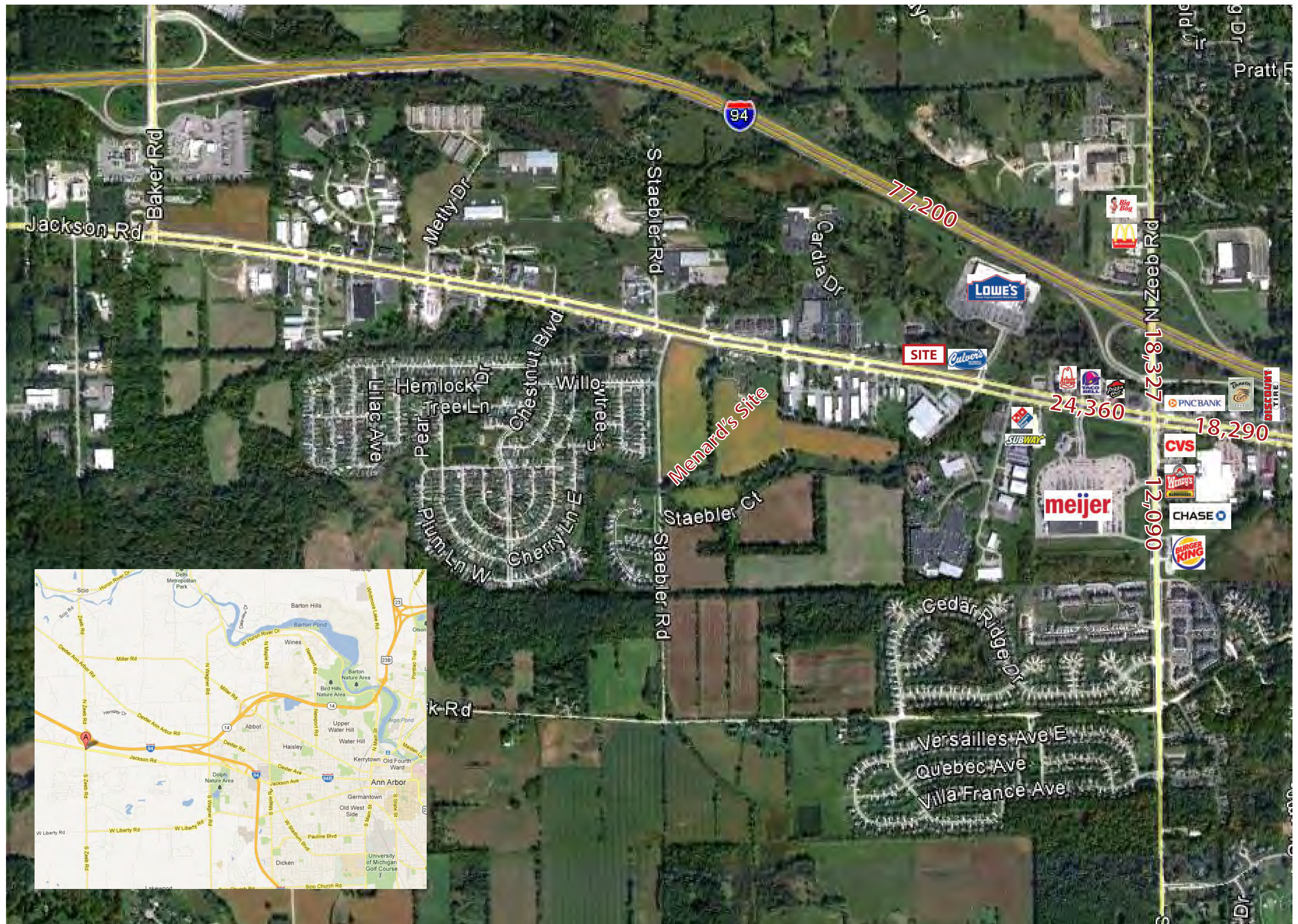
SP-1

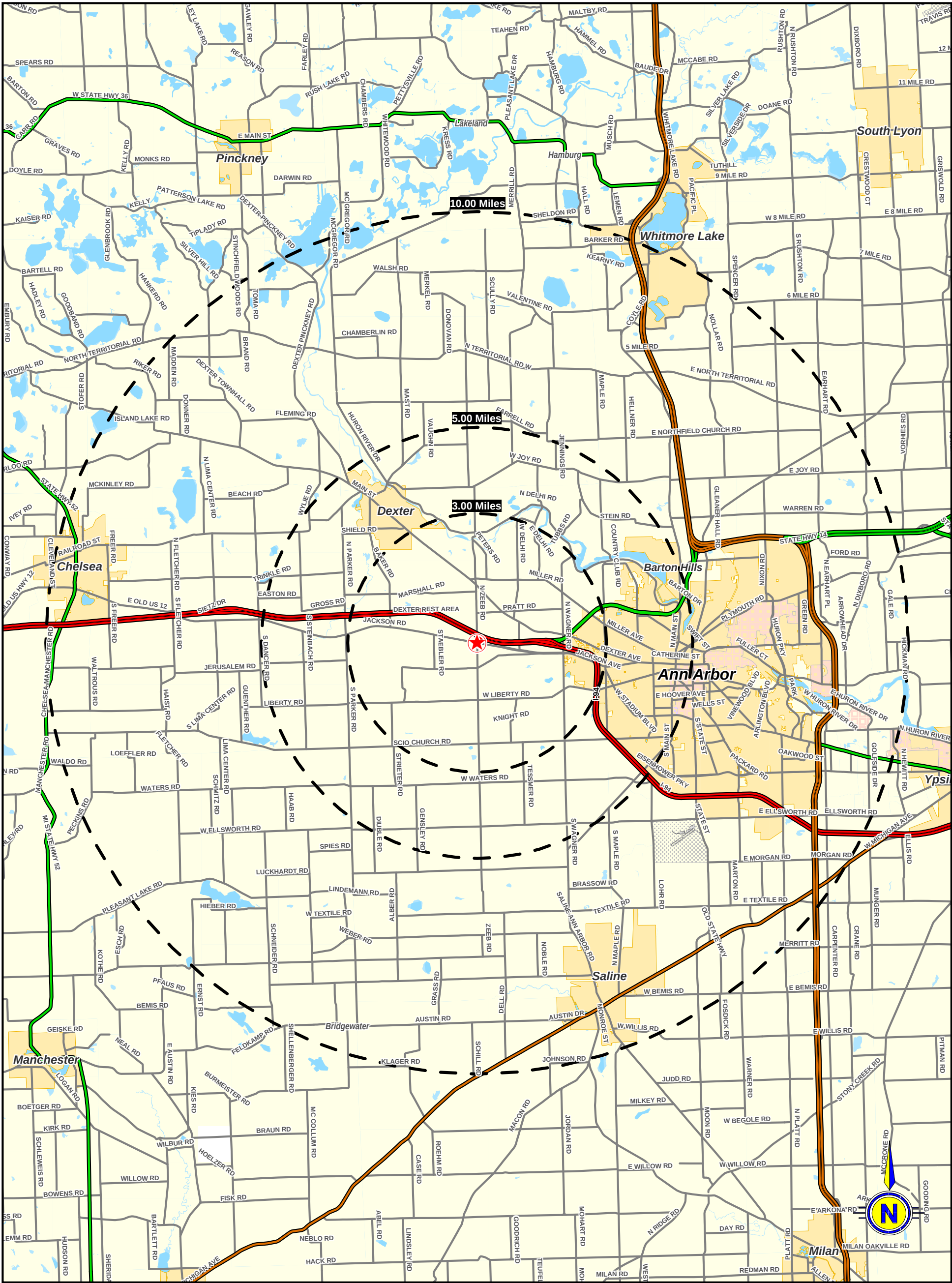
08135 SITE 09-019 (scheme B)

CONCEPTUAL
SITE PLAN

NOT TO SCALE

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Lat: 42.2835 Lon: -83.8386 Zoom: 22 mi Logos are for identification purposes only and may be trademarks of their respective companies.

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Jackson Rd & N Zeeb Rd
Ann Arbor, Michigan

Prepared By:
Ludwig & Seeley, Inc.

Ludwig & Seeley
REAL ESTATE

January 2009

EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
Calculated using Proportional Block Groups



Ludwig & Seeley, Inc.
Lat/Lon: 42.28973/-83.84724

5910 Jackson Road						
Ann Arbor, MI						
	3 Miles		5 Miles		10 Miles	
Population (2010)						
Estimated Population	15,998		52,724		208,270	
Census Population (1990)	8,686		40,263		168,151	
Census Population (2000)	13,084		48,173		196,916	
Projected Population (2015)	15,974		52,961		208,458	
Forecasted Population (2020)	17,577		55,603		215,284	
Historical Annual Growth (1990 to 2000)	4,398	5.06%	7,910	1.96%	28,765	1.71%
Historical Annual Growth (2000 to 2010)	2,914	2.23%	4,551	0.94%	11,354	0.58%
Projected Annual Growth (2010 to 2015)	-24	-0.03%	237	0.09%	188	0.02%
Estimated Population Density	566 <i>psm</i>		672 <i>psm</i>		663 <i>psm</i>	
Trade Area Size	28.26 <i>sq mil</i>		78.49 <i>sq mil</i>		314.02 <i>sq mil</i>	
Households (2010)						
Estimated Households	6,167		21,515		82,406	
Census Households (1990)	3,187		16,280		63,710	
Census Households (2000)	5,064		20,014		77,732	
Projected Households (2015)	6,122		21,568		83,470	
Forecasted Households (2020)	6,708		22,416		86,891	
Households with Children	2,249	36.47%	6,862	31.90%	23,072	28.00%
Average Household Size	2.59		2.44		2.38	
Average Household Income (2010)						
Est. Average Household Income	\$109,148		\$98,635		\$86,611	
Proj. Average Household Income (2015)	\$115,364		\$103,414		\$90,602	
Average Family Income	\$126,604		\$121,188		\$115,179	
Median Household Income (2010)						
Est. Median Household Income	\$89,993		\$79,418		\$68,698	
Proj. Median Household Income (2015)	\$94,458		\$82,264		\$70,983	
Median Family Income	\$105,845		\$99,377		\$95,019	
Per Capita Income (2010)						
Est. Per Capita Income	\$42,079		\$40,598		\$36,369	
Proj. Per Capita Income (2015)	\$44,212		\$42,402		\$38,010	
Per Capita Income Est. 5 year change	\$2,134	5.07%	\$1,804	4.44%	\$1,641	4.51%
Other Income (2010)						
Est. Median Disposable Income	\$70,802		\$63,366		\$55,426	
Proj. Median Disposable Income (2015)	\$74,092		\$65,406		\$56,956	
Disposable Income Est. 5 year change	\$3,291	4.65%	\$2,040	3.22%	\$1,530	2.76%
Est. Average Household Net Worth	\$387,921		\$332,090		\$284,448	
Daytime Demos (2010)						
Total Number of Businesses	1,013		2,640		12,340	
Total Number of Employees	15,046		30,056		166,197	
Company Headqtrs: Businesses	3	0.25%	5	0.19%	26	0.21%
Company Headqtrs: Employees	382	2.54%	632	2.10%	1,863	1.12%
Unemployment Rate	3.60%		4.06%		5.07%	
Employee Population per Business	14.9 to 1		11.4 to 1		13.5 to 1	
Residential Population per Business	15.8 to 1		20.0 to 1		16.9 to 1	

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EXPANDED PROFILE

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Ludwig & Seeley, Inc.
Lat/Lon: 42.28973/-83.84724

5910 Jackson Road		3 Miles		5 Miles		10 Miles	
Ann Arbor, MI							
Race & Ethnicity (2010)							
White	13,325	83.29%	43,579	82.65%	159,214	76.45%	
Black or African American	1,034	6.46%	3,741	7.10%	16,333	7.84%	
American Indian & Alaska Native	49	0.30%	156	0.30%	679	0.33%	
Asian	930	5.81%	2,920	5.54%	21,568	10.36%	
Hawaiian & Pacific Islander	11	0.07%	30	0.06%	114	0.05%	
Other Race	118	0.74%	539	1.02%	3,029	1.45%	
Two or More Races	531	3.32%	1,760	3.34%	7,333	3.52%	
Not Hispanic or Latino Population	15,615	97.61%	51,217	97.14%	200,188	96.12%	
Hispanic or Latino Population	383	2.39%	1,507	2.86%	8,082	3.88%	
Not of Hispanic Origin Population (1990)	8,604	99.06%	39,655	98.49%	164,601	97.89%	
Hispanic Origin Population (1990)	82	0.94%	608	1.51%	3,549	2.11%	
Not Hispanic or Latino Population (2000)	12,858	98.27%	47,098	97.77%	191,103	97.05%	
Hispanic or Latino Population (2000)	226	1.73%	1,075	2.23%	5,813	2.95%	
Not Hispanic or Latino Population (2015)	15,542	97.30%	51,260	96.79%	199,360	95.64%	
Hispanic or Latino Population (2015)	432	2.70%	1,702	3.21%	9,098	4.36%	
Hist. Hispanic Ann Growth (1990 to 2010)	301	18.32%	899	7.40%	4,533	6.39%	
Proj. Hispanic Ann Growth (2015 to 2010)	50	2.59%	194	2.58%	1,016	2.51%	
Age Distribution (2010)							
0 to 4 yrs	1,076	6.73%	3,182	6.04%	11,372	5.46%	
5 to 9 yrs	1,109	6.93%	3,302	6.26%	10,839	5.20%	
10 to 14 yrs	1,103	6.89%	3,360	6.37%	11,170	5.36%	
15 to 19 yrs	942	5.89%	2,842	5.39%	16,314	7.83%	
20 to 24 yrs	1,023	6.39%	3,044	5.77%	27,547	13.23%	
25 to 29 yrs	1,247	7.79%	4,188	7.94%	20,103	9.65%	
30 to 34 yrs	867	5.42%	2,876	5.46%	11,107	5.33%	
35 to 39 yrs	1,041	6.50%	3,413	6.47%	12,083	5.80%	
40 to 44 yrs	1,272	7.95%	4,043	7.67%	13,462	6.46%	
45 to 49 yrs	1,322	8.26%	4,447	8.43%	14,043	6.74%	
50 to 54 yrs	1,339	8.37%	4,298	8.15%	13,836	6.64%	
55 to 59 yrs	1,204	7.53%	3,857	7.32%	12,644	6.07%	
60 to 64 yrs	845	5.28%	3,024	5.74%	10,424	5.01%	
65 to 74 yrs	1,072	6.70%	4,056	7.69%	13,028	6.26%	
75 to 84 yrs	413	2.58%	2,016	3.82%	6,824	3.28%	
85 yrs plus	124	0.77%	775	1.47%	3,473	1.67%	
Median Age	36.47	yrs	38.97	yrs	35.64	yrs	
Gender Age Distribution (2010)							
Female Population	8,209	51.32%	27,069	51.34%	105,246	50.53%	
0 to 19 yrs	2,110	25.70%	6,246	23.07%	24,358	23.14%	
20 to 64 yrs	5,262	64.10%	17,072	63.07%	67,818	64.44%	
65 yrs plus	837	10.19%	3,751	13.86%	13,070	12.42%	
Female Median Age	36	yrs	40	yrs	37	yrs	
Male Population	7,788	48.68%	25,655	48.66%	103,025	49.47%	
0 to 19 yrs	2,120	27.22%	6,441	25.11%	25,337	24.59%	
20 to 64 yrs	4,897	62.87%	16,119	62.83%	67,434	65.45%	
65 yrs plus	771	9.90%	3,095	12.06%	10,254	9.95%	
Male Median Age	36.66	yrs	38.41	yrs	34.70	yrs	

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EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
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Ludwig & Seeley, Inc.
Lat/Lon: 42.28973/-83.84724

5910 Jackson Road		3 Miles		5 Miles		10 Miles	
Ann Arbor, MI							
Household Income Distribution (2010)							
\$200,000 or More	587	9.51%	1,520	7.06%	5,010	6.08%	
\$150,000 to \$199,999	732	11.86%	1,852	8.61%	6,139	7.45%	
\$100,000 to \$149,999	1,291	20.93%	4,200	19.52%	13,054	15.84%	
\$75,000 to \$99,999	887	14.38%	3,285	15.27%	11,067	13.43%	
\$50,000 to \$74,999	1,073	17.40%	4,008	18.63%	13,872	16.83%	
\$35,000 to \$49,999	590	9.56%	2,250	10.46%	9,448	11.47%	
\$25,000 to \$34,999	386	6.25%	1,565	7.27%	6,913	8.39%	
\$15,000 to \$24,999	386	6.26%	1,394	6.48%	6,995	8.49%	
\$0 to \$14,999	237	3.84%	1,441	6.70%	9,910	12.03%	
\$35,000+	5,159	83.65%	17,115	79.55%	58,589	71.10%	
\$75,000+	3,496	56.68%	10,857	50.46%	35,268	42.80%	
Housing (2010)							
Total Housing Units	6,766		23,416		89,884		
Housing Units, Occupied	6,167	91.14%	21,515	91.88%	82,406	91.68%	
<i>Housing Units, Owner-Occupied</i>	4,861	78.83%	16,120	74.93%	49,454	60.01%	
<i>Housing Units, Renter-Occupied</i>	1,306	21.17%	5,394	25.07%	32,953	39.99%	
Housing Units, Vacant	599	8.86%	1,902	8.12%	7,478	8.32%	
Median Years in Residence	4 yrs		4 yrs		4 yrs		
Marital Status (2010)							
Never Married	3,234	25.23%	11,981	27.74%	66,191	37.93%	
Now Married	7,662	59.78%	24,414	56.52%	82,706	47.39%	
Separated	310	2.42%	967	2.24%	5,046	2.89%	
Widowed	449	3.50%	1,872	4.33%	7,038	4.03%	
Divorced	1,162	9.07%	3,964	9.18%	13,522	7.75%	
Household Type (2010)							
Population Family	13,635	85.23%	42,595	80.79%	144,283	69.28%	
Population Non-Family	2,342	14.64%	9,900	18.78%	52,045	24.99%	
Population Group Qtrs	21	0.13%	229	0.43%	11,942	5.73%	
Family Households	4,355	70.61%	13,864	64.44%	46,929	56.95%	
<i>Married Couple With Children</i>	1,691	22.07%	5,172	21.19%	17,356	20.99%	
<i>Average Family Household Size</i>	3.1		3.1		3.1		
Non-Family Households	1,812	29.39%	7,651	35.56%	35,478	43.05%	
Household Size (2010)							
1 Person Household	1,392	22.58%	5,990	27.84%	25,980	31.53%	
2 Person Households	2,107	34.17%	7,259	33.74%	26,870	32.61%	
3 Person Households	1,042	16.89%	3,312	15.39%	11,823	14.35%	
4 Person Households	1,078	17.48%	3,342	15.54%	11,343	13.77%	
5 Person Households	396	6.42%	1,159	5.39%	4,262	5.17%	
6+ Person Households	152	2.46%	453	2.11%	2,129	2.58%	
Household Vehicles (2010)							
Total Vehicles Available	12,347		40,247		148,257		
Household: 0 Vehicles Available	85	1.37%	814	3.79%	5,127	6.22%	
Household: 1 Vehicles Available	1,856	30.09%	7,378	34.29%	31,611	38.36%	
Household: 2+ Vehicles Available	4,227	68.54%	13,322	61.92%	45,668	55.42%	
Average Vehicles Per Household	2.0		1.9		1.8		

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Ludwig & Seeley, Inc.
Lat/Lon: 42.28973/-83.84724

5910 Jackson Road						
		3 Miles		5 Miles		10 Miles
Ann Arbor, MI						
Labor Force (2010)						
Est. Labor: Population Age 16+	12,552		42,363		171,364	
Est. Civilian Employed	8,563	68.22%	27,749	65.50%	102,975	60.09%
Est. Civilian Unemployed	452	3.60%	1,721	4.06%	8,693	5.07%
Est. in Armed Forces	6	0.04%	15	0.04%	87	0.05%
Est. not in Labor Force	3,532	28.14%	12,877	30.40%	59,610	34.79%
Occupation (2000)						
Occupation: Population Age 16+	7,489		27,406		106,215	
Mgmt, Business, & Financial Operations	1,452	19.39%	5,004	18.26%	16,573	15.60%
Professional and Related	2,715	36.26%	11,093	40.48%	43,584	41.03%
Service	667	8.91%	2,658	9.70%	12,635	11.90%
Sales and Office	1,697	22.66%	5,646	20.60%	22,314	21.01%
Farming, Fishing, and Forestry	7	0.10%	38	0.14%	339	0.32%
Construct, Extraction, & Maintenance	348	4.65%	1,223	4.46%	4,356	4.10%
Production, Transp. & Material Moving	602	8.04%	1,743	6.36%	6,413	6.04%
<i>Percent White Collar Workers</i>	78.30%		79.34%		77.65%	
<i>Percent Blue Collar Workers</i>	21.70%		20.66%		22.35%	
Consumer Expenditure (2010)						
Total Household Expenditure	\$464 M		\$1.50 B		\$5.19 B	
<i>Total Non-Retail Expenditures</i>	\$269 M	57.94%	\$868 M	57.83%	\$3.00 B	57.72%
<i>Total Retail Expenditures</i>	\$195 M	42.06%	\$633 M	42.17%	\$2.19 B	42.28%
Apparel	\$22.4 M	4.83%	\$72.1 M	4.81%	\$250 M	4.82%
Contributions	\$20.2 M	4.34%	\$62.2 M	4.15%	\$211 M	4.07%
Education	\$13.0 M	2.79%	\$40.2 M	2.68%	\$138 M	2.66%
Entertainment	\$26.4 M	5.68%	\$84.8 M	5.65%	\$292 M	5.62%
Food And Beverages	\$68.1 M	14.67%	\$223 M	14.83%	\$777 M	14.97%
Furnishings And Equipment	\$21.4 M	4.62%	\$68.7 M	4.58%	\$234 M	4.52%
Gifts	\$13.8 M	2.96%	\$43.2 M	2.88%	\$147 M	2.83%
Health Care	\$26.3 M	5.67%	\$87.0 M	5.80%	\$305 M	5.88%
Household Operations	\$18.4 M	3.97%	\$57.9 M	3.86%	\$197 M	3.79%
Miscellaneous Expenses	\$7.40 M	1.59%	\$24.3 M	1.62%	\$84.7 M	1.63%
Personal Care	\$6.63 M	1.43%	\$21.6 M	1.44%	\$74.9 M	1.44%
Personal Insurance	\$5.33 M	1.15%	\$16.7 M	1.11%	\$56.8 M	1.09%
Reading	\$1.53 M	0.33%	\$4.96 M	0.33%	\$17.2 M	0.33%
Shelter	\$90.7 M	19.54%	\$292 M	19.47%	\$1.01 B	19.42%
Tobacco	\$2.50 M	0.54%	\$8.50 M	0.57%	\$30.6 M	0.59%
Transportation	\$90.2 M	19.43%	\$295 M	19.64%	\$1.02 B	19.60%
Utilities	\$30.0 M	6.46%	\$99.0 M	6.60%	\$349 M	6.73%
Educational Attainment (2010)						
Adult Population (25 Years or Older)	10,745		36,993		131,028	
Elementary (0 to 8)	82	0.77%	317	0.86%	1,607	1.23%
Some High School (9 to 11)	371	3.46%	1,088	2.94%	3,971	3.03%
High School Graduate (12)	1,494	13.90%	4,718	12.75%	16,459	12.56%
Some College (13 to 16)	2,029	18.89%	5,581	15.09%	19,574	14.94%
Associate Degree Only	575	5.35%	1,877	5.08%	7,415	5.66%
Bachelor Degree Only	2,957	27.52%	10,394	28.10%	36,207	27.63%
Graduate Degree	3,236	30.12%	13,017	35.19%	45,794	34.95%

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Lat/Lon: 42.28973/-83.84724

5910 Jackson Road			3 Miles		5 Miles		10 Miles	
Ann Arbor, MI								
Units In Structure (2000)								
1 Detached Unit	3,294	62.33%		13,698	66.05%	41,110	50.89%	
1 Attached Unit	248	4.70%		910	4.39%	6,858	8.49%	
2 to 4 Units	150	2.84%		1,604	7.74%	6,467	8.01%	
5 to 9 Units	321	6.07%		1,426	6.88%	9,054	11.21%	
10 to 19 Units	331	6.26%		1,110	5.36%	6,844	8.47%	
20 to 49 Units	39	0.74%		373	1.80%	3,614	4.47%	
50 or more Units	70	1.32%		513	2.47%	4,369	5.41%	
Mobile Home or Trailer	832	15.74%		1,100	5.30%	2,443	3.02%	
Other Structure	-	-		3	0.01%	21	0.03%	
Homes Built By Year								
1999 to 2000	483	9.14%		792	3.82%	2,387	2.95%	
1995 to 1998	1,031	19.52%		2,160	10.42%	7,335	9.08%	
1990 to 1994	693	13.11%		1,384	6.67%	6,315	7.82%	
1980 to 1989	1,406	26.61%		2,560	12.34%	10,605	13.13%	
1970 to 1979	408	7.73%		2,322	11.20%	15,207	18.82%	
1960 to 1969	455	8.60%		3,360	16.21%	14,560	18.02%	
1950 to 1959	359	6.80%		3,509	16.92%	9,110	11.28%	
Built Before 1949	449	8.49%		4,650	22.42%	15,263	18.89%	
Home Values (2000)								
\$1,000,000 or More	4	0.14%		34	0.28%	140	0.38%	
\$500,000 to \$999,999	104	3.64%		252	2.14%	1,343	3.66%	
\$400,000 to \$499,999	179	6.28%		461	3.90%	1,760	4.79%	
\$300,000 to \$399,999	585	20.51%		1,393	11.80%	4,074	11.09%	
\$200,000 to \$299,999	1,041	36.51%		3,464	29.33%	10,476	28.52%	
\$150,000 to \$199,999	523	18.33%		3,597	30.45%	9,712	26.44%	
\$100,000 to \$149,999	338	11.84%		2,177	18.43%	6,915	18.82%	
\$70,000 to \$99,999	46	1.61%		275	2.33%	1,508	4.11%	
\$50,000 to \$69,999	7	0.24%		96	0.82%	518	1.41%	
\$25,000 to \$49,999	12	0.43%		39	0.33%	163	0.44%	
\$0 to \$24,999	14	0.47%		23	0.19%	122	0.33%	
Owner Occupied Median Home Value	\$251,120			\$215,767		\$216,866		
Renter Occupied Median Rent	\$711			\$662		\$685		
Transportation To Work (2000)								
Drive to Work Alone	6,385	85.20%		21,544	78.57%	76,604	72.08%	
Drive to Work in Carpool	618	8.25%		2,253	8.22%	8,730	8.21%	
Travel to Work - Public Transportation	46	0.62%		682	2.49%	4,463	4.20%	
Drive to Work on Motorcycle	-	-		21	0.08%	59	0.06%	
Walk or Bicycle to Work	53	0.71%		1,561	5.69%	11,667	10.98%	
Other Means	34	0.46%		60	0.22%	400	0.38%	
Work at Home	357	4.77%		1,301	4.74%	4,348	4.09%	
Travel Time (2000)								
Travel to Work in 14 Minutes or Less	1,865	26.14%		8,947	34.25%	37,236	36.53%	
Travel to Work in 14 to 29 Minutes	3,585	50.22%		11,037	42.26%	39,500	38.75%	
Travel to Work in 30 to 59 Minutes	1,368	19.17%		4,961	18.99%	20,944	20.55%	
Travel to Work in 60 Minutes or More	320	4.48%		1,176	4.50%	4,243	4.16%	
Average Travel Time to Work	20.5 mins			19.8 mins		19.8 mins		

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