

BOULEVARD PLAZA STADIUM & LIBERTY ANN ARBOR, MICHIGAN

FOR LEASE

SPACE SIZE:
1,750 - 6,500 SQ. FT.

LOT SIZE:
3.5 ACRES

AVAILABLE:
IMMEDIATELY

TRAFFIC COUNTS:
STADIUM SOUTH OF
LIBERTY: 23,310 ADT

STADIUM NORTH OF
LIBERTY: 18,430 ADT



FRONTAGE ON BUSY
STADIUM BOULEVARD

GREAT VISIBILITY WITH EASY ACCESS

LOCATED IN THE MIDDLE OF A
GREAT RETAIL CORRIDOR

JOIN:

ARBOR FARMS
MARKET

BORIS
Hair Care

H&R BLOCK

goldfish swim school

ACE



CONTACT:

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MGOLDMAN@LUDWIGSEELEY.COM

&

LOU FRANGO

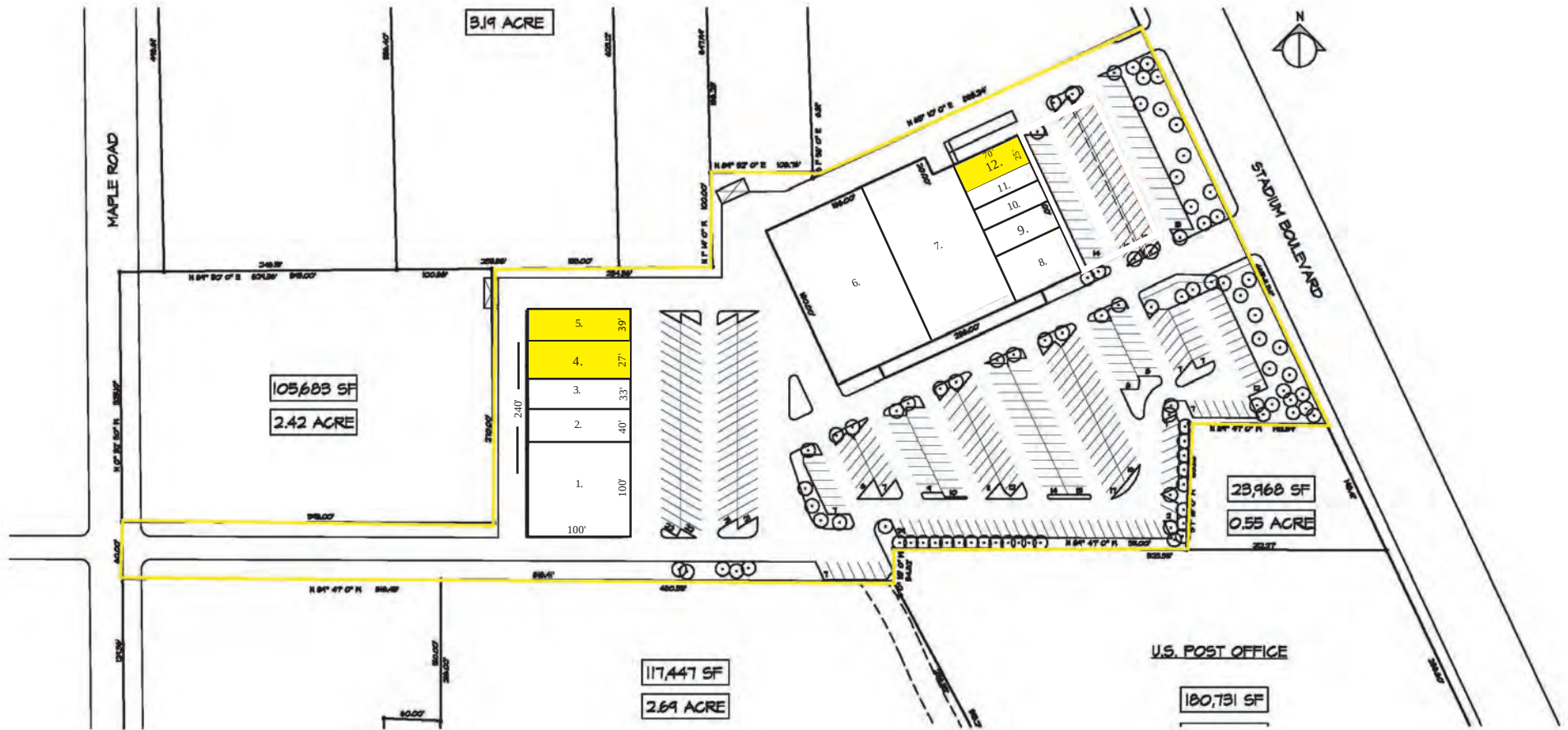
LFRANGO@LUDWIGSEELEY.COM

DEMOGRAPHICS

CATEGORY	1 Mile:	3 Mile:	5 Mile:
POPULATION	12,432	81,173	137,671
AVERAGE INCOME	\$79,925	\$77,163	\$87,452
HOUSEHOLDS	5,603	31,994	54,789

Ludwig & Seeley
REAL ESTATE

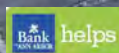
29580 NORTHWESTERN HWY. SUITE 110 SOUTHFIELD MI 48034
PHONE: 248.750.1770 FAX: 248.750.1771



BOULEVARD PLAZA ANN ARBOR, MICHIGAN



18,430 ADT



10,530 ADT



Boulevard Plaza



Fair St

Winewood Ave

Carolina Ave

Burwood Ave

W Liberty St

W Towne St

Liberty Rd

Bens Dr

Russell St

S Maple Rd
11,720 ADT

Bluestem Ln

Commerce Blvd

Pennsylvania Ave

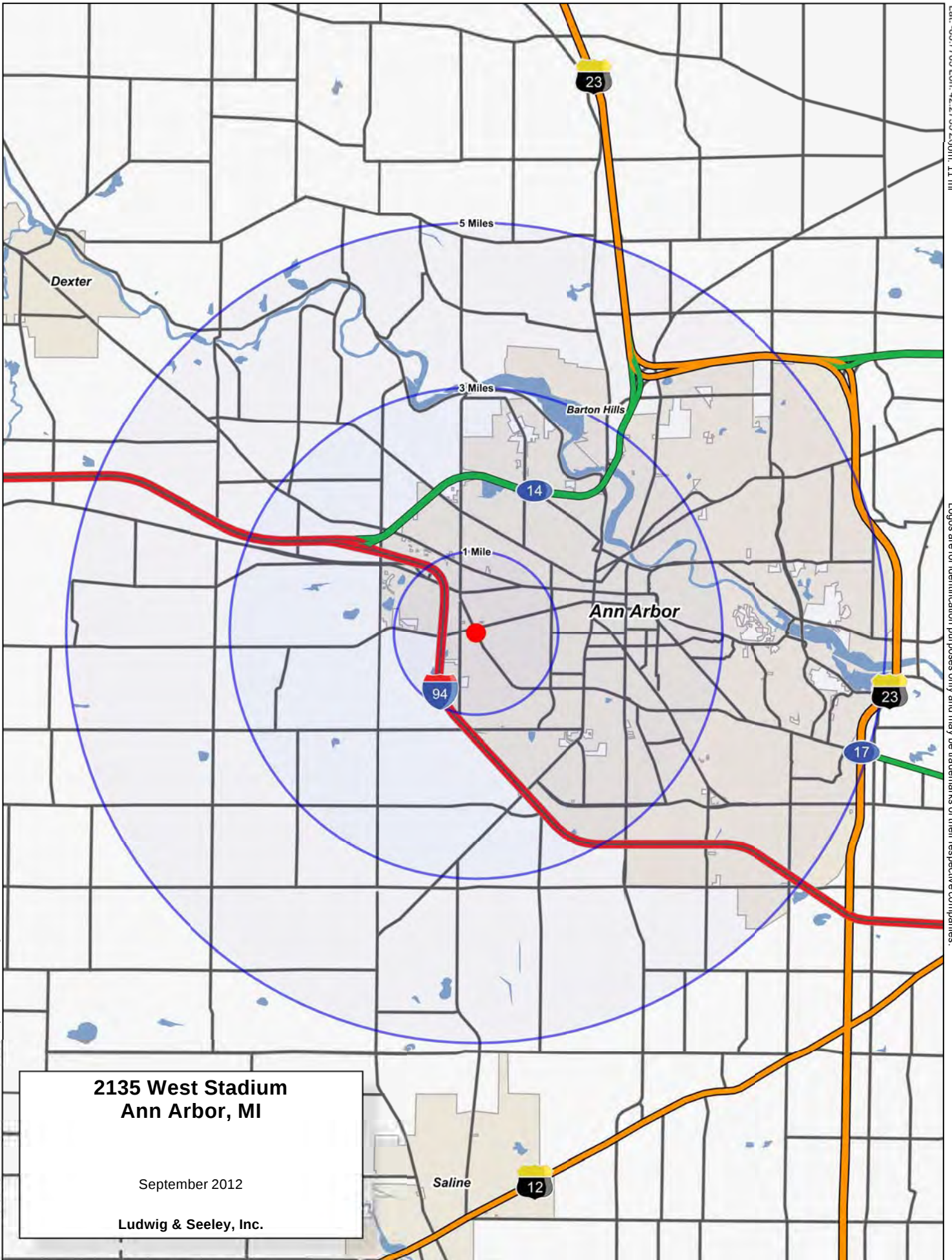
St Charles Dr

Pauline Blvd

Federal Blvd

W Stadium

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**2135 West Stadium
Ann Arbor, MI**

September 2012

Ludwig & Seeley, Inc.

EXPANDED PROFILE

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



Ludwig & Seeley, Inc.
Lat/Lon: 42.27342/-83.77628

2135 West Stadium							
Ann Arbor, MI							
	1 Mile			3 Miles		5 Miles	
Population (2010)							
Estimated Population	12,432			81,173			137,671
Census Population (1990)	12,158			74,665			119,898
Census Population (2000)	12,294			80,918			134,936
Projected Population (2015)	12,559			80,648			136,872
Forecasted Population (2020)	12,701			80,808			138,238
Historical Annual Growth (1990 to 2000)	136	0.11%		6,253	0.84%		15,038
Historical Annual Growth (2000 to 2010)	138	0.11%		255	0.03%		2,735
Projected Annual Growth (2010 to 2015)	128	0.21%		-525	-0.13%		-799
Estimated Population Density	3,960	psm		2,872	psm		1,754
Trade Area Size	3.14	sq mil		28.26	sq mil		78.49
Households (2010)							
Estimated Households	5,603			31,994			54,789
Census Households (1990)	5,284			27,381			45,283
Census Households (2000)	5,676			31,661			53,486
Projected Households (2015)	5,624			32,754			55,493
Forecasted Households (2020)	5,592			33,574			56,803
Households with Children	1,475	26.32%		6,645	20.77%		13,811
Average Household Size	2.20			2.26			2.32
Average Household Income (2010)							
Est. Average Household Income	\$79,925			\$77,163			\$87,452
Proj. Average Household Income (2015)	\$84,784			\$80,026			\$91,283
Average Family Income	\$101,294			\$116,656			\$122,427
Median Household Income (2010)							
Est. Median Household Income	\$65,590			\$60,472			\$67,807
Proj. Median Household Income (2015)	\$68,665			\$61,523			\$69,974
Median Family Income	\$87,999			\$97,590			\$99,803
Per Capita Income (2010)							
Est. Per Capita Income	\$36,257			\$33,422			\$37,072
Proj. Per Capita Income (2015)	\$38,152			\$34,999			\$38,894
Per Capita Income Est. 5 year change	\$1,895	5.23%		\$1,577	4.72%		\$1,822
Other Income (2010)							
Est. Median Disposable Income	\$53,576			\$49,285			\$54,768
Proj. Median Disposable Income (2015)	\$55,724			\$49,946			\$56,211
Disposable Income Est. 5 year change	\$2,148	4.01%		\$661	1.34%		\$1,443
Est. Average Household Net Worth	\$268,881			\$250,379			\$285,037
Daytime Demos (2010)							
Total Number of Businesses	614			6,333			8,936
Total Number of Employees	5,248			87,325			122,552
Company Headqtrs: Businesses	-	0.01%		15	0.23%		22
Company Headqtrs: Employees	5	0.09%		1,487	1.70%		1,797
Unemployment Rate	5.03%			5.51%			5.19%
Employee Population per Business	8.6 to 1			13.8 to 1			13.7 to 1
Residential Population per Business	20.3 to 1			12.8 to 1			15.4 to 1

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2135 West Stadium

Ann Arbor, MI

Race & Ethnicity (2010)

	1 Mile		3 Miles		5 Miles	
White	10,049	80.84%	61,565	75.84%	100,750	73.18%
Black or African American	1,067	8.59%	6,405	7.89%	11,657	8.47%
American Indian & Alaska Native	34	0.28%	233	0.29%	419	0.30%
Asian	622	5.00%	8,585	10.58%	17,334	12.59%
Hawaiian & Pacific Islander	9	0.07%	39	0.05%	64	0.05%
Other Race	189	1.52%	1,271	1.57%	2,073	1.51%
Two or More Races	460	3.70%	3,074	3.79%	5,374	3.90%
Not Hispanic or Latino Population	11,986	96.41%	77,552	95.54%	131,940	95.84%
Hispanic or Latino Population	446	3.59%	3,621	4.46%	5,731	4.16%
Not of Hispanic Origin Population (1990)	11,963	98.40%	72,868	97.59%	116,973	97.56%
Hispanic Origin Population (1990)	195	1.60%	1,797	2.41%	2,925	2.44%
Not Hispanic or Latino Population (2000)	11,929	97.03%	78,191	96.63%	130,683	96.85%
Hispanic or Latino Population (2000)	365	2.97%	2,727	3.37%	4,253	3.15%
Not Hispanic or Latino Population (2015)	12,061	96.03%	76,570	94.94%	130,444	95.30%
Hispanic or Latino Population (2015)	498	3.97%	4,078	5.06%	6,428	4.70%
Hist. Hispanic Ann Growth (1990 to 2010)	251	6.44%	1,824	5.07%	2,806	4.80%
Proj. Hispanic Ann Growth (2015 to 2010)	52	2.34%	456	2.52%	697	2.43%

Age Distribution (2010)

0 to 4 yrs	634	5.10%	3,428	4.22%	7,045	5.12%
5 to 9 yrs	712	5.73%	3,085	3.80%	6,390	4.64%
10 to 14 yrs	678	5.45%	3,160	3.89%	6,469	4.70%
15 to 19 yrs	609	4.89%	8,330	10.26%	11,971	8.70%
20 to 24 yrs	728	5.86%	17,689	21.79%	22,366	16.25%
25 to 29 yrs	1,107	8.90%	8,784	10.82%	14,406	10.46%
30 to 34 yrs	727	5.85%	4,112	5.07%	7,404	5.38%
35 to 39 yrs	788	6.34%	3,899	4.80%	7,438	5.40%
40 to 44 yrs	927	7.45%	4,279	5.27%	8,121	5.90%
45 to 49 yrs	1,065	8.57%	4,559	5.62%	8,633	6.27%
50 to 54 yrs	975	7.84%	4,505	5.55%	8,571	6.23%
55 to 59 yrs	832	6.69%	4,002	4.93%	7,971	5.79%
60 to 64 yrs	736	5.92%	3,312	4.08%	6,499	4.72%
65 to 74 yrs	1,008	8.11%	4,484	5.52%	8,427	6.12%
75 to 84 yrs	631	5.08%	2,436	3.00%	4,186	3.04%
85 yrs plus	275	2.21%	1,109	1.37%	1,774	1.29%
Median Age	40.33 yrs		32.61 yrs		34.33 yrs	

Gender Age Distribution (2010)

Female Population	6,468	52.03%	40,707	50.15%	69,432	50.43%
0 to 19 yrs	1,303	20.15%	8,963	22.02%	15,749	22.68%
20 to 64 yrs	4,086	63.18%	27,251	66.94%	45,773	65.92%
65 yrs plus	1,079	16.68%	4,493	11.04%	7,910	11.39%
Female Median Age	42 yrs		34 yrs		35 yrs	
Male Population	5,964	47.97%	40,467	49.85%	68,239	49.57%
0 to 19 yrs	1,329	22.28%	9,040	22.34%	16,125	23.63%
20 to 64 yrs	3,799	63.69%	27,890	68.92%	45,638	66.88%
65 yrs plus	836	14.02%	3,536	8.74%	6,476	9.49%
Male Median Age	38.92 yrs		31.65 yrs		33.39 yrs	

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EXPANDED PROFILE

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Ludwig & Seeley, Inc.
Lat/Lon: 42.27342/-83.77628

2135 West Stadium						
			1 Mile		3 Miles	
Ann Arbor, MI			5 Miles			
Household Income Distribution (2010)						
\$200,000 or More	168	3.00%	1,476	4.61%	3,632	6.63%
\$150,000 to \$199,999	323	5.77%	2,170	6.78%	4,386	8.00%
\$100,000 to \$149,999	1,033	18.43%	4,603	14.39%	8,193	14.95%
\$75,000 to \$99,999	910	16.24%	3,925	12.27%	6,656	12.15%
\$50,000 to \$74,999	1,080	19.28%	5,109	15.97%	8,575	15.65%
\$35,000 to \$49,999	710	12.68%	3,505	10.95%	6,333	11.56%
\$25,000 to \$34,999	466	8.32%	2,734	8.54%	4,556	8.32%
\$15,000 to \$24,999	409	7.30%	3,078	9.62%	4,905	8.95%
\$0 to \$14,999	503	8.97%	5,395	16.86%	7,553	13.79%
\$35,000+	4,225	75.41%	20,787	64.97%	37,774	68.95%
\$75,000+	2,435	43.45%	12,174	38.05%	22,867	41.74%
Housing (2010)						
Total Housing Units	6,059		34,821		59,570	
Housing Units, Occupied	5,603	92.48%	31,994	91.88%	54,789	91.97%
<i>Housing Units, Owner-Occupied</i>	3,797	67.76%	16,389	51.22%	30,074	54.89%
<i>Housing Units, Renter-Occupied</i>	1,806	32.24%	15,606	48.78%	24,715	45.11%
Housing Units, Vacant	456	7.52%	2,827	8.12%	4,782	8.03%
Median Years in Residence	5 yrs		4 yrs		4 yrs	
Marital Status (2010)						
Never Married	3,327	31.78%	37,106	52.66%	51,205	43.79%
Now Married	5,223	49.89%	24,540	34.83%	49,732	42.53%
Separated	263	2.51%	1,950	2.77%	3,476	2.97%
Widowed	559	5.34%	2,170	3.08%	3,882	3.32%
Divorced	1,097	10.48%	4,696	6.66%	8,636	7.39%
Household Type (2010)						
Population Family	9,192	73.94%	42,417	52.26%	86,480	62.82%
Population Non-Family	3,146	25.30%	29,745	36.64%	40,359	29.32%
Population Group Qtrs	94	0.75%	9,011	11.10%	10,833	7.87%
Family Households	3,113	55.56%	14,246	44.53%	28,583	52.17%
<i>Married Couple With Children</i>	1,028	19.68%	4,962	20.22%	10,324	20.76%
<i>Average Family Household Size</i>	3.0		3.0		3.0	
Non-Family Households	2,490	44.44%	17,748	55.47%	26,205	47.83%
Household Size (2010)						
1 Person Household	1,994	35.59%	11,973	37.42%	18,617	33.98%
2 Person Households	1,887	33.68%	10,132	31.67%	17,843	32.57%
3 Person Households	749	13.36%	4,051	12.66%	7,523	13.73%
4 Person Households	670	11.96%	3,591	11.22%	6,902	12.60%
5 Person Households	216	3.86%	1,346	4.21%	2,499	4.56%
6+ Person Households	87	1.55%	902	2.82%	1,405	2.56%
Household Vehicles (2010)						
Total Vehicles Available	9,605		55,412		94,453	
Household: 0 Vehicles Available	259	4.61%	2,806	8.77%	4,035	7.36%
Household: 1 Vehicles Available	2,370	42.30%	13,421	41.95%	22,649	41.34%
Household: 2+ Vehicles Available	2,975	53.09%	15,768	49.28%	28,104	51.30%
Average Vehicles Per Household	1.7		1.7		1.7	

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EXPANDED PROFILE

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Ludwig & Seeley, Inc.
Lat/Lon: 42.27342/-83.77628

2135 West Stadium

Ann Arbor, MI

Labor Force (2010)

	1 Mile	3 Miles	5 Miles
Est. Labor: Population Age 16+	10,288	69,405	115,021
Est. Civilian Employed	6,741 65.53%	39,545 56.98%	67,645 58.81%
Est. Civilian Unemployed	517 5.03%	3,821 5.51%	5,967 5.19%
Est. in Armed Forces	5 0.04%	21 0.03%	72 0.06%
Est. not in Labor Force	3,025 29.40%	26,018 37.49%	41,338 35.94%

Occupation (2000)

	1 Mile	3 Miles	5 Miles
Occupation: Population Age 16+	7,335	43,761	72,746
Mgmt, Business, & Financial Operations	1,263 17.21%	6,591 15.06%	11,270 15.49%
Professional and Related	3,139 42.79%	19,089 43.62%	33,031 45.41%
Service	699 9.53%	5,736 13.11%	8,497 11.68%
Sales and Office	1,529 20.85%	9,130 20.86%	14,540 19.99%
Farming, Fishing, and Forestry	14 0.19%	150 0.34%	155 0.21%
Construct, Extraction, & Maintenance	271 3.70%	1,229 2.81%	2,043 2.81%
Production, Transp. & Material Moving	420 5.72%	1,836 4.20%	3,210 4.41%
Percent White Collar Workers	80.86%	79.55%	80.89%
Percent Blue Collar Workers	19.14%	20.45%	19.11%

Consumer Expenditure (2010)

	1 Mile	3 Miles	5 Miles
Total Household Expenditure	\$338 M	\$1.86 B	\$3.46 B
Total Non-Retail Expenditures	\$195 M 57.65%	\$1.07 B 57.61%	\$2.00 B 57.70%
Total Retail Expenditures	\$143 M 42.35%	\$789 M 42.39%	\$1.46 B 42.30%
Apparel	\$16.1 M 4.76%	\$89.7 M 4.82%	\$167 M 4.83%
Contributions	\$12.9 M 3.80%	\$73.7 M 3.96%	\$143 M 4.14%
Education	\$8.42 M 2.49%	\$49.2 M 2.64%	\$93.9 M 2.71%
Entertainment	\$19.0 M 5.60%	\$104 M 5.59%	\$195 M 5.62%
Food And Beverages	\$51.1 M 15.11%	\$281 M 15.10%	\$517 M 14.94%
Furnishings And Equipment	\$15.2 M 4.51%	\$83.1 M 4.46%	\$156 M 4.51%
Gifts	\$9.22 M 2.72%	\$51.9 M 2.79%	\$99.2 M 2.87%
Health Care	\$20.4 M 6.02%	\$111 M 5.97%	\$203 M 5.87%
Household Operations	\$12.4 M 3.66%	\$69.0 M 3.71%	\$132 M 3.81%
Miscellaneous Expenses	\$5.63 M 1.66%	\$30.7 M 1.65%	\$56.5 M 1.63%
Personal Care	\$4.91 M 1.45%	\$27.0 M 1.45%	\$50.0 M 1.44%
Personal Insurance	\$3.53 M 1.04%	\$19.9 M 1.07%	\$38.2 M 1.10%
Reading	\$1.12 M 0.33%	\$6.18 M 0.33%	\$11.5 M 0.33%
Shelter	\$65.4 M 19.33%	\$361 M 19.37%	\$673 M 19.44%
Tobacco	\$2.09 M 0.62%	\$11.4 M 0.61%	\$20.3 M 0.59%
Transportation	\$67.8 M 20.03%	\$365 M 19.61%	\$674 M 19.45%
Utilities	\$23.2 M 6.85%	\$128 M 6.86%	\$233 M 6.72%

Educational Attainment (2010)

	1 Mile	3 Miles	5 Miles
Adult Population (25 Years or Older)	9,071	45,481	83,431
Elementary (0 to 8)	81 0.90%	383 0.84%	765 0.92%
Some High School (9 to 11)	210 2.32%	1,130 2.48%	2,044 2.45%
High School Graduate (12)	1,064 11.73%	4,161 9.15%	7,785 9.33%
Some College (13 to 16)	1,174 12.95%	5,651 12.43%	10,439 12.51%
Associate Degree Only	397 4.37%	1,851 4.07%	3,751 4.50%
Bachelor Degree Only	2,672 29.45%	13,805 30.35%	24,060 28.84%
Graduate Degree	3,473 38.29%	18,499 40.67%	34,588 41.46%

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2135 West Stadium

Ann Arbor, MI

Units In Structure (2000)

	1 Mile		3 Miles		5 Miles	
1 Detached Unit	3,321	56.72%	14,932	45.49%	25,625	46.31%
1 Attached Unit	344	5.87%	1,850	5.64%	5,224	9.44%
2 to 4 Units	651	11.12%	3,891	11.86%	5,223	9.44%
5 to 9 Units	688	11.76%	4,582	13.96%	7,238	13.08%
10 to 19 Units	540	9.23%	3,320	10.12%	4,933	8.92%
20 to 49 Units	205	3.50%	1,749	5.33%	2,571	4.65%
50 or more Units	103	1.76%	2,322	7.07%	3,617	6.54%
Mobile Home or Trailer	3	0.04%	176	0.54%	899	1.62%
Other Structure	-	-	-	-	-	-

Homes Built By Year

1999 to 2000	38	0.64%	581	1.77%	1,249	2.26%
1995 to 1998	133	2.27%	2,476	7.54%	4,363	7.89%
1990 to 1994	222	3.78%	1,817	5.53%	3,597	6.50%
1980 to 1989	508	8.68%	3,098	9.44%	6,329	11.44%
1970 to 1979	781	13.34%	4,260	12.98%	9,770	17.66%
1960 to 1969	1,317	22.50%	5,874	17.89%	11,157	20.16%
1950 to 1959	1,476	25.21%	4,978	15.17%	7,158	12.94%
Built Before 1949	1,380	23.57%	9,740	29.67%	11,706	21.16%

Home Values (2000)

\$1,000,000 or More	-	-	14	0.11%	89	0.38%
\$500,000 to \$999,999	7	0.21%	337	2.59%	1,005	4.26%
\$400,000 to \$499,999	18	0.59%	385	2.96%	1,337	5.67%
\$300,000 to \$399,999	116	3.78%	1,232	9.48%	2,790	11.83%
\$200,000 to \$299,999	839	27.48%	3,661	28.18%	6,464	27.40%
\$150,000 to \$199,999	1,212	39.70%	4,280	32.93%	6,115	25.92%
\$100,000 to \$149,999	743	24.33%	2,628	20.22%	4,398	18.64%
\$70,000 to \$99,999	73	2.38%	347	2.67%	921	3.91%
\$50,000 to \$69,999	28	0.92%	83	0.64%	314	1.33%
\$25,000 to \$49,999	18	0.60%	27	0.21%	104	0.44%
\$0 to \$24,999	-	-	-	-	54	0.23%
Owner Occupied Median Home Value	\$178,665		\$209,274		\$223,247	
Renter Occupied Median Rent	\$668		\$729		\$697	

Transportation To Work (2000)

Drive to Work Alone	5,590	76.17%	26,558	60.66%	48,210	66.23%
Drive to Work in Carpool	554	7.54%	3,333	7.61%	5,712	7.85%
Travel to Work - Public Transportation	320	4.36%	2,036	4.65%	4,012	5.51%
Drive to Work on Motorcycle	13	0.18%	44	0.10%	56	0.08%
Walk or Bicycle to Work	471	6.42%	9,609	21.95%	11,177	15.35%
Other Means	1	0.01%	110	0.25%	284	0.39%
Work at Home	391	5.33%	2,090	4.77%	3,344	4.59%

Travel Time (2000)

Travel to Work in 14 Minutes or Less	2,760	39.72%	18,917	45.38%	28,865	41.56%
Travel to Work in 14 to 29 Minutes	2,642	38.02%	14,797	35.49%	26,075	37.54%
Travel to Work in 30 to 59 Minutes	1,256	18.07%	6,474	15.53%	11,905	17.14%
Travel to Work in 60 Minutes or More	291	4.19%	1,502	3.60%	2,607	3.75%
Average Travel Time to Work	18.4 mins		17.3 mins		18.2 mins	

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