

BUECHE PLAZA 218-300 W. MAIN STREET FLUSHING, MICHIGAN

FOR LEASE

100% LEASED

BUILDING SIZE:
67,248 SQ. FT.

ZONING:
COMMERCIAL

TENANTS:
BUECHE FOOD WORLD
JOHNNY'S POUR HOUSE
GREAT CLIPS
H&R BLOCK
JET'S PIZZA
SUBWAY
RITE AID
TROY CLEANERS
METRO PCS



EXCELLENT DOWNTOWN RETAIL LOCATION
ANCHORED BUECHE FOOD MARKET SHOPPING CENTER
VERY BUSY CENTER WITH EASY INGRESS & EGRESS

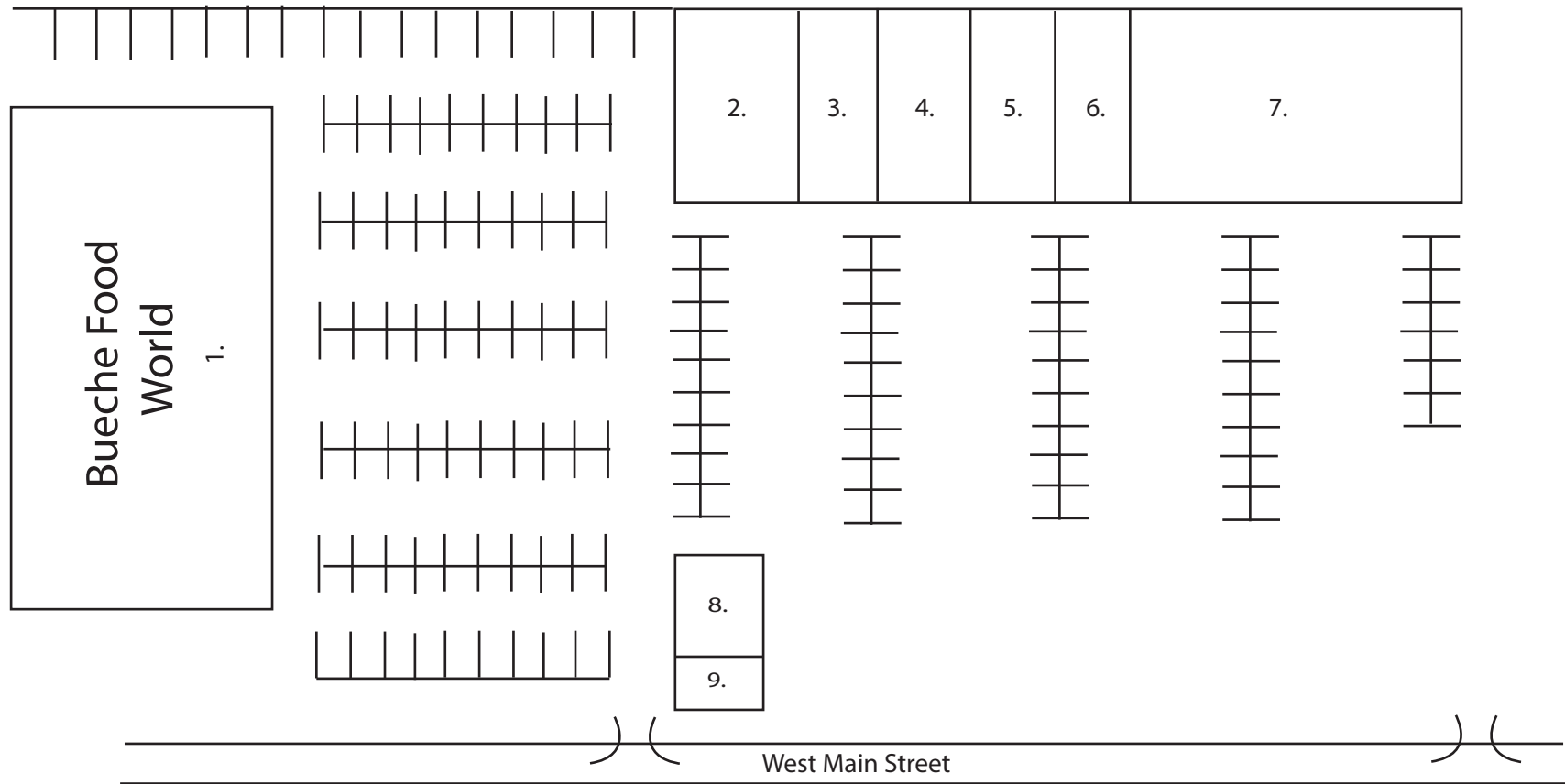
DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	3,477	16,552	31,206
	AVERAGE INCOME	\$70,432	\$72,047	\$70,239
	HOUSEHOLDS	1,499	6,737	12,599



CONTACT:
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Ludwig & Seeley
REAL ESTATE

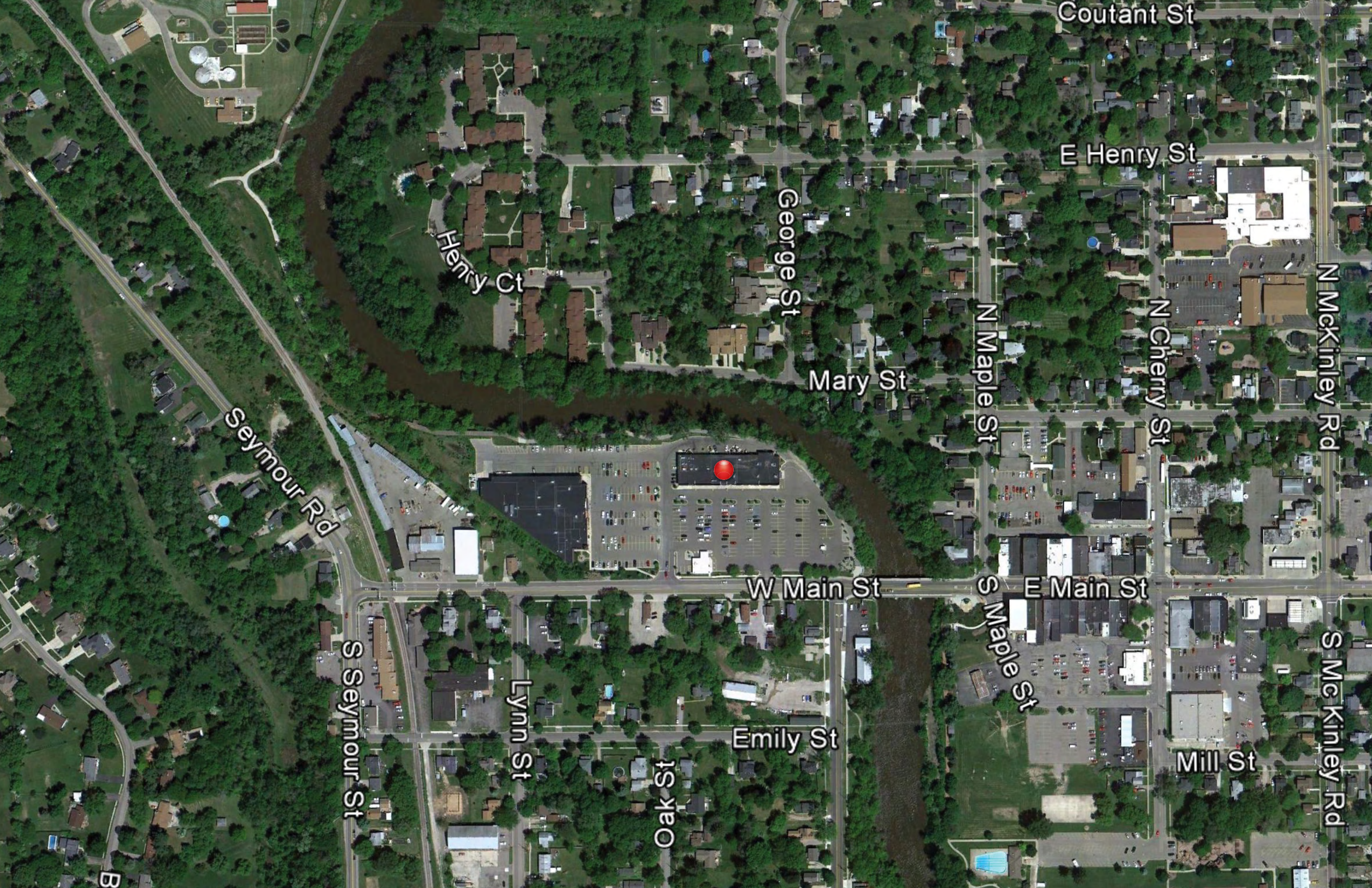
29580 NORTHWESTERN HWY. SUITE 110 SOUTHFIELD MI 48034
PHONE: 248.750.1700 FAX: 248.750.1771
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- | | |
|------------------------|------------------|
| 1. Bueche Food World | 6. Subway |
| 2. Johnny's Pour House | 7. Rite Aid |
| 3. Great Clips | 8. Troy Cleaners |
| 4. H&R Block | 8. Metro PCS |
| 5. Jet's Pizza | |



BUECHE PLAZA
218-300 W. MAIN STREET
FLUSHING, MICHIGAN



Coutant St

E Henry St

Henry Ct

George St

Mary St

N Maple St

N Cherry St

N McKinley Rd

Seymour Rd

W Main St

E Main St

S Seymour St

Lynn St

Oak St

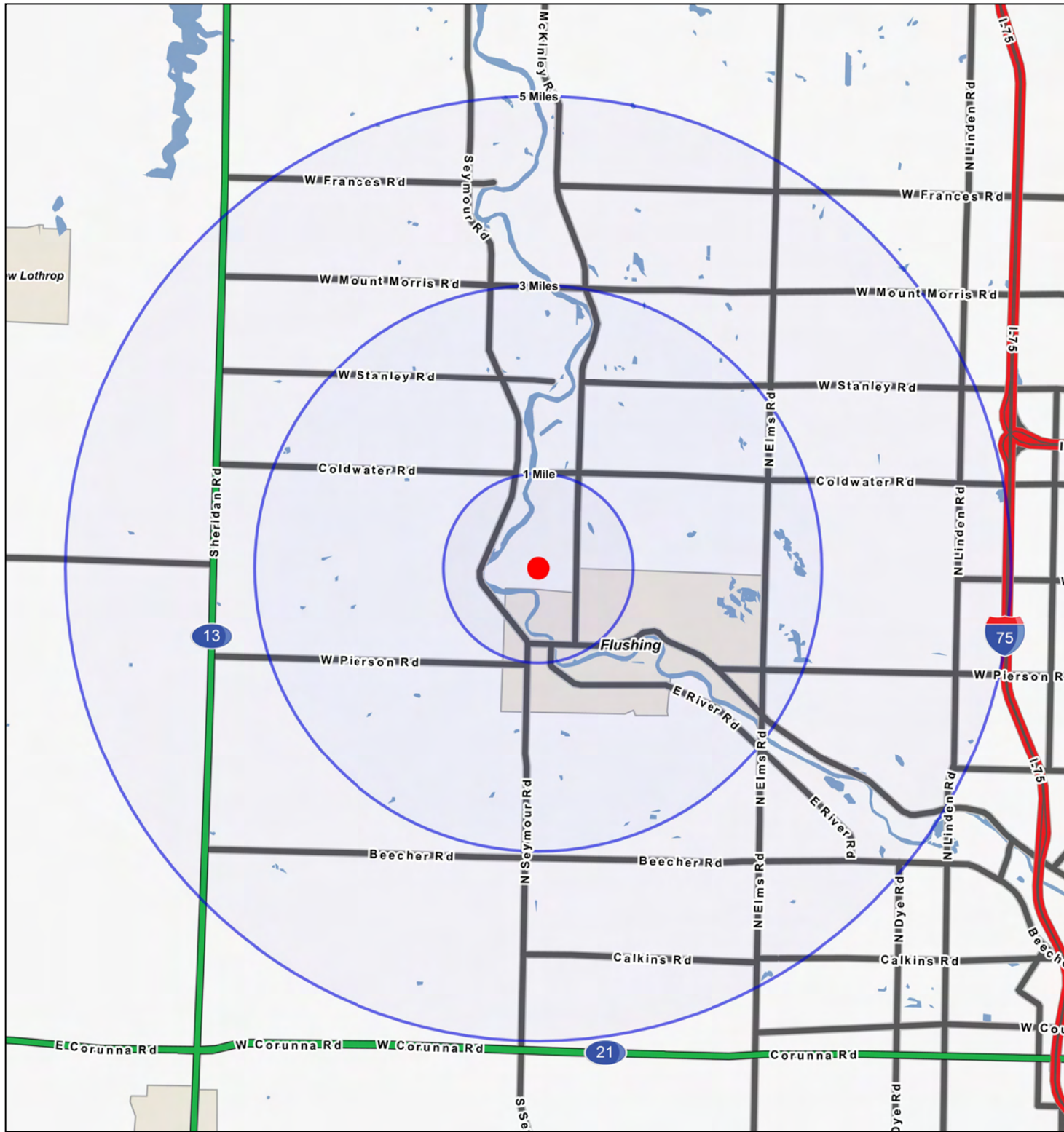
Emily St

S Maple St

Mill St

S McKinley Rd

B



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**218-300 West Main Street
Flushing, MI**

June 2012



EXPANDED PROFILE

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



Ludwig & Seeley
 Lat/Lon: 43.07453/-83.86082

218 W Mail	1 Mile		3 Miles		5 Miles	
Flushing, MI						
Population (2010)						
Estimated Population	3,477		16,552		31,206	
Census Population (1990)	3,786		15,722		28,703	
Census Population (2000)	3,767		16,690		30,779	
Projected Population (2015)	3,207		15,695		29,431	
Forecasted Population (2020)	2,895		15,136		28,669	
Historical Annual Growth (1990 to 2000)	-19	-0.05%	968	0.62%	2,076	0.72%
Historical Annual Growth (2000 to 2010)	-290	-0.77%	-138	-0.08%	426	0.14%
Projected Annual Growth (2010 to 2015)	-270	-1.55%	-857	-1.04%	-1,775	-1.14%
Estimated Population Density	1,108 <i>psm</i>		586 <i>psm</i>		398 <i>psm</i>	
Trade Area Size	3.14 <i>sq mil</i>		28.26 <i>sq mil</i>		78.49 <i>sq mil</i>	
Households (2010)						
Estimated Households	1,499		6,737		12,599	
Census Households (1990)	1,488		5,753		10,461	
Census Households (2000)	1,543		6,454		11,801	
Projected Households (2015)	1,462		6,746		12,567	
Forecasted Households (2020)	1,416		6,904		12,984	
Households with Children	441	29.39%	2,068	30.69%	3,993	31.69%
Average Household Size	2.31		2.42		2.45	
Average Household Income (2010)						
Est. Average Household Income	\$70,432		\$72,047		\$70,239	
Proj. Average Household Income (2015)	\$71,953		\$74,324		\$72,201	
Average Family Income	\$81,378		\$81,862		\$80,050	
Median Household Income (2010)						
Est. Median Household Income	\$63,272		\$65,529		\$62,566	
Proj. Median Household Income (2015)	\$64,833		\$67,421		\$64,233	
Median Family Income	\$75,801		\$75,764		\$73,280	
Per Capita Income (2010)						
Est. Per Capita Income	\$30,441		\$29,992		\$28,865	
Proj. Per Capita Income (2015)	\$32,881		\$32,700		\$31,401	
Per Capita Income Est. 5 year change	\$2,440	8.02%	\$2,708	9.03%	\$2,536	8.79%
Other Income (2010)						
Est. Median Disposable Income	\$52,210		\$53,709		\$51,494	
Proj. Median Disposable Income (2015)	\$53,341		\$55,059		\$52,745	
Disposable Income Est. 5 year change	\$1,131	2.17%	\$1,349	2.51%	\$1,251	2.43%
Est. Average Household Net Worth	\$292,066		\$305,583		\$296,590	
Daytime Demos (2010)						
Total Number of Businesses	144		469		978	
Total Number of Employees	938		3,652		8,250	
Company Headqtrs: Businesses	-	-	-	0.05%	1	0.10%
Company Headqtrs: Employees	-	-	2	0.06%	10	0.12%
Unemployment Rate	5.89%		5.69%		6.58%	
Employee Population per Business	6.5 to 1		7.8 to 1		8.4 to 1	
Residential Population per Business	24.1 to 1		35.3 to 1		31.9 to 1	

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218 W Mail	1 Mile		3 Miles		5 Miles	
Flushing, MI						
Race & Ethnicity (2010)						
White	3,208	92.25%	15,128	91.40%	27,607	88.47%
Black or African American	120	3.46%	671	4.05%	1,881	6.03%
American Indian & Alaska Native	18	0.52%	72	0.44%	141	0.45%
Asian	22	0.64%	120	0.72%	423	1.35%
Hawaiian & Pacific Islander	1	0.03%	11	0.07%	15	0.05%
Other Race	40	1.15%	148	0.89%	271	0.87%
Two or More Races	68	1.96%	402	2.43%	868	2.78%
Not Hispanic or Latino Population	3,416	98.23%	16,223	98.01%	30,595	98.04%
Hispanic or Latino Population	62	1.77%	329	1.99%	611	1.96%
Not of Hispanic Origin Population (1990)	3,751	99.06%	15,552	98.92%	28,353	98.78%
Hispanic Origin Population (1990)	36	0.94%	169	1.08%	350	1.22%
Not Hispanic or Latino Population (2000)	3,710	98.50%	16,407	98.30%	30,255	98.30%
Hispanic or Latino Population (2000)	57	1.50%	283	1.70%	525	1.70%
Not Hispanic or Latino Population (2015)	3,149	98.19%	15,374	97.96%	28,839	97.99%
Hispanic or Latino Population (2015)	58	1.81%	321	2.04%	592	2.01%
Hist. Hispanic Ann Growth (1990 to 2010)	26	3.67%	160	4.71%	261	3.72%
Proj. Hispanic Ann Growth (2015 to 2010)	-4	-1.19%	-8	-0.51%	-19	-0.63%
Age Distribution (2010)						
0 to 4 yrs	165	4.73%	780	4.71%	1,605	5.14%
5 to 9 yrs	187	5.38%	988	5.97%	1,887	6.05%
10 to 14 yrs	224	6.46%	1,105	6.68%	2,121	6.80%
15 to 19 yrs	268	7.71%	1,198	7.24%	2,274	7.29%
20 to 24 yrs	164	4.71%	694	4.19%	1,404	4.50%
25 to 29 yrs	141	4.04%	591	3.57%	1,217	3.90%
30 to 34 yrs	168	4.84%	793	4.79%	1,524	4.88%
35 to 39 yrs	194	5.59%	949	5.73%	1,858	5.95%
40 to 44 yrs	219	6.29%	1,163	7.03%	2,228	7.14%
45 to 49 yrs	274	7.89%	1,347	8.14%	2,490	7.98%
50 to 54 yrs	329	9.47%	1,481	8.94%	2,709	8.68%
55 to 59 yrs	247	7.11%	1,279	7.73%	2,474	7.93%
60 to 64 yrs	217	6.23%	1,122	6.78%	2,099	6.72%
65 to 74 yrs	375	10.80%	1,608	9.72%	2,928	9.38%
75 to 84 yrs	237	6.82%	1,022	6.18%	1,737	5.57%
85 yrs plus	67	1.94%	432	2.61%	652	2.09%
Median Age	44.11 yrs		44.24 yrs		42.91 yrs	
Gender Age Distribution (2010)						
Female Population	1,841	52.96%	8,707	52.61%	16,278	52.16%
0 to 19 yrs	427	23.17%	2,027	23.28%	3,911	24.02%
20 to 64 yrs	1,021	55.42%	4,875	55.99%	9,312	57.21%
65 yrs plus	394	21.40%	1,805	20.73%	3,055	18.77%
Female Median Age	45 yrs		45 yrs		44 yrs	
Male Population	1,636	47.04%	7,845	47.39%	14,928	47.84%
0 to 19 yrs	417	25.52%	2,044	26.05%	3,976	26.63%
20 to 64 yrs	933	57.01%	4,543	57.91%	8,691	58.22%
65 yrs plus	286	17.47%	1,258	16.04%	2,261	15.15%
Male Median Age	42.93 yrs		42.96 yrs		41.91 yrs	

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218 W Mail	1 Mile		3 Miles		5 Miles	
Flushing, MI						
Household Income Distribution (2010)						
\$200,000 or More	25	1.65%	111	1.65%	266	2.11%
\$150,000 to \$199,999	75	5.03%	383	5.68%	691	5.49%
\$100,000 to \$149,999	230	15.35%	1,092	16.22%	1,783	14.15%
\$75,000 to \$99,999	283	18.87%	1,252	18.58%	2,114	16.78%
\$50,000 to \$74,999	319	21.29%	1,390	20.63%	2,593	20.58%
\$35,000 to \$49,999	209	13.96%	887	13.17%	1,883	14.94%
\$25,000 to \$34,999	131	8.76%	643	9.55%	1,291	10.25%
\$15,000 to \$24,999	122	8.17%	501	7.43%	1,042	8.27%
\$0 to \$14,999	104	6.93%	478	7.10%	936	7.43%
\$35,000+	1,142	76.15%	5,115	75.92%	9,330	74.05%
\$75,000+	613	40.90%	2,838	42.13%	4,854	38.53%
Housing (2010)						
Total Housing Units	1,671		7,429		13,953	
Housing Units, Occupied	1,499	89.72%	6,737	90.68%	12,599	90.30%
<i>Housing Units, Owner-Occupied</i>	1,138	75.90%	5,641	83.74%	10,766	85.45%
<i>Housing Units, Renter-Occupied</i>	361	24.10%	1,095	16.26%	1,834	14.55%
Housing Units, Vacant	172	10.28%	693	9.32%	1,354	9.70%
Median Years in Residence	5 yrs		6 yrs		5 yrs	
Marital Status (2010)						
Never Married	724	25.01%	2,803	20.52%	5,559	21.74%
Now Married	1,682	58.09%	8,441	61.78%	15,547	60.81%
Separated	31	1.08%	372	2.73%	672	2.63%
Widowed	175	6.06%	870	6.37%	1,659	6.49%
Divorced	283	9.76%	1,175	8.60%	2,129	8.33%
Household Type (2010)						
Population Family	2,973	85.51%	14,399	86.99%	27,226	87.25%
Population Non-Family	490	14.09%	1,933	11.68%	3,677	11.78%
Population Group Qtrs	14	0.40%	220	1.33%	303	0.97%
Family Households	1,009	67.32%	4,810	71.40%	9,015	71.56%
<i>Married Couple With Children</i>	321	19.10%	1,550	18.36%	2,892	18.60%
<i>Average Family Household Size</i>	2.9		3.0		3.0	
Non-Family Households	490	32.68%	1,927	28.60%	3,584	28.44%
Household Size (2010)						
1 Person Household	446	29.77%	1,748	25.95%	3,200	25.40%
2 Person Households	540	36.01%	2,474	36.72%	4,584	36.38%
3 Person Households	228	15.24%	1,109	16.46%	2,137	16.96%
4 Person Households	184	12.26%	894	13.28%	1,691	13.42%
5 Person Households	72	4.81%	358	5.31%	672	5.34%
6+ Person Households	29	1.92%	154	2.28%	315	2.50%
Household Vehicles (2010)						
Total Vehicles Available	3,014		13,152		24,701	
Household: 0 Vehicles Available	54	3.61%	224	3.32%	405	3.22%
Household: 1 Vehicles Available	458	30.52%	2,048	30.40%	3,841	30.48%
Household: 2+ Vehicles Available	988	65.87%	4,465	66.28%	8,353	66.30%
Average Vehicles Per Household	2.0		2.0		2.0	

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EXPANDED PROFILE

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 Lat/Lon: 43.07453/-83.86082

218 W Mail Flushing, MI	1 Mile		3 Miles		5 Miles	
Labor Force (2010)						
Est. Labor: Population Age 16+	2,838		13,403		25,078	
Est. Civilian Employed	1,520	53.57%	7,070	52.75%	13,193	52.61%
Est. Civilian Unemployed	167	5.89%	763	5.69%	1,650	6.58%
Est. in Armed Forces	-	-	3	0.03%	5	0.02%
Est. not in Labor Force	1,150	40.54%	5,566	41.53%	10,230	40.79%
Occupation (2000)						
Occupation: Population Age 16+	1,844		7,938		14,559	
Mgmt, Business, & Financial Operations	303	16.41%	1,249	15.74%	1,962	13.48%
Professional and Related	477	25.85%	1,869	23.54%	3,257	22.37%
Service	210	11.40%	920	11.59%	1,725	11.85%
Sales and Office	522	28.30%	2,098	26.44%	3,886	26.69%
Farming, Fishing, and Forestry	-	-	-	-	5	0.03%
Construct, Extraction, & Maintenance	119	6.46%	715	9.01%	1,457	10.00%
Production, Transp. & Material Moving	213	11.58%	1,085	13.68%	2,268	15.58%
<i>Percent White Collar Workers</i>		70.57%		65.72%		62.54%
<i>Percent Blue Collar Workers</i>		29.43%		34.28%		37.46%
Consumer Expenditure (2010)						
Total Household Expenditure	\$82.8 M		\$378 M		\$694 M	
<i>Total Non-Retail Expenditures</i>	\$47.7 M	57.65%	\$218 M	57.67%	\$400 M	57.64%
<i>Total Retail Expenditures</i>	\$35.1 M	42.35%	\$160 M	42.33%	\$294 M	42.36%
Apparel	\$3.93 M	4.75%	\$18.0 M	4.76%	\$33.0 M	4.76%
Contributions	\$3.09 M	3.73%	\$14.2 M	3.75%	\$26.2 M	3.78%
Education	\$1.96 M	2.37%	\$9.01 M	2.38%	\$16.4 M	2.37%
Entertainment	\$4.65 M	5.62%	\$21.3 M	5.62%	\$39.0 M	5.62%
Food And Beverages	\$12.6 M	15.19%	\$57.4 M	15.17%	\$105 M	15.19%
Furnishings And Equipment	\$3.72 M	4.50%	\$17.0 M	4.50%	\$31.0 M	4.48%
Gifts	\$2.20 M	2.66%	\$10.1 M	2.67%	\$18.5 M	2.67%
Health Care	\$5.05 M	6.09%	\$23.0 M	6.07%	\$42.3 M	6.09%
Household Operations	\$2.97 M	3.59%	\$13.7 M	3.63%	\$25.1 M	3.62%
Miscellaneous Expenses	\$1.38 M	1.67%	\$6.26 M	1.65%	\$11.5 M	1.66%
Personal Care	\$1.20 M	1.45%	\$5.48 M	1.45%	\$10.0 M	1.45%
Personal Insurance	\$850 K	1.03%	\$3.91 M	1.03%	\$7.18 M	1.04%
Reading	\$273 K	0.33%	\$1.25 M	0.33%	\$2.28 M	0.33%
Shelter	\$16.0 M	19.29%	\$73.1 M	19.31%	\$134 M	19.31%
Tobacco	\$526 K	0.63%	\$2.38 M	0.63%	\$4.41 M	0.64%
Transportation	\$16.8 M	20.23%	\$76.4 M	20.20%	\$140 M	20.15%
Utilities	\$5.70 M	6.88%	\$25.9 M	6.85%	\$47.7 M	6.88%
Educational Attainment (2010)						
Adult Population (25 Years or Older)	2,469		11,787		21,915	
Elementary (0 to 8)	39	1.59%	179	1.52%	378	1.73%
Some High School (9 to 11)	87	3.54%	574	4.87%	1,168	5.33%
High School Graduate (12)	701	28.39%	3,497	29.67%	6,954	31.73%
Some College (13 to 16)	638	25.85%	3,072	26.07%	5,619	25.64%
Associate Degree Only	230	9.31%	1,195	10.14%	2,039	9.30%
Bachelor Degree Only	475	19.25%	2,117	17.96%	3,661	16.70%
Graduate Degree	298	12.06%	1,153	9.78%	2,096	9.56%

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Flushing, MI	1 Mile		3 Miles		5 Miles	
Units In Structure (2000)						
1 Detached Unit	1,225	75.91%	5,537	82.86%	9,759	79.49%
1 Attached Unit	86	5.36%	326	4.88%	814	6.63%
2 to 4 Units	109	6.77%	254	3.81%	399	3.25%
5 to 9 Units	112	6.92%	130	1.95%	249	2.03%
10 to 19 Units	6	0.39%	42	0.63%	137	1.12%
20 to 49 Units	29	1.80%	89	1.33%	122	0.99%
50 or more Units	29	1.79%	181	2.71%	199	1.62%
Mobile Home or Trailer	17	1.07%	122	1.82%	597	4.86%
Other Structure	-	-	-	-	-	-
Homes Built By Year						
1999 to 2000	19	1.18%	189	2.83%	303	2.46%
1995 to 1998	85	5.29%	494	7.39%	954	7.77%
1990 to 1994	42	2.60%	352	5.27%	831	6.77%
1980 to 1989	70	4.32%	641	9.60%	1,370	11.16%
1970 to 1979	467	28.95%	1,735	25.96%	3,101	25.26%
1960 to 1969	323	20.02%	1,209	18.09%	2,230	18.16%
1950 to 1959	275	17.06%	1,011	15.13%	1,729	14.09%
Built Before 1949	332	20.58%	1,052	15.74%	1,759	14.33%
Home Values (2000)						
\$1,000,000 or More	-	-	-	-	1	0.01%
\$500,000 to \$999,999	-	-	8	0.15%	42	0.46%
\$400,000 to \$499,999	-	-	22	0.43%	35	0.39%
\$300,000 to \$399,999	28	2.32%	185	3.63%	269	3.00%
\$200,000 to \$299,999	108	9.09%	511	10.02%	950	10.60%
\$150,000 to \$199,999	266	22.36%	881	17.27%	1,391	15.52%
\$100,000 to \$149,999	597	50.20%	2,467	48.33%	3,925	43.80%
\$70,000 to \$99,999	183	15.35%	885	17.33%	1,884	21.02%
\$50,000 to \$69,999	3	0.26%	86	1.68%	295	3.30%
\$25,000 to \$49,999	5	0.41%	58	1.13%	160	1.78%
\$0 to \$24,999	-	-	1	0.02%	10	0.11%
Owner Occupied Median Home Value	\$135,372		\$132,799		\$132,019	
Renter Occupied Median Rent	\$425		\$351		\$417	
Transportation To Work (2000)						
Drive to Work Alone	1,656	89.82%	7,058	88.92%	12,836	88.17%
Drive to Work in Carpool	114	6.18%	526	6.63%	1,073	7.37%
Travel to Work - Public Transportation	2	0.12%	5	0.07%	16	0.11%
Drive to Work on Motorcycle	-	-	-	-	-	-
Walk or Bicycle to Work	34	1.84%	91	1.15%	128	0.88%
Other Means	2	0.11%	35	0.44%	69	0.48%
Work at Home	36	1.94%	222	2.79%	435	2.99%
Travel Time (2000)						
Travel to Work in 14 Minutes or Less	446	24.69%	1,916	24.83%	3,674	26.01%
Travel to Work in 14 to 29 Minutes	826	45.68%	3,527	45.71%	6,323	44.77%
Travel to Work in 30 to 59 Minutes	358	19.82%	1,601	20.75%	2,987	21.15%
Travel to Work in 60 Minutes or More	178	9.82%	672	8.71%	1,140	8.07%
Average Travel Time to Work	25.0 mins		25.1 mins		24.0 mins	

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