

Cadillac Square Plaza NWC of S. Mitchell & South Street Cadillac, Michigan

For Lease

Building Size:
68,235 Square Feet

Space Size:
5,000 & 12,770 Square Feet

Available:
Immediately

Zoning:
B - 3 General Business

Traffic Counts:
S. Mitchell Street, In Front of
Site: 13,000
South Mitchell Street, Just North
of Site: 13,500



Contact:
Kent Butler
kbutler@ludwigseeley.com



Great Corner Location

Large Amount of Households

**Join: China One, Glen's Market &
Charter Communications**

Demographics

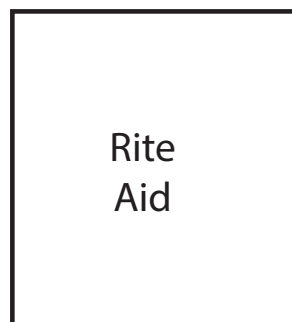
Category	1 Mile:	3 Mile:	5 Mile:
Population	3,819	11,355	15,688
Average Income	\$52,623	\$50,547	\$52,614
Households	1,567	4,686	6,413

Ludwig & Seeley
REAL ESTATE

29580 Northwestern Hwy. Suite 110 Southfield MI 48034

Phone: 248.750.1700 Fax: 248.750.1771

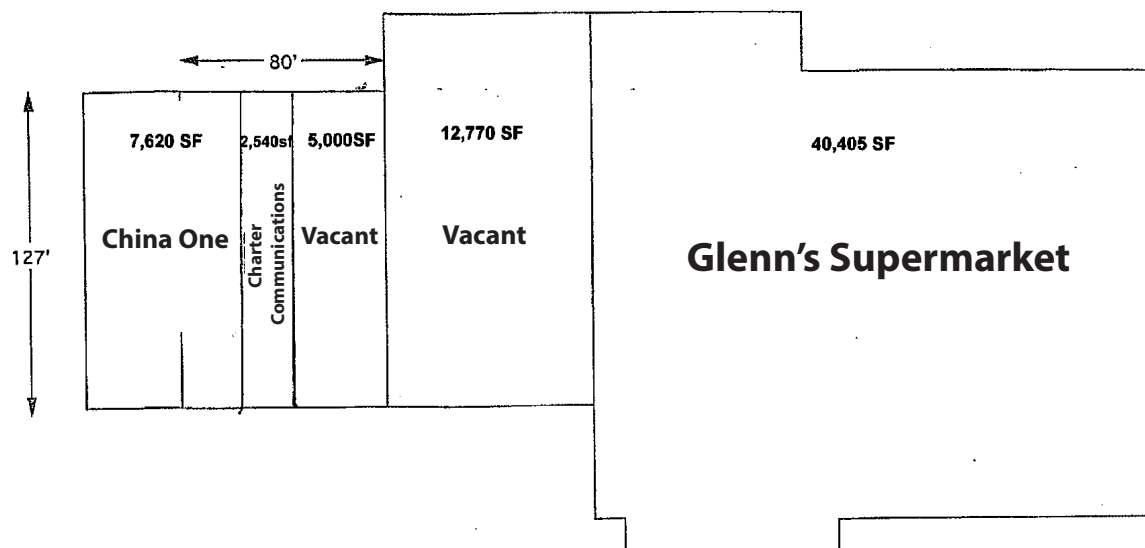
www.ludwigseeley.com



Rite
Aid

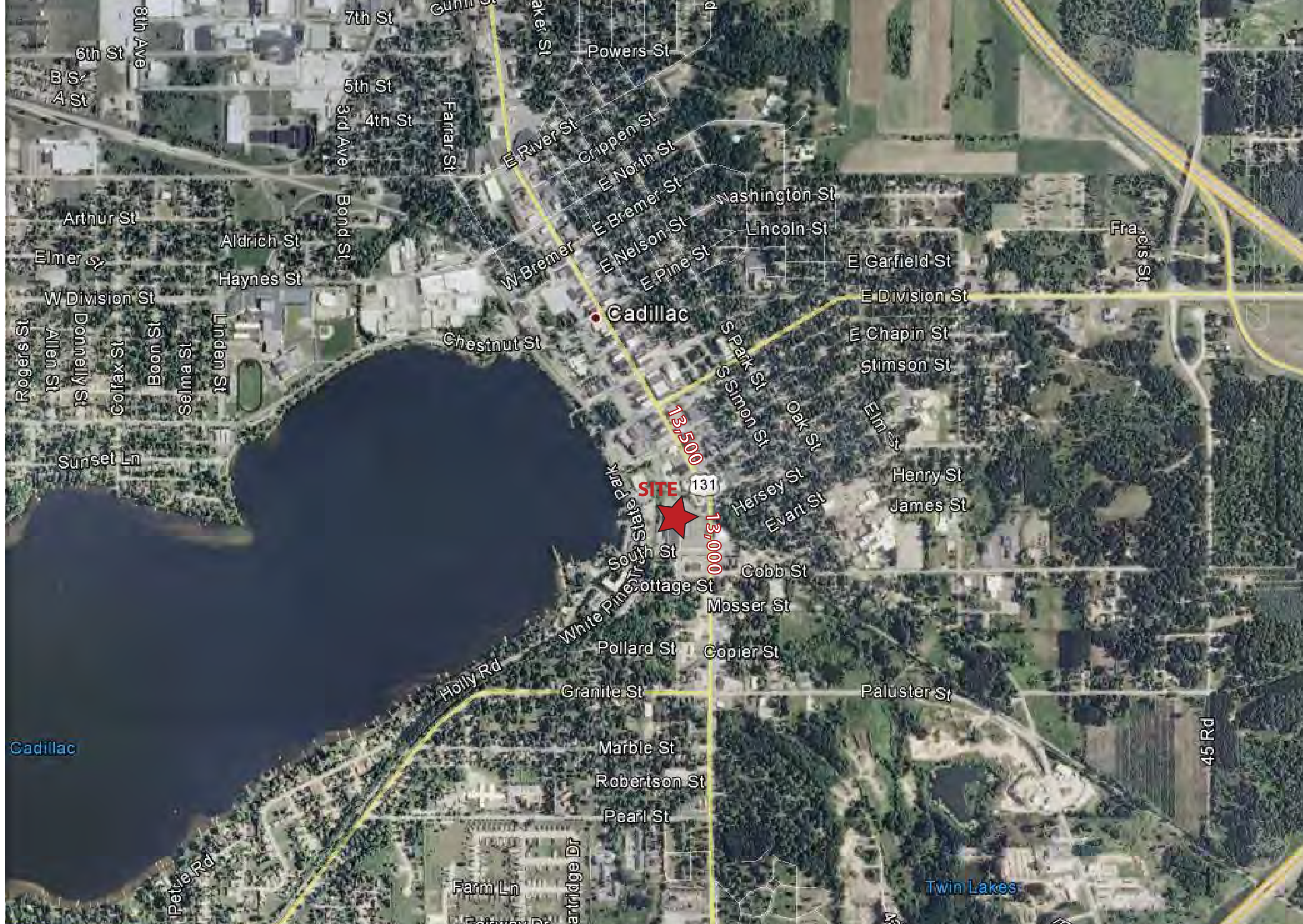
* Rite Aid not Part
of Shopping Center

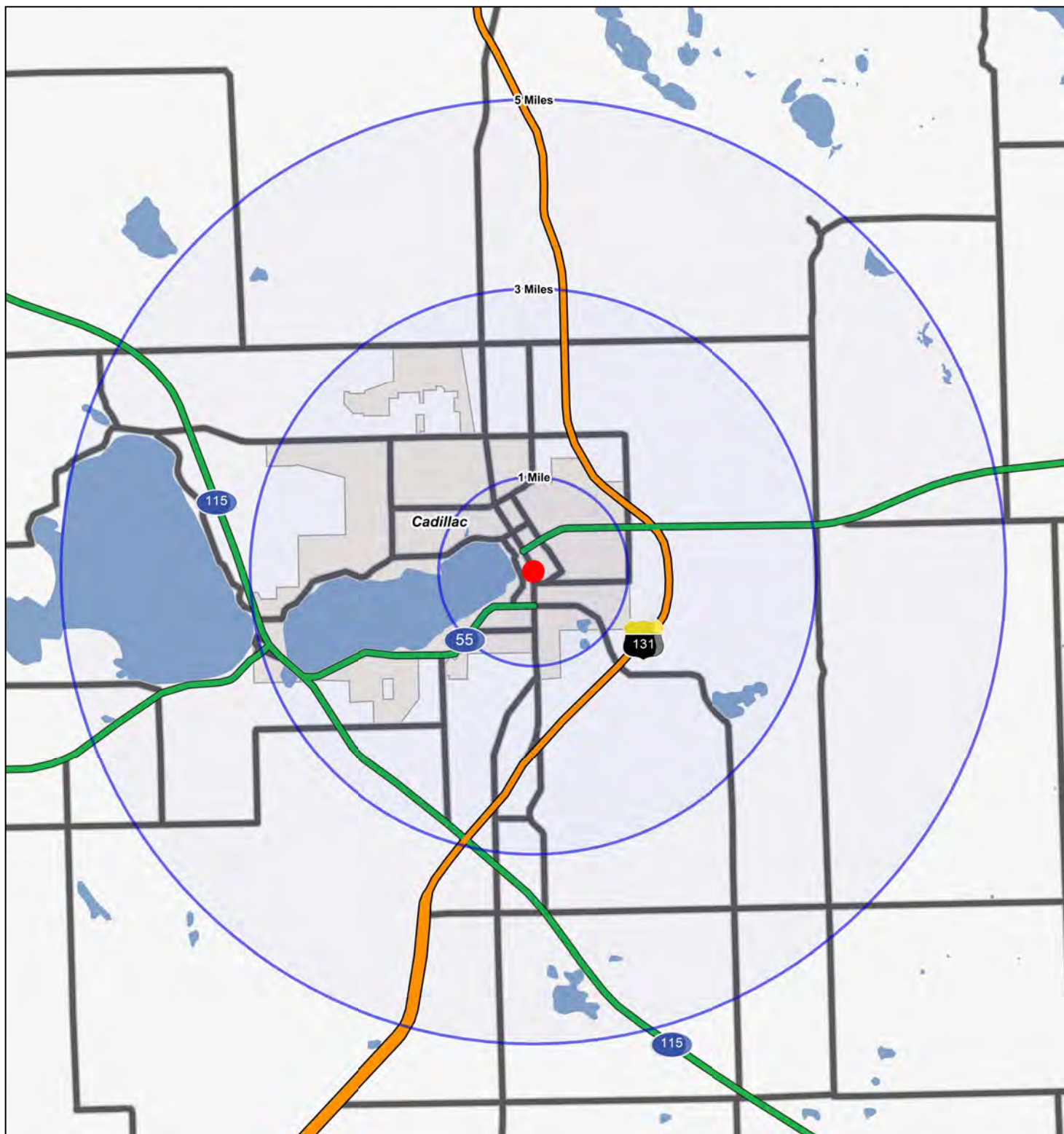
South Street



South Mitchell Street

Cadillac Center
Cadillac, Michigan





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**602 S Mitchell Street
Cadillac, MI**

November 2012

EXPANDED PROFILE

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



Ludwig & Seeley, Inc.
Lat/Lon: 44.2462/-85.39668

602 South Mitchell Street Cadillac, MI	1 Mile	3 Miles	5 Miles
Population (2010)			
Estimated Population	3,819	11,355	15,688
Census Population (1990)	4,061	11,277	14,717
Census Population (2000)	3,960	11,447	15,611
Projected Population (2015)	3,719	11,096	15,382
Forecasted Population (2020)	3,583	10,896	15,249
Historical Annual Growth (1990 to 2000)	-101 -0.25%	171 0.15%	893 0.61%
Historical Annual Growth (2000 to 2010)	-141 -0.36%	-93 -0.08%	78 0.05%
Projected Annual Growth (2010 to 2015)	-100 -0.52%	-259 -0.46%	-306 -0.39%
Estimated Population Density	1,217 <i>psm</i>	402 <i>psm</i>	200 <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	1,567	4,686	6,413
Census Households (1990)	1,587	4,359	5,610
Census Households (2000)	1,579	4,565	6,163
Projected Households (2015)	1,556	4,668	6,410
Forecasted Households (2020)	1,542	4,721	6,541
Households with Children	524 33.46%	1,539 32.85%	2,152 33.56%
Average Household Size	2.40	2.37	2.40
Average Household Income (2010)			
Est. Average Household Income	\$52,623	\$50,547	\$52,614
Proj. Average Household Income (2015)	\$56,176	\$53,393	\$55,369
Average Family Income	\$65,614	\$62,866	\$64,534
Median Household Income (2010)			
Est. Median Household Income	\$38,312	\$39,841	\$42,447
Proj. Median Household Income (2015)	\$40,391	\$42,021	\$44,651
Median Family Income	\$47,934	\$53,009	\$54,826
Per Capita Income (2010)			
Est. Per Capita Income	\$22,154	\$21,265	\$21,870
Proj. Per Capita Income (2015)	\$24,126	\$22,909	\$23,468
Per Capita Income Est. 5 year change	\$1,973 8.90%	\$1,643 7.73%	\$1,599 7.31%
Other Income (2010)			
Est. Median Disposable Income	\$33,390	\$34,691	\$36,683
Proj. Median Disposable Income (2015)	\$34,814	\$36,211	\$38,310
Disposable Income Est. 5 year change	\$1,424 4.26%	\$1,520 4.38%	\$1,627 4.44%
Est. Average Household Net Worth	\$215,075	\$198,054	\$201,102
Daytime Demos (2010)			
Total Number of Businesses	300	710	997
Total Number of Employees	3,544	10,863	14,188
Company Headqtrs: Businesses	- 0.04%	1 0.14%	1 0.10%
Company Headqtrs: Employees	31 0.87%	230 2.12%	230 1.62%
Unemployment Rate	9.35%	11.77%	11.74%
Employee Population per Business	11.8 to 1	15.3 to 1	14.2 to 1
Residential Population per Business	12.7 to 1	16.0 to 1	15.7 to 1

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602 South Mitchell Street

Cadillac, MI

1 Mile		3 Miles		5 Miles		
Cadillac, MI						
Race & Ethnicity (2010)						
White	3,551	92.97%	10,697	94.21%	14,851	94.66%
Black or African American	35	0.93%	127	1.11%	171	1.09%
American Indian & Alaska Native	34	0.89%	104	0.92%	130	0.83%
Asian	59	1.55%	109	0.96%	133	0.85%
Hawaiian & Pacific Islander	-	0.01%	2	0.01%	3	0.02%
Other Race	28	0.73%	52	0.46%	63	0.40%
Two or More Races	112	2.92%	265	2.33%	338	2.16%
Not Hispanic or Latino Population	3,749	98.16%	11,186	98.52%	15,477	98.65%
Hispanic or Latino Population	70	1.84%	169	1.48%	212	1.35%
Not of Hispanic Origin Population (1990)	4,025	99.10%	11,206	99.37%	14,631	99.42%
Hispanic Origin Population (1990)	37	0.90%	71	0.63%	86	0.58%
Not Hispanic or Latino Population (2000)	3,909	98.71%	11,326	98.94%	15,460	99.04%
Hispanic or Latino Population (2000)	51	1.29%	121	1.06%	150	0.96%
Not Hispanic or Latino Population (2015)	3,655	98.29%	10,939	98.58%	15,183	98.70%
Hispanic or Latino Population (2015)	64	1.71%	157	1.42%	199	1.30%
Hist. Hispanic Ann Growth (1990 to 2010)	34	4.61%	98	6.90%	126	7.30%
Proj. Hispanic Ann Growth (2015 to 2010)	-6	-1.85%	-12	-1.36%	-12	-1.16%
Age Distribution (2010)						
0 to 4 yrs	248	6.48%	726	6.39%	1,005	6.41%
5 to 9 yrs	243	6.37%	688	6.05%	956	6.09%
10 to 14 yrs	251	6.57%	693	6.10%	948	6.04%
15 to 19 yrs	244	6.39%	705	6.21%	993	6.33%
20 to 24 yrs	334	8.74%	802	7.06%	1,027	6.55%
25 to 29 yrs	327	8.56%	801	7.05%	1,031	6.57%
30 to 34 yrs	242	6.34%	659	5.80%	885	5.64%
35 to 39 yrs	197	5.16%	591	5.20%	836	5.33%
40 to 44 yrs	231	6.06%	639	5.63%	897	5.72%
45 to 49 yrs	247	6.48%	759	6.69%	1,113	7.09%
50 to 54 yrs	222	5.81%	753	6.63%	1,138	7.26%
55 to 59 yrs	225	5.88%	718	6.32%	1,033	6.59%
60 to 64 yrs	172	4.51%	601	5.29%	874	5.57%
65 to 74 yrs	318	8.32%	1,080	9.51%	1,483	9.45%
75 to 84 yrs	212	5.56%	759	6.68%	981	6.25%
85 yrs plus	106	2.77%	382	3.37%	487	3.11%
Median Age	35.08 yrs		39.19 yrs		39.78 yrs	
Gender Age Distribution (2010)						
Female Population	1,951	51.08%	5,868	51.68%	8,086	51.54%
0 to 19 yrs	458	23.48%	1,341	22.85%	1,892	23.39%
20 to 64 yrs	1,095	56.14%	3,163	53.90%	4,420	54.66%
65 yrs plus	397	20.37%	1,365	23.25%	1,775	21.95%
Female Median Age	40 yrs		43 yrs		43 yrs	
Male Population	1,868	48.92%	5,487	48.32%	7,602	48.46%
0 to 19 yrs	527	28.23%	1,471	26.81%	2,010	26.44%
20 to 64 yrs	1,102	59.01%	3,160	57.59%	4,415	58.08%
65 yrs plus	239	12.77%	856	15.60%	1,177	15.48%
Male Median Age	31.77 yrs		36.07 yrs		37.37 yrs	

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EXPANDED PROFILE

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602 South Mitchell Street		1 Mile		3 Miles		5 Miles	
Cadillac, MI							
Household Income Distribution (2010)							
\$200,000 or More	40	2.54%	83	1.77%	109	1.70%	
\$150,000 to \$199,999	57	3.62%	106	2.26%	124	1.94%	
\$100,000 to \$149,999	77	4.90%	224	4.78%	338	5.26%	
\$75,000 to \$99,999	132	8.41%	510	10.89%	795	12.40%	
\$50,000 to \$74,999	274	17.48%	864	18.44%	1,260	19.65%	
\$35,000 to \$49,999	291	18.56%	861	18.38%	1,164	18.15%	
\$25,000 to \$34,999	170	10.82%	502	10.71%	688	10.73%	
\$15,000 to \$24,999	199	12.71%	603	12.87%	771	12.02%	
\$0 to \$14,999	328	20.96%	932	19.90%	1,164	18.15%	
\$35,000+	870	55.51%	2,648	56.52%	3,790	59.10%	
\$75,000+	305	19.47%	923	19.70%	1,366	21.30%	
Housing (2010)							
Total Housing Units	1,750		5,270		7,353		
Housing Units, Occupied	1,567	89.54%	4,686	88.92%	6,413	87.21%	
<i>Housing Units, Owner-Occupied</i>	954	60.89%	3,231	68.95%	4,643	72.40%	
<i>Housing Units, Renter-Occupied</i>	613	39.11%	1,455	31.05%	1,770	27.60%	
Housing Units, Vacant	183	10.46%	584	11.08%	940	12.79%	
Median Years in Residence	4 yrs		4 yrs		4 yrs		
Marital Status (2010)							
Never Married	801	26.06%	2,191	23.70%	2,964	23.20%	
Now Married	1,479	48.13%	4,742	51.29%	6,878	53.84%	
Separated	99	3.21%	260	2.81%	343	2.69%	
Widowed	235	7.63%	768	8.30%	955	7.48%	
Divorced	460	14.97%	1,284	13.89%	1,635	12.80%	
Household Type (2010)							
Population Family	2,989	78.27%	9,003	79.29%	12,714	81.04%	
Population Non-Family	766	20.06%	2,088	18.39%	2,655	16.92%	
Population Group Qtrs	64	1.66%	264	2.33%	320	2.04%	
Family Households	941	60.07%	2,929	62.52%	4,161	64.89%	
<i>Married Couple With Children</i>	364	24.59%	1,037	21.87%	1,478	21.48%	
<i>Average Family Household Size</i>	3.2		3.1		3.1		
Non-Family Households	626	39.93%	1,756	37.48%	2,252	35.11%	
Household Size (2010)							
1 Person Household	524	33.41%	1,483	31.65%	1,904	29.69%	
2 Person Households	476	30.37%	1,552	33.11%	2,194	34.22%	
3 Person Households	233	14.89%	712	15.19%	998	15.56%	
4 Person Households	184	11.77%	539	11.50%	770	12.01%	
5 Person Households	95	6.04%	266	5.67%	373	5.82%	
6+ Person Households	55	3.53%	135	2.88%	174	2.71%	
Household Vehicles (2010)							
Total Vehicles Available	2,506		7,629		10,820		
Household: 0 Vehicles Available	114	7.26%	320	6.82%	395	6.16%	
Household: 1 Vehicles Available	705	45.02%	2,064	44.04%	2,682	41.82%	
Household: 2+ Vehicles Available	748	47.72%	2,303	49.14%	3,336	52.03%	
Average Vehicles Per Household	1.6		1.6		1.7		

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602 South Mitchell Street						
Cadillac, MI						
	1 Mile		3 Miles		5 Miles	
Labor Force (2010)						
Est. Labor: Population Age 16+	3,029		9,115		12,591	
Est. Civilian Employed	1,665	54.97%	4,584	50.29%	6,414	50.94%
Est. Civilian Unemployed	283	9.35%	1,073	11.77%	1,478	11.74%
Est. in Armed Forces	1	0.03%	1	0.02%	2	0.02%
Est. not in Labor Force	1,080	35.65%	3,457	37.93%	4,697	37.30%
Occupation (2000)						
Occupation: Population Age 16+	1,924		5,246		7,225	
Mgmt, Business, & Financial Operations	176	9.18%	480	9.15%	720	9.97%
Professional and Related	372	19.33%	885	16.86%	1,244	17.22%
Service	377	19.60%	899	17.14%	1,148	15.89%
Sales and Office	437	22.71%	1,226	23.36%	1,725	23.88%
Farming, Fishing, and Forestry	3	0.15%	16	0.30%	30	0.42%
Construct, Extraction, & Maintenance	115	5.99%	319	6.08%	472	6.54%
Production, Transp. & Material Moving	443	23.04%	1,422	27.11%	1,884	26.08%
<i>Percent White Collar Workers</i>	51.22%		49.38%		51.07%	
<i>Percent Blue Collar Workers</i>	48.78%		50.62%		48.93%	
Consumer Expenditure (2010)						
Total Household Expenditure	\$70.8 M		\$206 M		\$290 M	
<i>Total Non-Retail Expenditures</i>	\$40.5 M	57.27%	\$118 M	57.26%	\$166 M	57.33%
<i>Total Retail Expenditures</i>	\$30.2 M	42.73%	\$88.1 M	42.74%	\$124 M	42.67%
Apparel	\$3.40 M	4.81%	\$9.85 M	4.78%	\$13.8 M	4.77%
Contributions	\$2.59 M	3.66%	\$7.33 M	3.55%	\$10.2 M	3.53%
Education	\$1.65 M	2.34%	\$4.64 M	2.25%	\$6.44 M	2.22%
Entertainment	\$3.91 M	5.52%	\$11.4 M	5.52%	\$16.0 M	5.53%
Food And Beverages	\$11.0 M	15.58%	\$32.2 M	15.64%	\$45.3 M	15.62%
Furnishings And Equipment	\$3.01 M	4.25%	\$8.78 M	4.26%	\$12.4 M	4.29%
Gifts	\$1.82 M	2.58%	\$5.20 M	2.52%	\$7.28 M	2.51%
Health Care	\$4.49 M	6.35%	\$13.2 M	6.41%	\$18.5 M	6.40%
Household Operations	\$2.45 M	3.47%	\$7.04 M	3.41%	\$9.90 M	3.41%
Miscellaneous Expenses	\$1.20 M	1.69%	\$3.50 M	1.70%	\$4.92 M	1.70%
Personal Care	\$1.03 M	1.46%	\$3.01 M	1.46%	\$4.23 M	1.46%
Personal Insurance	\$705 K	1.00%	\$2.01 M	0.98%	\$2.83 M	0.98%
Reading	\$232 K	0.33%	\$676 K	0.33%	\$950 K	0.33%
Shelter	\$13.6 M	19.22%	\$39.5 M	19.17%	\$55.5 M	19.15%
Tobacco	\$500 K	0.71%	\$1.48 M	0.72%	\$2.07 M	0.71%
Transportation	\$14.0 M	19.81%	\$41.3 M	20.02%	\$58.3 M	20.13%
Utilities	\$5.13 M	7.25%	\$15.0 M	7.28%	\$21.0 M	7.25%
Educational Attainment (2010)						
Adult Population (25 Years or Older)	2,500		7,742		10,759	
Elementary (0 to 8)	53	2.12%	198	2.55%	275	2.56%
Some High School (9 to 11)	153	6.12%	637	8.23%	848	7.88%
High School Graduate (12)	794	31.75%	2,915	37.65%	4,116	38.25%
Some College (13 to 16)	711	28.46%	1,938	25.03%	2,656	24.68%
Associate Degree Only	250	10.00%	600	7.75%	826	7.68%
Bachelor Degree Only	382	15.27%	1,026	13.25%	1,420	13.20%
Graduate Degree	157	6.28%	429	5.54%	618	5.75%

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602 South Mitchell Street						
Cadillac, MI						
	1 Mile		3 Miles		5 Miles	
Units In Structure (2000)						
1 Detached Unit	1,243	73.10%	3,548	71.60%	4,980	72.90%
1 Attached Unit	11	0.68%	50	1.01%	61	0.89%
2 to 4 Units	210	12.32%	457	9.23%	492	7.21%
5 to 9 Units	73	4.29%	135	2.73%	195	2.86%
10 to 19 Units	15	0.88%	58	1.18%	75	1.10%
20 to 49 Units	1	0.06%	17	0.35%	28	0.41%
50 or more Units	90	5.29%	205	4.14%	217	3.18%
Mobile Home or Trailer	58	3.39%	483	9.74%	776	11.36%
Other Structure	-	-	1	0.03%	6	0.09%
Homes Built By Year						
1999 to 2000	6	0.37%	84	1.69%	158	2.31%
1995 to 1998	52	3.07%	317	6.39%	536	7.84%
1990 to 1994	19	1.10%	229	4.61%	449	6.57%
1980 to 1989	67	3.94%	481	9.70%	738	10.81%
1970 to 1979	126	7.39%	677	13.67%	1,158	16.95%
1960 to 1969	190	11.17%	540	10.89%	701	10.27%
1950 to 1959	200	11.74%	533	10.75%	687	10.06%
Built Before 1949	1,041	61.21%	2,096	42.29%	2,404	35.20%
Home Values (2000)						
\$1,000,000 or More	-	-	-	-	-	-
\$500,000 to \$999,999	1	0.18%	9	0.38%	17	0.51%
\$400,000 to \$499,999	-	-	-	-	1	0.02%
\$300,000 to \$399,999	12	1.41%	37	1.49%	51	1.56%
\$200,000 to \$299,999	28	3.33%	88	3.57%	158	4.77%
\$150,000 to \$199,999	25	2.97%	124	5.03%	235	7.10%
\$100,000 to \$149,999	123	14.60%	429	17.39%	607	18.34%
\$70,000 to \$99,999	250	29.59%	741	30.04%	994	30.02%
\$50,000 to \$69,999	207	24.53%	526	21.33%	644	19.45%
\$25,000 to \$49,999	164	19.39%	412	16.71%	486	14.68%
\$0 to \$24,999	34	4.00%	100	4.05%	117	3.55%
Owner Occupied Median Home Value	\$71,398		\$78,548		\$84,717	
Renter Occupied Median Rent	\$281		\$227		\$222	
Transportation To Work (2000)						
Drive to Work Alone	1,493	77.60%	4,167	79.42%	5,779	79.99%
Drive to Work in Carpool	238	12.37%	625	11.91%	852	11.79%
Travel to Work - Public Transportation	8	0.43%	27	0.51%	39	0.54%
Drive to Work on Motorcycle	2	0.09%	5	0.09%	8	0.11%
Walk or Bicycle to Work	114	5.92%	235	4.47%	266	3.68%
Other Means	6	0.32%	39	0.75%	47	0.65%
Work at Home	63	3.28%	149	2.84%	235	3.25%
Travel Time (2000)						
Travel to Work in 14 Minutes or Less	1,362	73.20%	3,540	69.45%	4,585	65.61%
Travel to Work in 14 to 29 Minutes	245	13.19%	881	17.28%	1,486	21.26%
Travel to Work in 30 to 59 Minutes	137	7.38%	355	6.97%	507	7.25%
Travel to Work in 60 Minutes or More	116	6.24%	321	6.30%	411	5.88%
Average Travel Time to Work	16.0 mins		16.0 mins		16.1 mins	

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