

DRAKESHIRE PLAZA 1779 - 1811 WEST GENESEE LAPEER, MICHIGAN

FOR LEASE

SPACE SIZE:

701 - 1,402 SQUARE FEET

LOT SIZE:

1.88 ACRES

LOT DIMENSIONS:

IRREGULAR

INFO:

STRIP CENTER

AVAILABLE:

IMMEDIATELY

ZONING:

B - 2, GENERAL BUSINESS

TRAFFIC COUNTS:

SOUTH MAIN STREET, SOUTH
OF W. GENESEE: 27,000

SOUTH MAIN STREET, NORTH
OF W. GENESEE: 17,000

WEST GENESEE: 12,000



CONTACT:

KENT BUTLER

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RECENTLY PURCHASED CENTER

UPDATES & RENOVATIONS PLANNED

216' FRONTAGE OF WEST GENESEE

DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	4,371	15,340	23,454
	AVERAGE INCOME	\$57,112	\$63,454	\$64,689
	HOUSEHOLDS	1,937	6,006	9,075

Ludwig & Seeley
REAL ESTATE

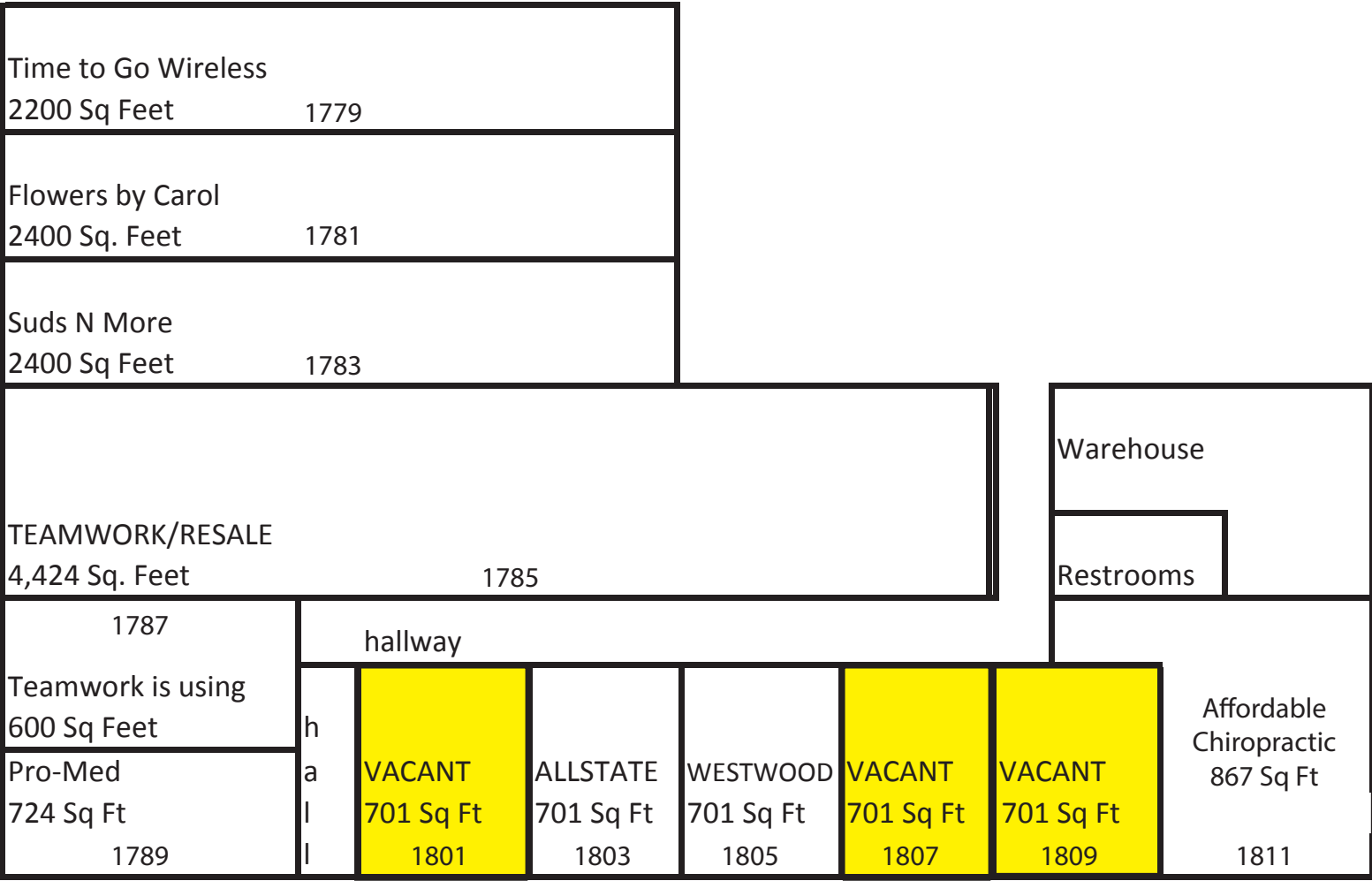
29580 NORTHWESTERN HWY. SUITE 110 SOUTHFIELD MI 48034

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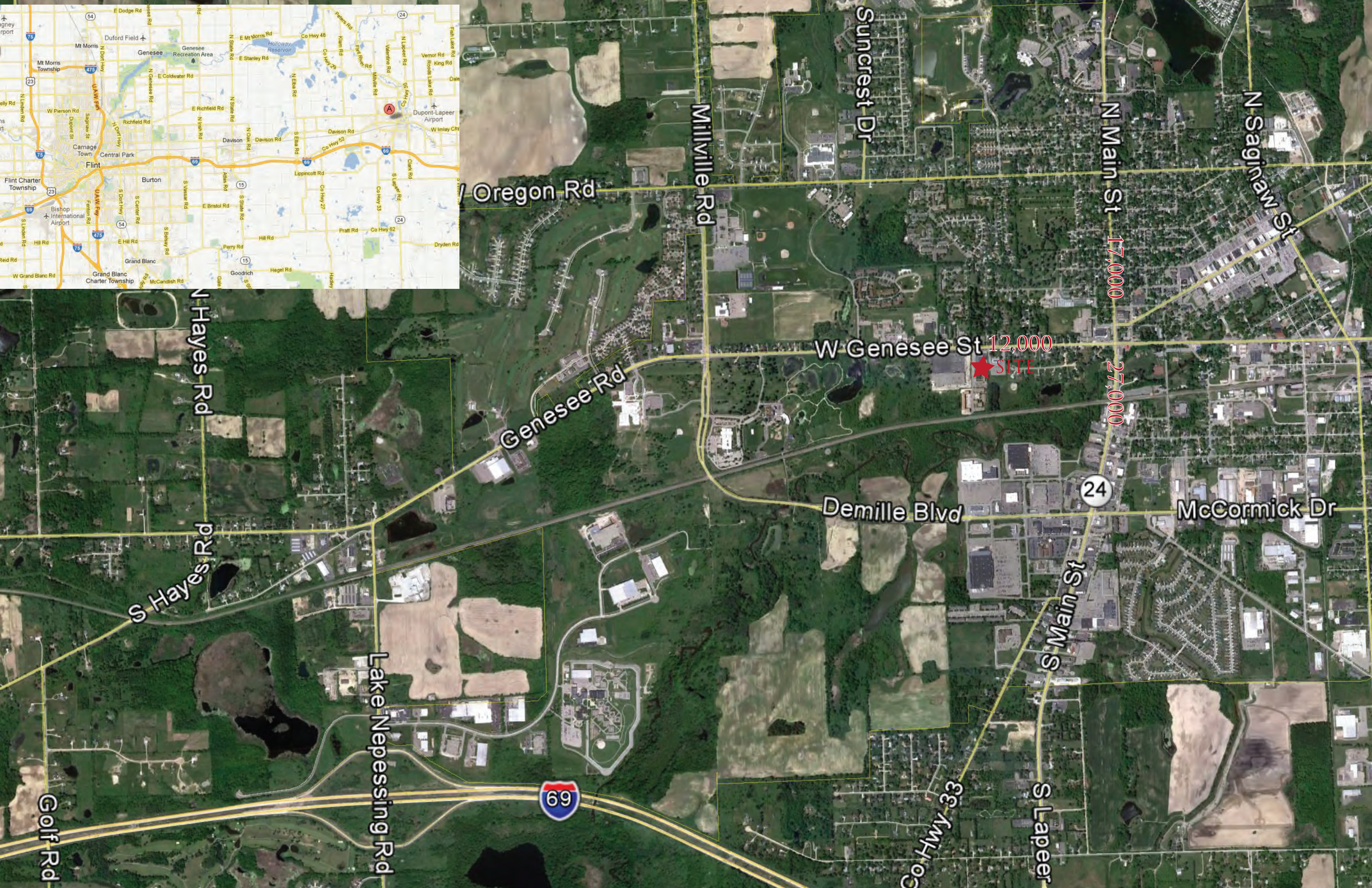
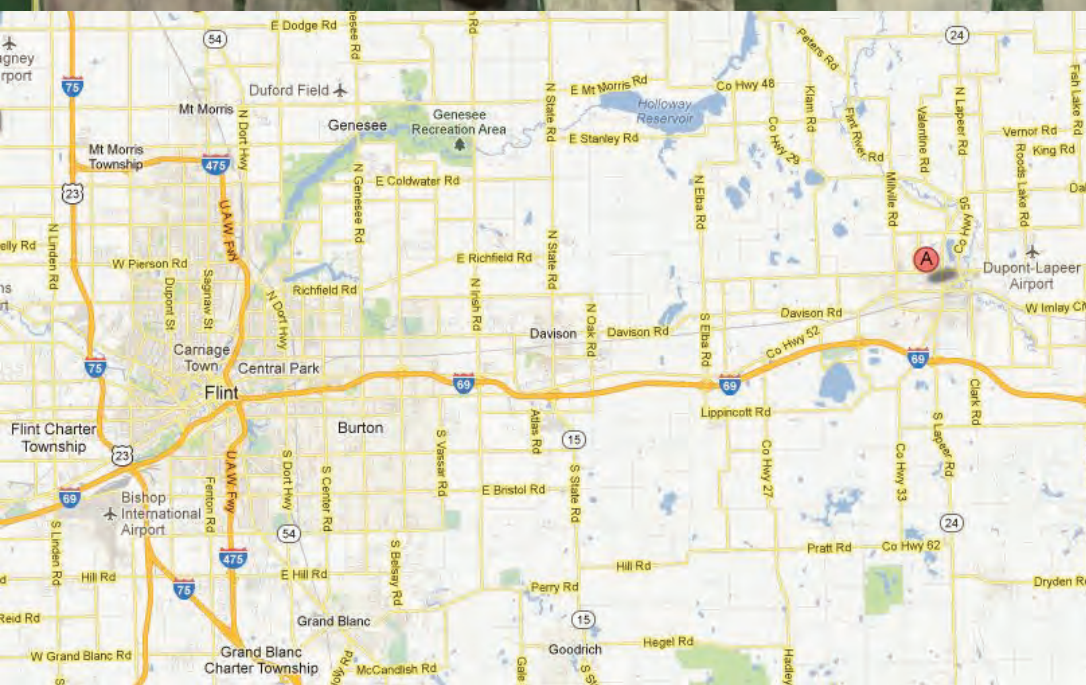
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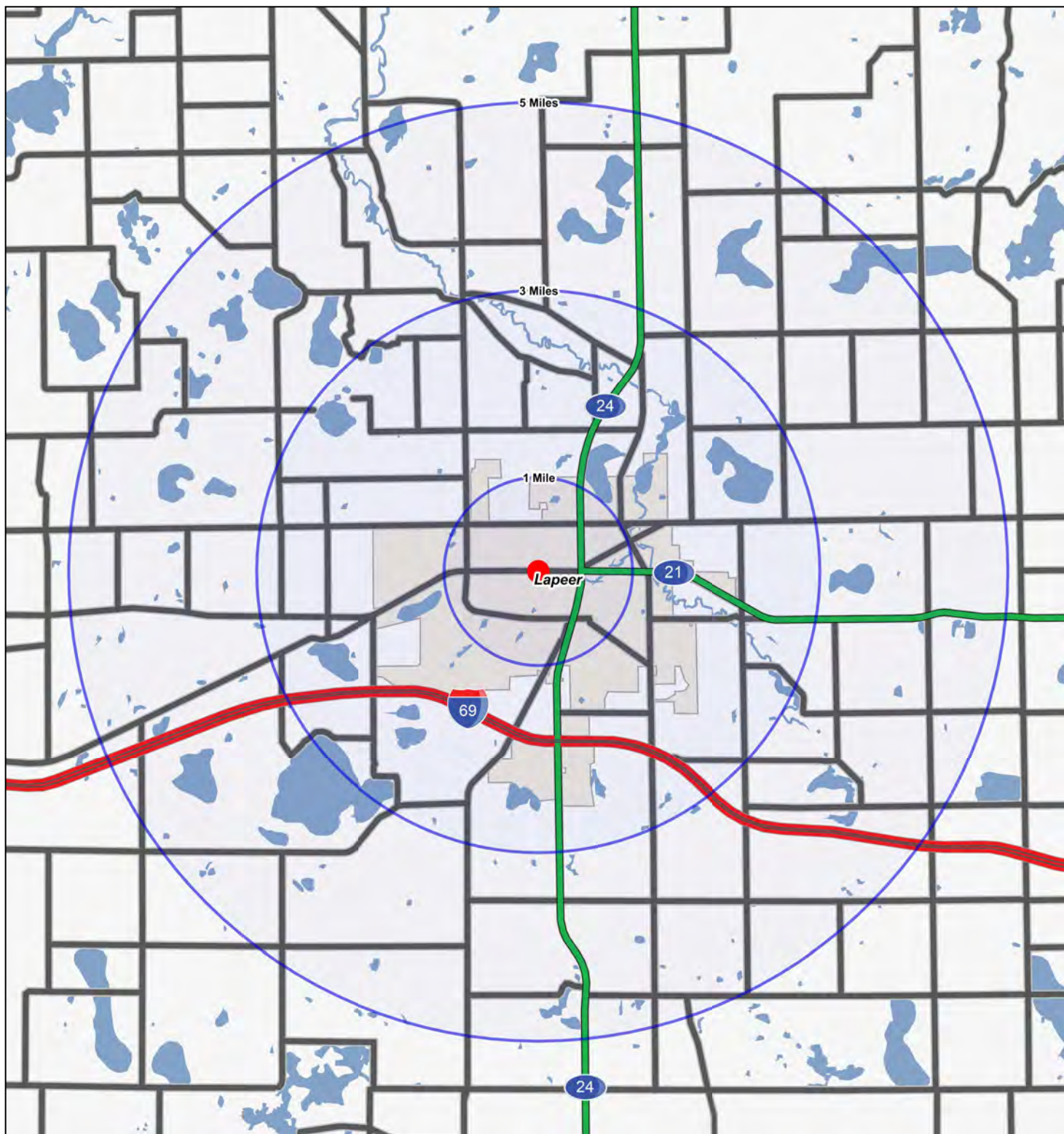


Suzanne Drive

DRAKESHIRE PLAZA
1779 - 1811 WEST GENESEE
LAPEER, MI







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Drakeshire Plaza Lapeer, MI

January 2013

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 43.0505/-83.3263

RF5

1779 W Genesee St	1 mi radius	3 mi radius	5 mi radius	10 min drivetime
Population				
Estimated Population (2012)	4,371	15,340	23,454	25,166
Projected Population (2017)	4,181	14,638	22,404	24,044
Forecasted Population (2022)	4,173	14,609	22,359	23,996
Census Population (2010)	4,458	15,661	23,930	25,675
Census Population (2000)	5,381	15,827	24,091	25,903
Projected Annual Growth (2012 to 2017)	-190 -0.9%	-702 -0.9%	-1,050 -0.9%	-1,123 -0.9%
Historical Annual Growth (2010 to 2012)	-87 -1.0%	-320 -1.0%	-476 -1.0%	-509 -1.0%
Historical Annual Growth (2000 to 2010)	-923 -1.7%	-166 -0.1%	-161 -0.1%	-227 -0.1%
Estimated Population Density (2012)	1,392 psm	543 psm	299 psm	277 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.51 sq mi	90.90 sq mi
Households				
Estimated Households (2012)	1,937	6,006	9,075	9,729
Projected Households (2017)	1,923	5,962	9,008	9,658
Forecasted Households (2022)	1,923	5,962	9,008	9,658
Census Households (2010)	1,946	6,036	9,121	9,779
Census Households (2000)	2,038	5,860	8,707	9,362
Estimated Households with Children (2012)	644 33.3%	1,942 32.3%	2,920 32.2%	3,072 31.6%
Estimated Average Household Size (2012)	2.18	2.32	2.43	2.44
Average Household Income				
Estimated Average Household Income (2012)	\$57,112	\$63,454	\$64,689	\$64,957
Projected Average Household Income (2017)	\$61,436	\$69,095	\$71,348	\$71,797
Estimated Average Family Income (2012)	\$75,228	\$77,101	\$76,173	\$76,082
Median Household Income				
Estimated Median Household Income (2012)	\$31,504	\$40,940	\$47,975	\$48,935
Projected Median Household Income (2017)	\$34,287	\$45,186	\$53,424	\$54,556
Estimated Median Family Income (2012)	\$46,648	\$53,880	\$59,868	\$60,405
Per Capita Income				
Estimated Per Capita Income (2012)	\$26,727	\$26,693	\$26,364	\$26,348
Projected Per Capita Income (2017)	\$29,940	\$30,323	\$30,257	\$30,294
Estimated Per Capita income 5 Year Growth	\$3,213 12.0%	\$3,630 13.6%	\$3,894 14.8%	\$3,946 15.0%
Other Income				
Estimated Median Disposable Income (2012)	\$27,814	\$35,337	\$40,700	\$41,428
Projected Median Disposable Income (2017)	\$30,138	\$38,697	\$44,873	\$45,735
Disposable Income Estimated 5 Year Growth	\$2,324 8.4%	\$3,360 9.5%	\$4,173 10.3%	\$4,307 10.4%
Estimated Average Household Net Worth (2012)	\$348,107	\$406,331	\$443,201	\$451,962
Daytime Demos (2012)				
Total Businesses	416	1,072	1,300	1,351
Total Employees	5,751	12,411	14,165	14,487
Company Headquarter Businesses	5 1.2%	8 0.7%	8 0.6%	8 0.6%
Company Headquarter Employees	973 16.9%	1,177 9.5%	1,177 8.3%	1,177 8.1%
Employee Population per Business	13.8	11.6	10.9	10.7
Residential Population per Business	10.5	14.3	18.0	18.6

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1 mi radius 3 mi radius 5 mi radius 10 min drivetime

Race & Ethnicity

White (2012)	4,123	94.3%	14,016	91.4%	21,813	93.0%	23,470	93.3%
Black or African American (2012)	49	1.1%	772	5.0%	819	3.5%	832	3.3%
American Indian or Alaska Native (2012)	30	0.7%	109	0.7%	162	0.7%	171	0.7%
Asian (2012)	37	0.8%	97	0.6%	134	0.6%	138	0.6%
Hawaiian or Pacific Islander (2012)	-	-	3	-	3	-	3	-
Other Race (2012)	2	0.1%	15	0.1%	19	0.1%	21	0.1%
Two or More Races (2012)	130	3.0%	328	2.1%	503	2.1%	531	2.1%
Not Hispanic or Latino Population (2012)	4,172	95.4%	14,823	96.6%	22,729	96.9%	24,401	97.0%
Hispanic or Latino Population (2012)	199	4.6%	517	3.4%	725	3.1%	765	3.0%
Not Hispanic or Latino Population (2017)	3,983	95.3%	14,123	96.5%	21,681	96.8%	23,281	96.8%
Hispanic or Latino Population (2017)	198	4.7%	515	3.5%	722	3.2%	763	3.2%
Not Hispanic or Latino Population (2010)	4,259	95.5%	15,143	96.7%	23,204	97.0%	24,909	97.0%
Hispanic or Latino Population (2010)	199	4.5%	518	3.3%	726	3.0%	766	3.0%
Not Hispanic or Latino Population (2000)	5,208	96.8%	15,400	97.3%	23,501	97.5%	25,290	97.6%
Hispanic or Latino Population (2000)	173	3.2%	427	2.7%	590	2.5%	612	2.4%
Projected Hispanic Annual Growth (2012 to 2017)	-1	-0.1%	-2	-0.1%	-3	-0.1%	-3	-0.1%
Historic Hispanic Annual Growth (2000 to 2012)	27	1.3%	90	1.8%	135	1.9%	153	2.1%

Age Distribution (2012)

Age Under 5	314	7.2%	877	5.7%	1,255	5.3%	1,334	5.3%
Age 5 to 9 Years	302	6.9%	879	5.7%	1,303	5.6%	1,399	5.6%
Age 10 to 14 Years	302	6.9%	966	6.3%	1,550	6.6%	1,665	6.6%
Age 15 to 19 Years	316	7.2%	1,225	8.0%	1,824	7.8%	1,961	7.8%
Age 20 to 24 Years	374	8.6%	1,129	7.4%	1,580	6.7%	1,676	6.7%
Age 25 to 29 Years	295	6.8%	948	6.2%	1,274	5.4%	1,348	5.4%
Age 30 to 34 Years	268	6.1%	864	5.6%	1,207	5.1%	1,280	5.1%
Age 35 to 39 Years	255	5.8%	893	5.8%	1,331	5.7%	1,417	5.6%
Age 40 to 44 Years	250	5.7%	938	6.1%	1,514	6.5%	1,628	6.5%
Age 45 to 49 Years	298	6.8%	1,097	7.2%	1,777	7.6%	1,929	7.7%
Age 50 to 54 Years	272	6.2%	1,135	7.4%	1,892	8.1%	2,046	8.1%
Age 55 to 59 Years	237	5.4%	1,022	6.7%	1,729	7.4%	1,873	7.4%
Age 60 to 64 Years	203	4.7%	845	5.5%	1,468	6.3%	1,597	6.3%
Age 65 to 74 Years	308	7.0%	1,222	8.0%	2,010	8.6%	2,187	8.7%
Age 75 to 84 Years	244	5.6%	837	5.5%	1,157	4.9%	1,229	4.9%
Age 85 Years or Over	133	3.0%	462	3.0%	584	2.5%	597	2.4%
Median Age	34.4		38.6		40.3		40.5	

Gender Age Distribution (2012)

Female Population	2,412	55.2%	7,671	50.0%	11,723	50.0%	12,567	49.9%
Age 0 to 19 Years	607	25.2%	1,845	24.1%	2,794	23.8%	2,999	23.9%
Age 20 to 64 Years	1,340	55.6%	4,286	55.9%	6,756	57.6%	7,272	57.9%
Age 65 Years or Over	464	19.3%	1,540	20.1%	2,173	18.5%	2,297	18.3%
Female Median Age	37.8		41.5		42.3		42.4	
Male Population	1,960	44.8%	7,669	50.0%	11,731	50.0%	12,599	50.1%
Age 0 to 19 Years	626	32.0%	2,102	27.4%	3,138	26.7%	3,361	26.7%
Age 20 to 64 Years	1,113	56.8%	4,586	59.8%	7,015	59.8%	7,523	59.7%
Age 65 Years or Over	220	11.2%	981	12.8%	1,579	13.5%	1,716	13.6%
Male Median Age	30.4		35.7		38.1		38.5	

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RF5

1779 W Genesee St

1 mi radius 3 mi radius 5 mi radius 10 min drivetime

Household Income Distribution (2012)

HH Income \$200,000 or More	73	3.7%	215	3.6%	291	3.2%	308	3.2%
HH Income \$150,000 to \$199,999	15	0.8%	75	1.2%	154	1.7%	189	1.9%
HH Income \$100,000 to \$149,999	110	5.7%	537	8.9%	1,037	11.4%	1,152	11.8%
HH Income \$75,000 to \$99,999	136	7.0%	541	9.0%	1,019	11.2%	1,095	11.3%
HH Income \$50,000 to \$74,999	305	15.7%	1,146	19.1%	1,892	20.9%	2,059	21.2%
HH Income \$35,000 to \$49,999	272	14.1%	914	15.2%	1,435	15.8%	1,518	15.6%
HH Income \$25,000 to \$34,999	213	11.0%	592	9.9%	856	9.4%	914	9.4%
HH Income \$15,000 to \$24,999	281	14.5%	892	14.9%	1,124	12.4%	1,161	11.9%
HH Income Under \$15,000	533	27.5%	1,093	18.2%	1,266	14.0%	1,332	13.7%
HH Income \$35,000 or More	911	47.0%	3,429	57.1%	5,829	64.2%	6,323	65.0%
HH Income \$75,000 or More	333	17.2%	1,368	22.8%	2,501	27.6%	2,746	28.2%

Housing (2012)

Total Housing Units	2,221		6,777		10,138		10,879	
Housing Units Occupied	1,937	87.2%	6,006	88.6%	9,075	89.5%	9,729	89.4%
Housing Units Owner-Occupied	856	44.2%	3,833	63.8%	6,587	72.6%	7,155	73.5%
Housing Units, Renter-Occupied	1,081	55.8%	2,173	36.2%	2,488	27.4%	2,574	26.5%
Housing Units, Vacant	285	12.8%	771	11.4%	1,063	10.5%	1,150	10.6%
Median Years in Residence	3.1		4.1		4.6		4.6	

Marital Status (2012)

Never Married	1,110	38.8%	3,684	35.6%	5,202	32.1%	5,540	31.8%
Currently Married	1,207	42.2%	4,772	46.2%	8,301	51.3%	9,070	52.1%
Separated	51	1.8%	207	2.0%	253	1.6%	260	1.5%
Widowed	104	3.6%	213	2.1%	287	1.8%	310	1.8%
Divorced	386	13.5%	1,459	14.1%	2,151	13.3%	2,244	12.9%

Household Type (2012)

Population Family	3,048	69.7%	10,650	69.4%	17,426	74.3%	18,845	74.9%
Population Non-Family	1,179	27.0%	3,310	21.6%	4,603	19.6%	4,899	19.5%
Population Group Quarters	145	3.3%	1,381	9.0%	1,425	6.1%	1,423	5.7%
Family Households	1,059	54.7%	3,695	61.5%	6,046	66.6%	6,538	67.2%
Non-Family Households	877	45.3%	2,311	38.5%	3,029	33.4%	3,191	32.8%
Married Couple with Children	317	26.3%	1,002	21.0%	1,763	21.2%	1,911	21.1%
Average Family Household Size	2.9		2.9		2.9		2.9	

Household Size (2012)

1 Person Households	757	39.1%	1,951	32.5%	2,503	27.6%	2,622	27.0%
2 Person Households	540	27.9%	1,888	31.4%	3,098	34.1%	3,355	34.5%
3 Person Households	296	15.3%	974	16.2%	1,495	16.5%	1,610	16.5%
4 Person Households	211	10.9%	701	11.7%	1,163	12.8%	1,256	12.9%
5 Person Households	91	4.7%	328	5.5%	531	5.9%	578	5.9%
6 or More Person Households	40	2.1%	165	2.8%	285	3.1%	309	3.2%

Household Vehicles (2012)

Households with 0 Vehicles Available	320	16.5%	569	9.5%	656	7.2%	676	7.0%
Households with 1 Vehicles Available	975	50.3%	2,460	41.0%	3,020	33.3%	3,196	32.8%
Households with 2 or More Vehicles Available	641	33.1%	2,977	49.6%	5,398	59.5%	5,857	60.2%
Total Vehicles Available	2,608		9,947		16,693		18,019	
Average Vehicles Per Household	1.3		1.7		1.8		1.9	

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RF5

1779 W Genesee St

1 mi radius 3 mi radius 5 mi radius 10 min drivetime

Labor Force (2012)

Estimated Labor Population Age 16 Years or Over	3,406		12,431		19,047		20,436	
Estimated Civilian Employed	1,654	48.5%	6,071	48.8%	9,695	50.9%	10,473	51.2%
Estimated Civilian Unemployed	229	6.7%	854	6.9%	1,410	7.4%	1,514	7.4%
Estimated in Armed Forces	11	0.3%	28	0.2%	28	0.1%	29	0.1%
Estimated Not in Labor Force	1,513	44.4%	5,478	44.1%	7,915	41.6%	8,421	41.2%
Unemployment Rate	6.7%		6.9%		7.4%		7.4%	

Occupation (2010)

Occupation: Population Age 16 Years or Over	1,647		5,960		9,485		10,227	
Management, Business, Financial Operations	125	7.6%	608	10.2%	1,055	11.1%	1,141	11.2%
Professional, Related	394	23.9%	1,198	20.1%	1,856	19.6%	2,029	19.8%
Service	374	22.7%	1,217	20.4%	1,895	20.0%	1,998	19.5%
Sales, Office	410	24.9%	1,467	24.6%	2,320	24.5%	2,488	24.3%
Farming, Fishing, Forestry	5	0.3%	21	0.4%	35	0.4%	39	0.4%
Construct, Extraction, Maintenance	146	8.8%	544	9.1%	822	8.7%	906	8.9%
Production, Transport Material Moving	194	11.7%	904	15.2%	1,502	15.8%	1,626	15.9%
White Collar Workers	56.4%		54.9%		55.2%		55.3%	
Blue Collar Workers	43.6%		45.1%		44.8%		44.7%	

Consumer Expenditure (2012)

Total Household Expenditure	\$91.8 M		\$304 M		\$468 M		\$503 M	
Total Non-Retail Expenditure	\$52.4 M	57.1%	\$174 M	57.3%	\$268 M	57.4%	\$289 M	57.4%
Total Retail Expenditure	\$39.4 M	42.9%	\$130 M	42.7%	\$199 M	42.6%	\$214 M	42.6%
Apparel	\$4.42 M	4.8%	\$14.6 M	4.8%	\$22.3 M	4.8%	\$24.0 M	4.8%
Contributions	\$3.26 M	3.6%	\$11.0 M	3.6%	\$16.9 M	3.6%	\$18.2 M	3.6%
Education	\$2.22 M	2.4%	\$7.18 M	2.4%	\$10.9 M	2.3%	\$11.8 M	2.3%
Entertainment	\$5.02 M	5.5%	\$16.8 M	5.5%	\$26.0 M	5.6%	\$28.0 M	5.6%
Food and Beverages	\$14.4 M	15.7%	\$47.3 M	15.6%	\$72.3 M	15.5%	\$77.7 M	15.4%
Furnishings and Equipment	\$3.85 M	4.2%	\$13.0 M	4.3%	\$20.3 M	4.3%	\$21.9 M	4.3%
Gifts	\$2.35 M	2.6%	\$7.87 M	2.6%	\$12.2 M	2.6%	\$13.1 M	2.6%
Health Care	\$5.90 M	6.4%	\$19.2 M	6.3%	\$29.2 M	6.3%	\$31.4 M	6.2%
Household Operations	\$3.13 M	3.4%	\$10.6 M	3.5%	\$16.4 M	3.5%	\$17.7 M	3.5%
Miscellaneous Expenses	\$1.58 M	1.7%	\$5.18 M	1.7%	\$7.92 M	1.7%	\$8.51 M	1.7%
Personal Care	\$1.35 M	1.5%	\$4.43 M	1.5%	\$6.80 M	1.5%	\$7.31 M	1.5%
Personal Insurance	\$894 K	1.0%	\$3.02 M	1.0%	\$4.68 M	1.0%	\$5.05 M	1.0%
Reading	\$303 K	0.3%	\$999 K	0.3%	\$1.53 M	0.3%	\$1.65 M	0.3%
Shelter	\$17.7 M	19.2%	\$58.6 M	19.3%	\$90.2 M	19.3%	\$97.0 M	19.3%
Tobacco	\$665 K	0.7%	\$2.12 M	0.7%	\$3.18 M	0.7%	\$3.41 M	0.7%
Transportation	\$18.0 M	19.6%	\$60.4 M	19.9%	\$93.8 M	20.0%	\$101 M	20.1%
Utilities	\$6.78 M	7.4%	\$21.9 M	7.2%	\$33.3 M	7.1%	\$35.7 M	7.1%

Educational Attainment (2012)

Adult Population Age 25 Years or Over	2,763		10,264		15,942		17,131	
Elementary (Grade Level 0 to 8)	133	4.8%	335	3.3%	473	3.0%	459	2.7%
Some High School (Grade Level 9 to 11)	370	13.4%	1,156	11.3%	1,512	9.5%	1,582	9.2%
High School Graduate	1,065	38.5%	3,674	35.8%	5,669	35.6%	6,175	36.0%
Some College	555	20.1%	2,624	25.6%	4,400	27.6%	4,656	27.2%
Associate Degree Only	249	9.0%	920	9.0%	1,388	8.7%	1,474	8.6%
Bachelor Degree Only	263	9.5%	1,031	10.0%	1,603	10.1%	1,802	10.5%
Graduate Degree	128	4.6%	523	5.1%	897	5.6%	982	5.7%

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Units In Structure (2010)										
1 Detached Unit	849	43.6%		3,585	59.4%		6,439	70.6%	6,986	71.4%
1 Attached Unit	109	5.6%		157	2.6%		184	2.0%	192	2.0%
2 to 4 Units	161	8.3%		412	6.8%		461	5.1%	469	4.8%
5 to 9 Units	236	12.1%		376	6.2%		384	4.2%	388	4.0%
10 to 19 Units	91	4.7%		190	3.1%		199	2.2%	198	2.0%
20 to 49 Units	108	5.5%		204	3.4%		205	2.3%	205	2.1%
50 or More Units	219	11.2%		286	4.7%		290	3.2%	290	3.0%
Mobile Home or Trailer	175	9.0%		827	13.7%		959	10.5%	1,051	10.7%
Other Structure	-	-		-	-		-	-	-	-
Homes Built By Year (2010)										
Homes Built 2005 or later	40	2.1%		204	3.4%		321	3.5%	349	3.6%
Homes Built 2000 to 2004	79	4.1%		370	6.1%		600	6.6%	616	6.3%
Homes Built 1990 to 1999	306	15.7%		1,068	17.7%		1,554	17.0%	1,686	17.2%
Homes Built 1980 to 1989	355	18.2%		825	13.7%		1,174	12.9%	1,295	13.2%
Homes Built 1970 to 1979	383	19.7%		1,208	20.0%		1,936	21.2%	2,083	21.3%
Homes Built 1960 to 1969	162	8.3%		596	9.9%		965	10.6%	1,047	10.7%
Homes Built 1950 to 1959	207	10.6%		657	10.9%		997	10.9%	1,042	10.7%
Homes Built Before 1949	415	21.3%		1,109	18.4%		1,574	17.3%	1,662	17.0%
Home Values (2010)										
Home Values \$1,000,000 or More	4	0.4%		13	0.3%		21	0.3%	26	0.4%
Home Values \$500,000 to \$999,999	7	0.8%		38	1.0%		81	1.2%	87	1.2%
Home Values \$400,000 to \$499,999	10	1.1%		46	1.2%		106	1.6%	123	1.7%
Home Values \$300,000 to \$399,999	24	2.7%		148	3.7%		296	4.4%	346	4.7%
Home Values \$200,000 to \$299,999	69	7.6%		415	10.5%		839	12.4%	936	12.8%
Home Values \$150,000 to \$199,999	134	14.7%		737	18.6%		1,372	20.3%	1,500	20.4%
Home Values \$100,000 to \$149,999	240	26.2%		920	23.2%		1,579	23.4%	1,688	23.0%
Home Values \$70,000 to \$99,999	150	16.4%		518	13.0%		861	12.7%	922	12.6%
Home Values \$50,000 to \$69,999	71	7.8%		246	6.2%		425	6.3%	450	6.1%
Home Values \$25,000 to \$49,999	118	12.9%		430	10.8%		573	8.5%	601	8.2%
Home Values Under \$25,000	88	9.6%		459	11.6%		610	9.0%	660	9.0%
Owner-Occupied Median Home Value	\$100,829			\$111,935			\$125,209		\$127,479	
Renter-Occupied Median Rent	\$524			\$562			\$584		\$591	
Transportation To Work (2010)										
Drive to Work Alone	1,282	78.8%		4,612	78.0%		7,565	80.5%	8,191	80.9%
Drive to Work in Carpool	167	10.3%		749	12.7%		1,079	11.5%	1,138	11.2%
Travel to Work by Public Transportation	8	0.5%		21	0.4%		41	0.4%	45	0.4%
Drive to Work on Motorcycle	-	-		6	0.1%		7	0.1%	9	0.1%
Walk or Bicycle to Work	93	5.7%		247	4.2%		285	3.0%	291	2.9%
Other Means	26	1.6%		68	1.2%		80	0.9%	84	0.8%
Work at Home	50	3.0%		207	3.5%		336	3.6%	362	3.6%
Travel Time (2010)										
Travel to Work in 14 Minutes or Less	724	45.9%		2,219	38.9%		2,923	32.3%	3,087	31.6%
Travel to Work in 15 to 29 Minutes	293	18.6%		1,241	21.8%		2,235	24.7%	2,409	24.7%
Travel to Work in 30 to 59 Minutes	315	19.9%		1,296	22.7%		2,323	25.6%	2,578	26.4%
Travel to Work in 60 Minutes or More	245	15.6%		946	16.6%		1,577	17.4%	1,685	17.3%
Average Minutes Travel to Work	17.1			20.3			22.7		23.2	

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