

Eastgate Shopping Center 3132 E. Michigan Ave. Jackson, Michigan

For Lease

Space Size:
2,100 Sq. Ft

Building Size:
33,000 Sq. Ft

Available:
Immediately

Zoning:
Commercial

Traffic Counts:
Michigan @ Dettman:
18,904 ADT

US-127 @ Michigan Ave:
23,511 ADT



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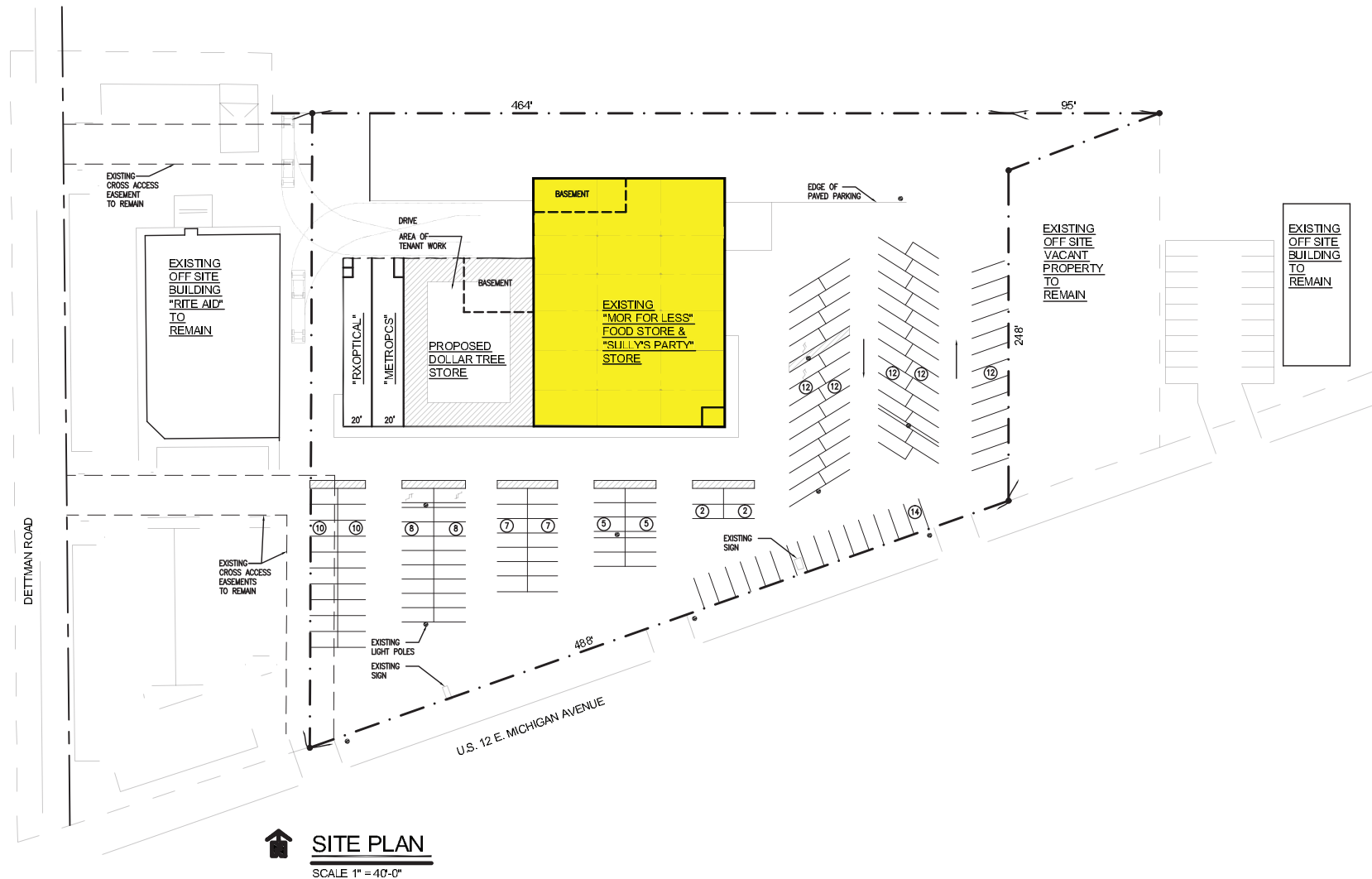
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Demographics	Category	1 Mile:	3 Mile:	5 Mile:
	Population	2,065	20,372	65,013
	Average Income	\$49,489	\$45,460	\$45,344
	Households	828	7,807	23,680

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Ludwig & Seeley
REAL ESTATE

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Eastgate Shopping Center
3132 E. Michigan Ave.
Jackson, MI



Key St

Charlotte Ave

N Dettman Rd

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SITE

18,904 ADT

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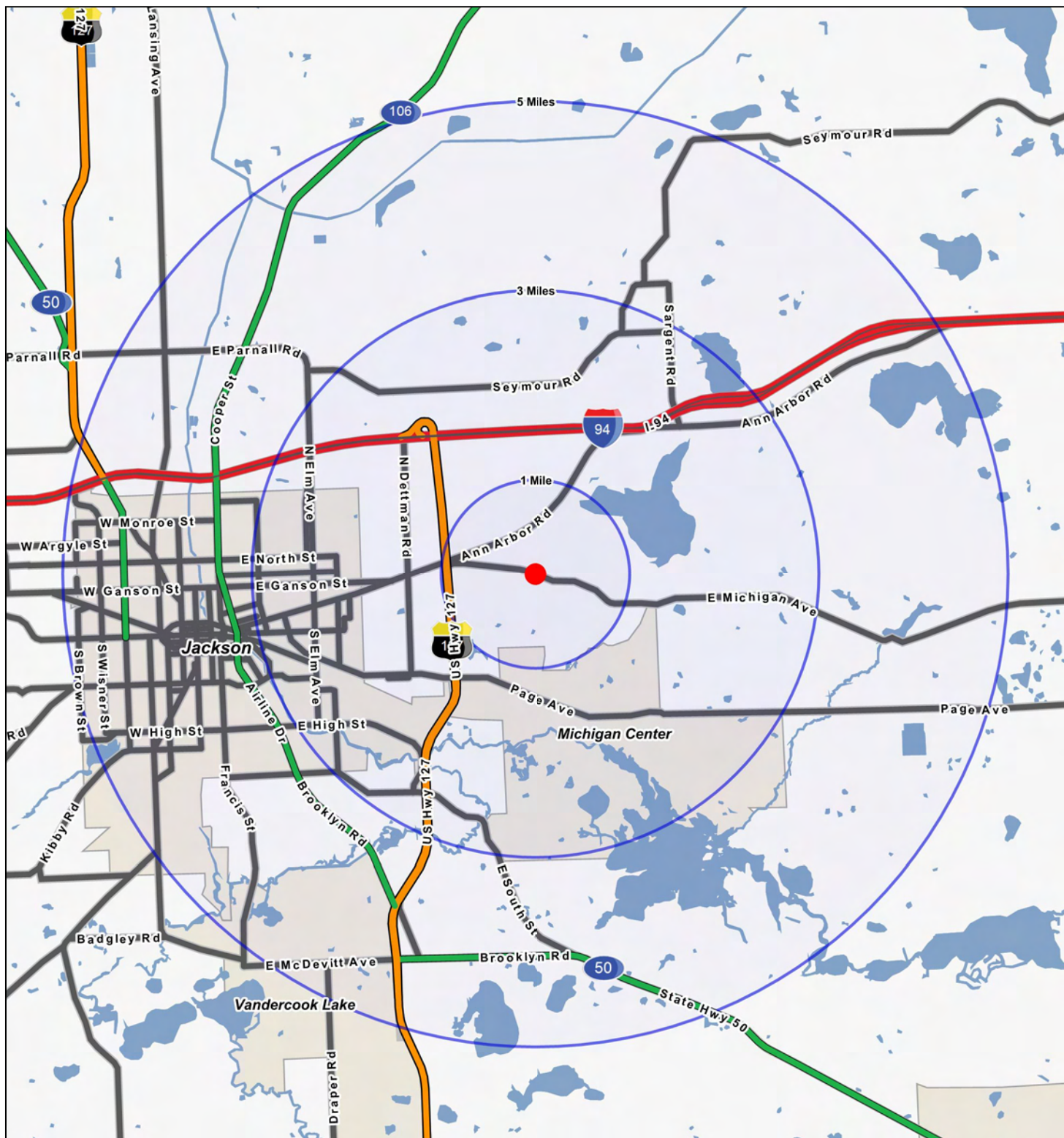
Briscoe Pl

Sheridan Rd

Watts Rd

26,511 ADT

127



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Eastgate Shopping Center 3132 E Michigan, Jackson, MI

March 2012

Ludwig & Seeley
REAL ESTATE



EXPANDED PROFILE

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



Ludwig & Seeley
Lat/Lon: 42.25526/-84.33858

3132 E Michigan Ave Jackson, MI	1 Mile	3 Miles	5 Miles
Population (2010)			
Estimated Population	2,065	20,372	65,013
Census Population (1990)	2,079	20,963	67,354
Census Population (2000)	2,003	20,797	66,488
Projected Population (2015)	2,112	19,395	61,195
Forecasted Population (2020)	2,172	18,605	58,225
Historical Annual Growth (1990 to 2000)	-76 -0.37%	-167 -0.08%	-866 -0.13%
Historical Annual Growth (2000 to 2010)	62 0.31%	-424 -0.20%	-1,475 -0.22%
Projected Annual Growth (2010 to 2015)	48 0.46%	-978 -0.96%	-3,818 -1.17%
Estimated Population Density	658 psm	721 psm	828 psm
Trade Area Size	3.14 sq mil	28.26 sq mil	78.49 sq mil
Households (2010)			
Estimated Households	828	7,807	23,680
Census Households (1990)	768	7,728	23,531
Census Households (2000)	770	7,639	23,246
Projected Households (2015)	880	7,812	23,731
Forecasted Households (2020)	940	7,898	23,972
Households with Children	317 38.29%	2,789 35.73%	8,394 35.45%
Average Household Size	2.49	2.46	2.42
Average Household Income (2010)			
Est. Average Household Income	\$49,489	\$45,460	\$45,344
Proj. Average Household Income (2015)	\$50,523	\$46,457	\$46,684
Average Family Income	\$53,209	\$50,526	\$52,465
Median Household Income (2010)			
Est. Median Household Income	\$43,173	\$39,462	\$38,028
Proj. Median Household Income (2015)	\$44,471	\$40,376	\$38,973
Median Family Income	\$45,834	\$44,236	\$45,141
Per Capita Income (2010)			
Est. Per Capita Income	\$19,857	\$19,069	\$19,768
Proj. Per Capita Income (2015)	\$21,057	\$20,145	\$20,965
Per Capita Income Est. 5 year change	\$1,200 6.04%	\$1,076 5.64%	\$1,197 6.05%
Other Income (2010)			
Est. Median Disposable Income	\$37,702	\$34,452	\$32,985
Proj. Median Disposable Income (2015)	\$38,300	\$35,024	\$33,646
Disposable Income Est. 5 year change	\$598 1.59%	\$572 1.66%	\$662 2.01%
Est. Average Household Net Worth	\$179,612	\$159,605	\$164,941
Daytime Demos (2010)			
Total Number of Businesses	94	875	2,743
Total Number of Employees	1,067	10,457	36,662
Company Headqtrs: Businesses	-	2 0.18%	3 0.11%
Company Headqtrs: Employees	-	48 0.46%	90 0.25%
Unemployment Rate	11.47%	9.83%	9.14%
Employee Population per Business	11.4 to 1	11.9 to 1	13.4 to 1
Residential Population per Business	22.0 to 1	23.3 to 1	23.7 to 1

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EXPANDED PROFILE

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



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Lat/Lon: 42.25526/-84.33858

3132 E Michigan Ave						
Jackson, MI						
	1 Mile		3 Miles		5 Miles	
Race & Ethnicity (2010)						
White	1,939	93.92%	17,807	87.41%	50,126	77.10%
Black or African American	28	1.36%	1,241	6.09%	9,950	15.30%
American Indian & Alaska Native	4	0.19%	108	0.53%	360	0.55%
Asian	16	0.75%	113	0.56%	363	0.56%
Hawaiian & Pacific Islander	1	0.03%	6	0.03%	34	0.05%
Other Race	19	0.93%	328	1.61%	1,421	2.19%
Two or More Races	58	2.81%	769	3.77%	2,759	4.24%
Not Hispanic or Latino Population	2,022	97.94%	19,575	96.08%	62,158	95.61%
Hispanic or Latino Population	43	2.06%	798	3.92%	2,855	4.39%
Not of Hispanic Origin Population (1990)	2,042	98.24%	20,485	97.72%	65,837	97.75%
Hispanic Origin Population (1990)	37	1.76%	478	2.28%	1,517	2.25%
Not Hispanic or Latino Population (2000)	1,971	98.42%	20,191	97.09%	64,333	96.76%
Hispanic or Latino Population (2000)	32	1.58%	606	2.91%	2,155	3.24%
Not Hispanic or Latino Population (2015)	2,065	97.77%	18,561	95.70%	58,228	95.15%
Hispanic or Latino Population (2015)	47	2.23%	834	4.30%	2,967	4.85%
Hist. Hispanic Ann Growth (1990 to 2010)	6	0.81%	319	3.34%	1,338	4.41%
Proj. Hispanic Ann Growth (2015 to 2010)	5	2.18%	36	0.91%	113	0.79%
Age Distribution (2010)						
0 to 4 yrs	144	6.99%	1,465	7.19%	4,748	7.30%
5 to 9 yrs	125	6.07%	1,299	6.38%	4,061	6.25%
10 to 14 yrs	142	6.89%	1,259	6.18%	3,783	5.82%
15 to 19 yrs	148	7.16%	1,361	6.68%	4,047	6.22%
20 to 24 yrs	130	6.31%	1,437	7.05%	4,933	7.59%
25 to 29 yrs	110	5.34%	1,444	7.09%	5,056	7.78%
30 to 34 yrs	112	5.45%	1,359	6.67%	4,568	7.03%
35 to 39 yrs	135	6.53%	1,306	6.41%	4,382	6.74%
40 to 44 yrs	149	7.23%	1,413	6.94%	4,535	6.98%
45 to 49 yrs	156	7.56%	1,432	7.03%	4,590	7.06%
50 to 54 yrs	155	7.52%	1,419	6.96%	4,555	7.01%
55 to 59 yrs	146	7.08%	1,260	6.18%	3,938	6.06%
60 to 64 yrs	146	7.07%	1,131	5.55%	3,350	5.15%
65 to 74 yrs	153	7.40%	1,499	7.36%	4,525	6.96%
75 to 84 yrs	86	4.15%	919	4.51%	2,698	4.15%
85 yrs plus	26	1.25%	371	1.82%	1,245	1.92%
Median Age	38.31 yrs		36.02 yrs		35.39 yrs	
Gender Age Distribution (2010)						
Female Population	1,048	50.78%	9,964	48.91%	30,266	46.55%
0 to 19 yrs	273	26.02%	2,648	26.58%	8,113	26.81%
20 to 64 yrs	631	60.19%	5,758	57.79%	17,368	57.38%
65 yrs plus	144	13.78%	1,557	15.63%	4,785	15.81%
Female Median Age	39 yrs		37 yrs		37 yrs	
Male Population	1,016	49.22%	10,409	51.09%	34,747	53.45%
0 to 19 yrs	287	28.22%	2,735	26.28%	8,526	24.54%
20 to 64 yrs	609	59.98%	6,443	61.89%	22,538	64.86%
65 yrs plus	120	11.80%	1,231	11.83%	3,683	10.60%
Male Median Age	37.87 yrs		35.19 yrs		34.47 yrs	

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EXPANDED PROFILE

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Ludwig & Seeley
Lat/Lon: 42.25526/-84.33858

3132 E Michigan Ave		1 Mile		3 Miles		5 Miles	
Jackson, MI							
Household Income Distribution (2010)							
\$200,000 or More	-	-	8	0.10%	72	0.31%	
\$150,000 to \$199,999	14	1.65%	41	0.52%	259	1.09%	
\$100,000 to \$149,999	61	7.30%	432	5.53%	1,427	6.03%	
\$75,000 to \$99,999	110	13.22%	836	10.71%	2,249	9.50%	
\$50,000 to \$74,999	152	18.39%	1,468	18.81%	4,104	17.33%	
\$35,000 to \$49,999	143	17.26%	1,508	19.31%	4,457	18.82%	
\$25,000 to \$34,999	129	15.57%	1,142	14.63%	3,080	13.01%	
\$15,000 to \$24,999	79	9.59%	1,042	13.34%	3,357	14.18%	
\$0 to \$14,999	141	17.02%	1,331	17.05%	4,673	19.74%	
\$35,000+	479	57.83%	4,292	54.98%	12,569	53.08%	
\$75,000+	184	22.18%	1,317	16.87%	4,008	16.92%	
Housing (2010)							
Total Housing Units	916		8,666		26,360		
Housing Units, Occupied	828	90.43%	7,807	90.09%	23,680	89.83%	
Housing Units, Owner-Occupied	676	81.62%	6,013	77.02%	16,166	68.27%	
Housing Units, Renter-Occupied	152	18.38%	1,794	22.98%	7,514	31.73%	
Housing Units, Vacant	88	9.57%	859	9.91%	2,681	10.17%	
Median Years in Residence	6 yrs		5 yrs		5 yrs		
Marital Status (2010)							
Never Married	379	22.97%	3,991	24.40%	12,980	24.71%	
Now Married	984	59.60%	7,817	47.79%	21,479	40.90%	
Separated	40	2.45%	1,353	8.27%	7,520	14.32%	
Widowed	83	5.03%	1,112	6.80%	3,781	7.20%	
Divorced	164	9.94%	2,083	12.73%	6,762	12.87%	
Household Type (2010)							
Population Family	1,792	86.79%	15,911	78.10%	46,554	71.61%	
Population Non-Family	273	13.21%	3,288	16.14%	10,745	16.53%	
Population Group Qtrs	-	-	1,173	5.76%	7,714	11.87%	
Family Households	588	71.00%	5,136	65.79%	14,948	63.13%	
Married Couple With Children	210	21.31%	1,644	21.03%	4,601	21.42%	
Average Family Household Size	3.0		3.1		3.1		
Non-Family Households	240	29.00%	2,670	34.21%	8,731	36.87%	
Household Size (2010)							
1 Person Household	197	23.84%	2,174	27.85%	7,182	30.33%	
2 Person Households	290	35.00%	2,591	33.19%	7,679	32.43%	
3 Person Households	161	19.38%	1,375	17.62%	3,995	16.87%	
4 Person Households	119	14.39%	989	12.66%	2,715	11.47%	
5 Person Households	42	5.02%	435	5.57%	1,308	5.52%	
6+ Person Households	20	2.38%	242	3.10%	800	3.38%	
Household Vehicles (2010)							
Total Vehicles Available	1,534		13,393		38,507		
Household: 0 Vehicles Available	46	5.53%	635	8.14%	2,653	11.20%	
Household: 1 Vehicles Available	276	33.27%	2,845	36.45%	8,761	37.00%	
Household: 2+ Vehicles Available	507	61.19%	4,326	55.41%	12,266	51.80%	
Average Vehicles Per Household	1.9		1.7		1.6		

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EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
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Lat/Lon: 42.25526/-84.33858

3132 E Michigan Ave

Jackson, MI

Labor Force (2010)

	1 Mile	3 Miles	5 Miles
Est. Labor: Population Age 16+	1,620	16,075	51,722
Est. Civilian Employed	805 49.68%	7,845 48.80%	23,340 45.13%
Est. Civilian Unemployed	186 11.47%	1,579 9.83%	4,725 9.14%
Est. in Armed Forces	- -	8 0.05%	26 0.05%
Est. not in Labor Force	629 38.85%	6,642 41.32%	23,631 45.69%

Occupation (2000)

	1 Mile	3 Miles	5 Miles
Occupation: Population Age 16+	882	8,978	26,523
Mgmt, Business, & Financial Operations	88 9.99%	798 8.89%	2,401 9.05%
Professional and Related	114 12.96%	1,043 11.62%	3,597 13.56%
Service	130 14.79%	1,818 20.25%	5,247 19.78%
Sales and Office	219 24.84%	1,893 21.09%	6,116 23.06%
Farming, Fishing, and Forestry	- -	7 0.08%	50 0.19%
Construct, Extraction, & Maintenance	84 9.47%	939 10.46%	2,391 9.02%
Production, Transp. & Material Moving	246 27.95%	2,479 27.61%	6,719 25.33%
Percent White Collar Workers	47.79%	41.60%	45.68%
Percent Blue Collar Workers	52.21%	58.40%	54.32%

Consumer Expenditure (2010)

	1 Mile	3 Miles	5 Miles
Total Household Expenditure	\$36.0 M	\$321 M	\$969 M
Total Non-Retail Expenditures	\$20.6 M 57.31%	\$183 M 57.17%	\$554 M 57.15%
Total Retail Expenditures	\$15.4 M 42.69%	\$137 M 42.83%	\$415 M 42.85%
Apparel	\$1.70 M 4.73%	\$15.2 M 4.74%	\$46.1 M 4.76%
Contributions	\$1.22 M 3.40%	\$10.7 M 3.33%	\$32.7 M 3.38%
Education	\$773 K 2.15%	\$6.69 M 2.09%	\$21.0 M 2.16%
Entertainment	\$1.99 M 5.54%	\$17.7 M 5.51%	\$53.4 M 5.51%
Food And Beverages	\$5.64 M 15.66%	\$50.6 M 15.79%	\$153 M 15.77%
Furnishings And Equipment	\$1.54 M 4.29%	\$13.5 M 4.21%	\$40.8 M 4.21%
Gifts	\$888 K 2.47%	\$7.79 M 2.43%	\$23.8 M 2.46%
Health Care	\$2.32 M 6.43%	\$20.9 M 6.53%	\$63.0 M 6.50%
Household Operations	\$1.21 M 3.37%	\$10.6 M 3.31%	\$32.2 M 3.33%
Miscellaneous Expenses	\$616 K 1.71%	\$5.52 M 1.72%	\$16.7 M 1.72%
Personal Care	\$526 K 1.46%	\$4.69 M 1.46%	\$14.2 M 1.46%
Personal Insurance	\$345 K 0.96%	\$3.01 M 0.94%	\$9.19 M 0.95%
Reading	\$117 K 0.33%	\$1.05 M 0.33%	\$3.17 M 0.33%
Shelter	\$6.88 M 19.13%	\$61.3 M 19.12%	\$186 M 19.16%
Tobacco	\$262 K 0.73%	\$2.40 M 0.75%	\$7.18 M 0.74%
Transportation	\$7.32 M 20.35%	\$65.2 M 20.34%	\$196 M 20.19%
Utilities	\$2.62 M 7.29%	\$23.7 M 7.40%	\$71.6 M 7.39%

Educational Attainment (2010)

	1 Mile	3 Miles	5 Miles
Adult Population (25 Years or Older)	1,375	13,552	43,442
Elementary (0 to 8)	28 2.07%	363 2.68%	1,293 2.98%
Some High School (9 to 11)	184 13.38%	1,602 11.82%	4,828 11.11%
High School Graduate (12)	538 39.17%	5,698 42.04%	17,645 40.62%
Some College (13 to 16)	345 25.10%	3,370 24.87%	10,597 24.39%
Associate Degree Only	134 9.74%	1,297 9.57%	4,019 9.25%
Bachelor Degree Only	87 6.32%	852 6.29%	3,562 8.20%
Graduate Degree	58 4.22%	370 2.73%	1,498 3.45%

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3132 E Michigan Ave						
Jackson, MI						
	1 Mile		3 Miles		5 Miles	
Units In Structure (2000)						
1 Detached Unit	729	89.40%	6,628	81.57%	18,077	72.88%
1 Attached Unit	4	0.44%	83	1.02%	333	1.34%
2 to 4 Units	20	2.47%	649	7.98%	3,079	12.41%
5 to 9 Units	42	5.18%	157	1.93%	752	3.03%
10 to 19 Units	6	0.78%	25	0.30%	320	1.29%
20 to 49 Units	3	0.39%	24	0.29%	657	2.65%
50 or more Units	7	0.89%	35	0.44%	582	2.35%
Mobile Home or Trailer	4	0.44%	525	6.46%	988	3.98%
Other Structure	-	-	-	-	16	0.06%
Homes Built By Year						
1999 to 2000	3	0.39%	52	0.64%	161	0.65%
1995 to 1998	8	1.01%	138	1.69%	510	2.06%
1990 to 1994	28	3.46%	189	2.32%	539	2.17%
1980 to 1989	52	6.35%	442	5.45%	1,075	4.33%
1970 to 1979	120	14.74%	834	10.27%	2,558	10.31%
1960 to 1969	145	17.79%	829	10.20%	2,830	11.41%
1950 to 1959	139	17.06%	1,191	14.66%	3,507	14.14%
Built Before 1949	319	39.20%	4,451	54.78%	13,624	54.93%
Home Values (2000)						
\$1,000,000 or More	-	-	-	-	-	-
\$500,000 to \$999,999	-	-	3	0.06%	8	0.06%
\$400,000 to \$499,999	6	1.01%	15	0.29%	22	0.16%
\$300,000 to \$399,999	-	-	8	0.16%	33	0.23%
\$200,000 to \$299,999	22	3.65%	88	1.71%	331	2.38%
\$150,000 to \$199,999	29	4.83%	215	4.18%	764	5.48%
\$100,000 to \$149,999	107	18.07%	779	15.14%	2,043	14.67%
\$70,000 to \$99,999	254	42.76%	1,658	32.21%	4,486	32.20%
\$50,000 to \$69,999	120	20.16%	1,276	24.79%	3,158	22.67%
\$25,000 to \$49,999	47	7.91%	962	18.69%	2,583	18.54%
\$0 to \$24,999	10	1.60%	143	2.77%	502	3.61%
Owner Occupied Median Home Value	\$84,676		\$76,267		\$78,316	
Renter Occupied Median Rent	\$213		\$260		\$301	
Transportation To Work (2000)						
Drive to Work Alone	722	81.89%	7,316	81.45%	21,491	80.95%
Drive to Work in Carpool	104	11.82%	1,178	13.12%	3,485	13.12%
Travel to Work - Public Transportation	-	-	37	0.41%	251	0.95%
Drive to Work on Motorcycle	4	0.42%	6	0.07%	22	0.08%
Walk or Bicycle to Work	21	2.38%	252	2.80%	649	2.44%
Other Means	10	1.12%	55	0.61%	127	0.48%
Work at Home	21	2.37%	139	1.54%	525	1.98%
Travel Time (2000)						
Travel to Work in 14 Minutes or Less	360	41.77%	3,519	39.79%	11,331	43.54%
Travel to Work in 14 to 29 Minutes	328	38.13%	3,209	36.29%	9,123	35.05%
Travel to Work in 30 to 59 Minutes	117	13.55%	1,521	17.20%	4,230	16.25%
Travel to Work in 60 Minutes or More	56	6.56%	595	6.73%	1,341	5.15%
Average Travel Time to Work	20.9 mins		21.8 mins		19.9 mins	

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