

RETAIL OPPORTUNITY HARVEY & ELLIS ROADS NORTON SHORES, MICHIGAN

FOR LEASE

BUILDING SIZE:
10,500 SQ. FT.

SPACE SIZE:
1,550 - 4,160 SQ. FT.

PARKING SPACES:
75

AVAILABLE:
IMMEDIATELY

ZONING:
COMMERCIAL

LOCATION:
THIS NEW STRIP CENTER IS
IN FRONT OF A 350,000 SQ. FT.
LAKESHORE MARKETPLACE
MALL



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- OUT PARCEL OF LAKESHORE MARKETPLACE
- IN FRONT OF TARGET STORE

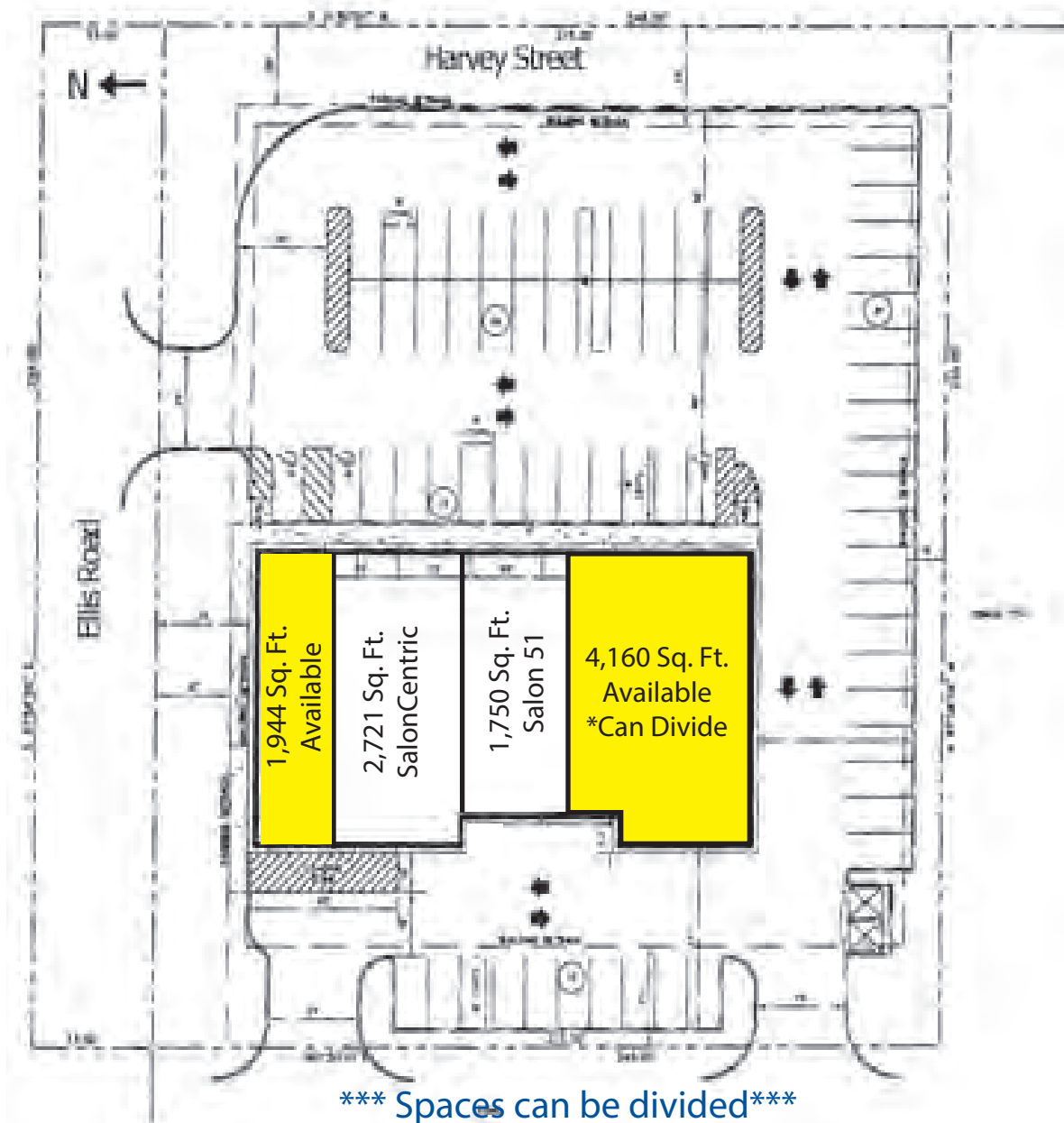
NORTON SHORES, MICHIGAN- A YOUNG, GROWING CITY LOCATED ON THE SHORES OF LAKE MICHIGAN IN MUSKEGON COUNTY. THE CITY IS WELL-KNOWN FOR ITS NATURAL SCENIC BEAUTY, RECREATIONAL OPPORTUNITIES, ATTRACTIVE NEIGHBORHOODS AND QUALITY PUBLIC SCHOOLS.

A DISTINCT COMMERCIAL RETAIL SECTOR IS NO MORE THAN FIVE OR TEN MINUTES FROM ANY RESIDENTIAL AREA. IN ADDITION, LAKESHORE MARKETPLACE, A REGIONAL RETAIL DEVELOPEMENT, HOSTS A GROWING NUMBER OF HIGH-QUALITY NATIONAL RETAILERS. THE CITY IS NOTED FOR SOME OF THE MOST DISTINCTIVE HOMES AND APPEALING SUBDIVISIONS IN THE GREATER MUSKEGON AREA. NORTON SHORES HAS LED THE COUNTRY IN RESIDENTIAL CONSTRUCTION PERMITS FOR THE PAST FIVE YEARS.

DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	2,704	21,183	79,145
	AVERAGE INCOME	\$53,607	\$55,107	\$54,895
	HOUSEHOLDS	1,102	8,546	29,863

Ludwig & Seeley
REAL ESTATE

29580 NORTHWESTERN HWY. SUITE 110 SOUTHFIELD MI 48034
PHONE: 248.750.1700 FAX: 248.750.1771
WWW.LUDWIGSEELEY.COM



*** Spaces can be divided***

Harvey Ellis Shopping Center
Corner of Harvey and Ellis Roads
Norton Shores, Michigan



Airport Rd
Englewood Ave
Vick Rd
Aspen Dr
Roosevelt Ct
Wilson Ct
Thompson Rd
Marshall Rd
Orchard Rd
Seaway Dr
Arliner St
Arliner Rd
Arliner Dr
E Hile Rd
E Ellis Rd
Mary Ave
Kathryn St
Virginia Dr S
Bexley St
Grand St
Esther Ave
Bellway Ave
E Byron Rd
Devin Dr
Grand Haven Rd
S Harvey St
S Quarterline Rd
Larson Ln
Winds Dr

Harvey Ellis Shopping Center

Proposed Casino

TARGET

HOBBY LOBBY

Lakeshore Marketplace

TJ-maxx

PETCO

BARNES & NOBLE BOOKSELLERS

OLD NAVY

TOYS R US

TEXAS ROADHOUSE

meijer

McDonald's

TACO BELL

BEST BUY

MENARDS

KOHL'S

STARBUCKS COFFEE

Sears

Younkers

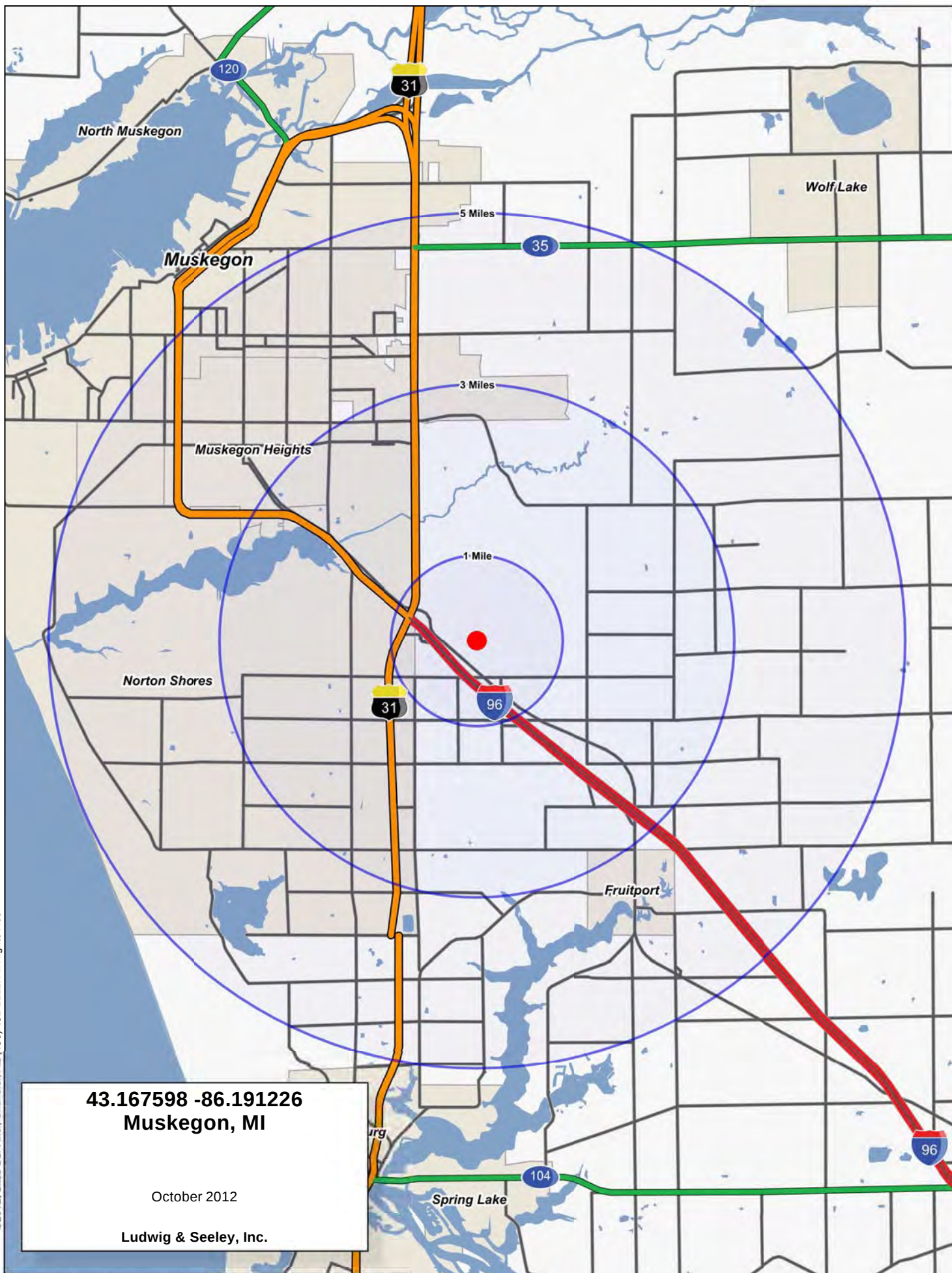
BUFFALO WILD WINGS GRILL & BAR

DICK'S SPORTING GOODS

JCPenney

© 2012 Google

43°09'41.53" N 86°12'20.47" W elev 632 ft



43.167598 -86.191226
Muskegon, MI

October 2012

Ludwig & Seeley, Inc.

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 43.1615/-86.2056

RF5

Harvey St & E Ellis Rd	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2012)	2,704	21,183	79,145
Projected Population (2017)	2,660	20,832	77,860
Forecasted Population (2022)	2,657	20,816	77,799
Census Population (2010)	2,724	21,332	79,702
Census Population (2000)	2,371	19,807	79,170
Projected Annual Growth (2012 to 2017)	-44 -0.3%	-351 -0.3%	-1,285 -0.3%
Historical Annual Growth (2010 to 2012)	-20 -0.4%	-150 -0.4%	-557 -0.3%
Historical Annual Growth (2000 to 2010)	353 1.5%	1,525 0.8%	531 0.1%
Estimated Population Density (2012)	861 psm	749 psm	1,008 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.51 sq mi
Households			
Estimated Households (2012)	1,102	8,546	29,863
Projected Households (2017)	1,101	8,541	29,982
Forecasted Households (2022)	1,101	8,541	29,987
Census Households (2010)	1,104	8,560	29,858
Census Households (2000)	933	7,619	28,967
Estimated Households with Children (2012)	385 34.9%	2,699 31.6%	10,119 33.9%
Estimated Average Household Size (2012)	2.42	2.46	2.50
Average Household Income			
Estimated Average Household Income (2012)	\$53,607	\$55,107	\$54,895
Projected Average Household Income (2017)	\$58,234	\$59,291	\$59,134
Estimated Average Family Income (2012)	\$60,184	\$63,442	\$65,513
Median Household Income			
Estimated Median Household Income (2012)	\$49,830	\$45,436	\$42,582
Projected Median Household Income (2017)	\$55,576	\$50,681	\$47,498
Estimated Median Family Income (2012)	\$58,681	\$55,536	\$52,132
Per Capita Income			
Estimated Per Capita Income (2012)	\$22,553	\$22,716	\$21,528
Projected Per Capita Income (2017)	\$24,949	\$24,865	\$23,701
Estimated Per Capita income 5 Year Growth	\$2,396 10.6%	\$2,149 9.5%	\$2,173 10.1%
Other Income			
Estimated Median Disposable Income (2012)	\$42,147	\$38,971	\$36,580
Projected Median Disposable Income (2017)	\$46,460	\$42,744	\$40,177
Disposable Income Estimated 5 Year Growth	\$4,313 10.2%	\$3,773 9.7%	\$3,597 9.8%
Estimated Average Household Net Worth (2012)	\$333,152	\$348,233	\$339,962
Daytime Demos (2012)			
Total Businesses	138	1,048	3,316
Total Employees	1,459	12,053	45,559
Company Headquarter Businesses	1 0.8%	4 0.4%	30 0.9%
Company Headquarter Employees	15 1.0%	110 0.9%	2,412 5.3%
Employee Population per Business	10.6	11.5	13.7
Residential Population per Business	19.6	20.2	23.9

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Harvey St & E Ellis Rd

	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2012)	2,478	91.6%	18,078	85.3%	57,472	72.6%
Black or African American (2012)	99	3.6%	1,942	9.2%	16,765	21.2%
American Indian or Alaska Native (2012)	20	0.7%	209	1.0%	708	0.9%
Asian (2012)	32	1.2%	205	1.0%	636	0.8%
Hawaiian or Pacific Islander (2012)	-	-	5	-	10	-
Other Race (2012)	3	0.1%	29	0.1%	133	0.2%
Two or More Races (2012)	72	2.7%	716	3.4%	3,422	4.3%
Not Hispanic or Latino Population (2012)	2,608	96.5%	20,300	95.8%	75,074	94.9%
Hispanic or Latino Population (2012)	96	3.5%	882	4.2%	4,071	5.1%
Not Hispanic or Latino Population (2017)	2,553	96.0%	19,861	95.3%	73,395	94.3%
Hispanic or Latino Population (2017)	106	4.0%	971	4.7%	4,465	5.7%
Not Hispanic or Latino Population (2010)	2,633	96.7%	20,494	96.1%	75,812	95.1%
Hispanic or Latino Population (2010)	91	3.3%	838	3.9%	3,889	4.9%
Not Hispanic or Latino Population (2000)	2,323	97.9%	19,263	97.3%	76,244	96.3%
Hispanic or Latino Population (2000)	49	2.1%	544	2.7%	2,926	3.7%
Projected Hispanic Annual Growth (2012 to 2017)	11	2.2%	89	2.0%	394	1.9%
Historic Hispanic Annual Growth (2000 to 2012)	47	8.0%	339	5.2%	1,145	3.3%
Age Distribution (2012)						
Age Under 5	160	5.9%	1,409	6.7%	5,510	7.0%
Age 5 to 9 Years	166	6.1%	1,305	6.2%	5,188	6.6%
Age 10 to 14 Years	164	6.1%	1,351	6.4%	5,302	6.7%
Age 15 to 19 Years	179	6.6%	1,415	6.7%	5,469	6.9%
Age 20 to 24 Years	157	5.8%	1,361	6.4%	5,309	6.7%
Age 25 to 29 Years	164	6.1%	1,284	6.1%	5,017	6.3%
Age 30 to 34 Years	162	6.0%	1,263	6.0%	4,952	6.3%
Age 35 to 39 Years	156	5.8%	1,208	5.7%	4,824	6.1%
Age 40 to 44 Years	158	5.9%	1,290	6.1%	5,030	6.4%
Age 45 to 49 Years	180	6.6%	1,468	6.9%	5,468	6.9%
Age 50 to 54 Years	216	8.0%	1,581	7.5%	5,646	7.1%
Age 55 to 59 Years	188	7.0%	1,546	7.3%	5,418	6.8%
Age 60 to 64 Years	164	6.1%	1,317	6.2%	4,483	5.7%
Age 65 to 74 Years	256	9.5%	1,892	8.9%	6,008	7.6%
Age 75 to 84 Years	164	6.1%	1,063	5.0%	3,621	4.6%
Age 85 Years or Over	68	2.5%	431	2.0%	1,901	2.4%
Median Age	40.5		39.0		37.3	
Gender Age Distribution (2012)						
Female Population	1,408	52.1%	10,916	51.5%	39,361	49.7%
Age 0 to 19 Years	338	24.0%	2,702	24.8%	10,518	26.7%
Age 20 to 64 Years	794	56.3%	6,322	57.9%	22,256	56.5%
Age 65 Years or Over	277	19.7%	1,892	17.3%	6,587	16.7%
Female Median Age	42.1		40.4		38.7	
Male Population	1,295	47.9%	10,267	48.5%	39,784	50.3%
Age 0 to 19 Years	331	25.6%	2,778	27.1%	10,951	27.5%
Age 20 to 64 Years	753	58.2%	5,995	58.4%	23,890	60.0%
Age 65 Years or Over	211	16.3%	1,494	14.5%	4,943	12.4%
Male Median Age	38.8		37.6		35.8	

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RF5

Harvey St & E Ellis Rd

1 mi radius

3 mi radius

5 mi radius

Household Income Distribution (2012)

HH Income \$200,000 or More	9	0.8%	156	1.8%	737	2.5%
HH Income \$150,000 to \$199,999	6	0.5%	95	1.1%	358	1.2%
HH Income \$100,000 to \$149,999	86	7.8%	751	8.8%	2,100	7.0%
HH Income \$75,000 to \$99,999	204	18.5%	1,047	12.2%	3,016	10.1%
HH Income \$50,000 to \$74,999	272	24.7%	1,648	19.3%	5,496	18.4%
HH Income \$35,000 to \$49,999	174	15.8%	1,575	18.4%	5,013	16.8%
HH Income \$25,000 to \$34,999	133	12.0%	1,174	13.7%	4,256	14.3%
HH Income \$15,000 to \$24,999	141	12.8%	1,245	14.6%	4,466	15.0%
HH Income Under \$15,000	78	7.0%	855	10.0%	4,420	14.8%
HH Income \$35,000 or More	750	68.1%	5,272	61.7%	16,720	56.0%
HH Income \$75,000 or More	304	27.6%	2,049	24.0%	6,212	20.8%

Housing (2012)

Total Housing Units	1,186		9,312		33,549	
Housing Units Occupied	1,102	92.9%	8,546	91.8%	29,863	89.0%
Housing Units Owner-Occupied	898	81.5%	6,751	79.0%	21,363	71.5%
Housing Units, Renter-Occupied	204	18.5%	1,795	21.0%	8,500	28.5%
Housing Units, Vacant	85	7.1%	766	8.2%	3,687	11.0%
Median Years in Residence	7.2		6.1		5.2	

Marital Status (2012)

Never Married	576	30.5%	4,651	32.1%	17,898	34.2%
Currently Married	1,003	53.2%	7,339	50.6%	24,690	47.2%
Separated	73	3.9%	413	2.8%	1,931	3.7%
Widowed	40	2.1%	349	2.4%	1,431	2.7%
Divorced	196	10.4%	1,744	12.0%	6,335	12.1%

Household Type (2012)

Population Family	2,044	75.6%	16,029	75.7%	57,088	72.1%
Population Non-Family	627	23.2%	4,972	23.5%	17,517	22.1%
Population Group Quarters	33	1.2%	181	0.9%	4,540	5.7%
Family Households	742	67.4%	5,725	67.0%	19,720	66.0%
Non-Family Households	359	32.6%	2,821	33.0%	10,142	34.0%
Married Couple with Children	257	25.6%	1,712	23.3%	5,997	24.3%
Average Family Household Size	2.8		2.8		2.9	

Household Size (2012)

1 Person Households	288	26.2%	2,215	25.9%	8,150	27.3%
2 Person Households	417	37.8%	3,154	36.9%	10,134	33.9%
3 Person Households	163	14.8%	1,310	15.3%	4,679	15.7%
4 Person Households	139	12.6%	1,094	12.8%	3,845	12.9%
5 Person Households	62	5.6%	484	5.7%	1,872	6.3%
6 or More Person Households	33	3.0%	290	3.4%	1,183	4.0%

Household Vehicles (2012)

Households with 0 Vehicles Available	33	3.0%	519	6.1%	2,565	8.6%
Households with 1 Vehicles Available	363	32.9%	3,135	36.7%	11,311	37.9%
Households with 2 or More Vehicles Available	706	64.1%	4,892	57.2%	15,986	53.5%
Total Vehicles Available	2,063		15,222		50,387	
Average Vehicles Per Household	1.9		1.8		1.7	

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RF5

Harvey St & E Ellis Rd

	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2012)						
Estimated Labor Population Age 16 Years or Over	2,175		16,821		62,055	
Estimated Civilian Employed	1,201	55.2%	9,302	55.3%	30,480	49.1%
Estimated Civilian Unemployed	137	6.3%	1,420	8.4%	5,914	9.5%
Estimated in Armed Forces	6	0.3%	21	0.1%	24	-
Estimated Not in Labor Force	831	38.2%	6,078	36.1%	25,638	41.3%
Unemployment Rate	6.3%		8.4%		9.5%	
Occupation (2010)						
Occupation: Population Age 16 Years or Over	1,161		8,847		29,277	
Management, Business, Financial Operations	149	12.8%	1,061	12.0%	3,204	10.9%
Professional, Related	227	19.5%	1,720	19.4%	5,669	19.4%
Service	260	22.4%	1,712	19.3%	5,768	19.7%
Sales, Office	306	26.3%	2,184	24.7%	7,460	25.5%
Farming, Fishing, Forestry	1	0.1%	16	0.2%	59	0.2%
Construct, Extraction, Maintenance	61	5.3%	560	6.3%	1,898	6.5%
Production, Transport Material Moving	158	13.6%	1,595	18.0%	5,218	17.8%
White Collar Workers	58.7%		56.1%		55.8%	
Blue Collar Workers	41.3%		43.9%		44.2%	
Consumer Expenditure (2012)						
Total Household Expenditure	\$50.3 M		\$396 M		\$1.37 B	
Total Non-Retail Expenditure	\$28.9 M	57.5%	\$227 M	57.4%	\$787 M	57.3%
Total Retail Expenditure	\$21.4 M	42.5%	\$169 M	42.6%	\$586 M	42.7%
Apparel	\$2.37 M	4.7%	\$18.8 M	4.7%	\$65.5 M	4.8%
Contributions	\$1.73 M	3.4%	\$14.0 M	3.5%	\$49.1 M	3.6%
Education	\$1.05 M	2.1%	\$8.67 M	2.2%	\$30.8 M	2.2%
Entertainment	\$2.81 M	5.6%	\$22.1 M	5.6%	\$76.2 M	5.5%
Food and Beverages	\$7.81 M	15.5%	\$61.5 M	15.5%	\$214 M	15.6%
Furnishings and Equipment	\$2.20 M	4.4%	\$17.1 M	4.3%	\$58.9 M	4.3%
Gifts	\$1.25 M	2.5%	\$10.0 M	2.5%	\$35.0 M	2.5%
Health Care	\$3.21 M	6.4%	\$25.2 M	6.4%	\$87.4 M	6.4%
Household Operations	\$1.71 M	3.4%	\$13.6 M	3.4%	\$47.4 M	3.5%
Miscellaneous Expenses	\$857 K	1.7%	\$6.74 M	1.7%	\$23.3 M	1.7%
Personal Care	\$733 K	1.5%	\$5.76 M	1.5%	\$20.0 M	1.5%
Personal Insurance	\$487 K	1.0%	\$3.89 M	1.0%	\$13.6 M	1.0%
Reading	\$165 K	0.3%	\$1.30 M	0.3%	\$4.49 M	0.3%
Shelter	\$9.60 M	19.1%	\$75.9 M	19.2%	\$264 M	19.2%
Tobacco	\$354 K	0.7%	\$2.78 M	0.7%	\$9.67 M	0.7%
Transportation	\$10.4 M	20.6%	\$80.2 M	20.3%	\$276 M	20.1%
Utilities	\$3.62 M	7.2%	\$28.5 M	7.2%	\$99.0 M	7.2%
Educational Attainment (2012)						
Adult Population Age 25 Years or Over	1,877		14,342		52,367	
Elementary (Grade Level 0 to 8)	43	2.3%	411	2.9%	1,807	3.5%
Some High School (Grade Level 9 to 11)	125	6.7%	1,130	7.9%	4,336	8.3%
High School Graduate	653	34.8%	5,107	35.6%	17,922	34.2%
Some College	537	28.6%	3,681	25.7%	13,186	25.2%
Associate Degree Only	231	12.3%	1,529	10.7%	5,495	10.5%
Bachelor Degree Only	202	10.8%	1,754	12.2%	6,464	12.3%
Graduate Degree	86	4.6%	731	5.1%	3,156	6.0%

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	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2010)						
1 Detached Unit	833	75.4%	6,329	73.9%	22,468	75.2%
1 Attached Unit	79	7.2%	394	4.6%	1,239	4.1%
2 to 4 Units	38	3.4%	248	2.9%	1,436	4.8%
5 to 9 Units	30	2.7%	221	2.6%	819	2.7%
10 to 19 Units	54	4.9%	434	5.1%	1,313	4.4%
20 to 49 Units	8	0.7%	40	0.5%	541	1.8%
50 or More Units	16	1.5%	102	1.2%	393	1.3%
Mobile Home or Trailer	47	4.2%	793	9.3%	1,649	5.5%
Other Structure	-	-	-	-	-	-
Homes Built By Year (2010)						
Homes Built 2005 or later	79	7.1%	530	6.2%	1,088	3.6%
Homes Built 2000 to 2004	126	11.4%	869	10.1%	2,212	7.4%
Homes Built 1990 to 1999	132	12.0%	989	11.6%	3,425	11.5%
Homes Built 1980 to 1989	75	6.8%	808	9.4%	2,480	8.3%
Homes Built 1970 to 1979	151	13.6%	1,134	13.2%	3,937	13.2%
Homes Built 1960 to 1969	131	11.9%	1,098	12.8%	4,144	13.9%
Homes Built 1950 to 1959	241	21.9%	1,670	19.5%	5,561	18.6%
Homes Built Before 1949	168	15.2%	1,463	17.1%	7,013	23.5%
Home Values (2010)						
Home Values \$1,000,000 or More	4	0.5%	36	0.5%	114	0.5%
Home Values \$500,000 to \$999,999	9	1.0%	77	1.1%	358	1.7%
Home Values \$400,000 to \$499,999	8	0.9%	78	1.1%	252	1.2%
Home Values \$300,000 to \$399,999	25	2.7%	213	3.1%	704	3.2%
Home Values \$200,000 to \$299,999	82	9.0%	644	9.4%	1,913	8.8%
Home Values \$150,000 to \$199,999	136	14.9%	1,106	16.2%	2,951	13.6%
Home Values \$100,000 to \$149,999	313	34.5%	1,824	26.7%	5,016	23.2%
Home Values \$70,000 to \$99,999	159	17.5%	1,110	16.2%	4,265	19.7%
Home Values \$50,000 to \$69,999	80	8.8%	512	7.5%	2,200	10.2%
Home Values \$25,000 to \$49,999	37	4.1%	496	7.3%	2,112	9.8%
Home Values Under \$25,000	56	6.2%	736	10.8%	1,775	8.2%
Owner-Occupied Median Home Value	\$118,436		\$112,851		\$108,628	
Renter-Occupied Median Rent	\$702		\$648		\$562	
Transportation To Work (2010)						
Drive to Work Alone	966	86.3%	7,373	86.1%	23,783	83.7%
Drive to Work in Carpool	93	8.3%	769	9.0%	2,841	10.0%
Travel to Work by Public Transportation	4	0.3%	46	0.5%	211	0.7%
Drive to Work on Motorcycle	5	0.4%	14	0.2%	32	0.1%
Walk or Bicycle to Work	6	0.5%	111	1.3%	365	1.3%
Other Means	2	0.2%	20	0.2%	127	0.4%
Work at Home	44	3.9%	230	2.7%	1,063	3.7%
Travel Time (2010)						
Travel to Work in 14 Minutes or Less	485	45.1%	3,834	46.0%	11,906	43.5%
Travel to Work in 15 to 29 Minutes	331	30.8%	3,072	36.9%	10,588	38.7%
Travel to Work in 30 to 59 Minutes	179	16.7%	1,158	13.9%	4,169	15.2%
Travel to Work in 60 Minutes or More	79	7.4%	269	3.2%	696	2.5%
Average Minutes Travel to Work	15.2		14.9		15.5	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.