

LAPEER SHOPPING CENTER 1857 - 1975 WEST GENESEE STREET LAPEER, MICHIGAN

FOR LEASE

SPACE SIZE AVAILABLE:
1,008 - 22,740 SQ. FT.

AVAILABLE:
IMMEDIATELY

TRAFFIC COUNTS:
WEST GENESEE STREET -
12,949 ADT

NORTH MAIN STREET, NORTH
OF W. GENESEE - 17,200 ADT

NORTH MAIN STREET, SOUTH
OF W. GENESEE - 27,900 ADT



BUSY SHOPPING CENTER

GREAT VISIBILITY

PYLON SIGNAGE AVAILABLE

JOIN:



Dunham's
SPORTS



JO-ANN
fabric and craft stores



CONTACT:
BRYAN WEISS
BWEISS@LUDWIGSEELEY.COM

DEMOGRAPHICS	CATEGORY	3 MILE:	5 MILE:	10 MILE:
	POPULATION	15,974	24,061	63,556
	AVERAGE INCOME	\$56,693	\$62,949	\$68,664
	HOUSEHOLDS	6,206	9,175	24,354

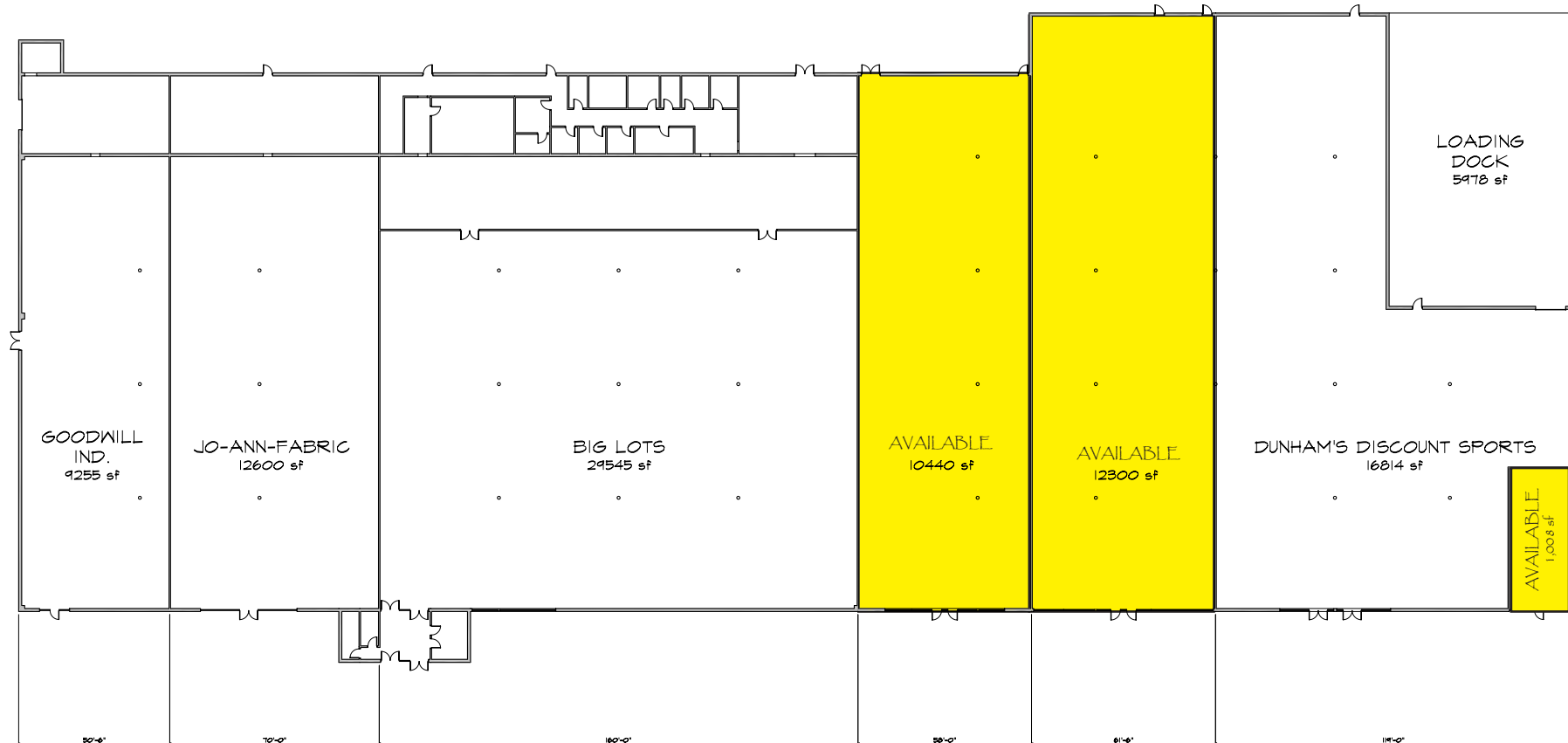
Ludwig & Seeley
REAL ESTATE

29580 NORTHWESTERN HWY. SUITE 110 SOUTHFIELD MI 48034

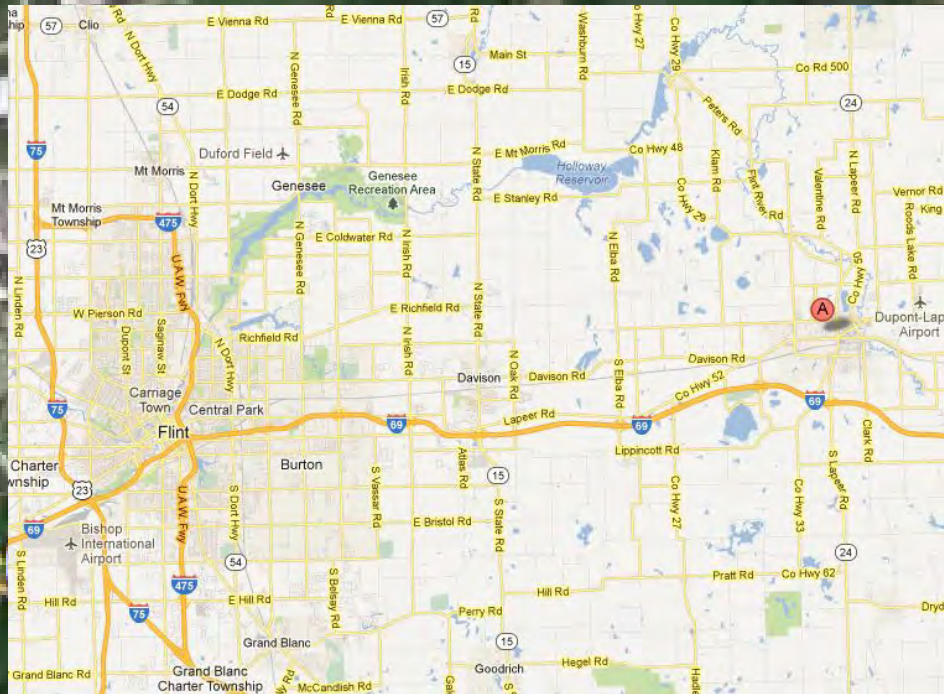
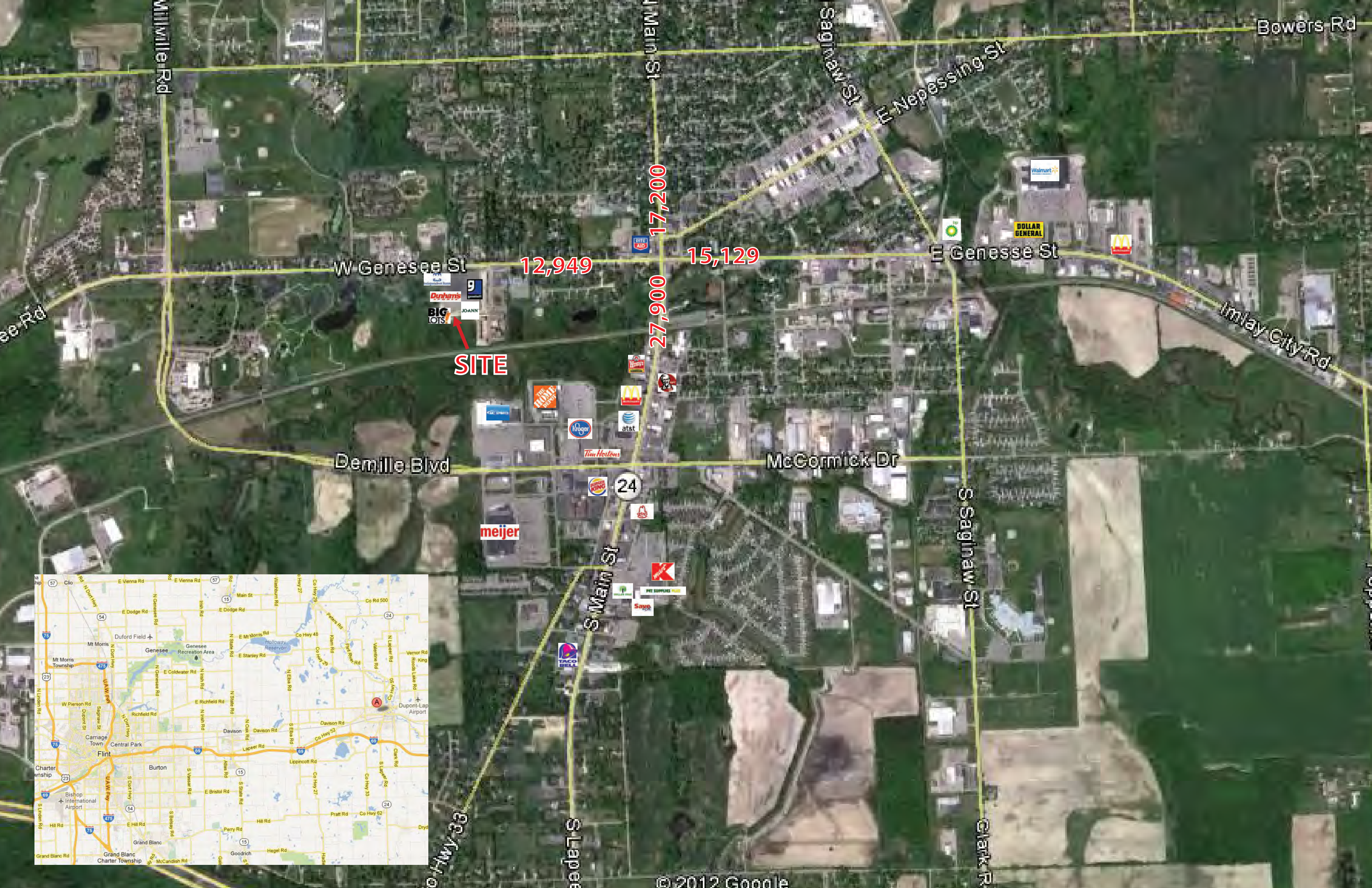
PHONE: 248.750.1700 FAX: 248.750.1771

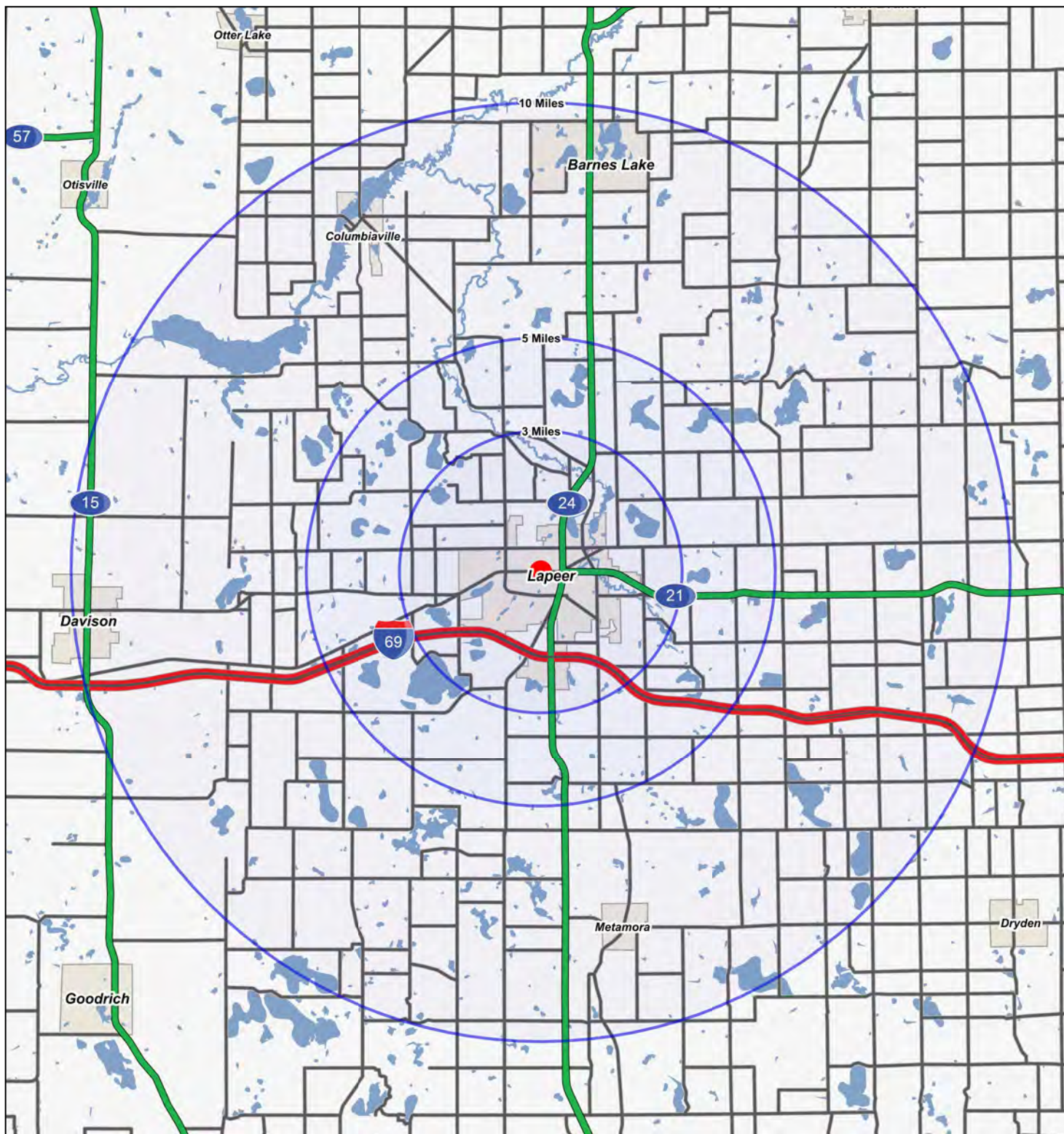
WWW.LUDWIGSEELEY.COM

LAPEER SHOPPING CENTER SITE PLAN



LAPEER SHOPPING CENTER
1857 - 1975 WEST GENESEE STREET
LAPEER, MICHIGAN





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1857 - 1975 West Genesee Street Lapeer Shopping Center

Lapeer, MI

December 2012

Ludwig & Seeley, Inc.

EXPANDED PROFILE

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



Ludwig & Seeley, Inc.
Lat/Lon: 43.05053/-83.32789

1857 West Genesee Street							
Lapeer, MI							
	3 Miles			5 Miles		10 Miles	
Population (2010)							
Estimated Population	15,974			24,061		63,556	
Census Population (1990)	14,024			21,015		56,776	
Census Population (2000)	15,756			23,908		64,155	
Projected Population (2015)	15,166			22,768		59,917	
Forecasted Population (2020)	14,832			22,125		57,537	
Historical Annual Growth (1990 to 2000)	1,732	1.23%		2,893	1.38%	7,379	1.30%
Historical Annual Growth (2000 to 2010)	218	0.14%		153	0.06%	-599	-0.09%
Projected Annual Growth (2010 to 2015)	-808	-1.01%		-1,293	-1.07%	-3,639	-1.15%
Estimated Population Density	565 <i>psm</i>			307 <i>psm</i>		202 <i>psm</i>	
Trade Area Size	28.26 <i>sq mil</i>			78.49 <i>sq mil</i>		314.02 <i>sq mil</i>	
Households (2010)							
Estimated Households	6,206			9,175		24,354	
Census Households (1990)	4,937			7,198		19,415	
Census Households (2000)	5,833			8,646		23,229	
Projected Households (2015)	6,181			9,125		24,196	
Forecasted Households (2020)	6,368			9,383		24,707	
Households with Children	2,041	32.88%		3,076	33.52%	8,297	34.07%
Average Household Size	2.32			2.44		2.54	
Average Household Income (2010)							
Est. Average Household Income	\$56,693			\$62,949		\$68,664	
Proj. Average Household Income (2015)	\$58,623			\$65,307		\$71,109	
Average Family Income	\$70,393			\$75,275		\$79,876	
Median Household Income (2010)							
Est. Median Household Income	\$44,871			\$51,615		\$55,931	
Proj. Median Household Income (2015)	\$45,753			\$53,001		\$57,706	
Median Family Income	\$55,879			\$61,851		\$65,676	
Per Capita Income (2010)							
Est. Per Capita Income	\$24,374			\$25,644		\$27,036	
Proj. Per Capita Income (2015)	\$26,575			\$28,055		\$29,550	
Per Capita Income Est. 5 year change	\$2,201	9.03%		\$2,411	9.40%	\$2,514	9.30%
Other Income (2010)							
Est. Median Disposable Income	\$38,241			\$43,304		\$46,581	
Proj. Median Disposable Income (2015)	\$39,096			\$44,443		\$47,942	
Disposable Income Est. 5 year change	\$855	2.24%		\$1,138	2.63%	\$1,361	2.92%
Est. Average Household Net Worth	\$183,918			\$211,562		\$236,386	
Daytime Demos (2010)							
Total Number of Businesses	988			1,214		2,286	
Total Number of Employees	12,529			14,360		20,884	
Company Headqtrs: Businesses	-	0.02%		1	0.07%	1	0.04%
Company Headqtrs: Employees	19	0.15%		81	0.56%	90	0.43%
Unemployment Rate	8.07%			7.82%		7.83%	
Employee Population per Business	12.7 to 1			11.8 to 1		9.1 to 1	
Residential Population per Business	16.2 to 1			19.8 to 1		27.8 to 1	

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1857 West Genesee Street

Lapeer, MI

3 Miles

5 Miles

10 Miles

Race & Ethnicity (2010)

White	14,440	90.40%	22,238	92.42%	59,787	94.07%
Black or African American	955	5.98%	1,010	4.20%	1,639	2.58%
American Indian & Alaska Native	74	0.46%	113	0.47%	287	0.45%
Asian	110	0.69%	151	0.63%	313	0.49%
Hawaiian & Pacific Islander	6	0.04%	6	0.02%	10	0.01%
Other Race	120	0.75%	165	0.69%	441	0.69%
Two or More Races	269	1.68%	377	1.57%	1,080	1.70%
Not Hispanic or Latino Population	15,411	96.47%	23,289	96.79%	61,840	97.30%
Hispanic or Latino Population	563	3.53%	772	3.21%	1,717	2.70%
Not of Hispanic Origin Population (1990)	13,777	98.24%	20,657	98.30%	55,936	98.52%
Hispanic Origin Population (1990)	247	1.76%	358	1.70%	840	1.48%
Not Hispanic or Latino Population (2000)	15,330	97.30%	23,321	97.54%	62,790	97.87%
Hispanic or Latino Population (2000)	426	2.70%	588	2.46%	1,365	2.13%
Not Hispanic or Latino Population (2015)	14,587	96.19%	21,978	96.53%	58,181	97.10%
Hispanic or Latino Population (2015)	578	3.81%	790	3.47%	1,736	2.90%
Hist. Hispanic Ann Growth (1990 to 2010)	316	6.41%	414	5.77%	877	5.22%
Proj. Hispanic Ann Growth (2015 to 2010)	15	0.54%	19	0.49%	19	0.23%

Age Distribution (2010)

0 to 4 yrs	886	5.55%	1,300	5.40%	3,499	5.51%
5 to 9 yrs	860	5.39%	1,304	5.42%	3,680	5.79%
10 to 14 yrs	925	5.79%	1,501	6.24%	4,210	6.62%
15 to 19 yrs	1,019	6.38%	1,621	6.74%	4,619	7.27%
20 to 24 yrs	1,236	7.74%	1,691	7.03%	3,910	6.15%
25 to 29 yrs	1,116	6.98%	1,453	6.04%	3,272	5.15%
30 to 34 yrs	885	5.54%	1,266	5.26%	3,207	5.05%
35 to 39 yrs	920	5.76%	1,363	5.67%	3,758	5.91%
40 to 44 yrs	1,040	6.51%	1,661	6.90%	4,623	7.27%
45 to 49 yrs	1,170	7.33%	1,898	7.89%	5,333	8.39%
50 to 54 yrs	1,241	7.77%	2,103	8.74%	5,731	9.02%
55 to 59 yrs	1,001	6.26%	1,703	7.08%	4,849	7.63%
60 to 64 yrs	897	5.62%	1,406	5.85%	3,814	6.00%
65 to 74 yrs	1,416	8.87%	2,049	8.52%	5,262	8.28%
75 to 84 yrs	894	5.60%	1,173	4.87%	2,702	4.25%
85 yrs plus	466	2.92%	568	2.36%	1,087	1.71%
Median Age	39.87 yrs		40.62 yrs		40.74 yrs	

Gender Age Distribution (2010)

Female Population	7,839	49.08%	11,780	48.96%	31,535	49.62%
0 to 19 yrs	1,802	22.99%	2,775	23.55%	7,786	24.69%
20 to 64 yrs	4,360	55.62%	6,820	57.89%	18,718	59.36%
65 yrs plus	1,677	21.39%	2,186	18.56%	5,031	15.95%
Female Median Age	43 yrs		43 yrs		42 yrs	
Male Population	8,135	50.92%	12,281	51.04%	32,021	50.38%
0 to 19 yrs	1,889	23.22%	2,951	24.03%	8,222	25.68%
20 to 64 yrs	5,146	63.26%	7,726	62.91%	19,778	61.77%
65 yrs plus	1,100	13.52%	1,604	13.06%	4,021	12.56%
Male Median Age	37.33 yrs		38.71 yrs		39.47 yrs	

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1857 West Genesee Street	3 Miles		5 Miles		10 Miles	
Lapeer, MI						
Household Income Distribution (2010)						
\$200,000 or More	90	1.45%	170	1.85%	544	2.23%
\$150,000 to \$199,999	126	2.03%	328	3.57%	854	3.51%
\$100,000 to \$149,999	595	9.59%	1,031	11.24%	3,196	13.12%
\$75,000 to \$99,999	562	9.05%	1,034	11.27%	3,321	13.64%
\$50,000 to \$74,999	1,388	22.37%	2,133	23.25%	5,584	22.93%
\$35,000 to \$49,999	858	13.82%	1,191	12.98%	3,271	13.43%
\$25,000 to \$34,999	875	14.09%	1,154	12.58%	2,768	11.36%
\$15,000 to \$24,999	721	11.62%	946	10.31%	2,310	9.49%
\$0 to \$14,999	991	15.97%	1,189	12.96%	2,505	10.29%
\$35,000+	3,619	58.32%	5,886	64.16%	16,771	68.86%
\$75,000+	1,373	22.13%	2,563	27.93%	7,916	32.50%
Housing (2010)						
Total Housing Units	6,691		9,903		26,738	
Housing Units, Occupied	6,206	92.76%	9,175	92.65%	24,354	91.09%
<i>Housing Units, Owner-Occupied</i>	4,053	65.30%	6,783	73.93%	19,909	81.75%
<i>Housing Units, Renter-Occupied</i>	2,153	34.70%	2,392	26.07%	4,445	18.25%
Housing Units, Vacant	485	7.24%	728	7.35%	2,383	8.91%
Median Years in Residence	4 yrs		5 yrs		5 yrs	
Marital Status (2010)						
Never Married	3,040	22.83%	4,470	22.39%	11,464	21.96%
Now Married	6,282	47.17%	10,596	53.06%	30,508	58.45%
Separated	1,508	11.32%	1,602	8.02%	2,229	4.27%
Widowed	878	6.59%	1,125	5.64%	2,816	5.39%
Divorced	1,609	12.08%	2,176	10.90%	5,181	9.93%
Household Type (2010)						
Population Family	11,769	73.67%	19,110	79.42%	54,108	85.13%
Population Non-Family	2,615	16.37%	3,304	13.73%	7,633	12.01%
Population Group Qtrs	1,590	9.95%	1,647	6.84%	1,815	2.86%
Family Households	3,871	62.37%	6,208	67.66%	17,416	71.51%
<i>Married Couple With Children</i>	1,109	17.66%	1,896	17.89%	5,675	18.60%
<i>Average Family Household Size</i>	3.0		3.1		3.1	
Non-Family Households	2,335	37.63%	2,967	32.34%	6,938	28.49%
Household Size (2010)						
1 Person Household	2,049	33.02%	2,588	28.21%	6,022	24.73%
2 Person Households	1,931	31.11%	2,986	32.55%	8,202	33.68%
3 Person Households	1,047	16.87%	1,620	17.66%	4,446	18.26%
4 Person Households	706	11.38%	1,192	12.99%	3,439	14.12%
5 Person Households	318	5.12%	531	5.79%	1,502	6.17%
6+ Person Households	155	2.49%	257	2.80%	743	3.05%
Household Vehicles (2010)						
Total Vehicles Available	10,763		17,551		49,397	
Household: 0 Vehicles Available	433	6.98%	479	5.22%	1,057	4.34%
Household: 1 Vehicles Available	2,475	39.87%	3,074	33.50%	6,826	28.03%
Household: 2+ Vehicles Available	3,299	53.15%	5,622	61.28%	16,471	67.63%
Average Vehicles Per Household	1.7		1.9		2.0	

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Lat/Lon: 43.05053/-83.32789

1857 West Genesee Street

Lapeer, MI

3 Miles

5 Miles

10 Miles

Labor Force (2010)

Est. Labor: Population Age 16+	13,124		19,658		51,277	
Est. Civilian Employed	6,593	50.23%	10,413	52.97%	28,302	55.19%
Est. Civilian Unemployed	1,059	8.07%	1,536	7.82%	4,015	7.83%
Est. in Armed Forces	57	0.43%	59	0.30%	68	0.13%
Est. not in Labor Force	5,416	41.27%	7,649	38.91%	18,893	36.85%

Occupation (2000)

Occupation: Population Age 16+	6,728		10,714		30,074	
Mgmt, Business, & Financial Operations	638	9.49%	1,094	10.21%	2,989	9.94%
Professional and Related	1,160	17.24%	1,879	17.54%	5,228	17.38%
Service	1,019	15.15%	1,594	14.88%	4,463	14.84%
Sales and Office	1,502	22.33%	2,281	21.29%	6,458	21.47%
Farming, Fishing, and Forestry	5	0.08%	8	0.07%	63	0.21%
Construct, Extraction, & Maintenance	813	12.08%	1,447	13.50%	4,179	13.90%
Production, Transp. & Material Moving	1,591	23.64%	2,411	22.51%	6,694	22.26%
Percent White Collar Workers		49.06%		49.04%		48.80%
Percent Blue Collar Workers		50.94%		50.96%		51.20%

Consumer Expenditure (2010)

Total Household Expenditure	\$295 M		\$468 M		\$1.32 B	
Total Non-Retail Expenditures	\$169 M	57.30%	\$269 M	57.46%	\$759 M	57.56%
Total Retail Expenditures	\$126 M	42.70%	\$199 M	42.54%	\$560 M	42.44%
Apparel	\$14.0 M	4.75%	\$22.3 M	4.76%	\$62.7 M	4.76%
Contributions	\$10.3 M	3.50%	\$16.9 M	3.62%	\$48.1 M	3.65%
Education	\$6.68 M	2.27%	\$10.9 M	2.32%	\$30.6 M	2.32%
Entertainment	\$16.3 M	5.55%	\$26.1 M	5.58%	\$73.8 M	5.60%
Food And Beverages	\$45.9 M	15.58%	\$72.2 M	15.42%	\$202 M	15.33%
Furnishings And Equipment	\$12.6 M	4.28%	\$20.4 M	4.36%	\$58.1 M	4.41%
Gifts	\$7.51 M	2.55%	\$12.2 M	2.60%	\$34.5 M	2.62%
Health Care	\$18.7 M	6.34%	\$29.1 M	6.22%	\$81.2 M	6.16%
Household Operations	\$10.1 M	3.42%	\$16.4 M	3.51%	\$46.8 M	3.55%
Miscellaneous Expenses	\$5.06 M	1.72%	\$7.93 M	1.69%	\$22.1 M	1.68%
Personal Care	\$4.29 M	1.46%	\$6.79 M	1.45%	\$19.1 M	1.45%
Personal Insurance	\$2.87 M	0.97%	\$4.69 M	1.00%	\$13.3 M	1.01%
Reading	\$967 K	0.33%	\$1.53 M	0.33%	\$4.31 M	0.33%
Shelter	\$56.6 M	19.21%	\$90.1 M	19.25%	\$254 M	19.28%
Tobacco	\$2.07 M	0.70%	\$3.15 M	0.67%	\$8.68 M	0.66%
Transportation	\$59.4 M	20.17%	\$94.4 M	20.16%	\$267 M	20.22%
Utilities	\$21.3 M	7.21%	\$33.1 M	7.07%	\$92.1 M	6.99%

Educational Attainment (2010)

Adult Population (25 Years or Older)	11,047		16,644		43,638	
Elementary (0 to 8)	363	3.29%	492	2.95%	1,062	2.43%
Some High School (9 to 11)	1,036	9.38%	1,315	7.90%	3,015	6.91%
High School Graduate (12)	4,314	39.05%	6,406	38.49%	16,899	38.72%
Some College (13 to 16)	2,685	24.30%	4,130	24.82%	11,127	25.50%
Associate Degree Only	927	8.39%	1,443	8.67%	3,943	9.04%
Bachelor Degree Only	1,100	9.95%	1,794	10.78%	4,803	11.01%
Graduate Degree	622	5.63%	1,064	6.39%	2,789	6.39%

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Lapeer, MI	3 Miles		5 Miles		10 Miles	
Units In Structure (2000)						
1 Detached Unit	3,483	56.44%	6,251	68.28%	18,452	74.42%
1 Attached Unit	118	1.91%	142	1.55%	264	1.07%
2 to 4 Units	687	11.14%	718	7.84%	1,081	4.36%
5 to 9 Units	361	5.84%	385	4.20%	578	2.33%
10 to 19 Units	229	3.71%	229	2.50%	400	1.61%
20 to 49 Units	198	3.21%	198	2.16%	299	1.20%
50 or more Units	246	3.99%	246	2.69%	637	2.57%
Mobile Home or Trailer	849	13.75%	987	10.78%	3,073	12.40%
Other Structure	-	-	-	-	9	0.04%
Homes Built By Year						
1999 to 2000	91	1.48%	181	1.98%	765	3.08%
1995 to 1998	502	8.14%	816	8.91%	2,332	9.41%
1990 to 1994	680	11.02%	995	10.87%	2,453	9.89%
1980 to 1989	891	14.45%	1,229	13.42%	3,246	13.09%
1970 to 1979	1,423	23.07%	2,203	24.06%	6,305	25.43%
1960 to 1969	630	10.21%	934	10.20%	2,680	10.81%
1950 to 1959	600	9.72%	919	10.04%	2,406	9.70%
Built Before 1949	1,351	21.90%	1,878	20.52%	4,607	18.58%
Home Values (2000)						
\$1,000,000 or More	-	-	-	-	4	0.03%
\$500,000 to \$999,999	9	0.33%	14	0.29%	46	0.35%
\$400,000 to \$499,999	-	0.01%	9	0.18%	64	0.49%
\$300,000 to \$399,999	31	1.09%	95	2.01%	305	2.33%
\$200,000 to \$299,999	229	8.08%	522	11.05%	1,631	12.47%
\$150,000 to \$199,999	529	18.66%	925	19.59%	2,620	20.03%
\$100,000 to \$149,999	1,192	42.01%	1,935	40.97%	4,918	37.60%
\$70,000 to \$99,999	670	23.63%	944	19.99%	2,704	20.67%
\$50,000 to \$69,999	81	2.86%	148	3.14%	473	3.62%
\$25,000 to \$49,999	83	2.93%	110	2.33%	236	1.80%
\$0 to \$24,999	11	0.39%	22	0.46%	78	0.60%
Owner Occupied Median Home Value	\$124,965		\$132,417		\$135,800	
Renter Occupied Median Rent	\$409		\$414		\$378	
Transportation To Work (2000)						
Drive to Work Alone	5,661	83.90%	9,076	84.57%	25,619	85.13%
Drive to Work in Carpool	746	11.06%	1,140	10.63%	3,120	10.37%
Travel to Work - Public Transportation	55	0.81%	68	0.63%	99	0.33%
Drive to Work on Motorcycle	4	0.06%	5	0.05%	12	0.04%
Walk or Bicycle to Work	127	1.88%	142	1.32%	361	1.20%
Other Means	59	0.87%	82	0.76%	137	0.45%
Work at Home	95	1.41%	219	2.04%	745	2.48%
Travel Time (2000)						
Travel to Work in 14 Minutes or Less	2,702	40.62%	3,758	35.75%	7,067	24.08%
Travel to Work in 14 to 29 Minutes	1,149	17.28%	2,013	19.15%	8,310	28.32%
Travel to Work in 30 to 59 Minutes	1,767	26.57%	2,977	28.31%	8,828	30.08%
Travel to Work in 60 Minutes or More	1,033	15.54%	1,765	16.79%	5,143	17.52%
Average Travel Time to Work	28.3 mins		29.8 mins		31.8 mins	

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