

RIVERBANK SQUARE 521 - 561 W. ANN ARBOR ROAD PLYMOUTH, MICHIGAN

FOR LEASE

BUILDING SIZE:
19,593 SQ. FT.

SPACE SIZE:
2,577 SQ. FT.

AVAILABLE:
IMMEDIATELY

ZONING:
COMMERCIAL

TRAFFIC COUNTS:
W. ANN ARBOR ROAD,
TWC, WEST OF LILLY:
33,374 ADT

LILLEY, ANN ARBOR ROAD
TO ANN ARBOR TRAIL:
10,040 ADT



GREAT VISIBILITY ON BUSY ANN ARBOR ROAD
NEIGHBORHOOD SHOPPING CENTER
EASY INGRESS & EGRESS

JOIN:

ZOUNDS



TAN & FASTER



DEMOGRAPHICS

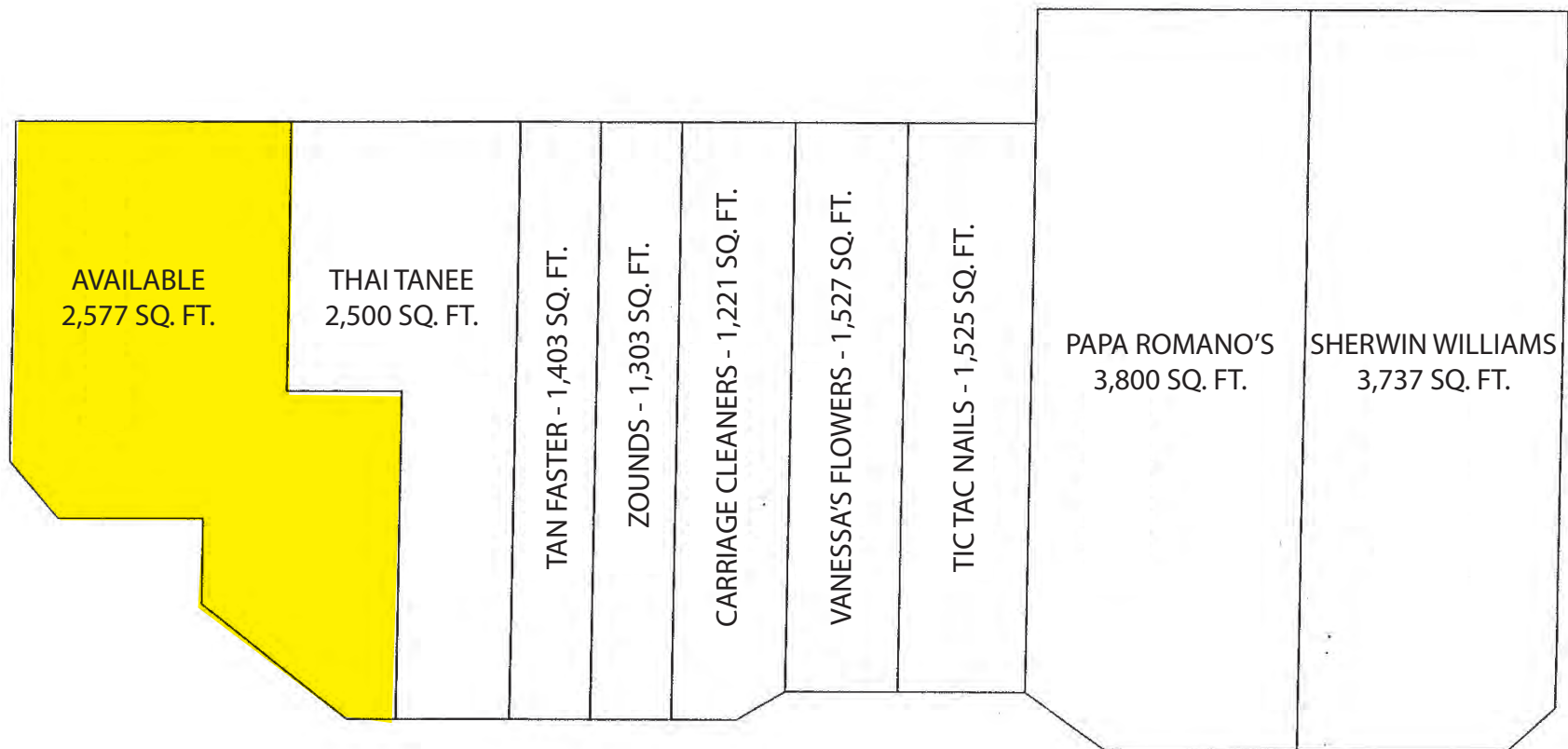
CATEGORY	1 MILE:	3 MILE:	5 MILE:
POPULATION	10,676	72,187	188,264
AVERAGE INCOME	\$79,184	\$92,541	\$88,650
HOUSEHOLDS	4,878	27,809	72,461



CONTACT:
BRYAN WEISS
BWEISS@LUDWIGSEELEY.COM

Ludwig & Seeley
REAL ESTATE

29580 NORTHWESTERN HWY. SUITE 110 SOUTHFIELD MI 48034
PHONE: 248.750.1770 FAX: 248.750.1771



RIVERBANK SQUARE
ANN ARBOR ROAD & MAIN STREET
PLYMOUTH, MICHIGAN



Palmer St

Roosevelt St

Hartsough St

Fairground St

Ross St

Simpson St

Byron St

10,040 ADT

33,374 ADT

RIVERBANK SQUARE

W Ann Arbor Rd

Ann Arbor Rd

General Dr

Postliff Ave

Redd Ave

Apple Creek Dr

Lilley Rd

Plymouth Manor Ave

Morrison Ave

Rocker Ave

Main St

Ball St

Corinne St

Marlin Ave

Northern Ave

Oakview

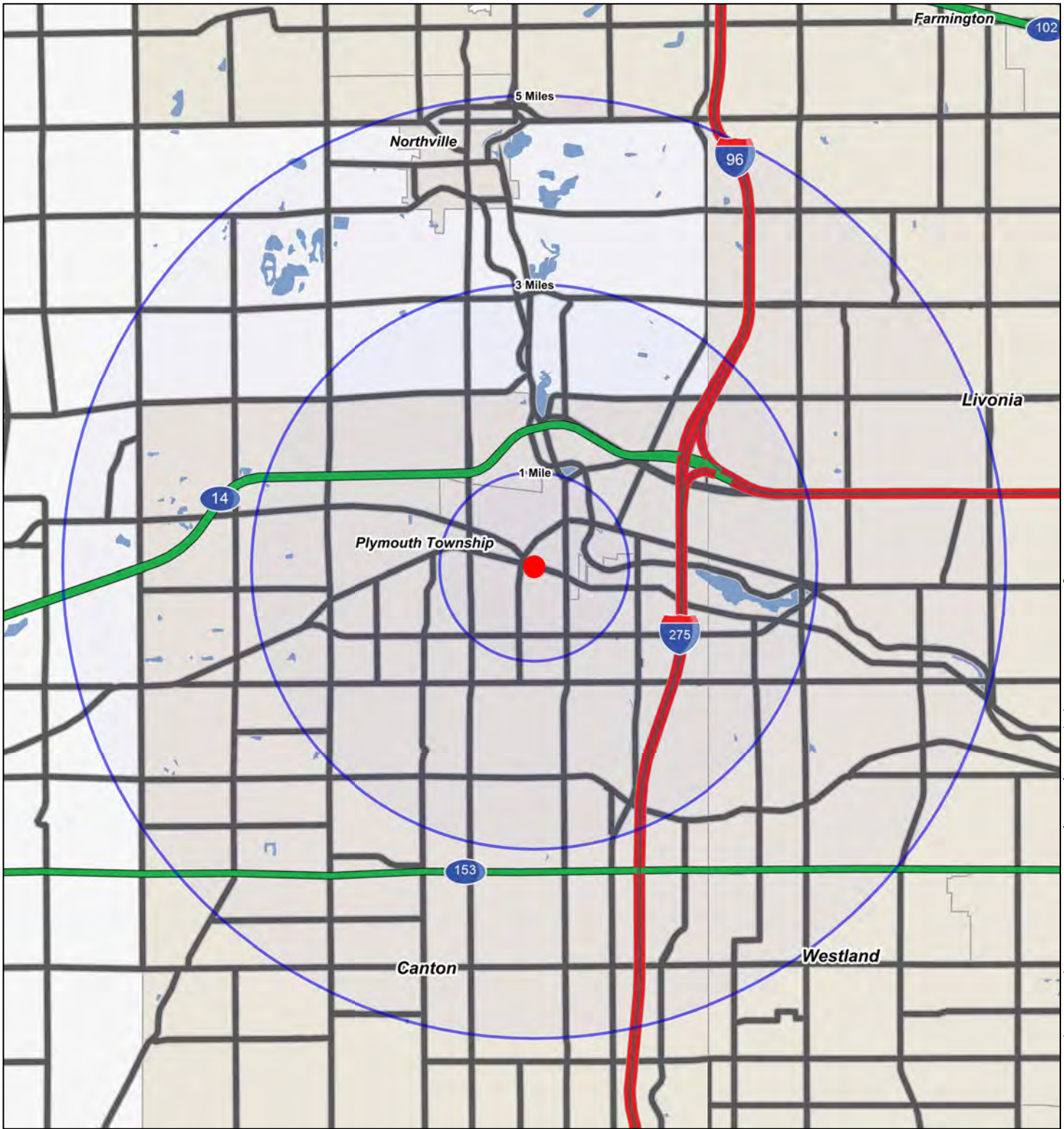
Marlowe Ave

S McKinley

S Harvey St

S Main St

Dewey St



Lat: 43.467 Lon: 42.3694 Zoom: 10.89 mi

Logos are for identification purposes only and may be trademarks of their respective companies.

©2012, Sites USA Inc., Chandler, AZ (480) 491-1112. All Rights Reserved.

**Riverbank Square
Plymouth, MI**

December 2012

EXPANDED PROFILE

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



Ludwig & Seeley, Inc.
Lat/Lon: 42.36933/-83.46679

521 Ann Arbor Road

Plymouth, MI

Population (2010)

	1 Mile	3 Miles	5 Miles
Estimated Population	10,676	72,187	188,264
Census Population (1990)	11,658	68,165	156,915
Census Population (2000)	10,982	71,900	177,958
Projected Population (2015)	10,556	67,864	177,615
Forecasted Population (2020)	10,311	65,851	177,665
Historical Annual Growth (1990 to 2000)	-675 -0.58%	3,735 0.55%	21,043 1.34%
Historical Annual Growth (2000 to 2010)	-307 -0.28%	287 0.04%	10,306 0.58%
Projected Annual Growth (2010 to 2015)	-120 -0.22%	-4,323 -1.20%	-10,649 -1.13%
Estimated Population Density	3,401 <i>psm</i>	2,554 <i>psm</i>	2,398 <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)

	1 Mile	3 Miles	5 Miles
Estimated Households	4,878	27,809	72,461
Census Households (1990)	5,023	25,166	58,847
Census Households (2000)	5,092	28,466	70,377
Projected Households (2015)	5,171	27,927	72,805
Forecasted Households (2020)	5,207	27,782	74,303
Households with Children	1,060 21.73%	8,333 29.96%	22,043 30.42%
Average Household Size	2.14	2.55	2.54

Average Household Income (2010)

	1 Mile	3 Miles	5 Miles
Est. Average Household Income	\$79,184	\$92,541	\$88,650
Proj. Average Household Income (2015)	\$80,943	\$94,832	\$91,040
Average Family Income	\$106,557	\$111,071	\$107,238

Median Household Income (2010)

	1 Mile	3 Miles	5 Miles
Est. Median Household Income	\$63,353	\$82,421	\$78,491
Proj. Median Household Income (2015)	\$64,486	\$84,408	\$80,516
Median Family Income	\$92,979	\$100,680	\$96,378

Per Capita Income (2010)

	1 Mile	3 Miles	5 Miles
Est. Per Capita Income	\$36,852	\$36,133	\$34,797
Proj. Per Capita Income (2015)	\$40,353	\$39,556	\$38,056
Per Capita Income Est. 5 year change	\$3,500 9.50%	\$3,423 9.47%	\$3,259 9.37%

Other Income (2010)

	1 Mile	3 Miles	5 Miles
Est. Median Disposable Income	\$52,034	\$65,666	\$62,679
Proj. Median Disposable Income (2015)	\$52,856	\$67,093	\$64,198
Disposable Income Est. 5 year change	\$821 1.58%	\$1,426 2.17%	\$1,519 2.42%
Est. Average Household Net Worth	\$307,064	\$364,153	\$346,397

Daytime Demos (2010)

	1 Mile	3 Miles	5 Miles
Total Number of Businesses	1,058	3,462	7,958
Total Number of Employees	9,977	52,974	122,249
Company Headqtrs: Businesses	1 0.11%	7 0.21%	10 0.13%
Company Headqtrs: Employees	91 0.91%	911 1.72%	1,116 0.91%
Unemployment Rate	5.10%	5.44%	5.57%
Employee Population per Business	9.4 to 1	15.3 to 1	15.4 to 1
Residential Population per Business	10.1 to 1	20.8 to 1	23.7 to 1

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

EXPANDED PROFILE

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



Ludwig & Seeley, Inc.
Lat/Lon: 42.36933/-83.46679

521 Ann Arbor Road

Plymouth, MI

Race & Ethnicity (2010)

	1 Mile		3 Miles		5 Miles	
White	9,532	89.29%	61,068	84.60%	155,183	82.43%
Black or African American	743	6.96%	6,017	8.34%	16,815	8.93%
American Indian & Alaska Native	38	0.35%	184	0.26%	483	0.26%
Asian	177	1.66%	3,616	5.01%	12,009	6.38%
Hawaiian & Pacific Islander	14	0.13%	38	0.05%	134	0.07%
Other Race	31	0.29%	297	0.41%	890	0.47%
Two or More Races	142	1.33%	967	1.34%	2,750	1.46%
Not Hispanic or Latino Population	10,396	97.38%	70,083	97.09%	182,182	96.77%
Hispanic or Latino Population	280	2.62%	2,104	2.91%	6,082	3.23%
Not of Hispanic Origin Population (1990)	11,528	98.89%	67,372	98.84%	154,909	98.72%
Hispanic Origin Population (1990)	129	1.11%	792	1.16%	2,006	1.28%
Not Hispanic or Latino Population (2000)	10,832	98.63%	70,730	98.37%	174,606	98.12%
Hispanic or Latino Population (2000)	151	1.37%	1,170	1.63%	3,352	1.88%
Not Hispanic or Latino Population (2015)	10,194	96.57%	65,317	96.25%	170,382	95.93%
Hispanic or Latino Population (2015)	362	3.43%	2,548	3.75%	7,233	4.07%
Hist. Hispanic Ann Growth (1990 to 2010)	150	5.81%	1,312	8.28%	4,076	10.16%
Proj. Hispanic Ann Growth (2015 to 2010)	82	5.84%	444	4.22%	1,151	3.78%

Age Distribution (2010)

0 to 4 yrs	603	5.65%	4,253	5.89%	11,276	5.99%
5 to 9 yrs	523	4.90%	4,137	5.73%	10,997	5.84%
10 to 14 yrs	545	5.10%	4,377	6.06%	11,677	6.20%
15 to 19 yrs	563	5.27%	4,665	6.46%	12,518	6.65%
20 to 24 yrs	550	5.15%	4,034	5.59%	11,147	5.92%
25 to 29 yrs	769	7.21%	3,992	5.53%	10,535	5.60%
30 to 34 yrs	826	7.73%	4,558	6.31%	11,937	6.34%
35 to 39 yrs	812	7.60%	5,200	7.20%	13,650	7.25%
40 to 44 yrs	749	7.01%	5,250	7.27%	14,067	7.47%
45 to 49 yrs	789	7.39%	5,661	7.84%	14,745	7.83%
50 to 54 yrs	910	8.52%	6,557	9.08%	16,200	8.61%
55 to 59 yrs	775	7.26%	6,161	8.53%	14,664	7.79%
60 to 64 yrs	572	5.36%	4,370	6.05%	10,789	5.73%
65 to 74 yrs	817	7.65%	4,864	6.74%	12,578	6.68%
75 to 84 yrs	530	4.96%	2,722	3.77%	7,486	3.98%
85 yrs plus	344	3.22%	1,386	1.92%	3,998	2.12%
Median Age	40.26 yrs		40.04 yrs		39.46 yrs	

Gender Age Distribution (2010)

Female Population	5,597	52.42%	36,528	50.60%	97,020	51.53%
0 to 19 yrs	1,132	20.22%	8,625	23.61%	23,115	23.83%
20 to 64 yrs	3,411	60.95%	22,677	62.08%	59,429	61.25%
65 yrs plus	1,054	18.83%	5,226	14.31%	14,476	14.92%
Female Median Age	42 yrs		41 yrs		40 yrs	
Male Population	5,079	47.58%	35,659	49.40%	91,244	48.47%
0 to 19 yrs	1,102	21.69%	8,806	24.69%	23,352	25.59%
20 to 64 yrs	3,341	65.77%	23,107	64.80%	58,305	63.90%
65 yrs plus	637	12.53%	3,746	10.51%	9,587	10.51%
Male Median Age	38.67 yrs		39.32 yrs		38.55 yrs	

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

EXPANDED PROFILE

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



Ludwig & Seeley, Inc.
Lat/Lon: 42.36933/-83.46679

521 Ann Arbor Road

Plymouth, MI

Household Income Distribution (2010)

	1 Mile		3 Miles		5 Miles	
\$200,000 or More	183	3.75%	1,456	5.23%	3,558	4.91%
\$150,000 to \$199,999	310	6.35%	2,545	9.15%	6,026	8.32%
\$100,000 to \$149,999	837	17.17%	6,285	22.60%	15,497	21.39%
\$75,000 to \$99,999	762	15.63%	4,624	16.63%	11,749	16.21%
\$50,000 to \$74,999	811	16.63%	4,638	16.68%	12,092	16.69%
\$35,000 to \$49,999	631	12.94%	3,025	10.88%	7,975	11.01%
\$25,000 to \$34,999	469	9.61%	2,223	7.99%	6,027	8.32%
\$15,000 to \$24,999	451	9.24%	1,657	5.96%	5,125	7.07%
\$0 to \$14,999	424	8.69%	1,357	4.88%	4,412	6.09%
\$35,000+	3,535	72.46%	22,573	81.17%	56,897	78.52%
\$75,000+	2,092	42.89%	14,909	53.61%	36,830	50.83%

Housing (2010)

Total Housing Units	5,635		31,869		83,571	
Housing Units, Occupied	4,878	86.56%	27,809	87.26%	72,461	86.71%
<i>Housing Units, Owner-Occupied</i>	3,408	69.87%	21,320	76.67%	53,146	73.34%
<i>Housing Units, Renter-Occupied</i>	1,470	30.13%	6,489	23.33%	19,315	26.66%
Housing Units, Vacant	757	13.44%	4,060	12.74%	11,111	13.29%
Median Years in Residence	5 yrs		5 yrs		5 yrs	

Marital Status (2010)

Never Married	2,147	23.88%	13,886	23.37%	37,675	24.41%
Now Married	4,876	54.24%	36,306	61.10%	90,879	58.88%
Separated	191	2.13%	1,211	2.04%	3,753	2.43%
Widowed	670	7.45%	3,099	5.22%	9,287	6.02%
Divorced	1,106	12.30%	4,916	8.27%	12,739	8.25%

Household Type (2010)

Population Family	8,071	75.60%	61,264	84.87%	157,185	83.49%
Population Non-Family	2,391	22.40%	9,595	13.29%	26,739	14.20%
Population Group Qtrs	214	2.00%	1,329	1.84%	4,341	2.31%
Family Households	2,615	53.61%	18,630	66.99%	47,265	65.23%
<i>Married Couple With Children</i>	798	16.37%	6,654	18.33%	17,259	18.99%
<i>Average Family Household Size</i>	3.1		3.3		3.3	
Non-Family Households	2,263	46.39%	9,179	33.01%	25,196	34.77%

Household Size (2010)

1 Person Household	2,062	42.28%	8,214	29.54%	22,531	31.09%
2 Person Households	1,325	27.17%	7,769	27.94%	19,380	26.74%
3 Person Households	556	11.39%	3,871	13.92%	9,873	13.63%
4 Person Households	618	12.67%	5,038	18.12%	12,929	17.84%
5 Person Households	221	4.54%	2,034	7.31%	5,320	7.34%
6+ Person Households	95	1.95%	884	3.18%	2,427	3.35%

Household Vehicles (2010)

Total Vehicles Available	8,211		53,775		137,199	
Household: 0 Vehicles Available	361	7.41%	1,428	5.13%	4,147	5.72%
Household: 1 Vehicles Available	1,901	38.97%	8,492	30.54%	23,579	32.54%
Household: 2+ Vehicles Available	2,616	53.62%	17,890	64.33%	44,735	61.74%
Average Vehicles Per Household	1.7		1.9		1.9	

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

EXPANDED PROFILE

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



Ludwig & Seeley, Inc.
Lat/Lon: 42.36933/-83.46679

521 Ann Arbor Road

Plymouth, MI

Labor Force (2010)

	1 Mile		3 Miles		5 Miles	
Est. Labor: Population Age 16+	8,881		58,458		151,786	
Est. Civilian Employed	5,243	59.03%	34,159	58.43%	88,753	58.47%
Est. Civilian Unemployed	453	5.10%	3,179	5.44%	8,456	5.57%
Est. in Armed Forces	-	-	12	0.02%	42	0.03%
Est. not in Labor Force	3,185	35.87%	21,109	36.11%	54,534	35.93%

Occupation (2000)

Occupation: Population Age 16+	6,052		37,205		91,620	
Mgmt, Business, & Financial Operations	1,049	17.33%	6,712	18.04%	16,211	17.69%
Professional and Related	1,802	29.78%	10,544	28.34%	25,461	27.79%
Service	674	11.14%	3,966	10.66%	9,835	10.73%
Sales and Office	1,494	24.69%	9,608	25.82%	24,353	26.58%
Farming, Fishing, and Forestry	10	0.16%	21	0.06%	55	0.06%
Construct, Extraction, & Maintenance	460	7.60%	2,407	6.47%	5,623	6.14%
Production, Transp. & Material Moving	563	9.30%	3,946	10.61%	10,081	11.00%
Percent White Collar Workers		71.81%		72.21%		72.06%
Percent Blue Collar Workers		28.19%		27.79%		27.94%

Consumer Expenditure (2010)

Total Household Expenditure	\$291 M		\$1.85 B		\$4.66 B	
Total Non-Retail Expenditures	\$167 M	57.57%	\$1.07 B	57.82%	\$2.70 B	57.79%
Total Retail Expenditures	\$123 M	42.43%	\$779 M	42.18%	\$1.97 B	42.21%
Apparel	\$13.9 M	4.77%	\$88.6 M	4.80%	\$224 M	4.80%
Contributions	\$11.3 M	3.88%	\$75.1 M	4.07%	\$188 M	4.02%
Education	\$7.33 M	2.52%	\$49.2 M	2.67%	\$123 M	2.65%
Entertainment	\$16.3 M	5.61%	\$104 M	5.66%	\$263 M	5.65%
Food And Beverages	\$43.8 M	15.08%	\$274 M	14.86%	\$695 M	14.91%
Furnishings And Equipment	\$13.0 M	4.49%	\$84.7 M	4.58%	\$213 M	4.56%
Gifts	\$8.00 M	2.75%	\$52.7 M	2.85%	\$132 M	2.83%
Health Care	\$17.5 M	6.02%	\$107 M	5.79%	\$271 M	5.82%
Household Operations	\$10.7 M	3.69%	\$71.0 M	3.85%	\$178 M	3.82%
Miscellaneous Expenses	\$4.83 M	1.66%	\$30.0 M	1.62%	\$75.9 M	1.63%
Personal Care	\$4.20 M	1.45%	\$26.5 M	1.44%	\$67.1 M	1.44%
Personal Insurance	\$3.06 M	1.05%	\$20.3 M	1.10%	\$50.9 M	1.09%
Reading	\$964 K	0.33%	\$6.09 M	0.33%	\$15.4 M	0.33%
Shelter	\$56.4 M	19.41%	\$360 M	19.50%	\$909 M	19.48%
Tobacco	\$1.79 M	0.62%	\$10.5 M	0.57%	\$26.9 M	0.58%
Transportation	\$57.6 M	19.83%	\$364 M	19.73%	\$921 M	19.75%
Utilities	\$19.9 M	6.84%	\$122 M	6.61%	\$310 M	6.65%

Educational Attainment (2010)

Adult Population (25 Years or Older)	7,892		50,722		130,650	
Elementary (0 to 8)	154	1.95%	961	1.89%	3,062	2.34%
Some High School (9 to 11)	435	5.51%	2,352	4.64%	6,848	5.24%
High School Graduate (12)	1,895	24.01%	11,948	23.56%	31,986	24.48%
Some College (13 to 16)	1,690	21.41%	11,107	21.90%	27,395	20.97%
Associate Degree Only	520	6.59%	4,168	8.22%	10,737	8.22%
Bachelor Degree Only	1,908	24.18%	12,127	23.91%	30,868	23.63%
Graduate Degree	1,290	16.35%	8,059	15.89%	19,755	15.12%

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

EXPANDED PROFILE

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



Ludwig & Seeley, Inc.
Lat/Lon: 42.36933/-83.46679

521 Ann Arbor Road

Plymouth, MI

Units In Structure (2000)

	1 Mile		3 Miles		5 Miles	
1 Detached Unit	3,304	62.58%	19,791	67.77%	44,595	61.43%
1 Attached Unit	268	5.07%	2,074	7.10%	6,322	8.71%
2 to 4 Units	649	12.30%	1,372	4.70%	3,211	4.42%
5 to 9 Units	481	9.10%	2,557	8.76%	6,844	9.43%
10 to 19 Units	232	4.40%	1,754	6.01%	4,852	6.68%
20 to 49 Units	125	2.37%	477	1.63%	1,971	2.71%
50 or more Units	207	3.92%	770	2.64%	3,472	4.78%
Mobile Home or Trailer	10	0.19%	397	1.36%	1,312	1.81%
Other Structure	4	0.07%	10	0.03%	16	0.02%

Homes Built By Year

1999 to 2000	30	0.56%	318	1.09%	1,391	1.92%
1995 to 1998	76	1.43%	1,725	5.91%	5,612	7.73%
1990 to 1994	106	2.01%	1,905	6.52%	6,740	9.28%
1980 to 1989	453	8.58%	3,825	13.10%	11,903	16.40%
1970 to 1979	747	14.15%	9,705	33.23%	22,218	30.61%
1960 to 1969	1,040	19.69%	5,949	20.37%	13,197	18.18%
1950 to 1959	1,080	20.45%	2,808	9.62%	6,416	8.84%
Built Before 1949	1,749	33.13%	2,967	10.16%	5,118	7.05%

Home Values (2000)

\$1,000,000 or More	12	0.39%	68	0.34%	141	0.30%
\$500,000 to \$999,999	29	0.93%	357	1.77%	860	1.85%
\$400,000 to \$499,999	36	1.17%	758	3.76%	1,778	3.81%
\$300,000 to \$399,999	141	4.51%	1,362	6.76%	4,060	8.71%
\$200,000 to \$299,999	826	26.47%	5,837	28.98%	13,423	28.79%
\$150,000 to \$199,999	1,145	36.67%	7,654	38.00%	15,432	33.10%
\$100,000 to \$149,999	694	22.22%	3,179	15.78%	8,242	17.68%
\$70,000 to \$99,999	142	4.54%	633	3.14%	1,930	4.14%
\$50,000 to \$69,999	62	1.99%	174	0.86%	415	0.89%
\$25,000 to \$49,999	28	0.89%	64	0.32%	186	0.40%
\$0 to \$24,999	6	0.21%	58	0.29%	158	0.34%
Owner Occupied Median Home Value	\$186,862		\$211,932		\$212,139	
Renter Occupied Median Rent	\$557		\$635		\$613	

Transportation To Work (2000)

Drive to Work Alone	5,391	89.08%	33,926	91.15%	82,782	90.29%
Drive to Work in Carpool	350	5.79%	1,936	5.20%	5,300	5.78%
Travel to Work - Public Transportation	-	0.01%	74	0.20%	226	0.25%
Drive to Work on Motorcycle	-	-	9	0.02%	16	0.02%
Walk or Bicycle to Work	150	2.48%	375	1.01%	1,083	1.18%
Other Means	10	0.17%	72	0.19%	192	0.21%
Work at Home	149	2.47%	827	2.22%	2,084	2.27%

Travel Time (2000)

Travel to Work in 14 Minutes or Less	1,745	29.56%	9,851	27.07%	22,850	25.50%
Travel to Work in 14 to 29 Minutes	1,832	31.05%	12,527	34.42%	32,260	36.01%
Travel to Work in 30 to 59 Minutes	2,104	35.64%	12,665	34.80%	30,983	34.58%
Travel to Work in 60 Minutes or More	222	3.76%	1,348	3.71%	3,505	3.91%
Average Travel Time to Work	23.2 mins		23.7 mins		23.8 mins	

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