

VACANT LAND SEC ECORSE & MIDDLEBELT ROADS ROMULUS, MICHIGAN

FOR SALE

LOT SIZE:
2.14 ACRES

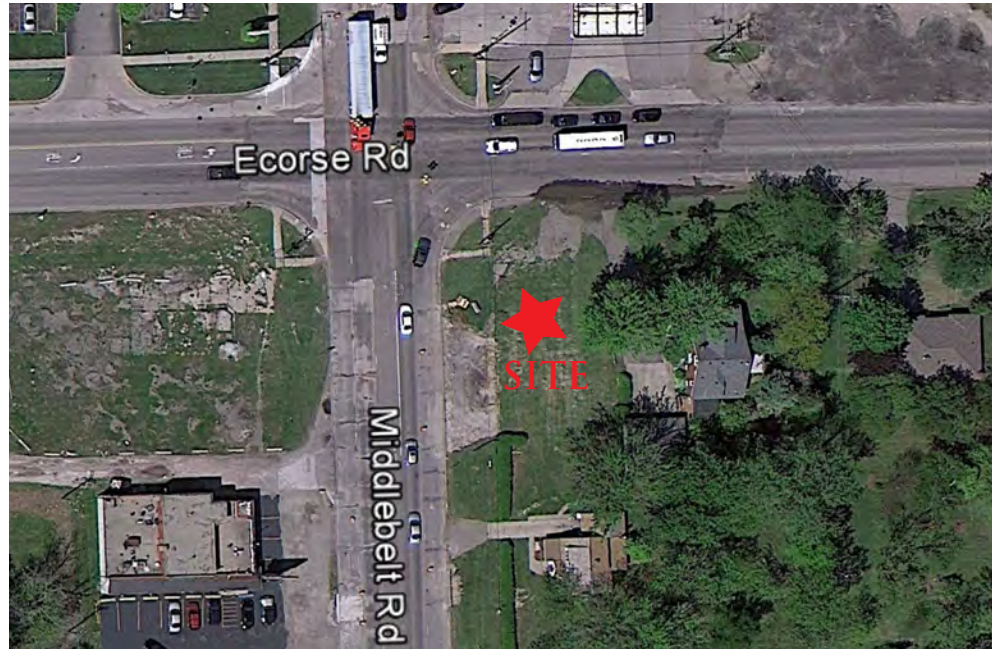
AVAILABLE:
IMMEDIATELY

TRAFFIC COUNTS:
MIDDLEBELT, SOUTH OF
ECORSE- 28,653

ECORSE, EAST OF
MIDDLEBELT- 13,739

MIDDLEBELT, NORTH OF
ECORSE- 24,153

ECORSE, WEST OF
MIDDLEBELT- 16,864



STRONG TRUCK TRAFFIC

PROXIMATE TO I-94 INTERCHANGE



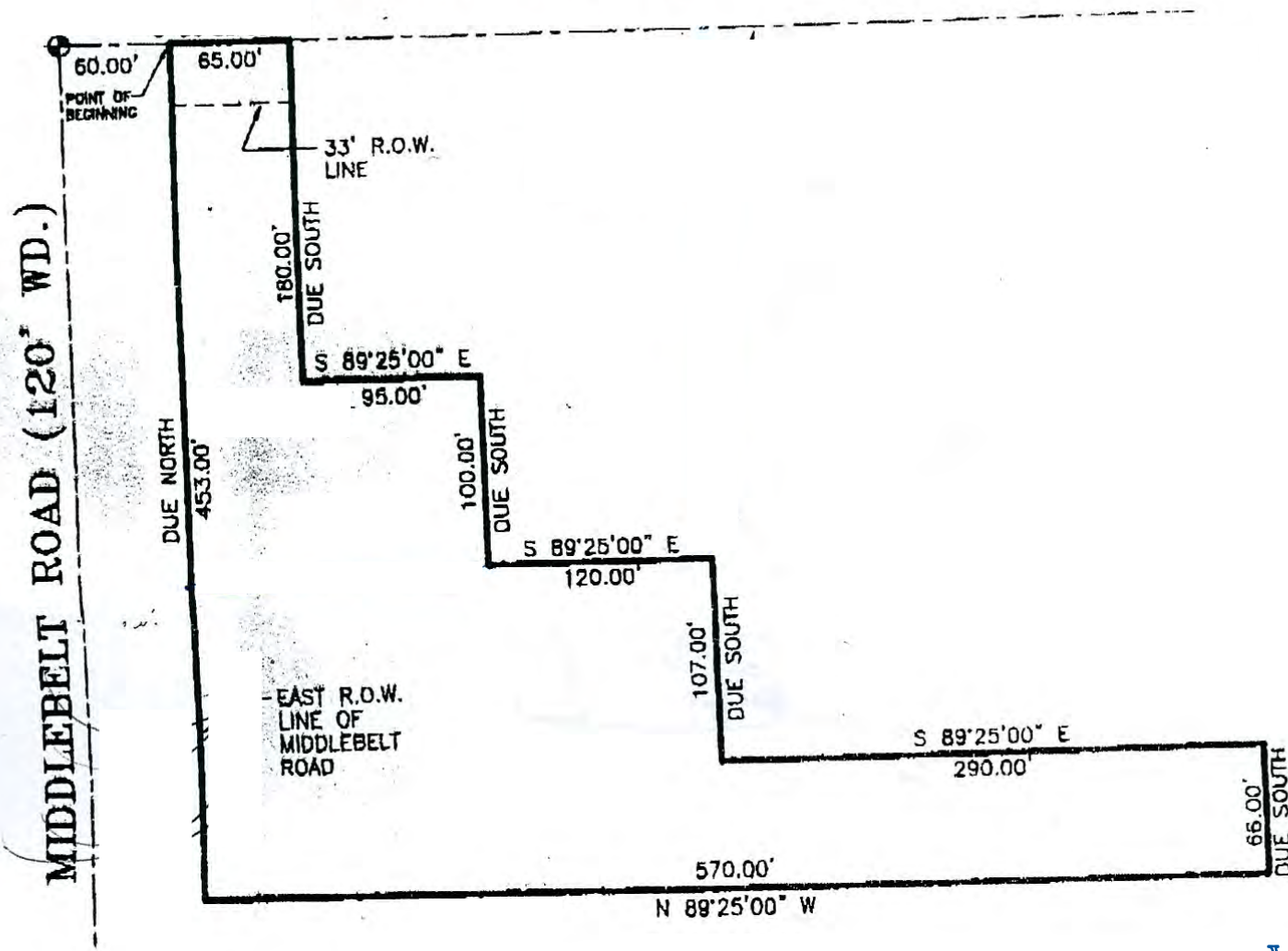
CONTACT:
PAUL LICHTENBERG
PLICHTENBERG@LUDWIGSEELEY.COM
&
DOUG LACOUVER
DLACOUVER@LUDWIGSEELEY.COM

DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	1,663	50,702	200,488
	AVERAGE INCOME	\$38,241	\$46,546	\$54,363
	HOUSEHOLDS	682	20,424	82,309

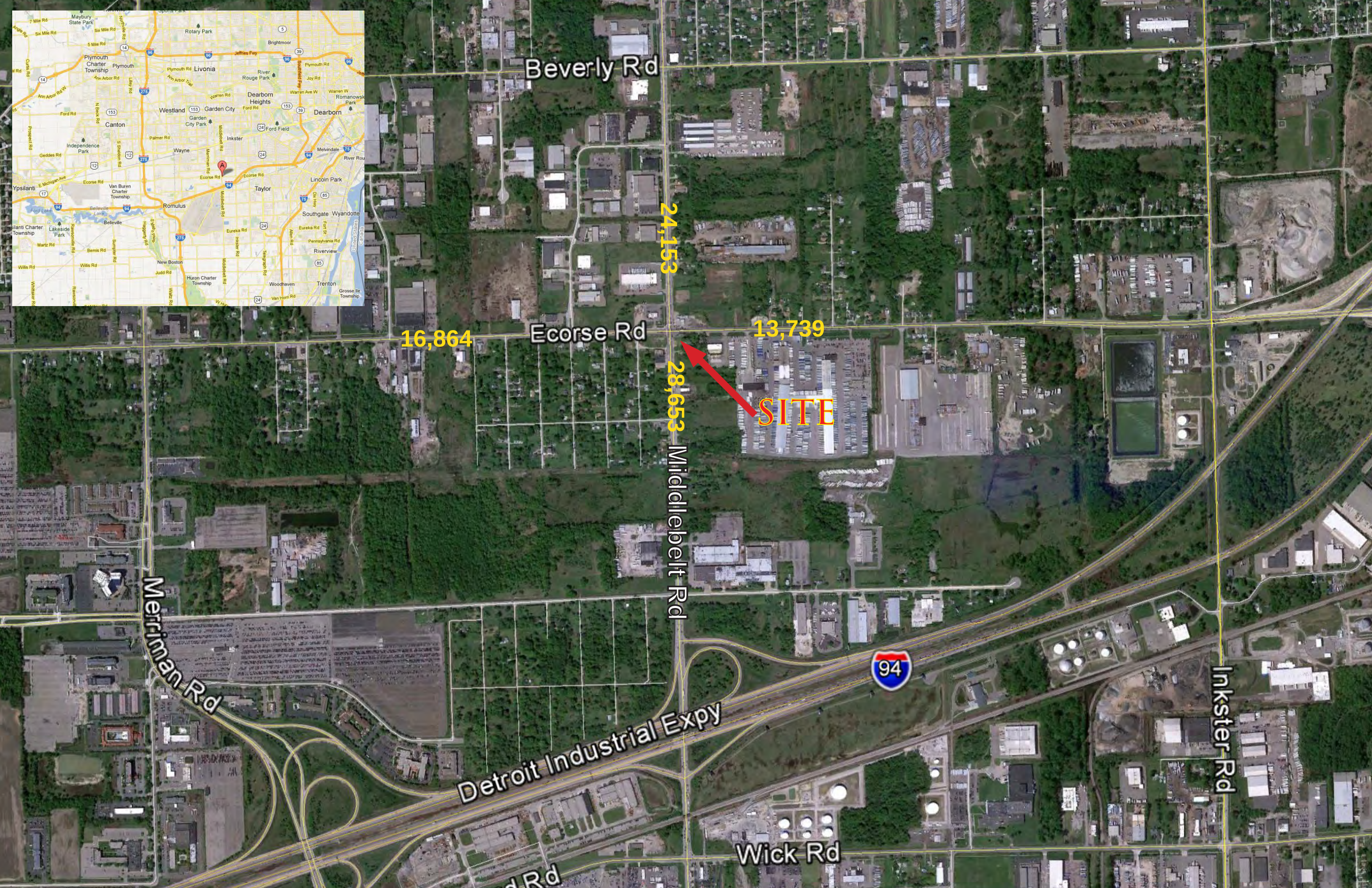
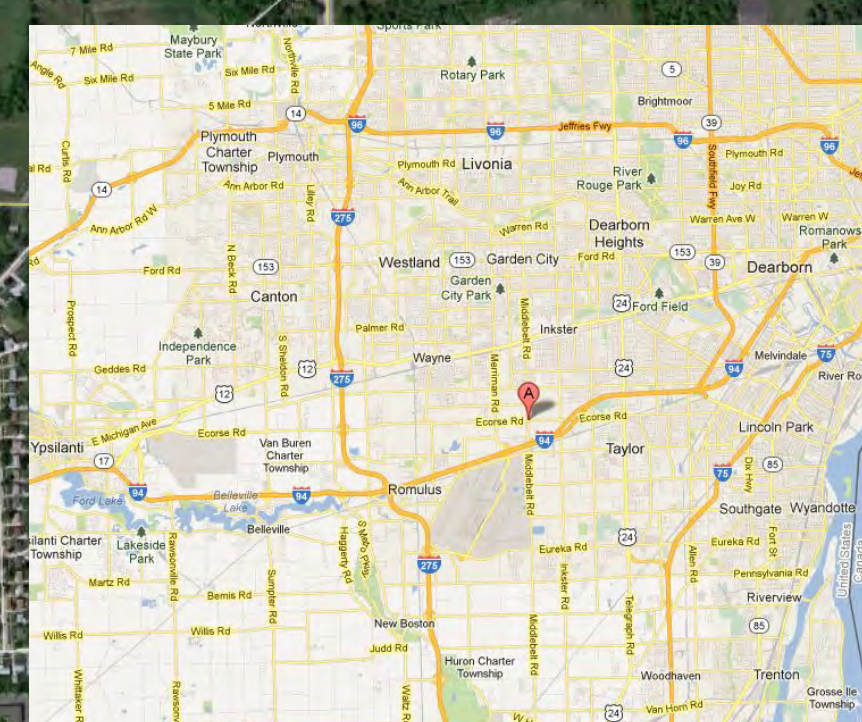
Ludwig & Seeley
REAL ESTATE

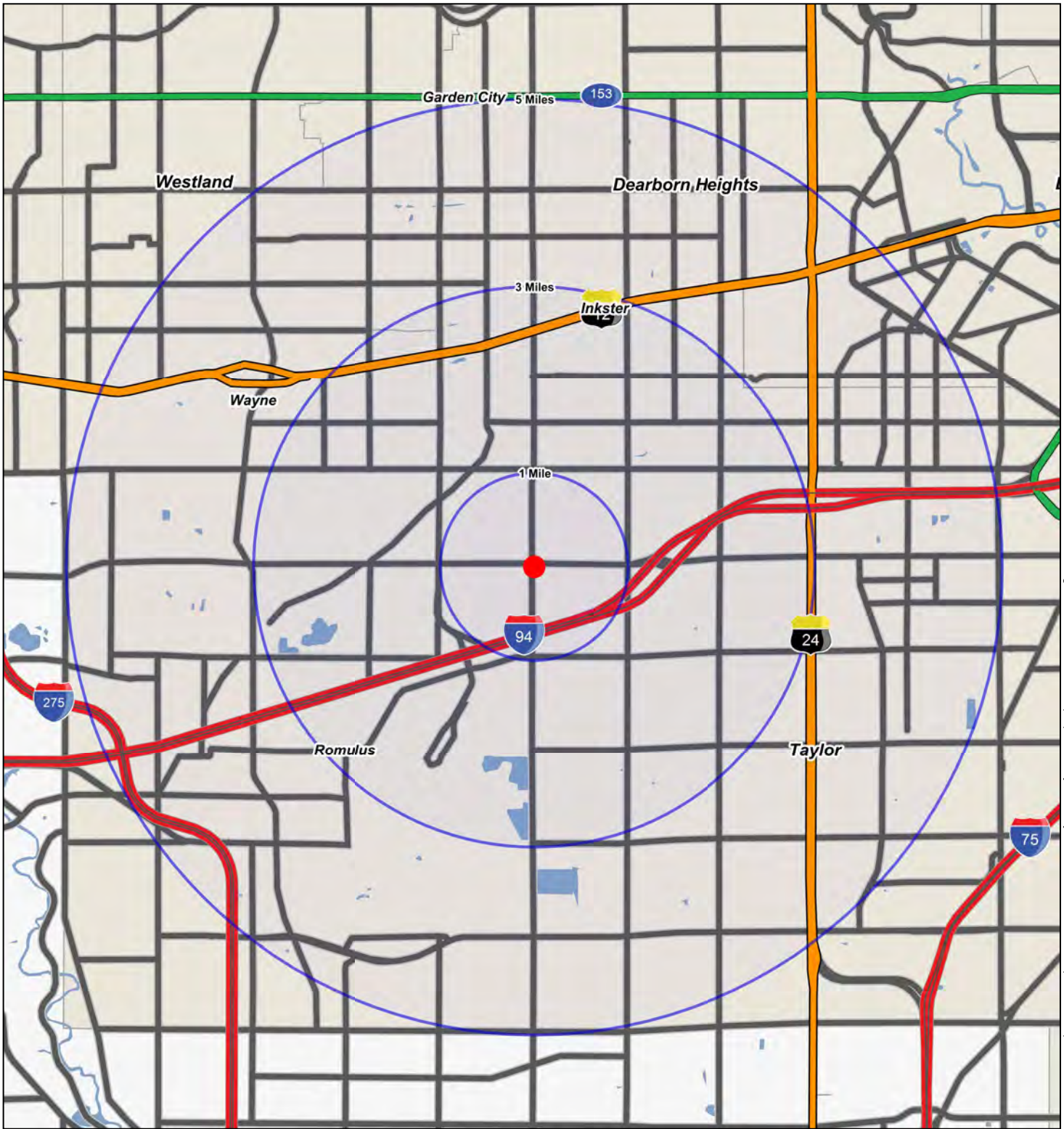
29580 NORTHWESTERN HWY. SUITE 110 SOUTHFIELD MI 48034
PHONE: 248.750.1700 FAX: 248.750.1771
WWW.LUDWIGSEELEY.COM

ECORSE ROAD (66' WD.)



VACANT LAND
SEC ECORSE & MIDDLEBELT
ROMULUS, MICHIGAN





Lat: 39.3281 Lon: 42.2529 Zoom: 11.01 mi

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

SEC Ecorse & Middlebelt Romulus, Michigan

May 2013

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.2526/-83.3264

RF5

29197 Ecorse Rd

	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2012)	1,663	50,702	200,488
Projected Population (2017)	1,535	46,757	184,891
Forecasted Population (2022)	1,530	46,590	184,238
Census Population (2010)	1,725	52,560	207,818
Census Population (2000)	2,136	56,650	219,843
Projected Annual Growth (2012 to 2017)	-128 -1.5%	-3,945 -1.6%	-15,596 -1.6%
Historical Annual Growth (2010 to 2012)	-62 -1.8%	-1,858 -1.8%	-7,331 -1.8%
Historical Annual Growth (2000 to 2010)	-411 -1.9%	-4,090 -0.7%	-12,025 -0.5%
Estimated Population Density (2012)	530 psm	1,794 psm	2,554 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.51 sq mi
Households			
Estimated Households (2012)	682	20,424	82,309
Projected Households (2017)	705	21,116	85,110
Forecasted Households (2022)	706	21,149	85,241
Census Households (2010)	669	20,035	80,746
Census Households (2000)	818	20,896	83,530
Estimated Households with Children (2012)	231 33.8%	7,277 35.6%	28,367 34.5%
Estimated Average Household Size (2012)	2.32	2.44	2.41
Average Household Income			
Estimated Average Household Income (2012)	\$38,241	\$46,546	\$54,363
Projected Average Household Income (2017)	\$41,853	\$50,786	\$59,253
Estimated Average Family Income (2012)	\$42,645	\$53,356	\$62,578
Median Household Income			
Estimated Median Household Income (2012)	\$32,666	\$42,058	\$48,021
Projected Median Household Income (2017)	\$35,845	\$46,542	\$53,760
Estimated Median Family Income (2012)	\$41,125	\$48,733	\$56,370
Per Capita Income			
Estimated Per Capita Income (2012)	\$16,681	\$19,148	\$22,548
Projected Per Capita Income (2017)	\$20,447	\$23,420	\$27,554
Estimated Per Capita income 5 Year Growth	\$3,767 22.6%	\$4,272 22.3%	\$5,006 22.2%
Other Income			
Estimated Median Disposable Income (2012)	\$29,370	\$36,247	\$40,637
Projected Median Disposable Income (2017)	\$31,474	\$39,596	\$44,916
Disposable Income Estimated 5 Year Growth	\$2,104 7.2%	\$3,350 9.2%	\$4,280 10.5%
Estimated Average Household Net Worth (2012)	\$286,191	\$322,660	\$359,743
Daytime Demos (2012)			
Total Businesses	193	1,546	5,481
Total Employees	2,748	23,701	69,533
Company Headquarter Businesses	1 0.5%	7 0.4%	19 0.4%
Company Headquarter Employees	2 0.1%	74 0.3%	1,260 1.8%
Employee Population per Business	14.2	15.3	12.7
Residential Population per Business	8.6	32.8	36.6

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

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.2526/-83.3264

RF5

29197 Ecorse Rd

1 mi radius

3 mi radius

5 mi radius

Race & Ethnicity

White (2012)	1,356	81.5%	29,488	58.2%	139,211	69.4%
Black or African American (2012)	200	12.0%	18,016	35.5%	48,565	24.2%
American Indian or Alaska Native (2012)	11	0.6%	272	0.5%	1,133	0.6%
Asian (2012)	5	0.3%	596	1.2%	3,073	1.5%
Hawaiian or Pacific Islander (2012)	4	0.2%	24	-	60	-
Other Race (2012)	3	0.2%	92	0.2%	470	0.2%
Two or More Races (2012)	86	5.1%	2,214	4.4%	7,976	4.0%
Not Hispanic or Latino Population (2012)	1,601	96.2%	48,537	95.7%	191,525	95.5%
Hispanic or Latino Population (2012)	63	3.8%	2,165	4.3%	8,962	4.5%
Not Hispanic or Latino Population (2017)	1,465	95.4%	44,389	94.9%	175,125	94.7%
Hispanic or Latino Population (2017)	70	4.6%	2,368	5.1%	9,766	5.3%
Not Hispanic or Latino Population (2010)	1,663	96.4%	50,463	96.0%	199,120	95.8%
Hispanic or Latino Population (2010)	62	3.6%	2,097	4.0%	8,699	4.2%
Not Hispanic or Latino Population (2000)	2,098	98.2%	55,302	97.6%	214,095	97.4%
Hispanic or Latino Population (2000)	38	1.8%	1,347	2.4%	5,748	2.6%
Projected Hispanic Annual Growth (2012 to 2017)	8	2.5%	203	1.9%	804	1.8%
Historic Hispanic Annual Growth (2000 to 2012)	24	5.3%	818	5.1%	3,214	4.7%

Age Distribution (2012)

Age Under 5	118	7.1%	3,361	6.6%	13,532	6.7%
Age 5 to 9 Years	90	5.4%	3,484	6.9%	13,052	6.5%
Age 10 to 14 Years	96	5.8%	3,540	7.0%	13,726	6.8%
Age 15 to 19 Years	106	6.3%	3,683	7.3%	14,357	7.2%
Age 20 to 24 Years	130	7.8%	3,404	6.7%	13,831	6.9%
Age 25 to 29 Years	101	6.1%	3,114	6.1%	12,952	6.5%
Age 30 to 34 Years	94	5.6%	3,235	6.4%	12,845	6.4%
Age 35 to 39 Years	112	6.8%	3,342	6.6%	13,085	6.5%
Age 40 to 44 Years	131	7.9%	3,453	6.8%	13,594	6.8%
Age 45 to 49 Years	144	8.7%	3,609	7.1%	14,312	7.1%
Age 50 to 54 Years	148	8.9%	3,614	7.1%	14,521	7.2%
Age 55 to 59 Years	126	7.6%	3,280	6.5%	13,260	6.6%
Age 60 to 64 Years	86	5.2%	2,886	5.7%	10,930	5.5%
Age 65 to 74 Years	120	7.2%	3,815	7.5%	14,471	7.2%
Age 75 to 84 Years	48	2.9%	2,011	4.0%	8,425	4.2%
Age 85 Years or Over	12	0.7%	870	1.7%	3,595	1.8%
Median Age	38.2		36.3		36.5	

Gender Age Distribution (2012)

Female Population	769	46.2%	26,221	51.7%	103,833	51.8%
Age 0 to 19 Years	221	28.8%	6,943	26.5%	26,766	25.8%
Age 20 to 64 Years	462	60.1%	15,385	58.7%	61,571	59.3%
Age 65 Years or Over	85	11.1%	3,893	14.8%	15,496	14.9%
Female Median Age	36.4		37.5		37.8	
Male Population	895	53.8%	24,481	48.3%	96,654	48.2%
Age 0 to 19 Years	189	21.1%	7,126	29.1%	27,902	28.9%
Age 20 to 64 Years	611	68.3%	14,552	59.4%	57,758	59.8%
Age 65 Years or Over	95	10.6%	2,803	11.4%	10,994	11.4%
Male Median Age	39.6		34.9		35.1	

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

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.2526/-83.3264

RF5

29197 Ecorse Rd

1 mi radius

3 mi radius

5 mi radius

Household Income Distribution (2012)

HH Income \$200,000 or More	-	-	220	1.1%	1,546	1.9%
HH Income \$150,000 to \$199,999	2	0.3%	172	0.8%	1,112	1.4%
HH Income \$100,000 to \$149,999	64	9.4%	1,750	8.6%	8,248	10.0%
HH Income \$75,000 to \$99,999	37	5.4%	2,007	9.8%	10,183	12.4%
HH Income \$50,000 to \$74,999	138	20.3%	3,676	18.0%	16,676	20.3%
HH Income \$35,000 to \$49,999	52	7.6%	3,752	18.4%	13,305	16.2%
HH Income \$25,000 to \$34,999	188	27.5%	2,959	14.5%	9,770	11.9%
HH Income \$15,000 to \$24,999	101	14.8%	2,605	12.8%	10,494	12.7%
HH Income Under \$15,000	101	14.8%	3,283	16.1%	10,975	13.3%
HH Income \$35,000 or More	293	43.0%	11,577	56.7%	51,070	62.0%
HH Income \$75,000 or More	103	15.1%	4,149	20.3%	21,089	25.6%

Housing (2012)

Total Housing Units	764		22,600		88,309	
Housing Units Occupied	682	89.4%	20,424	90.4%	82,309	93.2%
Housing Units Owner-Occupied	463	67.8%	13,107	64.2%	54,081	65.7%
Housing Units, Renter-Occupied	220	32.2%	7,317	35.8%	28,228	34.3%
Housing Units, Vacant	81	10.6%	2,176	9.6%	6,000	6.8%
Median Years in Residence	3.1		4.4		5.0	

Marital Status (2012)

Never Married	535	47.5%	14,065	41.7%	51,456	38.5%
Currently Married	311	27.6%	12,718	37.7%	56,902	42.6%
Separated	22	2.0%	1,273	3.8%	4,721	3.5%
Widowed	84	7.4%	1,250	3.7%	3,788	2.8%
Divorced	174	15.5%	4,407	13.1%	16,742	12.5%

Household Type (2012)

Population Family	1,164	70.0%	38,442	75.8%	152,999	76.3%
Population Non-Family	421	25.3%	11,369	22.4%	45,508	22.7%
Population Group Quarters	78	4.7%	891	1.8%	1,980	1.0%
Family Households	415	60.8%	13,629	66.7%	54,833	66.6%
Non-Family Households	267	39.2%	6,795	33.3%	27,476	33.4%
Married Couple with Children	81	25.9%	3,547	27.9%	15,639	27.5%
Average Family Household Size	2.8		2.8		2.8	

Household Size (2012)

1 Person Households	215	31.5%	5,629	27.6%	22,955	27.9%
2 Person Households	199	29.1%	6,231	30.5%	25,411	30.9%
3 Person Households	112	16.5%	3,590	17.6%	14,309	17.4%
4 Person Households	99	14.6%	2,668	13.1%	10,859	13.2%
5 Person Households	30	4.3%	1,375	6.7%	5,342	6.5%
6 or More Person Households	27	4.0%	930	4.6%	3,433	4.2%

Household Vehicles (2012)

Households with 0 Vehicles Available	44	6.4%	2,266	11.1%	7,873	9.6%
Households with 1 Vehicles Available	286	41.9%	8,486	41.6%	32,433	39.4%
Households with 2 or More Vehicles Available	353	51.7%	9,672	47.4%	42,003	51.0%
Total Vehicles Available	1,100		32,028		135,723	
Average Vehicles Per Household	1.6		1.6		1.6	

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

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.2526/-83.3264

RF5

29197 Ecorse Rd

1 mi radius

3 mi radius

5 mi radius

Labor Force (2012)

Estimated Labor Population Age 16 Years or Over	1,344		39,608		157,321	
Estimated Civilian Employed	768	57.1%	20,380	51.5%	84,914	54.0%
Estimated Civilian Unemployed	130	9.7%	3,592	9.1%	13,275	8.4%
Estimated in Armed Forces	-	-	9	-	42	-
Estimated Not in Labor Force	446	33.2%	15,628	39.5%	59,090	37.6%
Unemployment Rate	9.7%		9.1%		8.4%	

Occupation (2010)

Occupation: Population Age 16 Years or Over	733		19,472		82,427	
Management, Business, Financial Operations	67	9.1%	1,663	8.5%	8,155	9.9%
Professional, Related	58	7.9%	2,832	14.5%	14,251	17.3%
Service	94	12.8%	4,581	23.5%	17,256	20.9%
Sales, Office	153	20.8%	4,726	24.3%	21,419	26.0%
Farming, Fishing, Forestry	2	0.2%	39	0.2%	188	0.2%
Construct, Extraction, Maintenance	165	22.5%	1,853	9.5%	7,149	8.7%
Production, Transport Material Moving	195	26.6%	3,777	19.4%	14,009	17.0%
White Collar Workers		37.9%		47.4%		53.2%
Blue Collar Workers		62.1%		52.6%		46.8%

Consumer Expenditure (2012)

Total Household Expenditure	\$25.1 M		\$849 M		\$3.79 B	
Total Non-Retail Expenditure	\$14.4 M	57.1%	\$487 M	57.3%	\$2.17 B	57.4%
Total Retail Expenditure	\$10.8 M	42.9%	\$363 M	42.7%	\$1.61 B	42.6%
Apparel	\$1.19 M	4.7%	\$40.5 M	4.8%	\$181 M	4.8%
Contributions	\$828 K	3.3%	\$28.9 M	3.4%	\$133 M	3.5%
Education	\$542 K	2.2%	\$18.8 M	2.2%	\$85.9 M	2.3%
Entertainment	\$1.39 M	5.5%	\$46.9 M	5.5%	\$210 M	5.6%
Food and Beverages	\$3.98 M	15.8%	\$133 M	15.7%	\$589 M	15.5%
Furnishings and Equipment	\$1.05 M	4.2%	\$36.1 M	4.3%	\$164 M	4.3%
Gifts	\$616 K	2.4%	\$21.1 M	2.5%	\$96.1 M	2.5%
Health Care	\$1.64 M	6.5%	\$54.4 M	6.4%	\$238 M	6.3%
Household Operations	\$832 K	3.3%	\$28.7 M	3.4%	\$131 M	3.5%
Miscellaneous Expenses	\$437 K	1.7%	\$14.6 M	1.7%	\$64.4 M	1.7%
Personal Care	\$365 K	1.5%	\$12.4 M	1.5%	\$55.2 M	1.5%
Personal Insurance	\$233 K	0.9%	\$8.14 M	1.0%	\$37.2 M	1.0%
Reading	\$81.9 K	0.3%	\$2.77 M	0.3%	\$12.4 M	0.3%
Shelter	\$4.81 M	19.1%	\$163 M	19.2%	\$727 M	19.2%
Tobacco	\$186 K	0.7%	\$6.13 M	0.7%	\$26.3 M	0.7%
Transportation	\$5.09 M	20.3%	\$172 M	20.2%	\$765 M	20.2%
Utilities	\$1.87 M	7.4%	\$62.1 M	7.3%	\$272 M	7.2%

Educational Attainment (2012)

Adult Population Age 25 Years or Over	1,123		33,229		131,989	
Elementary (Grade Level 0 to 8)	102	9.0%	1,812	5.5%	5,817	4.4%
Some High School (Grade Level 9 to 11)	99	8.8%	4,911	14.8%	16,260	12.3%
High School Graduate	606	54.0%	13,301	40.0%	50,529	38.3%
Some College	253	22.5%	8,123	24.4%	33,285	25.2%
Associate Degree Only	42	3.7%	1,527	4.6%	8,036	6.1%
Bachelor Degree Only	8	0.8%	2,546	7.7%	12,291	9.3%
Graduate Degree	13	1.2%	1,008	3.0%	5,771	4.4%

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

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.2526/-83.3264

RF5

29197 Ecorse Rd

1 mi radius

3 mi radius

5 mi radius

Units In Structure (2010)

1 Detached Unit	452	67.6%	15,219	76.0%	61,998	76.8%
1 Attached Unit	3	0.4%	596	3.0%	2,911	3.6%
2 to 4 Units	-	-	655	3.3%	3,164	3.9%
5 to 9 Units	2	0.3%	846	4.2%	3,191	4.0%
10 to 19 Units	16	2.4%	1,020	5.1%	3,994	4.9%
20 to 49 Units	-	-	255	1.3%	1,032	1.3%
50 or More Units	1	0.1%	388	1.9%	2,378	2.9%
Mobile Home or Trailer	196	29.3%	1,055	5.3%	2,077	2.6%
Other Structure	-	-	-	-	1	-

Homes Built By Year (2010)

Homes Built 2005 or later	94	14.1%	431	2.2%	2,044	2.5%
Homes Built 2000 to 2004	29	4.3%	1,171	5.8%	3,664	4.5%
Homes Built 1990 to 1999	94	14.1%	1,599	8.0%	5,384	6.7%
Homes Built 1980 to 1989	28	4.2%	1,063	5.3%	4,567	5.7%
Homes Built 1970 to 1979	103	15.4%	3,170	15.8%	11,178	13.8%
Homes Built 1960 to 1969	59	8.9%	3,052	15.2%	13,133	16.3%
Homes Built 1950 to 1959	124	18.5%	5,449	27.2%	23,847	29.5%
Homes Built Before 1949	138	20.7%	4,099	20.5%	16,930	21.0%

Home Values (2010)

Home Values \$1,000,000 or More	1	0.2%	20	0.1%	164	0.3%
Home Values \$500,000 to \$999,999	3	0.7%	85	0.6%	460	0.8%
Home Values \$400,000 to \$499,999	3	0.5%	74	0.5%	442	0.8%
Home Values \$300,000 to \$399,999	7	1.4%	248	1.8%	1,391	2.5%
Home Values \$200,000 to \$299,999	20	4.2%	942	7.0%	4,711	8.4%
Home Values \$150,000 to \$199,999	54	11.3%	1,505	11.1%	7,930	14.2%
Home Values \$100,000 to \$149,999	86	18.1%	3,514	26.0%	16,350	29.3%
Home Values \$70,000 to \$99,999	94	19.8%	3,135	23.2%	11,548	20.7%
Home Values \$50,000 to \$69,999	18	3.7%	1,618	12.0%	5,714	10.2%
Home Values \$25,000 to \$49,999	69	14.6%	1,255	9.3%	3,985	7.1%
Home Values Under \$25,000	121	25.4%	1,117	8.3%	3,066	5.5%
Owner-Occupied Median Home Value	\$64,156		\$97,111		\$111,776	
Renter-Occupied Median Rent	\$667		\$614		\$658	

Transportation To Work (2010)

Drive to Work Alone	589	83.9%	16,010	84.6%	68,506	85.3%
Drive to Work in Carpool	73	10.4%	1,872	9.9%	7,700	9.6%
Travel to Work by Public Transportation	1	0.1%	309	1.6%	1,037	1.3%
Drive to Work on Motorcycle	-	-	14	0.1%	63	0.1%
Walk or Bicycle to Work	11	1.6%	318	1.7%	1,398	1.7%
Other Means	12	1.7%	69	0.4%	323	0.4%
Work at Home	16	2.3%	321	1.7%	1,327	1.7%

Travel Time (2010)

Travel to Work in 14 Minutes or Less	222	32.4%	4,859	26.1%	20,970	26.5%
Travel to Work in 15 to 29 Minutes	284	41.4%	7,384	39.7%	31,590	40.0%
Travel to Work in 30 to 59 Minutes	156	22.7%	5,465	29.4%	22,769	28.8%
Travel to Work in 60 Minutes or More	24	3.5%	885	4.8%	3,698	4.7%
Average Minutes Travel to Work	19.2		21.8		21.5	

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