

Scio Landings

S. Zeeb Rd. South of Meijer

Scio Township, Michigan

For Sale or Lease

Building Size:

Up to 4,500 and 6,000 Sq. ft.

Lot Size:

1.5 and 2.5 acres

Available:

Immediately

Zoning:

C-2

Traffic Counts:

Zeeb 2-way South of Jackson: 14,045 ADT

Jackson 2-way East of Zeeb: 20,263 ADT



2 Pad Sites on Zeeb Rd.

Directly south of Meijer on the west side of the road
Vacant Land / Retail Pad Site

Demographics

Category	1 Mile:	3 Mile:	5 Mile:
Population	31,503	102,853	155,123
Average Income	\$43,370	\$68,458	\$71,920
Households	10,011	41,032	62,931

Ludwig & Seeley

REAL ESTATE

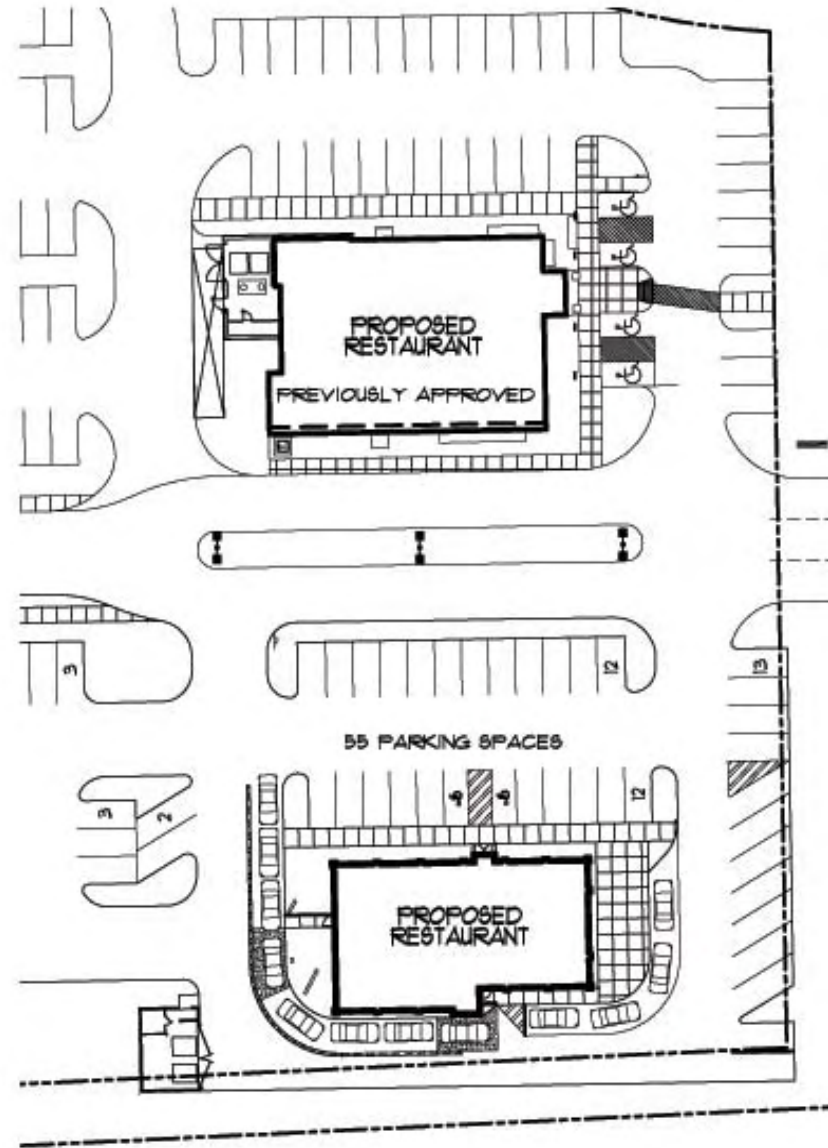
29580 Northwestern Hwy. Suite 110 Southfield MI 48034

Phone: 248.750.1700 Fax: 248.750.1771

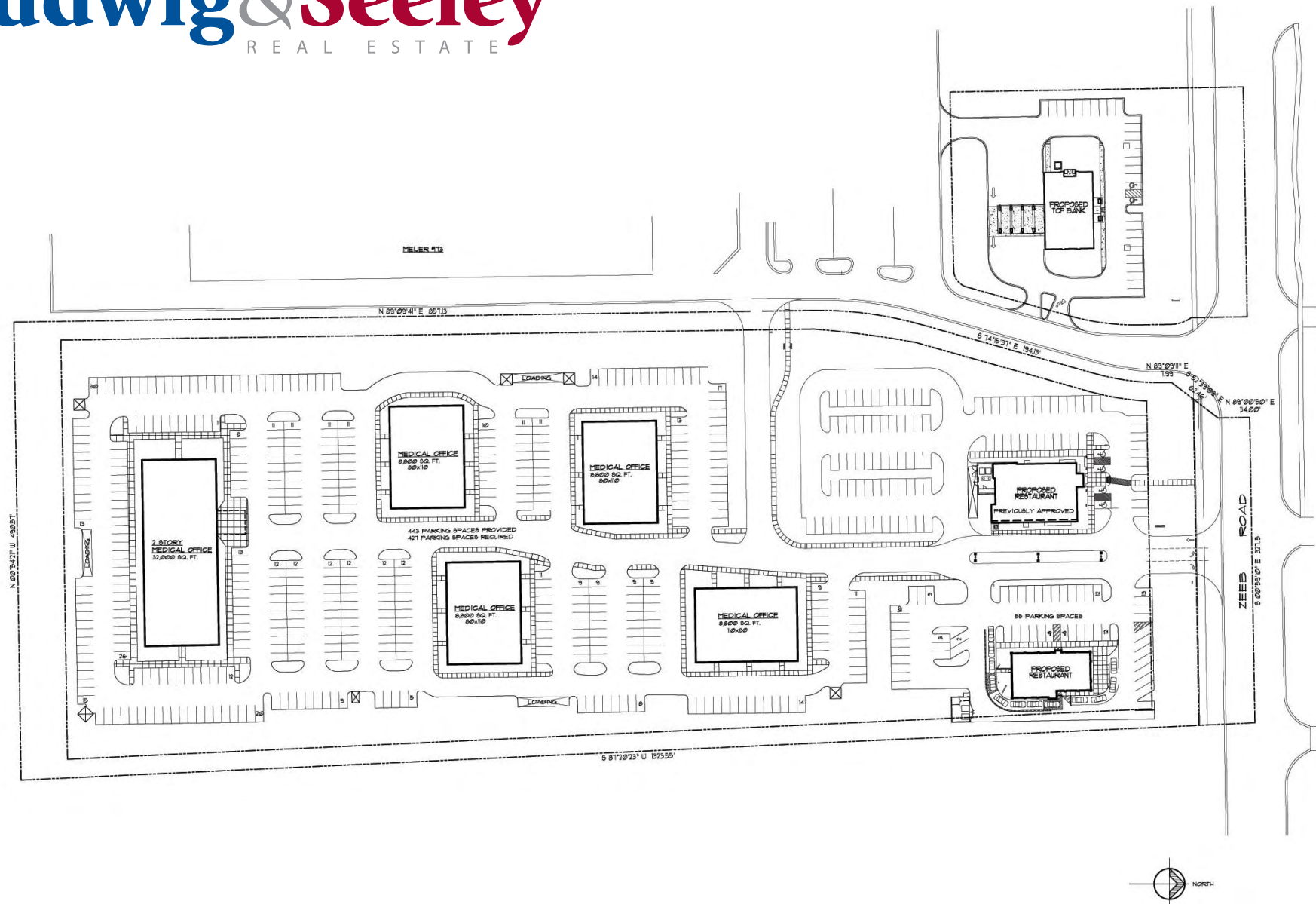
Contact:

Max Goldman

mgoldman@ludwigseeley.com



Pad Sites
S. Zeeb Rd. South of Meijer
Scio Township, Michigan

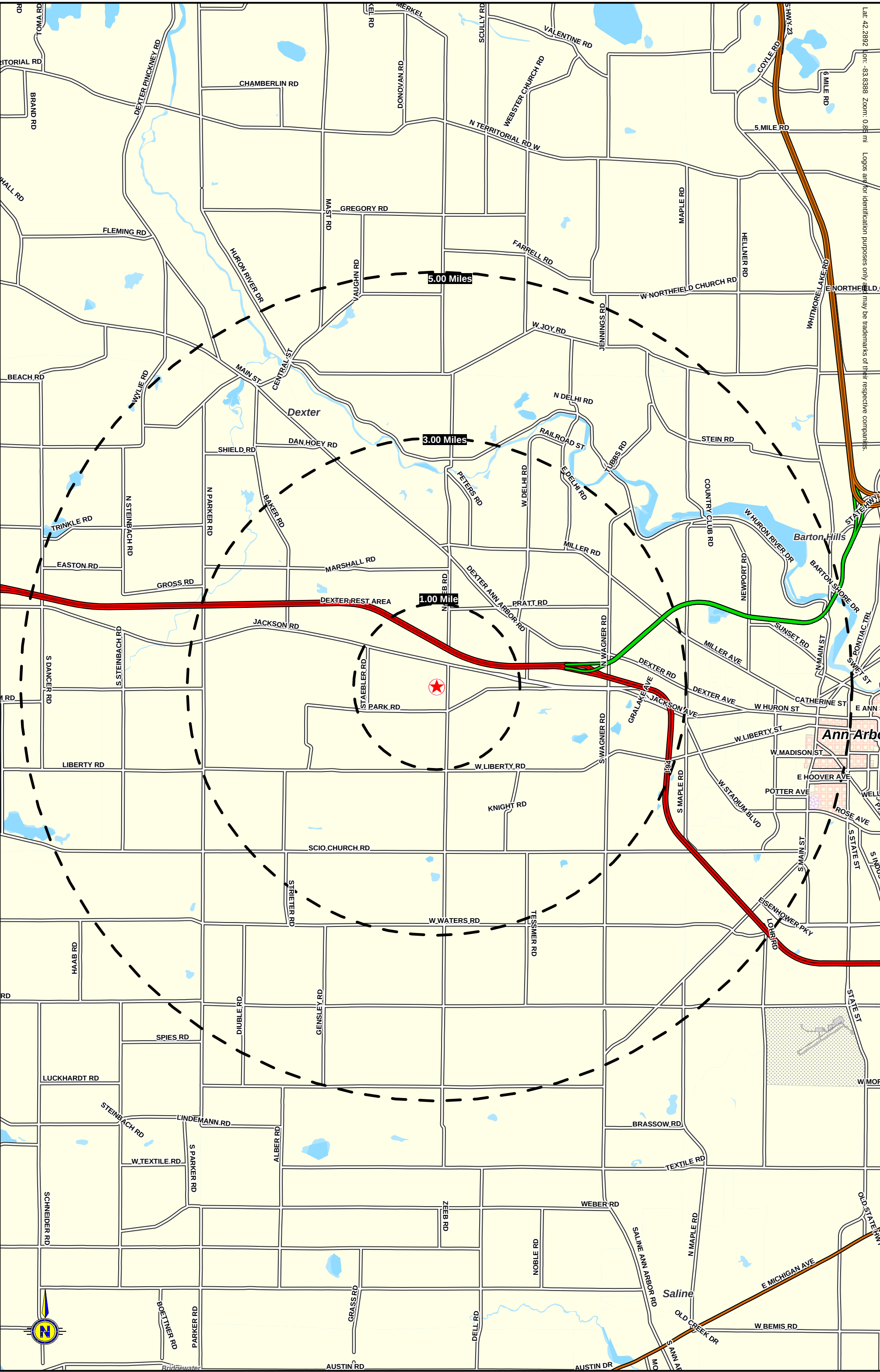


Proposed Site Plan-1

S. Zeeb Rd. South of Meijer

Scio Township, Michigan





DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2008 Estimates & 2013 Projections

Calculated using Proportional Block Groups

Prepared By:

Ludwig & Seeley, Inc.

Lat/Lon: 42.278364/-83.738708

May 2009



RF5

S. Zeeb Rd south of the Meijer Scio Township, Michigan

S. Zeeb Rd South of the Meijer			1.00 mi radius		3.00 mi radius		5.00 mi radius	
Scio Township, Michigan								
Population								
Estimated Population (2008)	31,503		102,853		155,123			
Census Population (1990)	34,305		98,957		133,954			
Census Population (2000)	31,853		103,119		150,097			
Projected Population (2013)	31,577		102,828		157,510			
Forecasted Population (2018)	31,678		102,890		161,837			
Historical Annual Growth (1990 to 2000)	-2,452	-0.7%	4,161	0.4%	16,144	1.2%		
Historical Annual Growth (2000 to 2008)	-350	-0.1%	-266	0.0%	5,026	0.4%		
Projected Annual Growth (2008 to 2013)	74	0.0%	-25	0.0%	2,387	0.3%		
Est. Population Density (2008)	10,228.28	psm	3,743.09	psm	2,012.29	psm		
Trade Area Size	3.08	sq mi	27.48	sq mi	77.09	sq mi		
Households								
Estimated Households (2008)	10,011		41,032		62,931			
Census Households (1990)	10,385		37,477		51,985			
Census Households (2000)	10,338		41,141		60,752			
Projected Households (2013)	9,986		41,003		63,922			
Forecasted Households (2018)	9,966		41,069		65,812			
Households with Children (2008)	658	6.6%	8,338	20.3%	14,730	23.4%		
Average Household Size (2008)	2.17		2.19		2.25			
Average Household Income								
Est. Average Household Income (2008)	\$43,370		\$68,458		\$71,920			
Proj. Average Household Income (2013)	\$43,065		\$68,885		\$72,614			
Average Family Income (2008)	\$95,021		\$100,893		\$101,059			
Median Household Income								
Est. Median Household Income (2008)	\$37,353		\$66,509		\$70,474			
Proj. Median Household Income (2013)	\$41,328		\$74,415		\$79,197			
Median Family Income (2008)	\$88,133		\$99,502		\$99,531			
Per Capita Income								
Est. Per Capita Income (2008)	\$17,233		\$28,824		\$30,526			
Proj. Per Capita Income (2013)	\$17,205		\$29,043		\$30,852			
Per Capita Income Est. 5 year change	-\$28	-0.2%	\$219	0.8%	\$326	1.1%		
Other Income								
Est. Median Disposable Income (2008)	\$32,176		\$53,942		\$56,788			
Est. Median Disposable Income (2013)	\$35,276		\$59,739		\$63,236			
Disposable Income Est. 5 year change	\$3,100	9.6%	\$5,798	10.7%	\$6,448	11.4%		
Est. Average Household Net Worth (2008)	\$314,113		\$583,412		\$611,632			
Daytime Demos								
Total Number of Businesses (2008)	3,106		6,649		9,082			
Total Number of Employees (2008)	78,588		120,654		159,916			
Company Headqtrs: Businesses (2008)	6	0.2%	28	0.4%	59	0.6%		
Company Headqtrs: Employees (2008)	786	1.0%	3,076	2.5%	7,218	4.5%		
Unemployment Rate (2008)	5.10%		4.50%		4.40%			
Employee Population per Business	25.3 to 1		18.1 to 1		17.6 to 1			
Residential Population per Business	10.1 to 1		15.5 to 1		17.1 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.

DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2008 Estimates & 2013 Projections

Calculated using Proportional Block Groups

Prepared By:

Ludwig & Seeley, Inc.

Lat/Lon: 42.278364/-83.738708

May 2009



RF5

S. Zeeb Rd south of the Meijer Scio Township, Michigan

1.00 mi radius

3.00 mi radius

5.00 mi radius

Race & Ethnicity

White (2008)	22,951	72.9%	74,583	72.5%	109,406	70.5%
Black or African American (2008)	2,204	7.0%	8,787	8.5%	15,970	10.3%
American Indian & Alaska Native (2008)	61	0.2%	165	0.2%	287	0.2%
Asian (2008)	4,960	15.7%	15,296	14.9%	22,946	14.8%
Hawaiian & Pacific Islander (2008)	21	0.1%	48	0.0%	90	0.1%
Other Race (2008)	423	1.3%	1,161	1.1%	1,921	1.2%
Two or More Races (2008)	883	2.8%	2,812	2.7%	4,503	2.9%
Not Hispanic or Latino Population (2008)	29,894	94.9%	98,529	95.8%	148,338	95.6%
Hispanic or Latino Population (2008)	1,610	5.1%	4,323	4.2%	6,785	4.4%
Not of Hispanic Origin Population (1990)	33,199	96.8%	96,464	97.5%	130,682	97.6%
Hispanic Origin Population (1990)	1,106	3.2%	2,493	2.5%	3,271	2.4%
Not Hispanic or Latino Population (2000)	30,572	96.0%	99,677	96.7%	144,834	96.5%
Hispanic or Latino Population (2000)	1,281	4.0%	3,442	3.3%	5,263	3.5%
Not Hispanic or Latino Population (2013)	29,718	94.1%	97,855	95.2%	149,610	95.0%
Hispanic or Latino Population (2013)	1,859	5.9%	4,973	4.8%	7,900	5.0%
Hist. Hispanic Ann Growth (1990 to 2008)	504	2.5%	1,830	4.1%	3,514	6.0%
Proj. Hispanic Ann Growth (2008 to 2013)	249	3.1%	650	3.0%	1,115	3.3%

Age Distribution

Age 0 to 4 yrs (2008)	536	1.7%	4,770	4.6%	8,299	5.4%
Age 5 to 9 yrs (2008)	478	1.5%	4,188	4.1%	7,418	4.8%
Age 10 to 14 yrs (2008)	489	1.6%	4,288	4.2%	7,462	4.8%
Age 15 to 19 yrs (2008)	6,451	20.5%	10,526	10.2%	13,343	8.6%
Age 20 to 24 yrs (2008)	12,157	38.6%	17,555	17.1%	21,908	14.1%
Age 25 to 29 yrs (2008)	3,396	10.8%	10,623	10.3%	16,119	10.4%
Age 30 to 34 yrs (2008)	1,527	4.8%	7,257	7.1%	11,483	7.4%
Age 35 to 39 yrs (2008)	1,095	3.5%	6,500	6.3%	10,703	6.9%
Age 40 to 44 yrs (2008)	963	3.1%	5,940	5.8%	9,772	6.3%
Age 45 to 49 yrs (2008)	888	2.8%	6,085	5.9%	9,837	6.3%
Age 50 to 54 yrs (2008)	856	2.7%	5,862	5.7%	9,408	6.1%
Age 55 to 59 yrs (2008)	742	2.4%	5,136	5.0%	8,297	5.3%
Age 60 to 64 yrs (2008)	609	1.9%	4,183	4.1%	6,542	4.2%
Age 65 to 74 yrs (2008)	694	2.2%	5,245	5.1%	7,886	5.1%
Age 75 to 84 yrs (2008)	434	1.4%	3,434	3.3%	4,852	3.1%
Age 85 yrs plus (2008)	187	0.6%	1,261	1.2%	1,795	1.2%
Median Age (2008)	23.9 yrs		33.2 yrs		33.6 yrs	

Gender Age Distribution

Female Population (2008)	15,225	48.3%	51,251	49.8%	77,729	50.1%
Age 0 to 19 yrs (2008)	4,084	26.8%	11,704	22.8%	17,867	23.0%
Age 20 to 64 yrs (2008)	10,438	68.6%	33,920	66.2%	51,667	66.5%
Age 65 yrs plus (2008)	703	4.6%	5,627	11.0%	8,195	10.5%
Female Median Age (2008)	23.8 yrs		34.4 yrs		34.7 yrs	
Male Population (2008)	16,279	51.7%	51,602	50.2%	77,395	49.9%
Age 0 to 19 yrs (2008)	3,870	23.8%	12,067	23.4%	18,655	24.1%
Age 20 to 64 yrs (2008)	11,797	72.5%	35,221	68.3%	52,402	67.7%
Age 65 yrs plus (2008)	612	3.8%	4,313	8.4%	6,338	8.2%
Male Median Age (2008)	24.1 yrs		32.1 yrs		32.7 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.

DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2008 Estimates & 2013 Projections

Calculated using Proportional Block Groups

Prepared By:

Ludwig & Seeley, Inc.

Lat/Lon: 42.278364/-83.738708

May 2009



RF5

S. Zeeb Rd south of the Meijer Scio Township, Michigan

1.00 mi radius

3.00 mi radius

5.00 mi radius

Household Income Distribution

HH Income \$200,000 or More (2008)	330	3.3%	3,025	7.4%	5,127	8.1%
HH Income \$150,000 to \$199,999 (2008)	257	2.6%	2,613	6.4%	4,295	6.8%
HH Income \$100,000 to \$149,999 (2008)	739	7.4%	6,123	14.9%	9,736	15.5%
HH Income \$75,000 to \$99,999 (2008)	645	6.4%	4,787	11.7%	7,557	12.0%
HH Income \$50,000 to \$74,999 (2008)	1,219	12.2%	6,728	16.4%	10,432	16.6%
HH Income \$35,000 to \$49,999 (2008)	1,444	14.4%	5,261	12.8%	8,110	12.9%
HH Income \$25,000 to \$34,999 (2008)	1,154	11.5%	3,492	8.5%	5,282	8.4%
HH Income \$15,000 to \$24,999 (2008)	1,573	15.7%	3,820	9.3%	5,587	8.9%
HH Income \$0 to \$14,999 (2008)	2,651	26.5%	5,183	12.6%	6,806	10.8%
HH Income \$35,000+ (2008)	4,633	46.3%	28,537	69.5%	45,256	71.9%
HH Income \$75,000+ (2008)	1,971	19.7%	16,548	40.3%	26,714	42.5%

Housing

Total Housing Units (2008)	11,081		45,343		69,667	
Housing Units, Occupied (2008)	10,011	90.3%	41,032	90.5%	62,931	90.3%
Housing Units, Owner-Occupied (2008)	2,240	22.4%	20,231	49.3%	32,183	51.1%
Housing Units, Renter-Occupied (2008)	7,771	77.6%	20,801	50.7%	30,749	48.9%
Housing Units, Vacant (2008)	1,070	9.7%	4,310	9.5%	6,735	9.7%
Median Years in Residence (2008)	2.0	yrs	3.5	yrs	3.4	yrs

Marital Status

Never Married (2008)	23,211	82.0%	43,941	49.9%	58,400	44.7%
Now Married (2008)	2,932	10.4%	32,366	36.8%	53,974	41.3%
Separated (2008)	832	2.9%	2,759	3.1%	4,130	3.2%
Widowed (2008)	315	1.1%	2,920	3.3%	4,471	3.4%
Divorced (2008)	1,002	3.5%	6,082	6.9%	9,799	7.5%

Household Type

Population Family (2008)	4,874	15.5%	54,807	53.3%	94,286	60.8%
Population Non-Family (2008)	16,827	53.4%	35,196	34.2%	47,240	30.5%
Population Group Qtrs (2008)	9,802	31.1%	12,850	12.5%	13,598	8.8%
Family Households (2008)	1,742	17.4%	18,105	44.1%	30,534	48.5%
Married Couple With Children (2008)	423	14.4%	5,839	18.0%	10,015	18.6%
Average Family Household Size (2008)	2.80		3.03		3.09	
Non-Family Households (2008)	8,269	82.6%	22,927	55.9%	32,397	51.5%

Household Size

1 Person Household (2008)	4,812	48.1%	16,200	39.5%	23,374	37.1%
2 Person Households (2008)	2,652	26.5%	12,617	30.7%	19,545	31.1%
3 Person Households (2008)	940	9.4%	5,026	12.2%	8,188	13.0%
4 Person Households (2008)	758	7.6%	4,560	11.1%	7,518	11.9%
5 Person Households (2008)	365	3.6%	1,644	4.0%	2,733	4.3%
6+ Person Households (2008)	485	4.8%	984	2.4%	1,572	2.5%

Household Vehicles

Total Vehicles Available (2008)	18,000		68,296		107,157	
Household: 0 Vehicles Available (2008)	1,644	16.4%	3,809	9.3%	5,030	8.0%
Household: 1 Vehicles Available (2008)	4,656	46.5%	18,018	43.9%	26,683	42.4%
Household: 2+ Vehicles Available (2008)	3,710	37.1%	19,204	46.8%	31,219	49.6%
Average Vehicles Per Household (2008)	1.8		1.7		1.7	

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

DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2008 Estimates & 2013 Projections

Calculated using Proportional Block Groups



Prepared By:

Ludwig & Seeley, Inc.

Lat/Lon: 42.278364/-83.738708

May 2009

RF5

S. Zeeb Rd south of the Meijer Scio Township, Michigan

1.00 mi radius

3.00 mi radius

5.00 mi radius

Labor Force

Est. Labor: Population Age 16+ (2008)	27,837		86,678		128,596	
Est. Civilian Employed (2008)	13,540	48.6%	50,035	57.7%	77,513	60.3%
Est. Civilian Unemployed (2008)	1,413	5.1%	3,864	4.5%	5,649	4.4%
Est. in Armed Forces (2008)	3	0.0%	45	0.1%	59	0.0%
Est. not in Labor Force (2008)	12,881	46.3%	32,735	37.8%	45,376	35.3%

Occupation

Occupation: Population Age 16+ (2000)	16,120		55,176		81,491	
Mgmt, Business, & Financial Operations (2000)	1,381	8.6%	7,821	14.2%	12,366	15.2%
Professional and Related (2000)	6,753	41.9%	26,078	47.3%	36,171	44.4%
Service (2000)	3,238	20.1%	6,785	12.3%	10,067	12.4%
Sales and Office (2000)	3,832	23.8%	10,810	19.6%	16,421	20.2%
Farming, Fishing, and Forestry (2000)	123	0.8%	149	0.3%	170	0.2%
Construct, Extraction, & Maintenance (2000)	326	2.0%	1,455	2.6%	2,342	2.9%
Production, Transp. & Material Moving (2000)	467	2.9%	2,077	3.8%	3,955	4.9%
Percent White Collar Workers (2000)		74.2%		81.0%		79.7%
Percent Blue Collar Workers (2000)		25.8%		19.0%		20.3%

Consumer Expenditure (in \$,000,000s)

Total Household Expenditure (2008)	\$395		\$2,190		\$3,472	
Total Non-Retail Expenditures (2008)	\$226	57.1%	\$1,262	57.6%	\$2,003	57.7%
Total Retail Expenditures (2008)	\$170	42.9%	\$928	42.4%	\$1,469	42.3%
Apparel (2008)	\$19	4.8%	\$106	4.8%	\$168	4.8%
Contributions (2008)	\$14	3.6%	\$90	4.1%	\$144	4.2%
Education (2008)	\$10	2.6%	\$59	2.7%	\$95	2.7%
Entertainment (2008)	\$22	5.5%	\$123	5.6%	\$195	5.6%
Food And Beverages (2008)	\$62	15.7%	\$329	15.0%	\$519	14.9%
Furnishings And Equipment (2008)	\$17	4.2%	\$98	4.5%	\$156	4.5%
Gifts (2008)	\$10	2.6%	\$62	2.9%	\$100	2.9%
Health Care (2008)	\$25	6.3%	\$129	5.9%	\$203	5.8%
Household Operations (2008)	\$13	3.4%	\$83	3.8%	\$132	3.8%
Miscellaneous Expenses (2008)	\$7	1.7%	\$36	1.6%	\$57	1.6%
Personal Care (2008)	\$6	1.5%	\$32	1.4%	\$50	1.4%
Personal Insurance (2008)	\$4	1.0%	\$24	1.1%	\$38	1.1%
Reading (2008)	\$1	0.3%	\$7	0.3%	\$12	0.3%
Shelter (2008)	\$76	19.2%	\$425	19.4%	\$675	19.5%
Tobacco (2008)	\$3	0.7%	\$13	0.6%	\$20	0.6%
Transportation (2008)	\$77	19.5%	\$426	19.5%	\$675	19.4%
Utilities (2008)	\$29	7.4%	\$148	6.8%	\$233	6.7%

Educational Attainment

Adult Population (25 Years or Older) (2008)	11,391		61,526		96,693	
Elementary (0 to 8) (2008)	124	1.1%	570	0.9%	1,083	1.1%
Some High School (9 to 11) (2008)	279	2.5%	1,406	2.3%	2,663	2.8%
High School Graduate (12) (2008)	743	6.5%	5,282	8.6%	9,703	10.0%
Some College (13 to 16) (2008)	1,049	9.2%	6,472	10.5%	11,630	12.0%
Associate Degree Only (2008)	313	2.7%	2,120	3.4%	4,002	4.1%
Bachelor Degree Only (2008)	3,921	34.4%	18,908	30.7%	29,169	30.2%
Graduate Degree (2008)	4,963	43.6%	26,768	43.5%	38,442	39.8%

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

DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2008 Estimates & 2013 Projections

Calculated using Proportional Block Groups

Prepared By:

Ludwig & Seeley, Inc.

Lat/Lon: 42.278364/-83.738708

May 2009



RF5

S. Zeeb Rd south of the Meijer Scio Township, Michigan

1.00 mi radius

3.00 mi radius

5.00 mi radius

Units In Structure

1 Detached Unit (2000)	2,538	23.7%	18,334	43.1%	26,902	42.8%
1 Attached Unit (2000)	161	1.5%	3,301	7.8%	6,027	9.6%
2 to 4 Units (2000)	2,066	19.3%	4,750	11.2%	5,695	9.1%
5 to 9 Units (2000)	2,445	22.8%	6,077	14.3%	8,723	13.9%
10 to 19 Units (2000)	1,283	12.0%	4,100	9.6%	6,886	11.0%
20 to 49 Units (2000)	979	9.1%	2,471	5.8%	3,769	6.0%
50 or more Units (2000)	1,210	11.3%	3,377	7.9%	4,206	6.7%
Mobile Home or Trailer (2000)	23	0.2%	137	0.3%	644	1.0%
Other Structure (2000)	0		0		0	

Homes Built By Year

Homes Built 1999 to 2000	7	0.1%	426	1.0%	1,288	2.0%
Homes Built 1995 to 1998	84	0.8%	1,753	4.1%	4,787	7.6%
Homes Built 1990 to 1994	116	1.1%	2,030	4.8%	3,999	6.4%
Homes Built 1980 to 1989	531	5.0%	4,265	10.0%	7,593	12.1%
Homes Built 1970 to 1979	1,532	14.3%	7,641	18.0%	12,757	20.3%
Homes Built 1960 to 1969	2,100	19.6%	9,274	21.8%	12,868	20.5%
Homes Built 1950 to 1959	1,148	10.7%	6,518	15.3%	7,575	12.1%
Homes Built Before 1949	5,185	48.4%	10,639	25.0%	11,985	19.1%

Home Values

Home Values \$1,000,000 or More (2000)	6	0.4%	26	0.2%	101	0.4%
Home Values \$500,000 to \$999,999 (2000)	90	6.3%	705	4.3%	1,025	4.1%
Home Values \$400,000 to \$499,999 (2000)	87	6.1%	623	3.8%	1,254	5.0%
Home Values \$300,000 to \$399,999 (2000)	176	12.4%	1,481	9.0%	2,770	11.0%
Home Values \$200,000 to \$299,999 (2000)	340	23.8%	4,327	26.2%	6,616	26.2%
Home Values \$150,000 to \$199,999 (2000)	398	27.9%	5,024	30.4%	6,893	27.3%
Home Values \$100,000 to \$149,999 (2000)	240	16.8%	3,482	21.1%	5,043	19.9%
Home Values \$70,000 to \$99,999 (2000)	67	4.7%	607	3.7%	1,025	4.1%
Home Values \$50,000 to \$69,999 (2000)	23	1.6%	180	1.1%	363	1.4%
Home Values \$25,000 to \$49,999 (2000)	0		49	0.3%	119	0.5%
Home Values \$0 to \$24,999 (2000)	0		19	0.1%	78	0.3%
Owner Occupied Median Home Value (2000)	\$231,268		\$209,979		\$217,716	
Renter Occupied Median Rent (2000)	\$694		\$715		\$692	

Transportation To Work

Drive to Work Alone (2000)	5,541	34.4%	33,664	61.0%	54,925	67.4%
Drive to Work in Carpool (2000)	903	5.6%	4,096	7.4%	6,888	8.4%
Travel to Work - Public Transportation (2000)	1,000	6.2%	3,566	6.5%	4,552	5.6%
Drive to Work on Motorcycle (2000)	30	0.2%	48	0.1%	57	0.1%
Walk or Bicycle to Work (2000)	7,953	49.3%	11,029	20.0%	11,389	14.0%
Other Means (2000)	43	0.3%	178	0.3%	321	0.4%
Work at Home (2000)	650	4.0%	2,633	4.8%	3,412	4.2%

Travel Time

Travel to Work in 14 Minutes or Less (2000)	8,839	57.1%	23,807	45.3%	31,953	40.9%
Travel to Work in 14 to 29 Minutes (2000)	4,799	31.0%	18,434	35.1%	29,801	38.1%
Travel to Work in 30 to 59 Minutes (2000)	1,512	9.8%	8,511	16.2%	13,496	17.3%
Travel to Work in 60 Minutes or More (2000)	321	2.1%	1,831	3.5%	2,882	3.7%
Average Travel Time to Work (2000)	14.0 mins		17.4 mins		18.3 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.