

SHELBY TOWN CENTER 45179 MARKET STREET SHELBY TWP., MICHIGAN

FOR LEASE

SPACE SIZE:
1,375 - 6,240 SQ. FT.

BUILDING SIZE:
20,003 SQ. FT.

BUILDING DIMENSIONS:
82' X 250'

ZONING:
COMMERCIAL

TRAFFIC COUNTS:
M-59 WEST OF
SCHOENHERR: 86,500 ADT
M-59 EAST OF HAYES:
84,600 ADT
HAYES FROM 19 TO M-59:
35,398 ADT
HAYES FROM M-59 TO
21 MILE: 33,454 ADT
SCHOENHERR FROM
CANAL TO M-59:
37,106 ADT
SCHOENHERR FROM M-59
TO 21 MILE: 47,063 ADT



LOCATED DIRECTLY ACROSS FROM THE
1.5 MILLION SQ. FT. LAKESIDE REGIONAL MALL

THE LAKESIDE AREA IS A DYNAMIC MARKETPLACE WITH
NUMEROUS NATIONAL TENANTS BEST KNOWN FOR SHOPPING,
ENTERTAINMENT & DINNING OPTIONS

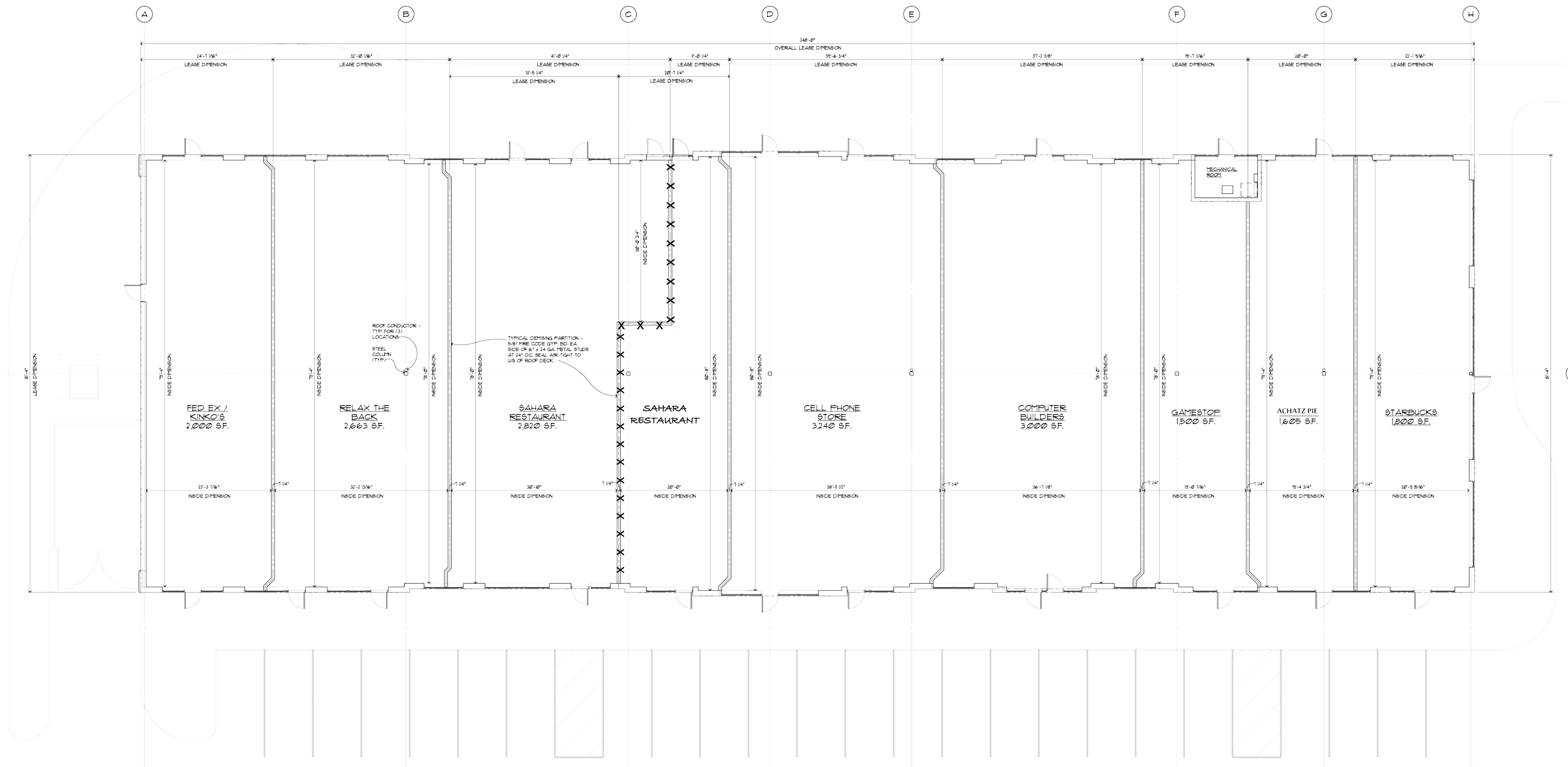
TENANT ROSTER: STARBUCKS, ACHATZ PIES, GAMESTOP,
FEDEX KINKO'S, RELAX THE BACK, MOBILE TO MOBILE,
COMPUTERS DESIGN & SERVICE AND SAHARA RESTAURANT

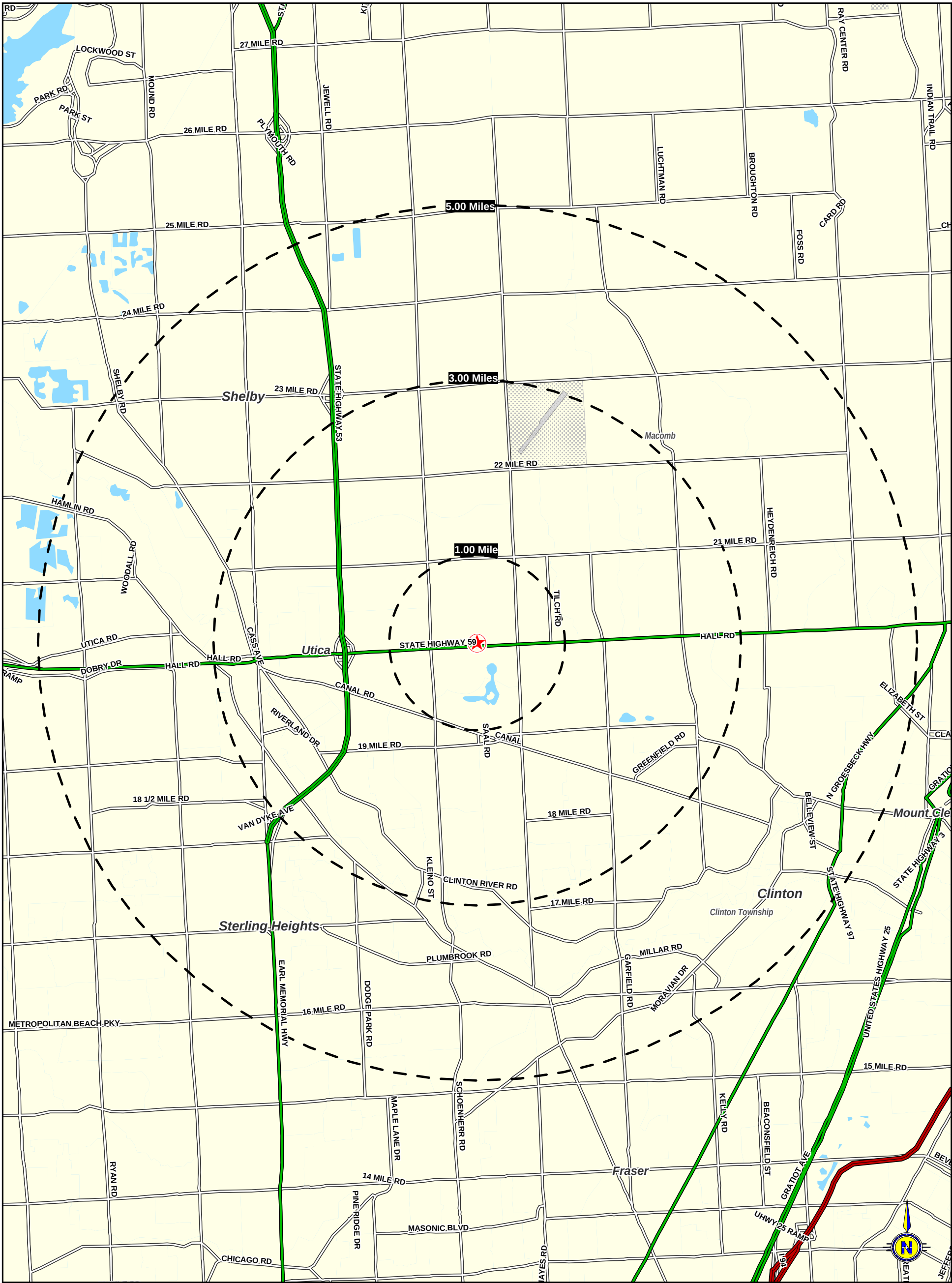
DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	11,697	103,255	238,094
	AVERAGE INCOME	\$55,380	\$71,605	\$74,538
	HOUSEHOLDS	5,617	42,411	93,070

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Ludwig & Seeley
REAL ESTATE

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45179 Market Street
Shelby Township, Michigan

Prepared By:
Ludwig & Seeley, Inc.

Ludwig & Seeley
REAL ESTATE

January 2007



47,063 ADT

33,454 ADT

37,106 ADT

35,338 ADT

84,600 ADT



EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.6278/-82.9811

RF5

Shelby Town Center	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2012)	11,697	103,255	238,094
Projected Population (2017)	11,851	104,824	241,590
Forecasted Population (2022)	11,857	104,892	241,741
Census Population (2010)	11,623	102,500	236,410
Census Population (2000)	9,858	95,373	208,934
Projected Annual Growth (2012 to 2017)	154 0.3%	1,569 0.3%	3,496 0.3%
Historical Annual Growth (2010 to 2012)	74 0.3%	755 0.4%	1,684 0.4%
Historical Annual Growth (2000 to 2010)	1,765 1.8%	7,127 0.7%	27,476 1.3%
Estimated Population Density (2012)	3,725 psm	3,653 psm	3,033 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.51 sq mi
Households			
Estimated Households (2012)	5,617	42,411	93,070
Projected Households (2017)	5,721	43,192	94,779
Forecasted Households (2022)	5,726	43,222	94,839
Census Households (2010)	5,581	42,139	92,471
Census Households (2000)	4,399	37,058	80,053
Estimated Households with Children (2012)	1,281 22.8%	12,766 30.1%	31,132 33.5%
Estimated Average Household Size (2012)	2.03	2.42	2.53
Average Household Income			
Estimated Average Household Income (2012)	\$55,380	\$71,605	\$74,538
Projected Average Household Income (2017)	\$62,115	\$80,248	\$83,527
Estimated Average Family Income (2012)	\$74,693	\$86,378	\$88,033
Median Household Income			
Estimated Median Household Income (2012)	\$45,066	\$62,720	\$66,031
Projected Median Household Income (2017)	\$49,911	\$71,039	\$75,015
Estimated Median Family Income (2012)	\$70,016	\$78,134	\$79,871
Per Capita Income			
Estimated Per Capita Income (2012)	\$27,641	\$29,574	\$29,374
Projected Per Capita Income (2017)	\$31,147	\$33,246	\$33,032
Estimated Per Capita income 5 Year Growth	\$3,506 12.7%	\$3,672 12.4%	\$3,658 12.5%
Other Income			
Estimated Median Disposable Income (2012)	\$38,472	\$51,306	\$53,628
Projected Median Disposable Income (2017)	\$42,453	\$57,545	\$60,398
Disposable Income Estimated 5 Year Growth	\$3,980 10.3%	\$6,239 12.2%	\$6,770 12.6%
Estimated Average Household Net Worth (2012)	\$422,212	\$527,031	\$542,973
Daytime Demos (2012)			
Total Businesses	737	3,753	7,818
Total Employees	12,685	43,258	95,036
Company Headquarter Businesses	2 0.3%	8 0.2%	28 0.4%
Company Headquarter Employees	142 1.1%	189 0.4%	2,413 2.5%
Employee Population per Business	17.2	11.5	12.2
Residential Population per Business	15.9	27.5	30.5

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RF5

Shelby Town Center

	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2012)	10,020	85.7%	92,775	89.8%	210,146	88.3%
Black or African American (2012)	852	7.3%	4,803	4.7%	13,211	5.5%
American Indian or Alaska Native (2012)	43	0.4%	286	0.3%	692	0.3%
Asian (2012)	441	3.8%	2,869	2.8%	7,632	3.2%
Hawaiian or Pacific Islander (2012)	3	-	15	-	36	-
Other Race (2012)	10	0.1%	122	0.1%	360	0.2%
Two or More Races (2012)	327	2.8%	2,386	2.3%	6,019	2.5%
Not Hispanic or Latino Population (2012)	11,391	97.4%	100,883	97.7%	232,248	97.5%
Hispanic or Latino Population (2012)	306	2.6%	2,373	2.3%	5,846	2.5%
Not Hispanic or Latino Population (2017)	11,523	97.2%	102,259	97.6%	235,276	97.4%
Hispanic or Latino Population (2017)	328	2.8%	2,565	2.4%	6,315	2.6%
Not Hispanic or Latino Population (2010)	11,330	97.5%	100,217	97.8%	230,787	97.6%
Hispanic or Latino Population (2010)	293	2.5%	2,284	2.2%	5,623	2.4%
Not Hispanic or Latino Population (2000)	9,653	97.9%	93,987	98.5%	205,430	98.3%
Hispanic or Latino Population (2000)	205	2.1%	1,387	1.5%	3,504	1.7%
Projected Hispanic Annual Growth (2012 to 2017)	22	1.5%	192	1.6%	469	1.6%
Historic Hispanic Annual Growth (2000 to 2012)	101	4.1%	986	5.9%	2,342	5.6%
Age Distribution (2012)						
Age Under 5	517	4.4%	5,228	5.1%	13,196	5.5%
Age 5 to 9 Years	511	4.4%	5,647	5.5%	14,494	6.1%
Age 10 to 14 Years	609	5.2%	6,433	6.2%	15,626	6.6%
Age 15 to 19 Years	619	5.3%	6,570	6.4%	15,702	6.6%
Age 20 to 24 Years	789	6.7%	6,529	6.3%	14,973	6.3%
Age 25 to 29 Years	839	7.2%	6,122	5.9%	13,644	5.7%
Age 30 to 34 Years	744	6.4%	5,824	5.6%	13,677	5.7%
Age 35 to 39 Years	630	5.4%	6,350	6.2%	15,354	6.4%
Age 40 to 44 Years	674	5.8%	6,862	6.6%	16,783	7.0%
Age 45 to 49 Years	724	6.2%	7,725	7.5%	18,104	7.6%
Age 50 to 54 Years	779	6.7%	8,166	7.9%	18,386	7.7%
Age 55 to 59 Years	703	6.0%	7,825	7.6%	17,124	7.2%
Age 60 to 64 Years	663	5.7%	6,849	6.6%	14,893	6.3%
Age 65 to 74 Years	1,031	8.8%	8,585	8.3%	19,288	8.1%
Age 75 to 84 Years	934	8.0%	5,320	5.2%	10,990	4.6%
Age 85 Years or Over	929	7.9%	3,218	3.1%	5,860	2.5%
Median Age	43.5		41.7		40.4	
Gender Age Distribution (2012)						
Female Population	6,619	56.6%	54,250	52.5%	123,119	51.7%
Age 0 to 19 Years	1,113	16.8%	11,721	21.6%	28,732	23.3%
Age 20 to 64 Years	3,534	53.4%	32,254	59.5%	73,303	59.5%
Age 65 Years or Over	1,972	29.8%	10,276	18.9%	21,084	17.1%
Female Median Age	47.5		43.5		42.0	
Male Population	5,077	43.4%	49,005	47.5%	114,976	48.3%
Age 0 to 19 Years	1,144	22.5%	12,157	24.8%	30,286	26.3%
Age 20 to 64 Years	3,012	59.3%	30,000	61.2%	69,636	60.6%
Age 65 Years or Over	922	18.2%	6,847	14.0%	15,054	13.1%
Male Median Age	38.8		39.7		38.8	

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RF5

Shelby Town Center

	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2012)						
HH Income \$200,000 or More	126	2.2%	1,668	3.9%	4,026	4.3%
HH Income \$150,000 to \$199,999	157	2.8%	1,790	4.2%	4,163	4.5%
HH Income \$100,000 to \$149,999	613	10.9%	6,936	16.4%	16,176	17.4%
HH Income \$75,000 to \$99,999	678	12.1%	6,410	15.1%	14,409	15.5%
HH Income \$50,000 to \$74,999	1,074	19.1%	8,352	19.7%	17,705	19.0%
HH Income \$35,000 to \$49,999	748	13.3%	5,629	13.3%	12,603	13.5%
HH Income \$25,000 to \$34,999	616	11.0%	3,879	9.1%	8,567	9.2%
HH Income \$15,000 to \$24,999	850	15.1%	4,371	10.3%	8,471	9.1%
HH Income Under \$15,000	754	13.4%	3,377	8.0%	6,950	7.5%
HH Income \$35,000 or More	3,397	60.5%	30,784	72.6%	69,082	74.2%
HH Income \$75,000 or More	1,575	28.0%	16,804	39.6%	38,774	41.7%
Housing (2012)						
Total Housing Units	6,054		44,747		98,440	
Housing Units Occupied	5,617	92.8%	42,411	94.8%	93,070	94.5%
Housing Units Owner-Occupied	2,633	46.9%	30,711	72.4%	69,474	74.6%
Housing Units, Renter-Occupied	2,985	53.1%	11,699	27.6%	23,596	25.4%
Housing Units, Vacant	437	7.2%	2,337	5.2%	5,370	5.5%
Median Years in Residence	3.3		4.3		4.3	
Marital Status (2012)						
Never Married	3,504	40.8%	23,972	32.7%	52,937	32.0%
Currently Married	4,038	47.1%	39,361	53.6%	90,891	54.9%
Separated	101	1.2%	1,663	2.3%	3,842	2.3%
Widowed	288	3.4%	2,137	2.9%	4,311	2.6%
Divorced	652	7.6%	6,237	8.5%	13,560	8.2%
Household Type (2012)						
Population Family	7,807	66.7%	81,661	79.1%	191,460	80.4%
Population Non-Family	3,588	30.7%	21,177	20.5%	44,408	18.7%
Population Group Quarters	302	2.6%	418	0.4%	2,226	0.9%
Family Households	2,818	50.2%	28,045	66.1%	64,264	69.0%
Non-Family Households	2,799	49.8%	14,366	33.9%	28,806	31.0%
Married Couple with Children	854	21.1%	9,967	25.3%	24,259	26.7%
Average Family Household Size	2.8		2.9		3.0	
Household Size (2012)						
1 Person Households	2,498	44.5%	12,663	29.9%	25,117	27.0%
2 Person Households	1,633	29.1%	13,614	32.1%	29,778	32.0%
3 Person Households	711	12.7%	6,747	15.9%	15,051	16.2%
4 Person Households	492	8.8%	5,871	13.8%	14,001	15.0%
5 Person Households	203	3.6%	2,463	5.8%	6,278	6.7%
6 or More Person Households	82	1.5%	1,053	2.5%	2,845	3.1%
Household Vehicles (2012)						
Households with 0 Vehicles Available	748	13.3%	2,276	5.4%	4,642	5.0%
Households with 1 Vehicles Available	2,462	43.8%	15,729	37.1%	32,314	34.7%
Households with 2 or More Vehicles Available	2,407	42.9%	24,406	57.5%	56,114	60.3%
Total Vehicles Available	8,739		77,347		173,094	
Average Vehicles Per Household	1.6		1.8		1.9	

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EXPANDED PROFILE

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RF5

Shelby Town Center

	1 mi radius	3 mi radius	5 mi radius
Labor Force (2012)			
Estimated Labor Population Age 16 Years or Over	9,916	84,638	191,653
Estimated Civilian Employed	5,348 53.9%	48,580 57.4%	111,056 57.9%
Estimated Civilian Unemployed	717 7.2%	6,932 8.2%	15,420 8.0%
Estimated in Armed Forces	2 -	65 0.1%	128 0.1%
Estimated Not in Labor Force	3,849 38.8%	29,060 34.3%	65,049 33.9%
Unemployment Rate	7.2%	8.2%	8.0%
Occupation (2010)			
Occupation: Population Age 16 Years or Over	5,008	47,267	107,090
Management, Business, Financial Operations	724 14.5%	6,833 14.5%	15,942 14.9%
Professional, Related	1,166 23.3%	10,389 22.0%	23,678 22.1%
Service	962 19.2%	8,526 18.0%	18,305 17.1%
Sales, Office	1,373 27.4%	13,254 28.0%	29,916 27.9%
Farming, Fishing, Forestry	9 0.2%	82 0.2%	199 0.2%
Construct, Extraction, Maintenance	203 4.0%	2,670 5.6%	6,480 6.1%
Production, Transport Material Moving	572 11.4%	5,513 11.7%	12,569 11.7%
White Collar Workers	65.2%	64.5%	64.9%
Blue Collar Workers	34.8%	35.5%	35.1%
Consumer Expenditure (2012)			
Total Household Expenditure	\$263 M	\$2.36 B	\$5.31 B
Total Non-Retail Expenditure	\$150 M 57.2%	\$1.36 B 57.6%	\$3.06 B 57.7%
Total Retail Expenditure	\$113 M 42.8%	\$999 M 42.4%	\$2.25 B 42.3%
Apparel	\$12.5 M 4.8%	\$112 M 4.8%	\$253 M 4.8%
Contributions	\$9.45 M 3.6%	\$89.1 M 3.8%	\$202 M 3.8%
Education	\$6.18 M 2.3%	\$57.7 M 2.4%	\$131 M 2.5%
Entertainment	\$14.5 M 5.5%	\$132 M 5.6%	\$298 M 5.6%
Food and Beverages	\$40.6 M 15.5%	\$357 M 15.2%	\$803 M 15.1%
Furnishings and Equipment	\$11.4 M 4.3%	\$105 M 4.5%	\$238 M 4.5%
Gifts	\$6.86 M 2.6%	\$63.5 M 2.7%	\$144 M 2.7%
Health Care	\$16.6 M 6.3%	\$143 M 6.1%	\$318 M 6.0%
Household Operations	\$9.14 M 3.5%	\$86.0 M 3.6%	\$195 M 3.7%
Miscellaneous Expenses	\$4.51 M 1.7%	\$39.2 M 1.7%	\$87.8 M 1.7%
Personal Care	\$3.84 M 1.5%	\$34.1 M 1.4%	\$76.7 M 1.4%
Personal Insurance	\$2.61 M 1.0%	\$24.5 M 1.0%	\$55.7 M 1.0%
Reading	\$874 K 0.3%	\$7.77 M 0.3%	\$17.5 M 0.3%
Shelter	\$50.7 M 19.3%	\$456 M 19.3%	\$1.03 B 19.4%
Tobacco	\$1.80 M 0.7%	\$14.8 M 0.6%	\$32.8 M 0.6%
Transportation	\$52.4 M 19.9%	\$472 M 20.0%	\$1.06 B 20.0%
Utilities	\$18.9 M 7.2%	\$162 M 6.9%	\$362 M 6.8%
Educational Attainment (2012)			
Adult Population Age 25 Years or Over	8,651	72,848	164,103
Elementary (Grade Level 0 to 8)	416 4.8%	2,479 3.4%	5,425 3.3%
Some High School (Grade Level 9 to 11)	835 9.7%	5,373 7.4%	12,239 7.5%
High School Graduate	2,607 30.1%	22,495 30.9%	49,877 30.4%
Some College	1,983 22.9%	18,006 24.7%	39,581 24.1%
Associate Degree Only	692 8.0%	6,635 9.1%	14,736 9.0%
Bachelor Degree Only	1,439 16.6%	11,384 15.6%	26,854 16.4%
Graduate Degree	679 7.9%	6,475 8.9%	15,391 9.4%

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Units In Structure (2010)						
1 Detached Unit	1,651	29.6%	24,262	57.6%	57,198	61.9%
1 Attached Unit	1,075	19.3%	6,387	15.2%	11,967	12.9%
2 to 4 Units	255	4.6%	1,559	3.7%	2,995	3.2%
5 to 9 Units	772	13.8%	3,036	7.2%	5,969	6.5%
10 to 19 Units	654	11.7%	2,275	5.4%	3,958	4.3%
20 to 49 Units	209	3.8%	929	2.2%	1,844	2.0%
50 or More Units	914	16.4%	1,984	4.7%	3,683	4.0%
Mobile Home or Trailer	50	0.9%	1,708	4.1%	4,855	5.3%
Other Structure	-	-	-	-	1	-
Homes Built By Year (2010)						
Homes Built 2005 or later	486	8.7%	1,886	4.5%	4,628	5.0%
Homes Built 2000 to 2004	571	10.2%	4,079	9.7%	10,513	11.4%
Homes Built 1990 to 1999	1,271	22.8%	7,980	18.9%	18,672	20.2%
Homes Built 1980 to 1989	1,531	27.4%	9,273	22.0%	15,557	16.8%
Homes Built 1970 to 1979	729	13.1%	8,569	20.3%	17,580	19.0%
Homes Built 1960 to 1969	331	5.9%	3,392	8.0%	10,146	11.0%
Homes Built 1950 to 1959	271	4.9%	3,674	8.7%	7,788	8.4%
Homes Built Before 1949	391	7.0%	3,287	7.8%	7,587	8.2%
Home Values (2010)						
Home Values \$1,000,000 or More	7	0.3%	130	0.4%	330	0.5%
Home Values \$500,000 to \$999,999	26	1.0%	404	1.3%	1,049	1.5%
Home Values \$400,000 to \$499,999	29	1.1%	440	1.4%	1,176	1.6%
Home Values \$300,000 to \$399,999	207	7.6%	1,951	6.1%	4,975	6.9%
Home Values \$200,000 to \$299,999	512	18.7%	6,559	20.5%	15,373	21.3%
Home Values \$150,000 to \$199,999	599	21.9%	7,660	24.0%	15,885	22.0%
Home Values \$100,000 to \$149,999	631	23.1%	6,116	19.2%	13,096	18.1%
Home Values \$70,000 to \$99,999	335	12.2%	3,360	10.5%	7,516	10.4%
Home Values \$50,000 to \$69,999	174	6.3%	1,585	5.0%	3,798	5.3%
Home Values \$25,000 to \$49,999	108	3.9%	1,698	5.3%	3,891	5.4%
Home Values Under \$25,000	107	3.9%	2,030	6.4%	5,147	7.1%
Owner-Occupied Median Home Value	\$153,310		\$157,159		\$158,635	
Renter-Occupied Median Rent	\$655		\$686		\$734	
Transportation To Work (2010)						
Drive to Work Alone	4,442	90.1%	41,177	88.6%	92,716	88.4%
Drive to Work in Carpool	301	6.1%	3,134	6.7%	7,399	7.1%
Travel to Work by Public Transportation	20	0.4%	239	0.5%	559	0.5%
Drive to Work on Motorcycle	-	-	-	-	32	-
Walk or Bicycle to Work	66	1.3%	570	1.2%	1,140	1.1%
Other Means	27	0.5%	206	0.4%	422	0.4%
Work at Home	73	1.5%	1,153	2.5%	2,577	2.5%
Travel Time (2010)						
Travel to Work in 14 Minutes or Less	1,218	25.1%	10,812	23.9%	21,814	21.3%
Travel to Work in 15 to 29 Minutes	1,712	35.2%	15,635	34.5%	36,507	35.7%
Travel to Work in 30 to 59 Minutes	1,596	32.9%	15,373	33.9%	36,037	35.2%
Travel to Work in 60 Minutes or More	332	6.8%	3,506	7.7%	7,910	7.7%
Average Minutes Travel to Work	23.5		24.3		25.1	

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