

Shores Shopping Center

31001-31145 Harper Ave.
St. Clair Shores, Michigan

For Lease

Space Size:
Up to 12,982 Sq. Ft.

Available:
Immediately

Traffic Counts:
13 Mile West of Harper Ave.
27,515 ADT

13 Mile East of Harper Ave.
3,883 ADT

Harper Ave. South of 13 Mile
27,611 ADT



Grocery - Anchored Shopping Center
SWC Harper Ave. & 13 Mile Rd.
High Visibility & Strong Demographics



Demographics

Category	1 Mile:	3 Mile:	5 Mile:
Population	16,256	113,218	261,020
Average Income	\$63,553	\$61,025	\$61,062
Households	6,981	47,585	105,086



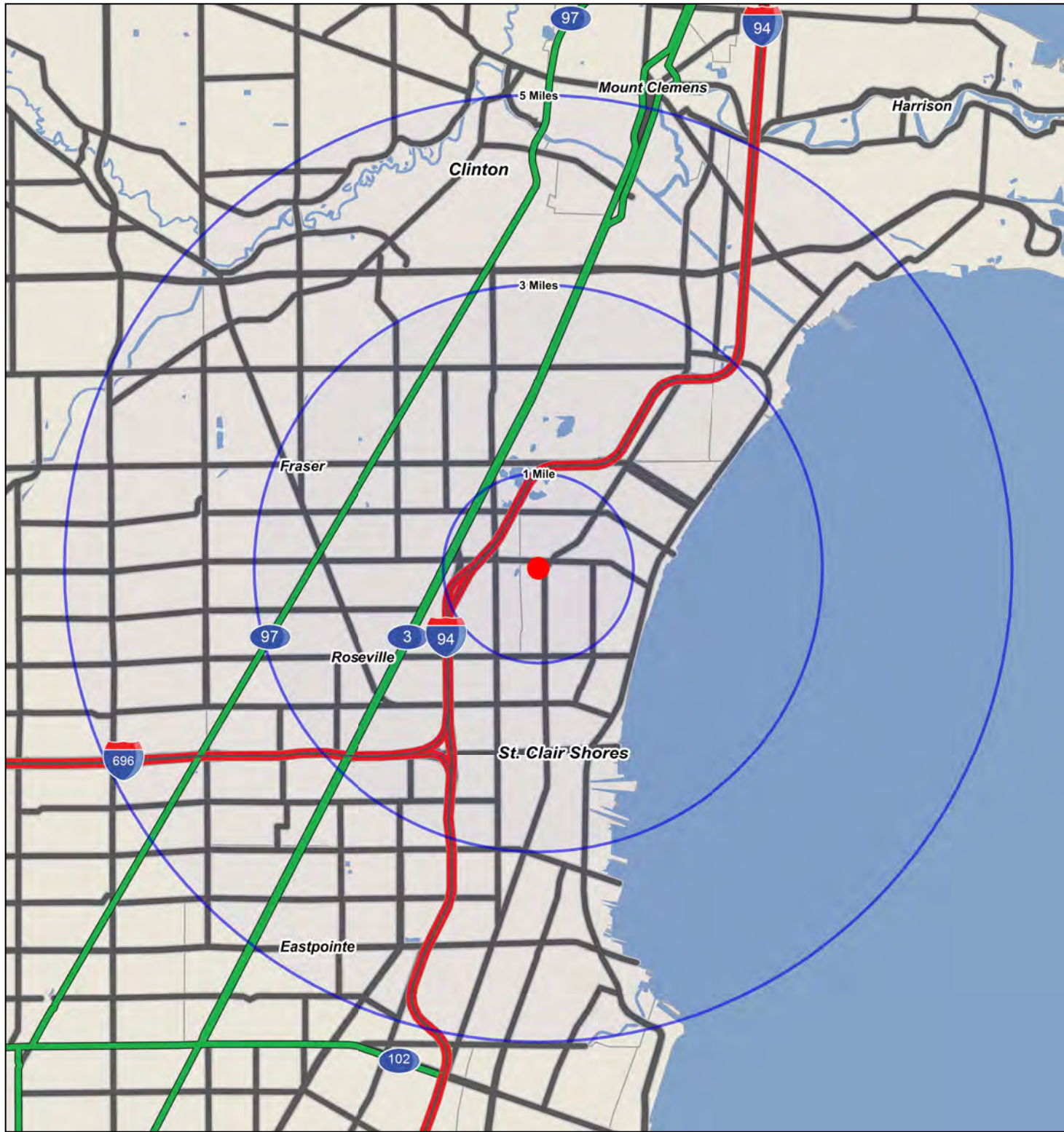
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Ludwig & Seeley
REAL ESTATE

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Shores Shopping Center
31001 - 31145 Harper Ave
St. Clair Shores, MI



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May 2013



ora St

St Margaret St

Willow Wisp St

Arrow

27,515 ADT

13 Mile Rd

3,883 ADT

meijer
Higher Standards.
Lower Prices.

Dorion St

Manhattan St

Violet St

27,611 ADT

Golfmanor

Evergreen St

1

Kroger

DOLLAR TREE

Wendy's

Hallmark

HSR BLOCK

PET SUPPLIES "PLUS"

CHASE

THE SALVATION ARMY

ACO HARDWARE

AutoZone



EXPANDED PROFILE

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



Ludwig & Seeley
Lat/Lon: 42.48042/-82.90155

31145 Harper	1 Mile		3 Miles		5 Miles	
St Clair Shores, MI						
Population (2010)						
Estimated Population	16,256		113,218		261,020	
Census Population (1990)	18,321		126,759		287,378	
Census Population (2000)	17,200		119,047		277,430	
Projected Population (2015)	15,888		110,155		251,134	
Forecasted Population (2020)	15,152		105,159		236,407	
Historical Annual Growth (1990 to 2000)	-1,121	-0.61%	-7,712	-0.61%	-9,948	-0.35%
Historical Annual Growth (2000 to 2010)	-944	-0.55%	-5,829	-0.49%	-16,411	-0.59%
Projected Annual Growth (2010 to 2015)	-368	-0.45%	-3,063	-0.54%	-9,886	-0.76%
Estimated Population Density	5,179 <i>psm</i>		4,006 <i>psm</i>		3,325 <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)						
Estimated Households	6,981		47,585		105,086	
Census Households (1990)	7,284		49,480		110,287	
Census Households (2000)	7,307		49,555		110,764	
Projected Households (2015)	6,811		46,592		102,803	
Forecasted Households (2020)	6,527		44,887		98,252	
Households with Children	1,840	26.35%	13,505	28.38%	33,106	31.50%
Average Household Size	2.28		2.36		2.47	
Average Household Income (2010)						
Est. Average Household Income	\$63,553		\$61,025		\$61,062	
Proj. Average Household Income (2015)	\$65,895		\$62,689		\$62,687	
Average Family Income	\$76,572		\$73,435		\$72,891	
Median Household Income (2010)						
Est. Median Household Income	\$52,979		\$51,832		\$51,970	
Proj. Median Household Income (2015)	\$54,579		\$53,001		\$53,069	
Median Family Income	\$69,206		\$64,502		\$63,611	
Per Capita Income (2010)						
Est. Per Capita Income	\$27,977		\$25,865		\$24,762	
Proj. Per Capita Income (2015)	\$29,008		\$26,754		\$25,860	
Per Capita Income Est. 5 year change	\$1,031	3.69%	\$889	3.44%	\$1,097	4.43%
Other Income (2010)						
Est. Median Disposable Income	\$44,575		\$43,686		\$43,715	
Proj. Median Disposable Income (2015)	\$45,747		\$44,520		\$44,511	
Disposable Income Est. 5 year change	\$1,172	2.63%	\$835	1.91%	\$796	1.82%
Est. Average Household Net Worth	\$237,090		\$214,212		\$215,284	
Daytime Demos (2010)						
Total Number of Businesses	736		4,032		8,812	
Total Number of Employees	6,644		35,344		97,355	
Company Headqtrs: Businesses	1	0.07%	3	0.07%	5	0.06%
Company Headqtrs: Employees	10	0.15%	32	0.09%	106	0.11%
Unemployment Rate	9.64%		9.79%		10.10%	
Employee Population per Business	9.0 to 1		8.8 to 1		11.0 to 1	
Residential Population per Business	22.1 to 1		28.1 to 1		29.6 to 1	

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EXPANDED PROFILE

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Lat/Lon: 42.48042/-82.90155

31145 Harper

St Clair Shores, MI

Race & Ethnicity (2010)

	1 Mile		3 Miles		5 Miles	
White	14,220	87.48%	97,000	85.68%	199,308	76.36%
Black or African American	1,088	6.69%	9,429	8.33%	46,413	17.78%
American Indian & Alaska Native	52	0.32%	389	0.34%	853	0.33%
Asian	403	2.48%	3,038	2.68%	6,924	2.65%
Hawaiian & Pacific Islander	5	0.03%	26	0.02%	71	0.03%
Other Race	74	0.46%	552	0.49%	1,221	0.47%
Two or More Races	414	2.54%	2,783	2.46%	6,230	2.39%
Not Hispanic or Latino Population	16,010	98.49%	111,131	98.16%	255,810	98.00%
Hispanic or Latino Population	246	1.51%	2,087	1.84%	5,210	2.00%
Not of Hispanic Origin Population (1990)	18,147	99.05%	125,518	99.02%	284,448	98.98%
Hispanic Origin Population (1990)	173	0.95%	1,241	0.98%	2,930	1.02%
Not Hispanic or Latino Population (2000)	17,014	98.92%	117,537	98.73%	273,863	98.71%
Hispanic or Latino Population (2000)	185	1.08%	1,510	1.27%	3,568	1.29%
Not Hispanic or Latino Population (2015)	15,632	98.39%	107,883	97.94%	245,279	97.67%
Hispanic or Latino Population (2015)	257	1.61%	2,272	2.06%	5,855	2.33%
Hist. Hispanic Ann Growth (1990 to 2010)	73	2.09%	846	3.41%	2,280	3.89%
Proj. Hispanic Ann Growth (2015 to 2010)	11	0.86%	185	1.77%	644	2.47%

Age Distribution (2010)

0 to 4 yrs	760	4.68%	5,908	5.22%	15,117	5.79%
5 to 9 yrs	795	4.89%	6,191	5.47%	15,912	6.10%
10 to 14 yrs	896	5.51%	6,808	6.01%	17,066	6.54%
15 to 19 yrs	918	5.65%	7,049	6.23%	17,330	6.64%
20 to 24 yrs	672	4.13%	5,752	5.08%	14,400	5.52%
25 to 29 yrs	789	4.86%	6,536	5.77%	16,070	6.16%
30 to 34 yrs	894	5.50%	6,967	6.15%	16,903	6.48%
35 to 39 yrs	984	6.05%	7,103	6.27%	17,172	6.58%
40 to 44 yrs	1,155	7.11%	8,229	7.27%	18,768	7.19%
45 to 49 yrs	1,300	8.00%	8,760	7.74%	19,478	7.46%
50 to 54 yrs	1,146	7.05%	7,893	6.97%	18,056	6.92%
55 to 59 yrs	1,014	6.24%	6,838	6.04%	15,871	6.08%
60 to 64 yrs	870	5.35%	6,109	5.40%	13,890	5.32%
65 to 74 yrs	1,900	11.69%	11,357	10.03%	22,471	8.61%
75 to 84 yrs	1,398	8.60%	8,059	7.12%	15,453	5.92%
85 yrs plus	762	4.69%	3,658	3.23%	7,063	2.71%
Median Age	45.18 yrs		41.69 yrs		39.29 yrs	

Gender Age Distribution (2010)

Female Population	8,495	52.26%	58,788	51.92%	135,766	52.01%
0 to 19 yrs	1,602	18.86%	12,481	21.23%	31,761	23.39%
20 to 64 yrs	4,420	52.03%	32,571	55.40%	77,340	56.97%
65 yrs plus	2,473	29.11%	13,735	23.36%	26,665	19.64%
Female Median Age	49 yrs		44 yrs		41 yrs	
Male Population	7,761	47.74%	54,430	48.08%	125,254	47.99%
0 to 19 yrs	1,768	22.78%	13,474	24.75%	33,664	26.88%
20 to 64 yrs	4,405	56.77%	31,617	58.09%	73,268	58.50%
65 yrs plus	1,588	20.46%	9,339	17.16%	18,323	14.63%
Male Median Age	42.57 yrs		39.63 yrs		37.42 yrs	

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Lat/Lon: 42.48042/-82.90155

31145 Harper	1 Mile		3 Miles		5 Miles	
St Clair Shores, MI						
Household Income Distribution (2010)						
\$200,000 or More	107	1.54%	702	1.47%	1,708	1.63%
\$150,000 to \$199,999	261	3.74%	1,410	2.96%	3,057	2.91%
\$100,000 to \$149,999	779	11.15%	5,096	10.71%	10,925	10.40%
\$75,000 to \$99,999	1,101	15.77%	6,493	13.64%	14,346	13.65%
\$50,000 to \$74,999	1,431	20.50%	10,027	21.07%	21,636	20.59%
\$35,000 to \$49,999	1,032	14.79%	7,786	16.36%	17,324	16.49%
\$25,000 to \$34,999	710	10.17%	5,160	10.84%	11,771	11.20%
\$15,000 to \$24,999	823	11.80%	5,788	12.16%	12,406	11.81%
\$0 to \$14,999	736	10.55%	5,124	10.77%	11,915	11.34%
\$35,000+	4,712	67.49%	31,514	66.23%	68,995	65.66%
\$75,000+	2,248	32.20%	13,701	28.79%	30,035	28.58%
Housing (2010)						
Total Housing Units	7,435		51,345		114,955	
Housing Units, Occupied	6,981	93.90%	47,585	92.68%	105,086	91.42%
<i>Housing Units, Owner-Occupied</i>	5,910	84.66%	39,979	84.02%	86,496	82.31%
<i>Housing Units, Renter-Occupied</i>	1,071	15.34%	7,606	15.98%	18,590	17.69%
Housing Units, Vacant	453	6.10%	3,760	7.32%	9,868	8.58%
Median Years in Residence	8 yrs		7 yrs		6 yrs	
Marital Status (2010)						
Never Married	3,129	22.72%	23,783	25.25%	58,873	27.67%
Now Married	7,436	53.99%	49,637	52.71%	107,842	50.69%
Separated	303	2.20%	1,680	1.78%	4,931	2.32%
Widowed	1,570	11.40%	9,430	10.01%	18,366	8.63%
Divorced	1,335	9.69%	9,647	10.24%	22,730	10.68%
Household Type (2010)						
Population Family	12,966	79.76%	92,522	81.72%	216,395	82.90%
Population Non-Family	2,920	17.96%	19,945	17.62%	43,168	16.54%
Population Group Qtrs	370	2.28%	752	0.66%	1,457	0.56%
Family Households	4,283	61.35%	29,604	62.21%	66,872	63.63%
<i>Married Couple With Children</i>	1,300	17.48%	9,325	18.79%	20,920	19.40%
<i>Average Family Household Size</i>	3.0		3.1		3.2	
Non-Family Households	2,698	38.65%	17,981	37.79%	38,215	36.37%
Household Size (2010)						
1 Person Household	2,437	34.91%	16,173	33.99%	34,178	32.52%
2 Person Households	2,216	31.75%	14,096	29.62%	29,643	28.21%
3 Person Households	947	13.56%	6,744	14.17%	15,450	14.70%
4 Person Households	900	12.89%	6,579	13.83%	15,254	14.52%
5 Person Households	336	4.81%	2,779	5.84%	6,910	6.58%
6+ Person Households	145	2.08%	1,214	2.55%	3,651	3.47%
Household Vehicles (2010)						
Total Vehicles Available	12,304		83,119		182,438	
Household: 0 Vehicles Available	363	5.20%	2,733	5.74%	6,424	6.11%
Household: 1 Vehicles Available	2,738	39.22%	18,645	39.18%	41,057	39.07%
Household: 2+ Vehicles Available	3,880	55.57%	26,207	55.07%	57,606	54.82%
Average Vehicles Per Household	1.8		1.7		1.7	

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Ludwig & Seeley
Lat/Lon: 42.48042/-82.90155

31145 Harper	1 Mile		3 Miles		5 Miles	
St Clair Shores, MI						
Labor Force (2010)						
Est. Labor: Population Age 16+	13,602		92,753		209,224	
Est. Civilian Employed	6,979	51.31%	49,105	52.94%	112,303	53.68%
Est. Civilian Unemployed	1,311	9.64%	9,076	9.79%	21,141	10.10%
Est. in Armed Forces	2	0.02%	52	0.06%	93	0.04%
Est. not in Labor Force	5,310	39.04%	34,520	37.22%	75,688	36.18%
Occupation (2000)						
Occupation: Population Age 16+	7,912		56,272		129,668	
Mgmt, Business, & Financial Operations	871	11.01%	6,375	11.33%	14,072	10.85%
Professional and Related	1,629	20.59%	10,004	17.78%	22,231	17.14%
Service	1,051	13.28%	7,870	13.98%	18,985	14.64%
Sales and Office	2,353	29.74%	16,437	29.21%	37,592	28.99%
Farming, Fishing, and Forestry	6	0.08%	23	0.04%	82	0.06%
Construct, Extraction, & Maintenance	795	10.05%	5,984	10.63%	12,468	9.62%
Production, Transp. & Material Moving	1,206	15.25%	9,579	17.02%	24,238	18.69%
Percent White Collar Workers	61.34%		58.32%		56.99%	
Percent Blue Collar Workers	38.66%		41.68%		43.01%	
Consumer Expenditure (2010)						
Total Household Expenditure	\$359 M		\$2.37 B		\$5.23 B	
Total Non-Retail Expenditures	\$206 M	57.44%	\$1.36 B	57.41%	\$3.00 B	57.44%
Total Retail Expenditures	\$153 M	42.56%	\$1.01 B	42.59%	\$2.23 B	42.56%
Apparel	\$17.0 M	4.75%	\$113 M	4.75%	\$249 M	4.76%
Contributions	\$13.2 M	3.67%	\$85.6 M	3.61%	\$189 M	3.62%
Education	\$8.25 M	2.30%	\$53.9 M	2.27%	\$120 M	2.29%
Entertainment	\$20.0 M	5.57%	\$132 M	5.57%	\$291 M	5.57%
Food And Beverages	\$55.1 M	15.34%	\$365 M	15.41%	\$806 M	15.42%
Furnishings And Equipment	\$15.8 M	4.40%	\$104 M	4.37%	\$228 M	4.37%
Gifts	\$9.34 M	2.60%	\$61.2 M	2.58%	\$135 M	2.58%
Health Care	\$22.4 M	6.24%	\$149 M	6.26%	\$326 M	6.24%
Household Operations	\$12.7 M	3.53%	\$83.1 M	3.51%	\$184 M	3.52%
Miscellaneous Expenses	\$6.03 M	1.68%	\$40.1 M	1.69%	\$88.2 M	1.69%
Personal Care	\$5.21 M	1.45%	\$34.4 M	1.45%	\$75.9 M	1.45%
Personal Insurance	\$3.61 M	1.01%	\$23.6 M	1.00%	\$52.2 M	1.00%
Reading	\$1.18 M	0.33%	\$7.79 M	0.33%	\$17.1 M	0.33%
Shelter	\$69.3 M	19.30%	\$457 M	19.27%	\$1.01 B	19.26%
Tobacco	\$2.39 M	0.67%	\$16.1 M	0.68%	\$35.4 M	0.68%
Transportation	\$72.3 M	20.14%	\$478 M	20.17%	\$1.05 B	20.16%
Utilities	\$25.2 M	7.02%	\$168 M	7.08%	\$370 M	7.08%
Educational Attainment (2010)						
Adult Population (25 Years or Older)	12,214		81,511		181,195	
Elementary (0 to 8)	361	2.95%	2,573	3.16%	5,800	3.20%
Some High School (9 to 11)	1,091	8.93%	7,822	9.60%	18,200	10.04%
High School Graduate (12)	4,185	34.26%	28,131	34.51%	63,126	34.84%
Some College (13 to 16)	3,042	24.90%	19,567	24.01%	44,193	24.39%
Associate Degree Only	1,062	8.70%	6,245	7.66%	13,793	7.61%
Bachelor Degree Only	1,704	13.95%	11,314	13.88%	23,534	12.99%
Graduate Degree	770	6.30%	5,860	7.19%	12,549	6.93%

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31145 Harper	1 Mile		3 Miles		5 Miles	
St Clair Shores, MI						
Units In Structure (2000)						
1 Detached Unit	6,462	86.46%	42,622	83.65%	94,142	82.33%
1 Attached Unit	77	1.02%	1,669	3.28%	4,734	4.14%
2 to 4 Units	185	2.47%	1,777	3.49%	3,830	3.35%
5 to 9 Units	152	2.04%	1,782	3.50%	4,892	4.28%
10 to 19 Units	193	2.58%	1,085	2.13%	2,557	2.24%
20 to 49 Units	112	1.49%	659	1.29%	1,551	1.36%
50 or more Units	288	3.85%	1,070	2.10%	2,160	1.89%
Mobile Home or Trailer	7	0.09%	291	0.57%	467	0.41%
Other Structure	-	-	-	-	12	0.01%
Homes Built By Year						
1999 to 2000	97	1.30%	204	0.40%	370	0.32%
1995 to 1998	66	0.89%	471	0.92%	1,369	1.20%
1990 to 1994	46	0.61%	584	1.15%	1,730	1.51%
1980 to 1989	197	2.63%	1,458	2.86%	4,869	4.26%
1970 to 1979	414	5.54%	3,983	7.82%	10,826	9.47%
1960 to 1969	953	12.74%	8,072	15.84%	21,001	18.37%
1950 to 1959	4,310	57.67%	24,946	48.95%	46,218	40.42%
Built Before 1949	1,391	18.61%	11,238	22.06%	27,961	24.45%
Home Values (2000)						
\$1,000,000 or More	10	0.16%	76	0.19%	226	0.26%
\$500,000 to \$999,999	36	0.59%	287	0.72%	1,161	1.34%
\$400,000 to \$499,999	31	0.52%	394	0.99%	843	0.98%
\$300,000 to \$399,999	104	1.72%	843	2.12%	1,583	1.83%
\$200,000 to \$299,999	430	7.15%	2,318	5.83%	4,365	5.05%
\$150,000 to \$199,999	738	12.25%	4,183	10.52%	8,181	9.46%
\$100,000 to \$149,999	3,445	57.19%	17,653	44.40%	34,093	39.44%
\$70,000 to \$99,999	1,020	16.93%	11,258	28.32%	25,327	29.30%
\$50,000 to \$69,999	147	2.44%	2,020	5.08%	7,344	8.50%
\$25,000 to \$49,999	51	0.85%	630	1.58%	2,848	3.30%
\$0 to \$24,999	12	0.20%	98	0.25%	470	0.54%
Owner Occupied Median Home Value	\$132,431		\$127,430		\$127,393	
Renter Occupied Median Rent	\$575		\$537		\$499	
Transportation To Work (2000)						
Drive to Work Alone	7,047	89.07%	49,749	88.33%	112,712	86.86%
Drive to Work in Carpool	567	7.16%	4,216	7.49%	10,777	8.31%
Travel to Work - Public Transportation	27	0.34%	429	0.76%	1,779	1.37%
Drive to Work on Motorcycle	1	0.01%	17	0.03%	37	0.03%
Walk or Bicycle to Work	95	1.20%	716	1.27%	1,528	1.18%
Other Means	26	0.33%	139	0.25%	525	0.40%
Work at Home	150	1.90%	1,057	1.88%	2,404	1.85%
Travel Time (2000)						
Travel to Work in 14 Minutes or Less	2,117	27.28%	14,891	26.94%	31,087	24.41%
Travel to Work in 14 to 29 Minutes	2,986	38.47%	21,223	38.40%	49,832	39.13%
Travel to Work in 30 to 59 Minutes	2,320	29.89%	16,755	30.32%	40,454	31.76%
Travel to Work in 60 Minutes or More	339	4.36%	2,397	4.34%	5,986	4.70%
Average Travel Time to Work	22.9 mins		23.5 mins		24.1 mins	

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