

VACANT LAND PLANK ROAD AND US-23 MILAN, MI 48160

FOR SALE OR LEASE

SIZE:
86 ACRES, 43 BUILDABLE

AVAILABLE:
IMMEDIATELY

ZONING:
HIGHWAY SERVICE

TRAFFIC COUNTS:
US-23 AT PLANK ROAD -
36,400 ADT



817' OF US-23 FRONTAGE

IDEAL FOR HIGHWAY SERVICE OR
GENERAL COMMERCIAL USES

10 MINUTES SOUTH OF ANN ARBOR



CONTACT:
MAX GOLDMAN
MGOLDMAN@LUDWIGSEELEY.COM
OR
LOU FRANGO
LFRANGO@LUDWIGSEELEY.COM

DEMOGRAPHICS

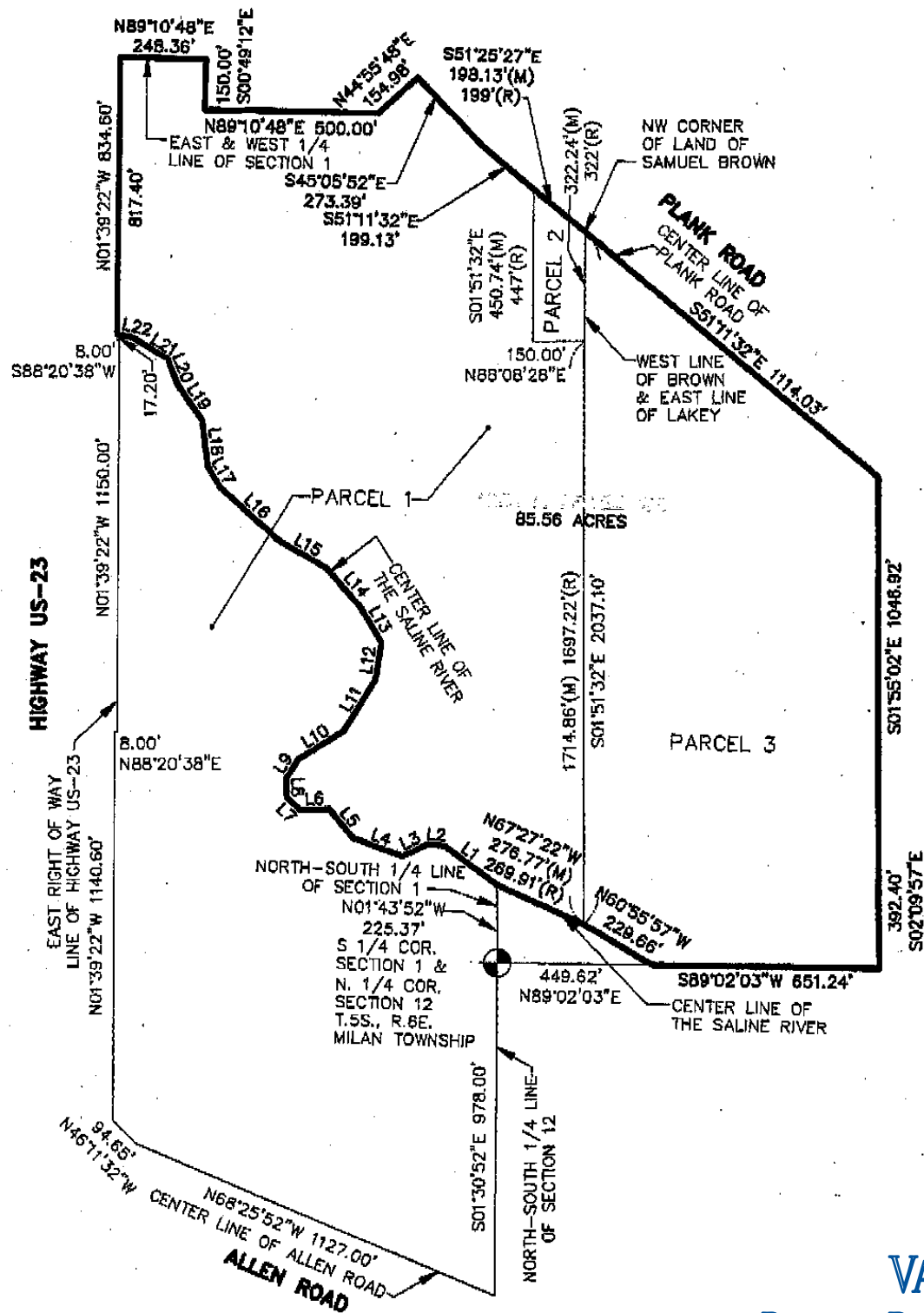
CATEGORY	3 MILE:	5 MILE:	10 MILE:
POPULATION	6,402	11,586	78,925
AVERAGE INCOME	\$72,155	\$79,495	\$82,905
HOUSEHOLDS	1,940	3,771	27,733

Ludwig & Seeley
REAL ESTATE

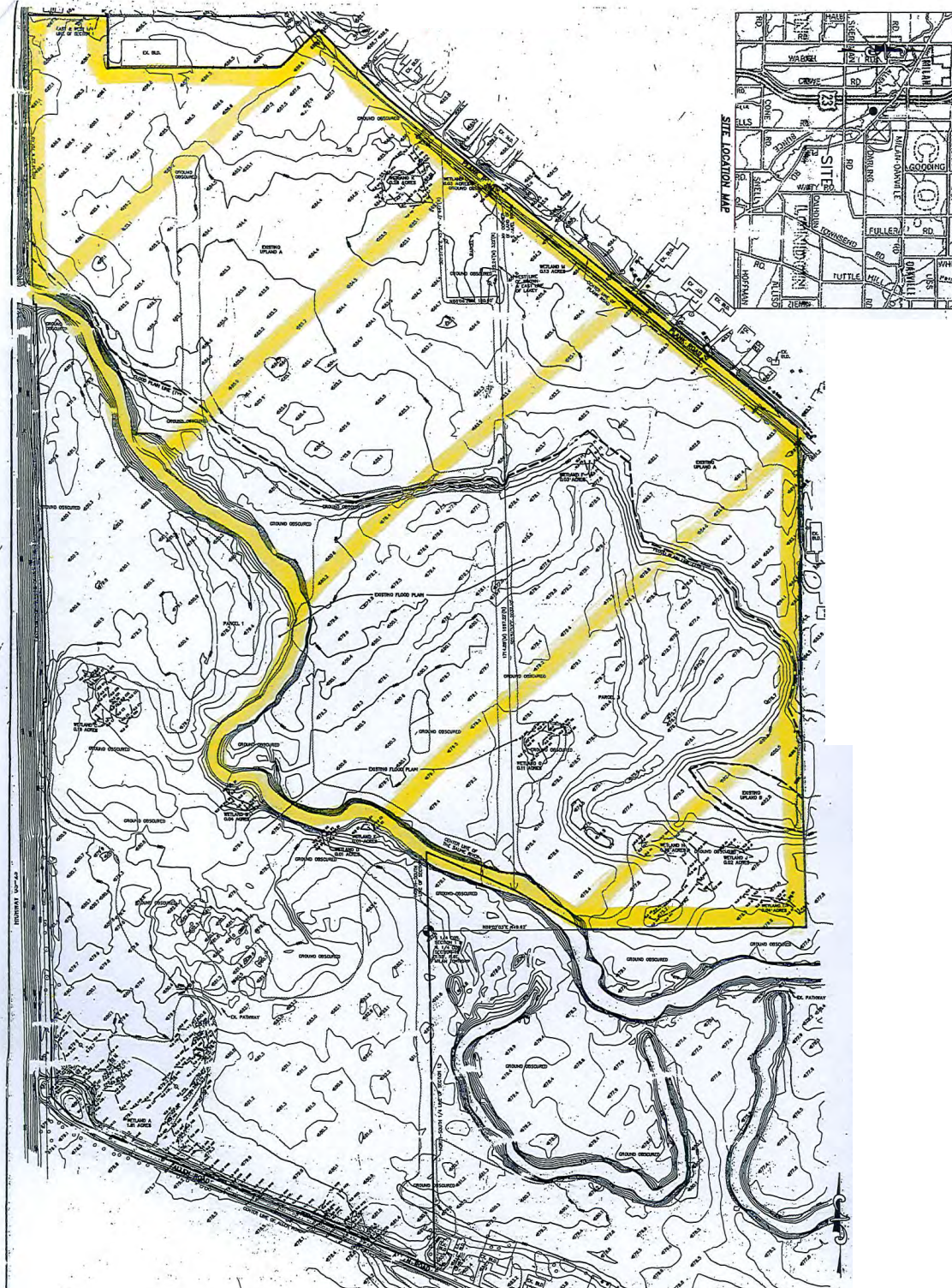
29580 NORTHWESTERN HWY. SUITE 110 SOUTHFIELD MI 48034
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Ludwig & Seeley

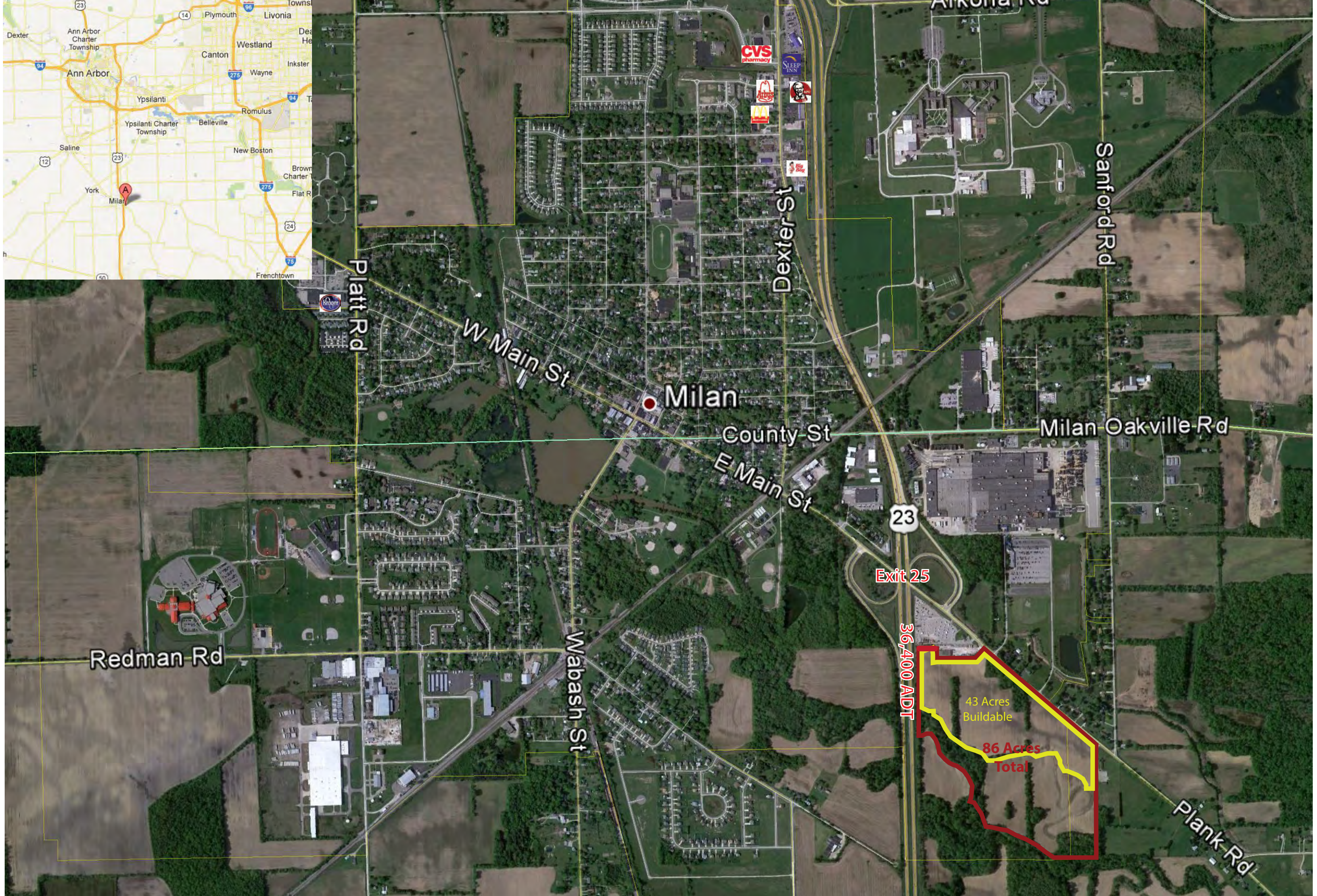
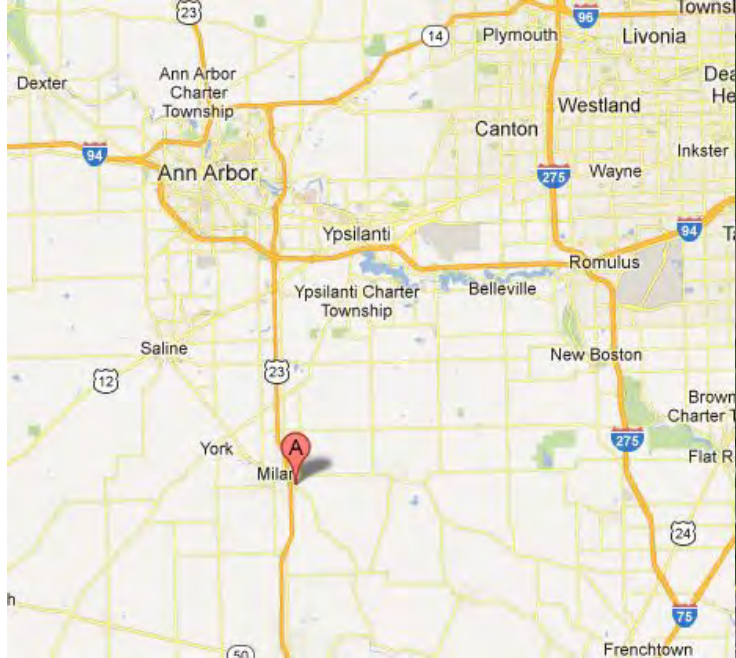
REAL ESTATE

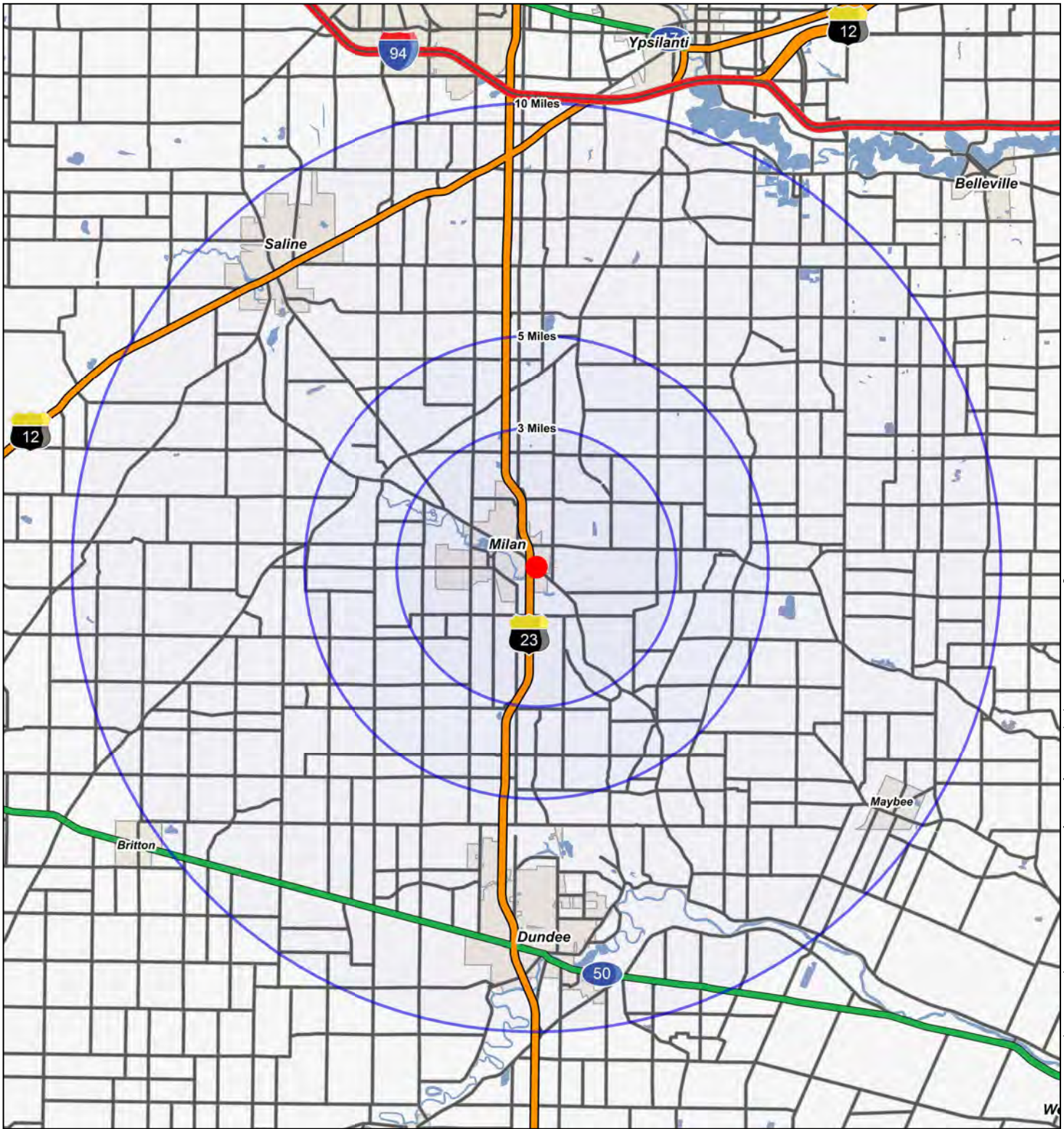


VACANT LAND
PLANK ROAD & US-23
MILAN, MICHIGAN



VACANT LAND
PLANK ROAD & US-23
MILAN, MICHIGAN





Lat: 43.6688 Lon: 42.0779 Zoom: 22.01 mi

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Milan, MI

December 2012

Ludwig & Seeley, Inc.

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EXPANDED PROFILE

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



Ludwig & Seeley, Inc.
Lat/Lon: 42.07771/-83.66808

14201 Plank Road	3 Miles		5 Miles		10 Miles	
Milan, MI						
Population (2010)						
Estimated Population	6,402		11,586		78,925	
Census Population (1990)	7,142		11,185		53,162	
Census Population (2000)	8,095		12,423		67,848	
Projected Population (2015)	6,357		11,824		79,499	
Forecasted Population (2020)	5,448		11,643		86,191	
Historical Annual Growth (1990 to 2000)	953	1.33%	1,237	1.11%	14,686	2.76%
Historical Annual Growth (2000 to 2010)	-1,693	-2.09%	-837	-0.67%	11,078	1.63%
Projected Annual Growth (2010 to 2015)	-45	-0.14%	238	0.41%	574	0.15%
Estimated Population Density	227 <i>psm</i>		148 <i>psm</i>		251 <i>psm</i>	
Trade Area Size	28.26 <i>sq mil</i>		78.49 <i>sq mil</i>		314.02 <i>sq mil</i>	
Households (2010)						
Estimated Households	1,940		3,771		27,733	
Census Households (1990)	2,097		3,448		17,666	
Census Households (2000)	2,538		4,067		23,657	
Projected Households (2015)	2,048		3,971		28,276	
Forecasted Households (2020)	1,787		3,953		30,888	
Households with Children	734	37.84%	1,406	37.28%	10,949	39.48%
Average Household Size	2.61		2.72		2.74	
Average Household Income (2010)						
Est. Average Household Income	\$72,155		\$79,495		\$82,905	
Proj. Average Household Income (2015)	\$75,439		\$83,659		\$87,020	
Average Family Income	\$82,706		\$89,505		\$93,569	
Median Household Income (2010)						
Est. Median Household Income	\$62,209		\$70,396		\$73,079	
Proj. Median Household Income (2015)	\$64,845		\$73,777		\$75,592	
Median Family Income	\$72,835		\$80,957		\$82,789	
Per Capita Income (2010)						
Est. Per Capita Income	\$31,589		\$31,251		\$30,932	
Proj. Per Capita Income (2015)	\$32,362		\$32,427		\$32,433	
Per Capita Income Est. 5 year change	\$773	2.45%	\$1,176	3.76%	\$1,501	4.85%
Other Income (2010)						
Est. Median Disposable Income	\$51,431		\$57,226		\$58,806	
Proj. Median Disposable Income (2015)	\$53,136		\$59,434		\$60,567	
Disposable Income Est. 5 year change	\$1,705	3.31%	\$2,208	3.86%	\$1,761	2.99%
Est. Average Household Net Worth	\$223,045		\$268,879		\$277,195	
Daytime Demos (2010)						
Total Number of Businesses	256		380		2,356	
Total Number of Employees	2,899		4,163		28,025	
Company Headqtrs: Businesses	-	-	-	-	4	0.17%
Company Headqtrs: Employees	-	-	-	-	206	0.74%
Unemployment Rate	4.22%		4.64%		4.79%	
Employee Population per Business	11.3 to 1		11.0 to 1		11.9 to 1	
Residential Population per Business	25.0 to 1		30.5 to 1		33.5 to 1	

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Milan, MI							
Race & Ethnicity (2010)							
White	5,133	80.19%	9,708	83.79%	65,791	83.36%	
Black or African American	862	13.46%	1,209	10.43%	7,767	9.84%	
American Indian & Alaska Native	27	0.43%	50	0.43%	323	0.41%	
Asian	111	1.73%	200	1.73%	2,210	2.80%	
Hawaiian & Pacific Islander	4	0.06%	5	0.04%	30	0.04%	
Other Race	123	1.92%	151	1.31%	722	0.91%	
Two or More Races	141	2.21%	263	2.27%	2,082	2.64%	
Not Hispanic or Latino Population	5,995	93.64%	11,078	95.62%	76,724	97.21%	
Hispanic or Latino Population	407	6.36%	508	4.38%	2,201	2.79%	
Not of Hispanic Origin Population (1990)	6,619	92.69%	10,613	94.88%	52,019	97.85%	
Hispanic Origin Population (1990)	522	7.31%	572	5.12%	1,143	2.15%	
Not Hispanic or Latino Population (2000)	7,700	95.12%	11,964	96.31%	66,402	97.87%	
Hispanic or Latino Population (2000)	395	4.88%	459	3.69%	1,446	2.13%	
Not Hispanic or Latino Population (2015)	5,950	93.60%	11,296	95.53%	77,059	96.93%	
Hispanic or Latino Population (2015)	407	6.40%	529	4.47%	2,440	3.07%	
Hist. Hispanic Ann Growth (1990 to 2010)	-115	-1.10%	-65	-0.57%	1,058	4.63%	
Proj. Hispanic Ann Growth (2015 to 2010)	-	-	21	0.83%	239	2.18%	
Age Distribution (2010)							
0 to 4 yrs	317	4.95%	591	5.10%	5,435	6.89%	
5 to 9 yrs	346	5.41%	655	5.66%	5,335	6.76%	
10 to 14 yrs	381	5.95%	751	6.48%	5,542	7.02%	
15 to 19 yrs	377	5.90%	736	6.35%	5,208	6.60%	
20 to 24 yrs	466	7.28%	735	6.34%	4,699	5.95%	
25 to 29 yrs	674	10.53%	965	8.33%	6,397	8.11%	
30 to 34 yrs	489	7.63%	731	6.31%	5,007	6.34%	
35 to 39 yrs	513	8.02%	856	7.39%	5,670	7.18%	
40 to 44 yrs	519	8.11%	904	7.80%	6,272	7.95%	
45 to 49 yrs	470	7.34%	911	7.86%	6,082	7.71%	
50 to 54 yrs	446	6.97%	893	7.71%	5,926	7.51%	
55 to 59 yrs	393	6.13%	839	7.24%	5,261	6.67%	
60 to 64 yrs	316	4.93%	687	5.93%	4,256	5.39%	
65 to 74 yrs	388	6.06%	770	6.65%	4,459	5.65%	
75 to 84 yrs	230	3.59%	416	3.59%	2,287	2.90%	
85 yrs plus	77	1.21%	146	1.26%	1,089	1.38%	
Median Age	35.98	yrs	38.08	yrs	36.24	yrs	
Gender Age Distribution (2010)							
Female Population	2,585	40.39%	5,159	44.52%	38,519	48.80%	
0 to 19 yrs	671	25.97%	1,320	25.60%	10,477	27.20%	
20 to 64 yrs	1,547	59.83%	3,135	60.76%	23,693	61.51%	
65 yrs plus	367	14.20%	704	13.64%	4,349	11.29%	
Female Median Age	37	yrs	39	yrs	37	yrs	
Male Population	3,816	59.61%	6,427	55.48%	40,406	51.20%	
0 to 19 yrs	750	19.66%	1,413	21.98%	11,043	27.33%	
20 to 64 yrs	2,739	71.76%	4,386	68.24%	25,877	64.04%	
65 yrs plus	327	8.58%	628	9.77%	3,486	8.63%	
Male Median Age	35.10	yrs	37.39	yrs	35.87	yrs	

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14201 Plank Road		3 Miles		5 Miles		10 Miles	
Milan, MI							
Household Income Distribution (2010)							
\$200,000 or More	31	1.61%	85	2.25%	832	3.00%	
\$150,000 to \$199,999	57	2.92%	172	4.56%	1,598	5.76%	
\$100,000 to \$149,999	347	17.87%	854	22.65%	5,598	20.19%	
\$75,000 to \$99,999	299	15.42%	591	15.68%	5,424	19.56%	
\$50,000 to \$74,999	422	21.75%	775	20.55%	5,760	20.77%	
\$35,000 to \$49,999	234	12.09%	428	11.34%	3,251	11.72%	
\$25,000 to \$34,999	210	10.84%	306	8.10%	1,989	7.17%	
\$15,000 to \$24,999	149	7.67%	236	6.26%	1,489	5.37%	
\$0 to \$14,999	191	9.83%	325	8.62%	1,791	6.46%	
\$35,000+	1,390	71.66%	2,905	77.02%	22,464	81.00%	
\$75,000+	734	37.82%	1,702	45.14%	13,452	48.51%	
Housing (2010)							
Total Housing Units	2,109		4,087		30,354		
Housing Units, Occupied	1,940	91.98%	3,771	92.27%	27,733	91.37%	
<i>Housing Units, Owner-Occupied</i>	1,477	76.16%	3,149	83.50%	23,491	84.71%	
<i>Housing Units, Renter-Occupied</i>	462	23.84%	622	16.50%	4,242	15.29%	
Housing Units, Vacant	169	8.02%	316	7.73%	2,621	8.63%	
Median Years in Residence	3 yrs		4 yrs		4 yrs		
Marital Status (2010)							
Never Married	1,557	28.98%	2,521	26.16%	14,204	22.53%	
Now Married	2,399	44.64%	5,110	53.01%	37,600	59.64%	
Separated	605	11.25%	655	6.79%	2,294	3.64%	
Widowed	241	4.49%	448	4.65%	2,943	4.67%	
Divorced	572	10.64%	905	9.38%	6,001	9.52%	
Household Type (2010)							
Population Family	4,381	68.43%	9,108	78.61%	67,577	85.62%	
Population Non-Family	684	10.68%	1,133	9.78%	8,542	10.82%	
Population Group Qtrs	1,337	20.89%	1,344	11.60%	2,806	3.56%	
Family Households	1,388	71.56%	2,865	75.96%	20,751	74.83%	
<i>Married Couple With Children</i>	505	21.04%	1,051	20.56%	8,387	22.30%	
<i>Average Family Household Size</i>	3.2		3.2		3.3		
Non-Family Households	552	28.44%	907	24.04%	6,982	25.17%	
Household Size (2010)							
1 Person Household	449	23.17%	727	19.29%	5,603	20.20%	
2 Person Households	645	33.27%	1,309	34.70%	8,946	32.26%	
3 Person Households	325	16.78%	654	17.35%	4,880	17.60%	
4 Person Households	320	16.50%	651	17.26%	5,077	18.31%	
5 Person Households	133	6.87%	275	7.30%	2,172	7.83%	
6+ Person Households	66	3.42%	155	4.10%	1,054	3.80%	
Household Vehicles (2010)							
Total Vehicles Available	3,879		8,348		59,936		
Household: 0 Vehicles Available	80	4.14%	113	3.00%	579	2.09%	
Household: 1 Vehicles Available	565	29.14%	842	22.34%	6,604	23.81%	
Household: 2+ Vehicles Available	1,294	66.72%	2,816	74.67%	20,550	74.10%	
Average Vehicles Per Household	2.0		2.2		2.2		

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14201 Plank Road						
			3 Miles		5 Miles	
Milan, MI			10 Miles			
Labor Force (2010)						
Est. Labor: Population Age 16+	5,282		9,440		61,667	
Est. Civilian Employed	2,429	45.98%	4,954	52.48%	37,720	61.17%
Est. Civilian Unemployed	223	4.22%	438	4.64%	2,952	4.79%
Est. in Armed Forces	1	0.02%	2	0.02%	50	0.08%
Est. not in Labor Force	2,630	49.78%	4,047	42.87%	20,945	33.96%
Occupation (2000)						
Occupation: Population Age 16+	3,310		5,533		33,973	
Mgmt, Business, & Financial Operations	317	9.57%	624	11.28%	4,424	13.02%
Professional and Related	569	17.18%	945	17.09%	7,824	23.03%
Service	700	21.16%	995	17.99%	4,648	13.68%
Sales and Office	744	22.47%	1,241	22.43%	7,766	22.86%
Farming, Fishing, and Forestry	19	0.58%	26	0.47%	98	0.29%
Construct, Extraction, & Maintenance	374	11.30%	644	11.65%	3,306	9.73%
Production, Transp. & Material Moving	587	17.74%	1,057	19.10%	5,907	17.39%
<i>Percent White Collar Workers</i>	49.22%		50.80%		58.91%	
<i>Percent Blue Collar Workers</i>	50.78%		49.20%		41.09%	
Consumer Expenditure (2010)						
Total Household Expenditure	\$109 M		\$227 M		\$1.72 B	
<i>Total Non-Retail Expenditures</i>	\$62.9 M	57.63%	\$131 M	57.72%	\$992 M	57.84%
<i>Total Retail Expenditures</i>	\$46.2 M	42.37%	\$96.1 M	42.28%	\$723 M	42.16%
Apparel	\$5.19 M	4.75%	\$10.8 M	4.76%	\$81.9 M	4.77%
Contributions	\$3.89 M	3.56%	\$8.36 M	3.68%	\$64.9 M	3.78%
Education	\$2.56 M	2.34%	\$5.55 M	2.44%	\$42.5 M	2.48%
Entertainment	\$6.11 M	5.60%	\$12.8 M	5.62%	\$96.7 M	5.64%
Food And Beverages	\$16.7 M	15.33%	\$34.5 M	15.18%	\$259 M	15.08%
Furnishings And Equipment	\$4.84 M	4.44%	\$10.2 M	4.50%	\$78.0 M	4.55%
Gifts	\$2.84 M	2.61%	\$6.09 M	2.68%	\$46.4 M	2.70%
Health Care	\$6.67 M	6.11%	\$13.6 M	5.98%	\$101 M	5.92%
Household Operations	\$3.88 M	3.56%	\$8.29 M	3.65%	\$63.5 M	3.70%
Miscellaneous Expenses	\$1.82 M	1.67%	\$3.76 M	1.66%	\$28.1 M	1.64%
Personal Care	\$1.58 M	1.45%	\$3.28 M	1.44%	\$24.8 M	1.44%
Personal Insurance	\$1.10 M	1.00%	\$2.35 M	1.03%	\$18.1 M	1.05%
Reading	\$358 K	0.33%	\$745 K	0.33%	\$5.62 M	0.33%
Shelter	\$21.0 M	19.27%	\$44.0 M	19.38%	\$332 M	19.35%
Tobacco	\$707 K	0.65%	\$1.40 M	0.62%	\$10.4 M	0.61%
Transportation	\$22.2 M	20.34%	\$46.0 M	20.24%	\$346 M	20.20%
Utilities	\$7.61 M	6.97%	\$15.5 M	6.82%	\$116 M	6.77%
Educational Attainment (2010)						
Adult Population (25 Years or Older)	4,514		8,118		52,706	
Elementary (0 to 8)	161	3.57%	241	2.96%	1,068	2.03%
Some High School (9 to 11)	378	8.38%	650	8.00%	3,426	6.50%
High School Graduate (12)	1,533	33.97%	2,650	32.65%	13,737	26.06%
Some College (13 to 16)	1,158	25.66%	2,000	24.63%	11,770	22.33%
Associate Degree Only	322	7.12%	642	7.91%	4,529	8.59%
Bachelor Degree Only	554	12.27%	1,128	13.90%	10,731	20.36%
Graduate Degree	408	9.03%	807	9.94%	7,446	14.13%

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Milan, MI						
	3 Miles		5 Miles		10 Miles	
Units In Structure (2000)						
1 Detached Unit	1,748	66.26%	3,264	77.35%	17,892	72.24%
1 Attached Unit	235	8.93%	257	6.10%	845	3.41%
2 to 4 Units	223	8.45%	253	6.00%	957	3.86%
5 to 9 Units	106	4.02%	109	2.59%	963	3.89%
10 to 19 Units	167	6.33%	167	3.96%	785	3.17%
20 to 49 Units	52	1.97%	52	1.23%	242	0.98%
50 or more Units	-	-	-	-	257	1.04%
Mobile Home or Trailer	107	4.04%	117	2.76%	2,825	11.41%
Other Structure	-	-	-	-	1	-
Homes Built By Year						
1999 to 2000	63	2.39%	126	2.98%	1,561	6.30%
1995 to 1998	251	9.52%	375	8.88%	3,229	13.04%
1990 to 1994	212	8.02%	328	7.78%	2,832	11.44%
1980 to 1989	166	6.28%	263	6.23%	3,133	12.65%
1970 to 1979	366	13.86%	686	16.26%	4,621	18.66%
1960 to 1969	354	13.44%	530	12.55%	2,599	10.49%
1950 to 1959	299	11.32%	511	12.10%	2,132	8.61%
Built Before 1949	928	35.18%	1,402	33.22%	4,660	18.82%
Home Values (2000)						
\$1,000,000 or More	2	0.15%	5	0.19%	19	0.13%
\$500,000 to \$999,999	-	-	3	0.11%	69	0.46%
\$400,000 to \$499,999	3	0.19%	10	0.39%	269	1.80%
\$300,000 to \$399,999	14	0.92%	46	1.81%	593	3.97%
\$200,000 to \$299,999	111	7.34%	308	12.08%	3,425	22.94%
\$150,000 to \$199,999	336	22.19%	650	25.50%	4,637	31.06%
\$100,000 to \$149,999	713	47.03%	1,019	40.00%	3,907	26.17%
\$70,000 to \$99,999	215	14.19%	338	13.27%	1,364	9.14%
\$50,000 to \$69,999	69	4.52%	85	3.33%	373	2.50%
\$25,000 to \$49,999	33	2.18%	59	2.31%	213	1.42%
\$0 to \$24,999	20	1.30%	26	1.01%	59	0.40%
Owner Occupied Median Home Value	\$131,848		\$143,233		\$171,582	
Renter Occupied Median Rent	\$563		\$571		\$571	
Transportation To Work (2000)						
Drive to Work Alone	2,694	81.39%	4,590	82.97%	29,574	86.99%
Drive to Work in Carpool	310	9.37%	485	8.76%	2,775	8.16%
Travel to Work - Public Transportation	31	0.93%	37	0.66%	56	0.17%
Drive to Work on Motorcycle	2	0.05%	5	0.09%	29	0.08%
Walk or Bicycle to Work	124	3.74%	144	2.60%	433	1.27%
Other Means	32	0.96%	38	0.68%	124	0.36%
Work at Home	118	3.56%	234	4.23%	1,007	2.96%
Travel Time (2000)						
Travel to Work in 14 Minutes or Less	819	25.66%	1,236	23.32%	7,263	22.02%
Travel to Work in 14 to 29 Minutes	1,244	38.97%	2,053	38.75%	13,253	40.17%
Travel to Work in 30 to 59 Minutes	997	31.23%	1,779	33.58%	10,864	32.93%
Travel to Work in 60 Minutes or More	132	4.14%	231	4.35%	1,611	4.88%
Average Travel Time to Work	23.2 mins		23.8 mins		24.5 mins	

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