

WISNER PLAZA SWC ARGYLE & WISNER JACKSON, MICHIGAN

FOR LEASE

SPACE SIZE:
1,800 - 5,400 SQ. FT.

1 @ 1,800 SQ. FT.
BUILT OUT SUITES

BUILDING SIZE:
22,600 SQ. FT.

AVAILABLE:
IMMEDIATELY

ZONING:
COMMERCIAL

TRAFFIC COUNTS:
WISNER NORTH OF
ARGYLE: 14,087 ADT

WISNER SOUTH OF
ARGYLE: 15,940 ADT



EXCELLENT CORNER POSITION MINUTES FROM
WESTWOOD MALL & JACKSON CROSSING MALL

LOCATED IN THE HEART OF ALL LOCAL AND
REGIONAL RETAIL ACTIVITY FOR THE AREA

2 BEAUTIFULLY BUILT OUT
RETAIL/OFFICE SUITES AVAILABLE

TENANTS:

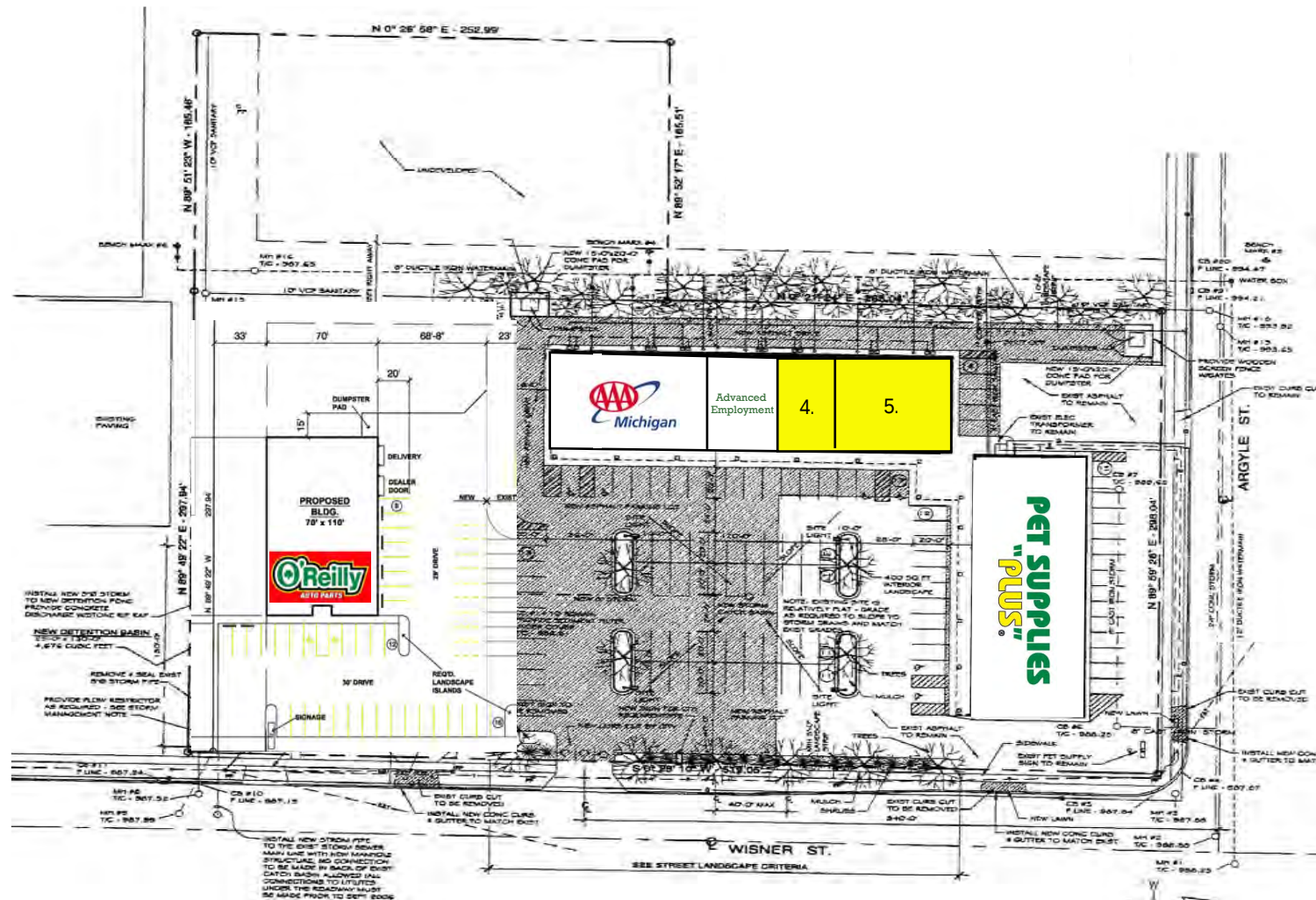


DEMOGRAPHICS	CATEGORY	1 MILE:	3 MILE:	5 MILE:
	POPULATION	8,271	52,361	76,801
	AVERAGE INCOME	\$39,499	\$41,650	\$48,313
	HOUSEHOLDS	3,627	20,984	29,645

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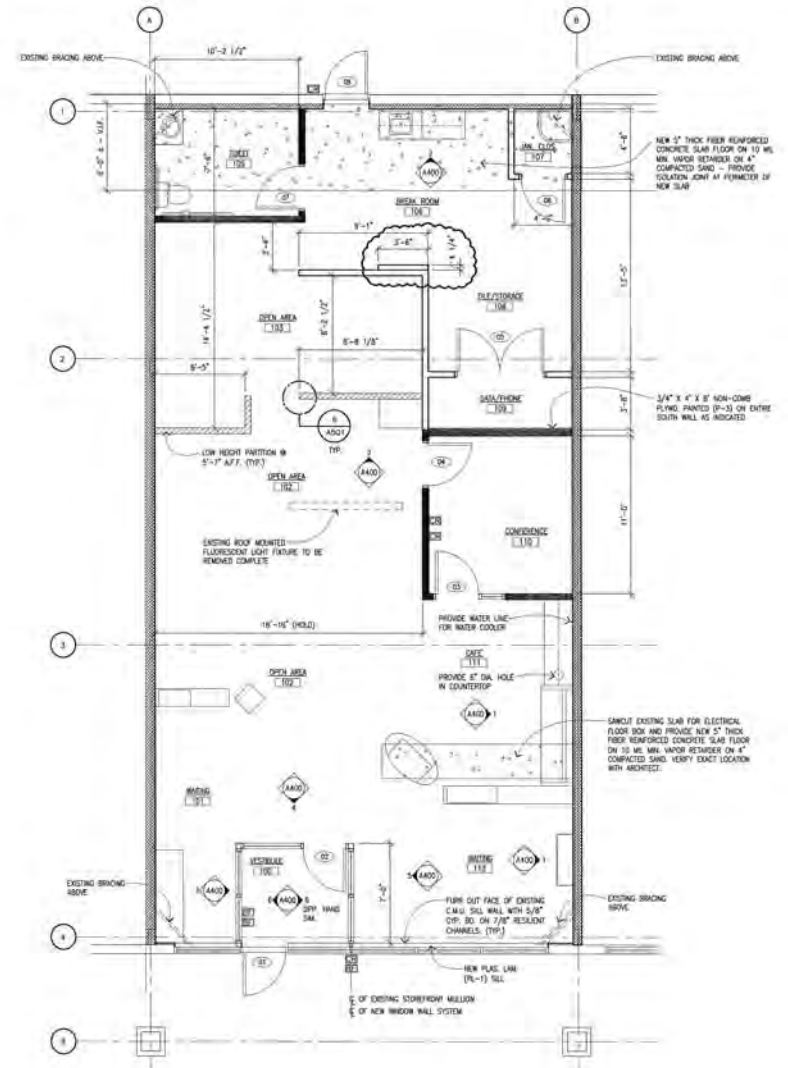
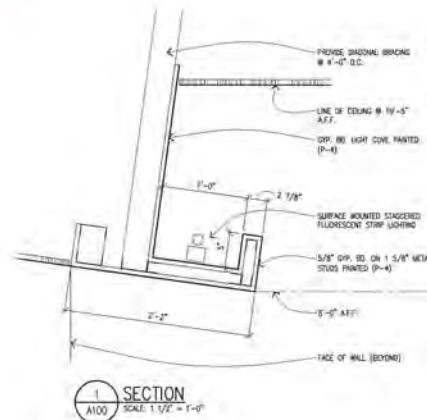
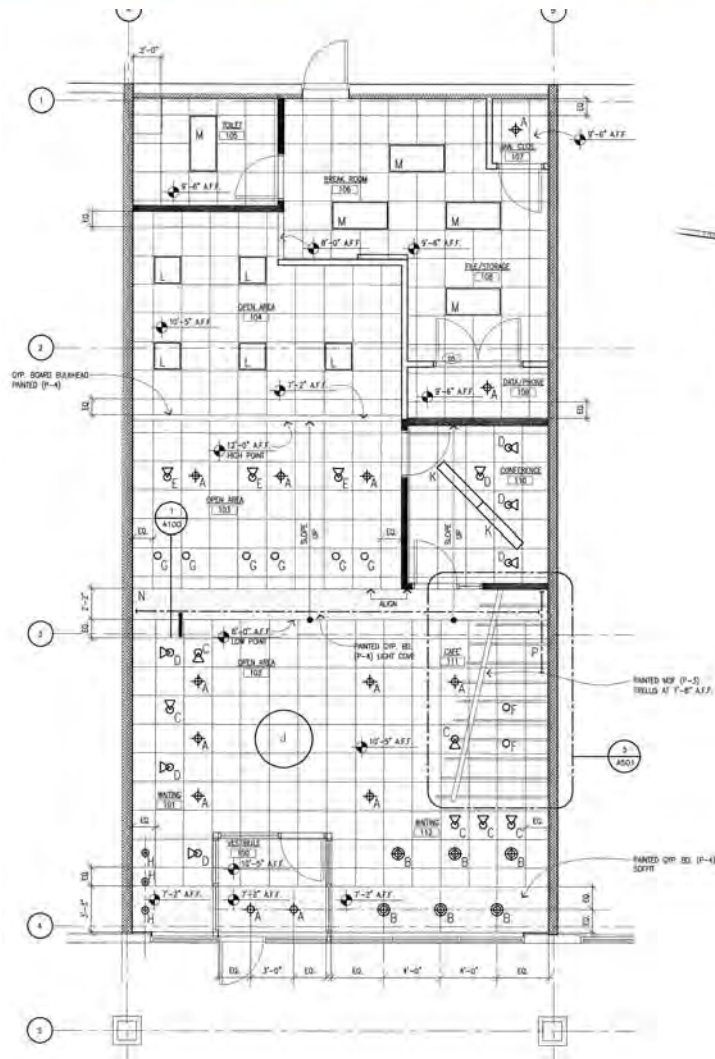
Ludwig & Seeley
REAL ESTATE

29580 NORTHWESTERN HWY. SUITE 110 SOUTHFIELD MI 48034
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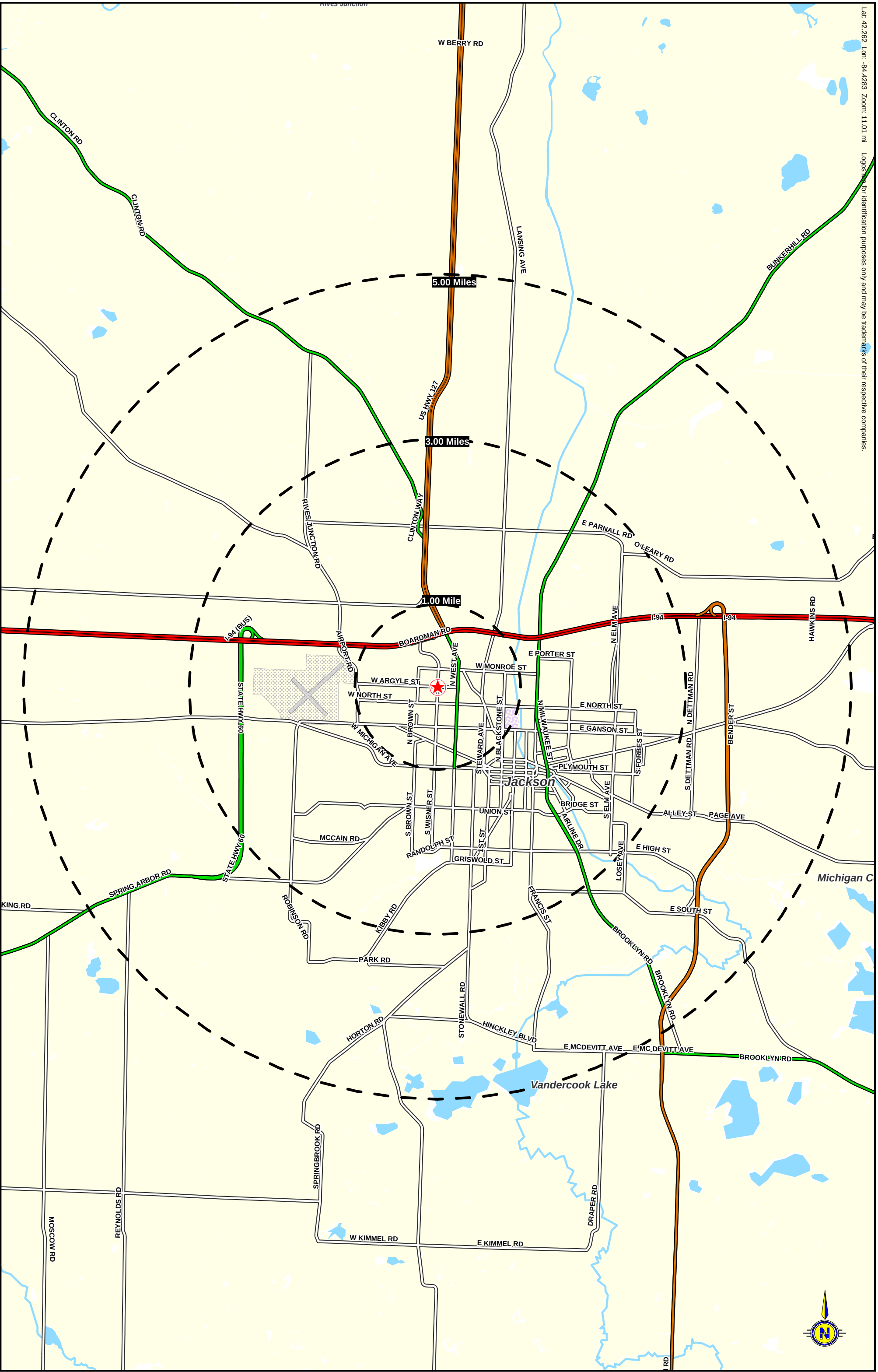
1. O'Reilly Auto Parts
2. AAA
3. Advanced Employment
4. Available 1,800 Sq. Ft.
5. Available 3,600 Sq. Ft.
6. Pet Supplies Plus

Site Plan
Wisner Plaza
Jackson, Michigan



Former Blue Cross Blue Shield
Space 4 Floor Plan
Wisner Plaza
Jackson, Michigan





Lat: 42.262 Lon: -84.4283 Zoom: 11.01 mi Logos are for identification purposes only and may be trademarks of their respective companies.

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.2620/-84.4283

RF5

N Wisner St & W Argyle St	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2012)	8,271	52,361	76,801
Projected Population (2017)	7,902	49,936	73,188
Forecasted Population (2022)	7,887	49,834	73,038
Census Population (2010)	8,438	53,469	78,455
Census Population (2000)	9,129	55,060	79,359
Projected Annual Growth (2012 to 2017)	-369 -0.9%	-2,425 -0.9%	-3,613 -0.9%
Historical Annual Growth (2010 to 2012)	-167 -1.0%	-1,108 -1.0%	-1,654 -1.1%
Historical Annual Growth (2000 to 2010)	-691 -0.8%	-1,591 -0.3%	-904 -0.1%
Estimated Population Density (2012)	2,634 psm	1,853 psm	978 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.51 sq mi
Households			
Estimated Households (2012)	3,627	20,984	29,645
Projected Households (2017)	3,678	21,284	30,073
Forecasted Households (2022)	3,678	21,286	30,075
Census Households (2010)	3,611	20,889	29,511
Census Households (2000)	3,887	20,929	29,073
Estimated Households with Children (2012)	985 27.2%	6,684 31.9%	9,574 32.3%
Estimated Average Household Size (2012)	2.20	2.29	2.33
Average Household Income			
Estimated Average Household Income (2012)	\$39,499	\$41,650	\$48,313
Projected Average Household Income (2017)	\$42,479	\$45,041	\$52,411
Estimated Average Family Income (2012)	\$47,258	\$50,746	\$59,468
Median Household Income			
Estimated Median Household Income (2012)	\$35,571	\$36,766	\$41,849
Projected Median Household Income (2017)	\$38,814	\$40,451	\$46,455
Estimated Median Family Income (2012)	\$43,665	\$45,419	\$52,640
Per Capita Income			
Estimated Per Capita Income (2012)	\$18,363	\$18,056	\$20,304
Projected Per Capita Income (2017)	\$20,967	\$20,777	\$23,465
Estimated Per Capita income 5 Year Growth	\$2,603 14.2%	\$2,720 15.1%	\$3,162 15.6%
Other Income			
Estimated Median Disposable Income (2012)	\$31,162	\$31,822	\$35,691
Projected Median Disposable Income (2017)	\$33,572	\$34,738	\$39,268
Disposable Income Estimated 5 Year Growth	\$2,409 7.7%	\$2,916 9.2%	\$3,577 10.0%
Estimated Average Household Net Worth (2012)	\$257,572	\$284,440	\$328,127
Daytime Demos (2012)			
Total Businesses	619	2,799	3,609
Total Employees	7,753	38,353	48,979
Company Headquarter Businesses	3 0.5%	15 0.5%	20 0.6%
Company Headquarter Employees	57 0.7%	4,213 11.0%	4,635 9.5%
Employee Population per Business	12.5	13.7	13.6
Residential Population per Business	13.4	18.7	21.3

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Lat/Lon: 42.2620/-84.4283

RF5

N Wisner St & W Argyle St

	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2012)	6,686	80.8%	39,059	74.6%	59,939	78.0%
Black or African American (2012)	1,006	12.2%	9,364	17.9%	11,832	15.4%
American Indian or Alaska Native (2012)	42	0.5%	246	0.5%	359	0.5%
Asian (2012)	77	0.9%	492	0.9%	724	0.9%
Hawaiian or Pacific Islander (2012)	-	-	12	-	18	-
Other Race (2012)	17	0.2%	120	0.2%	162	0.2%
Two or More Races (2012)	442	5.3%	3,068	5.9%	3,767	4.9%
Not Hispanic or Latino Population (2012)	7,874	95.2%	49,838	95.2%	73,528	95.7%
Hispanic or Latino Population (2012)	397	4.8%	2,523	4.8%	3,273	4.3%
Not Hispanic or Latino Population (2017)	7,489	94.8%	47,311	94.7%	69,785	95.3%
Hispanic or Latino Population (2017)	413	5.2%	2,624	5.3%	3,403	4.7%
Not Hispanic or Latino Population (2010)	8,047	95.4%	50,986	95.4%	75,233	95.9%
Hispanic or Latino Population (2010)	391	4.6%	2,483	4.6%	3,222	4.1%
Not Hispanic or Latino Population (2000)	8,879	97.3%	53,113	96.5%	76,967	97.0%
Hispanic or Latino Population (2000)	250	2.7%	1,947	3.5%	2,392	3.0%
Projected Hispanic Annual Growth (2012 to 2017)	16	0.8%	102	0.8%	130	0.8%
Historic Hispanic Annual Growth (2000 to 2012)	147	4.9%	576	2.5%	881	3.1%
Age Distribution (2012)						
Age Under 5	690	8.3%	4,132	7.9%	5,421	7.1%
Age 5 to 9 Years	542	6.5%	3,392	6.5%	4,721	6.1%
Age 10 to 14 Years	476	5.8%	3,205	6.1%	4,693	6.1%
Age 15 to 19 Years	521	6.3%	3,548	6.8%	5,135	6.7%
Age 20 to 24 Years	627	7.6%	4,267	8.1%	5,811	7.6%
Age 25 to 29 Years	619	7.5%	3,979	7.6%	5,472	7.1%
Age 30 to 34 Years	528	6.4%	3,654	7.0%	5,212	6.8%
Age 35 to 39 Years	483	5.8%	3,370	6.4%	4,965	6.5%
Age 40 to 44 Years	466	5.6%	3,241	6.2%	4,995	6.5%
Age 45 to 49 Years	533	6.4%	3,375	6.4%	5,189	6.8%
Age 50 to 54 Years	478	5.8%	3,462	6.6%	5,337	6.9%
Age 55 to 59 Years	453	5.5%	3,048	5.8%	4,783	6.2%
Age 60 to 64 Years	399	4.8%	2,643	5.0%	4,082	5.3%
Age 65 to 74 Years	563	6.8%	3,285	6.3%	5,306	6.9%
Age 75 to 84 Years	498	6.0%	2,317	4.4%	3,565	4.6%
Age 85 Years or Over	396	4.8%	1,443	2.8%	2,113	2.8%
Median Age	36.8		34.5		36.4	
Gender Age Distribution (2012)						
Female Population	4,423	53.5%	25,873	49.4%	36,791	47.9%
Age 0 to 19 Years	1,113	25.2%	7,017	27.1%	9,752	26.5%
Age 20 to 64 Years	2,380	53.8%	14,621	56.5%	20,584	55.9%
Age 65 Years or Over	929	21.0%	4,236	16.4%	6,454	17.5%
Female Median Age	39.6		36.3		38.2	
Male Population	3,848	46.5%	26,488	50.6%	40,011	52.1%
Age 0 to 19 Years	1,115	29.0%	7,261	27.4%	10,218	25.5%
Age 20 to 64 Years	2,206	57.3%	16,418	62.0%	25,264	63.1%
Age 65 Years or Over	527	13.7%	2,809	10.6%	4,529	11.3%
Male Median Age	34.1		33.0		34.9	

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EXPANDED PROFILE

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Lat/Lon: 42.2620/-84.4283

RF5

N Wisner St & W Argyle St

1 mi radius

3 mi radius

5 mi radius

Household Income Distribution (2012)

HH Income \$200,000 or More	25	0.7%	220	1.0%	498	1.7%
HH Income \$150,000 to \$199,999	3	0.1%	135	0.6%	401	1.4%
HH Income \$100,000 to \$149,999	171	4.7%	1,117	5.3%	2,187	7.4%
HH Income \$75,000 to \$99,999	275	7.6%	1,765	8.4%	2,831	9.6%
HH Income \$50,000 to \$74,999	637	17.6%	3,637	17.3%	5,422	18.3%
HH Income \$35,000 to \$49,999	726	20.0%	3,685	17.6%	5,053	17.0%
HH Income \$25,000 to \$34,999	442	12.2%	2,671	12.7%	3,760	12.7%
HH Income \$15,000 to \$24,999	592	16.3%	3,183	15.2%	4,048	13.7%
HH Income Under \$15,000	756	20.9%	4,572	21.8%	5,444	18.4%
HH Income \$35,000 or More	1,837	50.6%	10,558	50.3%	16,393	55.3%
HH Income \$75,000 or More	474	13.1%	3,237	15.4%	5,918	20.0%

Housing (2012)

Total Housing Units	4,153		24,366		33,901	
Housing Units Occupied	3,627	87.3%	20,984	86.1%	29,645	87.4%
Housing Units Owner-Occupied	1,747	48.2%	10,414	49.6%	16,991	57.3%
Housing Units, Renter-Occupied	1,880	51.8%	10,570	50.4%	12,654	42.7%
Housing Units, Vacant	526	12.7%	3,382	13.9%	4,256	12.6%
Median Years in Residence	3.5		4.1		4.7	

Marital Status (2012)

Never Married	1,880	34.5%	12,908	38.6%	18,228	36.5%
Currently Married	2,394	44.0%	13,276	39.7%	21,223	42.5%
Separated	453	8.3%	1,666	5.0%	2,347	4.7%
Widowed	174	3.2%	989	3.0%	1,614	3.2%
Divorced	543	10.0%	4,622	13.8%	6,565	13.1%

Household Type (2012)

Population Family	5,495	66.4%	34,133	65.2%	50,283	65.5%
Population Non-Family	2,488	30.1%	13,914	26.6%	18,663	24.3%
Population Group Quarters	287	3.5%	4,314	8.2%	7,855	10.2%
Family Households	1,932	53.3%	11,849	56.5%	17,695	59.7%
Non-Family Households	1,695	46.7%	9,135	43.5%	11,950	40.3%
Married Couple with Children	440	18.4%	3,265	24.6%	5,291	24.9%
Average Family Household Size	2.8		2.9		2.8	

Household Size (2012)

1 Person Households	1,394	38.4%	7,453	35.5%	9,730	32.8%
2 Person Households	1,085	29.9%	6,258	29.8%	9,447	31.9%
3 Person Households	493	13.6%	3,094	14.7%	4,416	14.9%
4 Person Households	357	9.8%	2,248	10.7%	3,326	11.2%
5 Person Households	175	4.8%	1,154	5.5%	1,655	5.6%
6 or More Person Households	123	3.4%	776	3.7%	1,071	3.6%

Household Vehicles (2012)

Households with 0 Vehicles Available	590	16.3%	3,808	18.1%	4,476	15.1%
Households with 1 Vehicles Available	1,564	43.1%	9,032	43.0%	11,874	40.1%
Households with 2 or More Vehicles Available	1,473	40.6%	8,145	38.8%	13,296	44.8%
Total Vehicles Available	5,130		29,248		44,685	
Average Vehicles Per Household	1.4		1.4		1.5	

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EXPANDED PROFILE

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Lat/Lon: 42.2620/-84.4283

RF5

N Wisner St & W Argyle St

1 mi radius

3 mi radius

5 mi radius

Labor Force (2012)

Estimated Labor Population Age 16 Years or Over	6,454		40,958		60,986
Estimated Civilian Employed	3,203	49.6%	18,594	45.4%	27,652
Estimated Civilian Unemployed	747	11.6%	3,971	9.7%	5,208
Estimated in Armed Forces	1	-	42	0.1%	56
Estimated Not in Labor Force	2,503	38.8%	18,350	44.8%	28,070
Unemployment Rate	11.6%		9.7%		8.5%

Occupation (2010)

Occupation: Population Age 16 Years or Over	3,112		18,114		27,519
Management, Business, Financial Operations	254	8.2%	1,700	9.4%	3,075
Professional, Related	511	16.4%	3,201	17.7%	5,137
Service	743	23.9%	4,369	24.1%	6,085
Sales, Office	733	23.6%	4,746	26.2%	7,126
Farming, Fishing, Forestry	5	0.1%	84	0.5%	100
Construct, Extraction, Maintenance	226	7.2%	1,063	5.9%	1,652
Production, Transport Material Moving	640	20.6%	2,951	16.3%	4,344
White Collar Workers		48.2%		53.3%	
Blue Collar Workers		51.8%		46.7%	

Consumer Expenditure (2012)

Total Household Expenditure	\$136 M		\$812 M		\$1.26 B
Total Non-Retail Expenditure	\$77.5 M	56.9%	\$464 M	57.1%	\$720 M
Total Retail Expenditure	\$58.6 M	43.1%	\$349 M	42.9%	\$538 M
Apparel	\$6.47 M	4.8%	\$38.8 M	4.8%	\$60.0 M
Contributions	\$4.49 M	3.3%	\$27.4 M	3.4%	\$43.9 M
Education	\$2.91 M	2.1%	\$18.0 M	2.2%	\$28.5 M
Entertainment	\$7.44 M	5.5%	\$44.7 M	5.5%	\$69.6 M
Food and Beverages	\$21.7 M	15.9%	\$128 M	15.8%	\$197 M
Furnishings and Equipment	\$5.63 M	4.1%	\$34.0 M	4.2%	\$53.7 M
Gifts	\$3.32 M	2.4%	\$20.0 M	2.5%	\$31.8 M
Health Care	\$9.03 M	6.6%	\$52.9 M	6.5%	\$80.4 M
Household Operations	\$4.43 M	3.3%	\$26.9 M	3.3%	\$42.8 M
Miscellaneous Expenses	\$2.39 M	1.8%	\$14.1 M	1.7%	\$21.6 M
Personal Care	\$2.00 M	1.5%	\$11.9 M	1.5%	\$18.4 M
Personal Insurance	\$1.26 M	0.9%	\$7.67 M	0.9%	\$12.2 M
Reading	\$448 K	0.3%	\$2.67 M	0.3%	\$4.14 M
Shelter	\$26.0 M	19.1%	\$156 M	19.1%	\$242 M
Tobacco	\$1.04 M	0.8%	\$6.04 M	0.7%	\$8.96 M
Transportation	\$27.3 M	20.1%	\$163 M	20.0%	\$252 M
Utilities	\$10.3 M	7.5%	\$60.5 M	7.4%	\$91.5 M

Educational Attainment (2012)

Adult Population Age 25 Years or Over	5,416		33,816		51,020
Elementary (Grade Level 0 to 8)	176	3.3%	1,246	3.7%	1,755
Some High School (Grade Level 9 to 11)	765	14.1%	4,303	12.7%	5,832
High School Graduate	1,906	35.2%	11,309	33.4%	16,347
Some College	1,669	30.8%	9,042	26.7%	13,775
Associate Degree Only	368	6.8%	3,060	9.0%	4,672
Bachelor Degree Only	418	7.7%	3,380	10.0%	6,004
Graduate Degree	113	2.1%	1,477	4.4%	2,636

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N Wisner St & W Argyle St						
	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2010)						
1 Detached Unit	2,288	63.4%	12,707	60.8%	19,717	66.8%
1 Attached Unit	39	1.1%	571	2.7%	789	2.7%
2 to 4 Units	369	10.2%	2,218	10.6%	2,466	8.4%
5 to 9 Units	217	6.0%	1,296	6.2%	1,604	5.4%
10 to 19 Units	144	4.0%	1,197	5.7%	1,313	4.4%
20 to 49 Units	255	7.1%	1,059	5.1%	1,179	4.0%
50 or More Units	275	7.6%	1,120	5.4%	1,293	4.4%
Mobile Home or Trailer	25	0.7%	721	3.4%	1,150	3.9%
Other Structure	-	-	-	-	-	-
Homes Built By Year (2010)						
Homes Built 2005 or later	60	1.7%	624	3.0%	873	3.0%
Homes Built 2000 to 2004	156	4.3%	1,132	5.4%	1,909	6.5%
Homes Built 1990 to 1999	210	5.8%	1,670	8.0%	2,814	9.5%
Homes Built 1980 to 1989	248	6.9%	1,310	6.3%	1,957	6.6%
Homes Built 1970 to 1979	527	14.6%	2,827	13.5%	3,925	13.3%
Homes Built 1960 to 1969	319	8.8%	2,125	10.2%	3,256	11.0%
Homes Built 1950 to 1959	547	15.1%	3,064	14.7%	4,710	16.0%
Homes Built Before 1949	1,543	42.7%	8,138	39.0%	10,069	34.1%
Home Values (2010)						
Home Values \$1,000,000 or More	4	0.2%	25	0.2%	58	0.3%
Home Values \$500,000 to \$999,999	9	0.5%	82	0.7%	182	1.0%
Home Values \$400,000 to \$499,999	10	0.5%	68	0.6%	179	1.0%
Home Values \$300,000 to \$399,999	35	1.9%	227	2.0%	416	2.3%
Home Values \$200,000 to \$299,999	89	4.8%	713	6.4%	1,625	9.1%
Home Values \$150,000 to \$199,999	123	6.6%	1,156	10.4%	2,326	13.0%
Home Values \$100,000 to \$149,999	438	23.5%	2,671	24.1%	4,277	23.9%
Home Values \$70,000 to \$99,999	603	32.4%	2,760	24.9%	4,031	22.5%
Home Values \$50,000 to \$69,999	325	17.4%	1,493	13.5%	2,002	11.2%
Home Values \$25,000 to \$49,999	141	7.6%	1,226	11.1%	1,756	9.8%
Home Values Under \$25,000	85	4.6%	662	6.0%	1,049	5.9%
Owner-Occupied Median Home Value	\$91,590		\$94,644		\$105,195	
Renter-Occupied Median Rent	\$562		\$539		\$566	
Transportation To Work (2010)						
Drive to Work Alone	2,465	82.2%	14,291	80.6%	22,214	82.7%
Drive to Work in Carpool	322	10.7%	1,893	10.7%	2,619	9.7%
Travel to Work by Public Transportation	19	0.6%	314	1.8%	336	1.3%
Drive to Work on Motorcycle	1	-	6	-	7	-
Walk or Bicycle to Work	56	1.9%	527	3.0%	663	2.5%
Other Means	32	1.1%	169	1.0%	198	0.7%
Work at Home	105	3.5%	529	3.0%	837	3.1%
Travel Time (2010)						
Travel to Work in 14 Minutes or Less	1,524	52.6%	8,544	49.7%	12,189	46.8%
Travel to Work in 15 to 29 Minutes	780	26.9%	5,126	29.8%	8,419	32.3%
Travel to Work in 30 to 59 Minutes	486	16.8%	2,668	15.5%	3,905	15.0%
Travel to Work in 60 Minutes or More	107	3.7%	862	5.0%	1,526	5.9%
Average Minutes Travel to Work	13.7		14.4		14.9	

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