

Demographic Summary Report

Eastridge Commons

Radius	3 Mile		5 Mile		10 Mile	
Population						
2014 Projection	57,041		153,176		318,891	
2009 Estimate	58,872		158,113		325,563	
2000 Census	62,075		166,418		331,132	
Growth 2009 - 2014	-3.10%		-3.10%		-2.00%	
Growth 2000 - 2009	-5.20%		-5.00%		-1.70%	
2009 Population by Hispanic Origin	2,958		5,985		10,370	
2009 Population By Race	58,872		158,113		325,563	
White	39,669	67.38%	96,494	61.03%	211,095	64.84%
Black or African American	15,034	25.54%	51,776	32.75%	95,392	29.30%
American Indian and Alaska Native	514	0.87%	1,021	0.65%	1,809	0.56%
Asian	460	0.78%	1,738	1.10%	4,567	1.40%
Native Hawaiian and Pacific Islander	10	0.02%	30	0.02%	85	0.03%
Other Race	1,042	1.77%	2,072	1.31%	3,437	1.06%
Two or More Races	2,144	3.64%	4,981	3.15%	9,177	2.82%
Households						
2014 Projection	23,940		61,959		128,664	
2009 Estimate	24,577		63,616		130,620	
2000 Census	25,473		65,898		130,517	
Growth 2009 - 2014	-2.60%		-2.60%		-1.50%	
Growth 2000 - 2009	-3.50%		-3.50%		0.10%	
Owner Occupied	15,541	63.23%	41,169	64.71%	90,038	68.93%
Renter Occupied	9,035	36.76%	22,447	35.29%	40,582	31.07%
2009 Households by HH Income	24,577		63,616		130,619	
Income Less Than \$15,000	4,468	18.18%	10,624	16.70%	18,167	13.91%
Income: \$15,000 - \$24,999	3,290	13.39%	7,983	12.55%	15,687	12.01%
Income: \$25,000 - \$34,999	2,754	11.21%	7,150	11.24%	14,246	10.91%
Income: \$35,000 - \$49,999	3,680	14.97%	9,000	14.15%	18,584	14.23%
Income: \$50,000 - \$74,999	5,826	23.71%	15,200	23.89%	31,463	24.09%
Income: \$75,000 - \$99,999	2,531	10.30%	7,105	11.17%	16,213	12.41%
Income: \$100,000 - \$149,999	1,344	5.47%	4,664	7.33%	11,193	8.57%
Income: \$150,000 - \$249,999	563	2.29%	1,556	2.45%	4,082	3.13%
Income: \$250,000 - \$499,999	102	0.42%	292	0.46%	845	0.65%
Income: \$500,000 or more	19	0.08%	42	0.07%	139	0.11%
2009 Avg Household Income	\$50,461		\$53,208		\$58,050	
2009 Med Household Income	\$40,724		\$43,698		\$48,478	
2009 Per Capita Income	\$21,298		\$21,609		\$23,447	

Demographic Detail Report

Eastridge Commons

Radius	3 Mile		5 Mile		10 Mile	
Population						
2014 Projection	57,041		153,176		318,891	
2009 Estimate	58,872		158,113		325,563	
2000 Census	62,075		166,418		331,132	
Growth 2009 - 2014	-3.10%		-3.10%		-2.00%	
Growth 2000 - 2009	-5.20%		-5.00%		-1.70%	
2009 Population by Age	58,872		158,113		325,563	
Age 0 - 4	4,756	8.08%	12,598	7.97%	23,825	7.32%
Age 5 - 9	4,436	7.53%	12,181	7.70%	23,656	7.27%
Age 10 - 14	4,071	6.92%	11,432	7.23%	23,077	7.09%
Age 15 - 17	2,403	4.08%	6,991	4.42%	14,449	4.44%
Age 18 - 20	2,350	3.99%	7,155	4.53%	14,008	4.30%
Age 21 - 24	3,082	5.24%	8,514	5.38%	16,439	5.05%
Age 25 - 34	7,735	13.14%	21,359	13.51%	42,017	12.91%
Age 35 - 44	8,228	13.98%	21,860	13.83%	43,780	13.45%
Age 45 - 49	4,233	7.19%	11,392	7.20%	24,046	7.39%
Age 50 - 54	4,067	6.91%	10,780	6.82%	23,253	7.14%
Age 55 - 59	3,525	5.99%	9,196	5.82%	20,318	6.24%
Age 60 - 64	2,743	4.66%	7,222	4.57%	16,494	5.07%
Age 65 - 74	3,607	6.13%	9,104	5.76%	21,110	6.48%
Age 75 - 84	2,619	4.45%	6,093	3.85%	13,809	4.24%
Age 85 and over	1,017	1.73%	2,235	1.41%	5,281	1.62%
Age 16 and over	44,785	76.07%	119,588	75.63%	250,231	76.86%
Age 18 and over	43,207	73.39%	114,911	72.68%	240,555	73.89%
Age 21 and over	40,857	69.40%	107,756	68.15%	226,547	69.59%
Age 65 and over	7,243	12.30%	17,432	11.03%	40,200	12.35%
Median Age	35.70		34.40		36.20	
Average Age	36.50		35.60		36.90	

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Radius	3 Mile	5 Mile	10 Mile
2009 Population By Race	58,872	158,113	325,563
White	39,669 67.38%	96,494 61.03%	211,095 64.84%
Black or African American	15,034 25.54%	51,776 32.75%	95,392 29.30%
American Indian and Alaska Native	514 0.87%	1,021 0.65%	1,809 0.56%
Asian	460 0.78%	1,738 1.10%	4,567 1.40%
Native Hawaiian and Pacific Islander	10 0.02%	30 0.02%	85 0.03%
Other Race	1,042 1.77%	2,072 1.31%	3,437 1.06%
Two or More Races	2,144 3.64%	4,981 3.15%	9,177 2.82%
2009 Population by Hispanic Origin	58,872	158,114	325,563
Not Hispanic or Latino	55,915 94.98%	152,128 96.21%	315,193 96.81%
Hispanic or Latino:	2,958 5.02%	5,985 3.79%	10,370 3.19%
Mexican	2,214 3.76%	4,342 2.75%	7,400 2.27%
Puerto Rican	159 0.27%	341 0.22%	614 0.19%
Cuban	32 0.05%	78 0.05%	197 0.06%
Other Hispanic or Latino	552 0.94%	1,225 0.77%	2,159 0.66%
2009 Age 5+ Language at Home	54,116	145,514	301,738
Speak Only English	51,511 95.19%	138,458 95.15%	287,017 95.12%
Speak Asian or Pacific Island	125 0.23%	638 0.44%	1,469 0.49%
Speak IndoEuropean	835 1.54%	2,250 1.55%	5,000 1.66%
Speak Spanish	1,360 2.51%	3,239 2.23%	5,966 1.98%
Speak Other Language	285 0.53%	929 0.64%	2,286 0.76%
2009 Median Age, Male	34.60	33.10	34.60
2009 Average Age, Male	35.10	34.30	35.50
Median Age, Female	36.80	35.70	37.70
Average Age, Female	37.80	36.80	38.20
2009 Population by Employment Status (Age 16+)	44,785	119,588	250,231
In Armed Forces	4 0.01%	5 0.00%	30 0.01%
Civilian, Employed	19,620 43.81%	54,003 45.16%	116,529 46.57%
Civilian, Unemployed	5,737 12.81%	15,634 13.07%	30,254 12.09%
Not In Labor Force	19,424 43.37%	49,946 41.77%	103,418 41.33%
2009 Population by Occupation Classification (Age 16+)	19,620	54,003	116,529
Blue Collar	5,657 28.83%	14,829 27.46%	31,029 26.63%
White Collar	9,270 47.25%	26,697 49.44%	60,900 52.26%
Service	4,693 23.92%	12,477 23.10%	24,600 21.11%

Demographic Detail Report

Eastridge Commons

Radius	3 Mile	5 Mile	10 Mile
2000 Population by Marital Status (Age 15+)	45,609	121,902	255,004
Total, Never Married	15,061 33.02%	42,584 34.93%	81,913 32.12%
Married	19,905 43.64%	53,916 44.23%	121,126 47.50%
Widowed	3,228 7.08%	7,625 6.26%	16,461 6.46%
Divorced	7,415 16.26%	17,777 14.58%	35,504 13.92%
Males Divorced	3,078	7,378	13,842
Females Divorced	4,068	9,682	19,196
Males, Never Married	7,512	21,154	39,073
Females Never Married	7,011	20,201	37,458
2009 Population by Education	37,775	99,243	210,107
Less Than 9Th Grade	1,564 4.14%	3,929 3.96%	7,132 3.39%
Some High School, No Diploma	5,404 14.31%	12,944 13.04%	23,652 11.26%
High School Graduate (Includes Equivalency)	13,536 35.83%	35,163 35.43%	72,037 34.29%
Some College, No Degree	9,353 24.76%	24,236 24.42%	52,493 24.98%
Associate Degree	2,839 7.52%	8,225 8.29%	17,834 8.49%
Bachelor Degree	3,199 8.47%	9,626 9.70%	23,462 11.17%
Advanced Degrees	1,880 4.98%	5,120 5.16%	13,497 6.42%
2009 Population by Occupation (Age 16+)	24,314	66,483	141,129
Management, Business, & Financial	3,921 16.13%	11,407 17.16%	25,785 18.27%
Professional & Related Occupations	820 3.37%	2,384 3.59%	5,438 3.85%
Services	12,546 51.60%	34,281 51.56%	70,764 50.14%
Sales & Office	2,226 9.16%	5,882 8.85%	13,229 9.37%
Farming, Fishing, and Forestry	17 0.07%	46 0.07%	115 0.08%
Construction and Extraction, Maint	1,195 4.91%	2,719 4.09%	5,615 3.98%
Production & Transportation	3,589 14.76%	9,764 14.69%	20,183 14.30%
2009 Workers by Travel Time to Work (Age 16+)	19,625	54,008	116,559
Less Than 15 Minutes	6,880 35.06%	17,396 32.21%	33,052 28.36%
15 to 29 Minutes	7,316 37.28%	20,881 38.66%	48,359 41.49%
30 to 44 Minutes	1,835 9.35%	5,700 10.55%	13,195 11.32%
45 to 59 Minutes	1,456 7.42%	4,083 7.56%	8,989 7.71%
60+ Minutes	2,138 10.89%	5,948 11.01%	12,964 11.12%

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Radius	3 Mile	5 Mile	10 Mile
Households			
2014 Projection	23,940	61,959	128,664
2009 Estimate	24,577	63,616	130,620
2000 Census	25,473	65,898	130,517
Growth 2009 - 2014	-2.60%	-2.60%	-1.50%
Growth 2000 - 2009	-3.50%	-3.50%	0.10%
2000 Households by HH Size	25,473	65,898	130,517
1-Person Households	8,423 33.07%	19,961 30.29%	37,076 28.41%
2-Person Households	7,576 29.74%	19,745 29.96%	40,972 31.39%
3-Person Households	4,144 16.27%	11,228 17.04%	22,294 17.08%
4-Person Households	3,042 11.94%	8,484 12.87%	17,524 13.43%
5-Person Households	1,477 5.80%	3,963 6.01%	7,931 6.08%
6-Person Households	502 1.97%	1,545 2.34%	2,957 2.27%
7 or more Person Households	309 1.21%	972 1.48%	1,763 1.35%
2009 Average Household Size	2.34	2.44	2.46
2009 Households by HH Income	24,577	63,616	130,619
Income Less than \$15,000	4,468 18.18%	10,624 16.70%	18,167 13.91%
Income: \$15,000 - \$24,999	3,290 13.39%	7,983 12.55%	15,687 12.01%
Income: \$25,000 - \$34,999	2,754 11.21%	7,150 11.24%	14,246 10.91%
Income: \$35,000 - \$49,999	3,680 14.97%	9,000 14.15%	18,584 14.23%
Income: \$50,000 - \$74,999	5,826 23.71%	15,200 23.89%	31,463 24.09%
Income: \$75,000 - \$99,999	2,531 10.30%	7,105 11.17%	16,213 12.41%
Income: \$100,000 - \$149,999	1,344 5.47%	4,664 7.33%	11,193 8.57%
Income: \$150,000 - \$249,999	563 2.29%	1,556 2.45%	4,082 3.13%
Income: \$250,000 - \$499,999	102 0.42%	292 0.46%	845 0.65%
Income: \$500,000 or more	19 0.08%	42 0.07%	139 0.11%
2009 Avg Household Income	\$50,461	\$53,208	\$58,050
2009 Med Household Income	\$40,724	\$43,698	\$48,478
2009 Per Capita Income	\$21,298	\$21,609	\$23,447
2009 Occupied Housing	24,576	63,616	130,620
Owner Occupied	15,541 63.24%	41,169 64.71%	90,038 68.93%
Renter Occupied	9,035 36.76%	22,447 35.29%	40,582 31.07%

Demographic Detail Report

Eastridge Commons

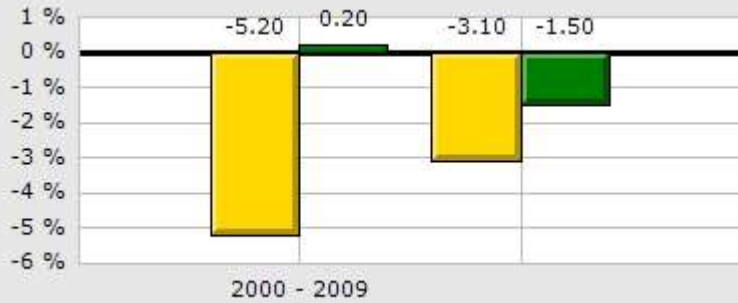
Radius	3 Mile		5 Mile		10 Mile	
2009 Housing Value - Owner Occupied	15,524		41,152		90,021	
Value Less than \$20,000	942	6.07%	2,738	6.65%	7,492	8.32%
Value \$20,000 - \$39,999	2,397	15.44%	6,174	15.00%	10,844	12.05%
Value \$40,000 - \$59,999	3,867	24.91%	9,228	22.42%	15,810	17.56%
Value \$60,000 - \$79,999	3,833	24.69%	8,542	20.76%	14,550	16.16%
Value \$80,000 - \$99,999	2,437	15.70%	5,806	14.11%	12,493	13.88%
Value \$100,000 - \$149,999	1,493	9.62%	5,788	14.06%	16,312	18.12%
Value \$150,000 - \$199,999	362	2.33%	1,935	4.70%	7,092	7.88%
Value \$200,000 - \$299,999	151	0.97%	695	1.69%	3,740	4.15%
Value \$300,000 - \$399,999	21	0.14%	98	0.24%	989	1.10%
Value \$400,000 - \$499,999	13	0.08%	95	0.23%	388	0.43%
Value \$500,000 - \$749,999	0	0.00%	7	0.02%	154	0.17%
Value \$750,000 - \$999,999	0	0.00%	25	0.06%	98	0.11%
Value \$1,000,000 or more	8	0.05%	21	0.05%	59	0.07%
2009 Med Housing Val-Owner Occupied	\$63,059		\$65,853		\$75,138	
2000 Housing Units by Units in Structure	28,262		73,218		142,225	
1 Unit Attached	487	1.72%	1,704	2.33%	4,680	3.29%
1 Unit Detached	20,031	70.88%	53,547	73.13%	99,295	69.82%
2 Units	1,585	5.61%	3,273	4.47%	3,885	2.73%
3 - 19 Units	3,102	10.98%	7,530	10.28%	15,701	11.04%
20 - 49 Units	361	1.28%	1,722	2.35%	3,249	2.28%
50 or more Units	1,345	4.76%	2,056	2.81%	3,886	2.73%
Mobile Home or Trailer	1,333	4.72%	3,368	4.60%	11,511	8.09%
Boat, RV, Van, Etc.	18	0.06%	18	0.02%	18	0.01%
2009 Housing Units by Yr Built	29,584		76,901		152,828	
Built 1999 to Present	1,570	5.31%	4,525	5.88%	12,939	8.47%
Built 1995 to 1998	665	2.25%	2,270	2.95%	6,793	4.44%
Built 1990 to 1994	513	1.73%	1,400	1.82%	5,506	3.60%
Built 1980 to 1989	992	3.35%	3,349	4.35%	10,406	6.81%
Built 1970 to 1979	2,816	9.52%	9,300	12.09%	23,996	15.70%
Built 1960 to 1969	5,029	17.00%	12,894	16.77%	28,157	18.42%
Built 1950 to 1959	7,813	26.41%	18,386	23.91%	30,283	19.82%
Built 1940 to 1949	4,593	15.53%	11,223	14.59%	16,073	10.52%
Built 1939 or Earlier	5,593	18.91%	13,554	17.63%	18,675	12.22%
2009 Median Year Built	1956		1957		1964	

Eastridge Commons

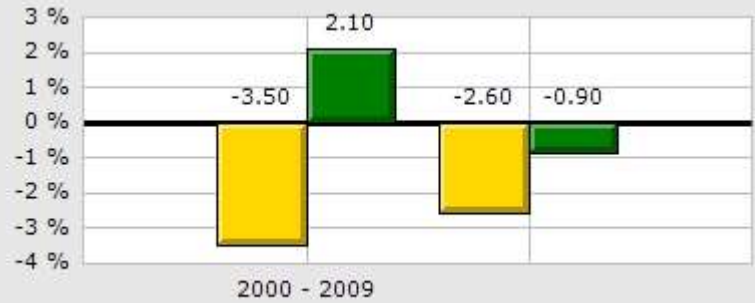
Type: **Shopping Center/Neighborhood Center**
 County: **Genesee**

3 Mile
County

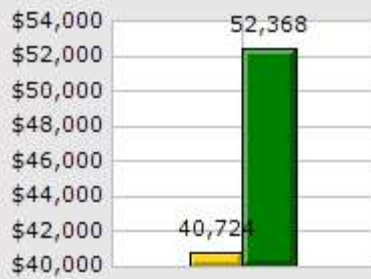
Population Growth



Household Growth



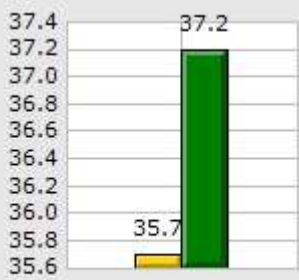
2009 Med Household Inc



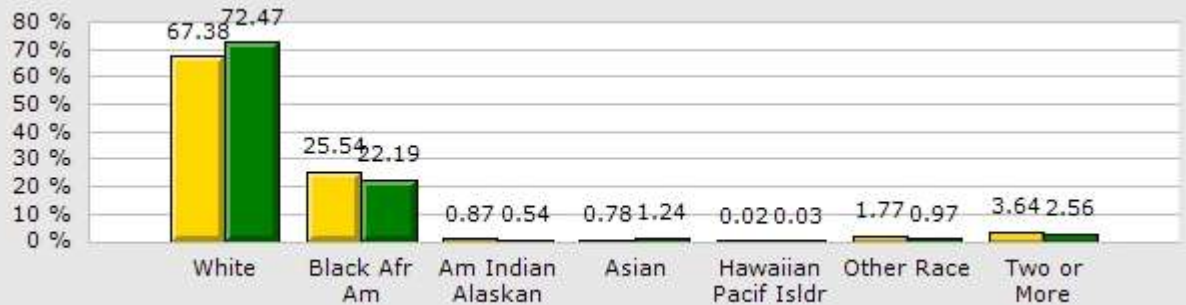
2009 Households by Household Income



2009 Median Age



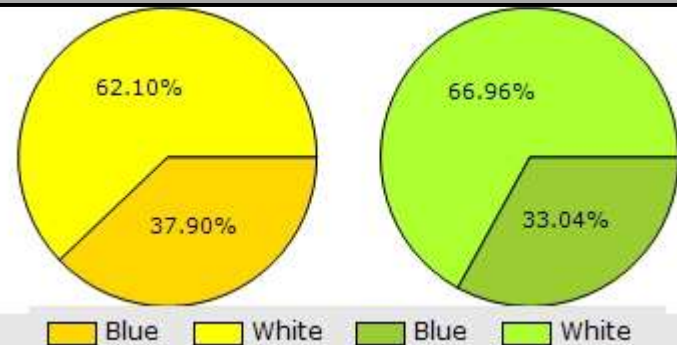
2009 Population by Race



2009 Renter vs. Owner



2009 Blue vs. White Collar



Demographic Market Comparison Report

3 mile radius

Eastridge Commons

Type: **Shopping Center/Neighborhood Center**
 County: **Genesee**

	3 Mile		County	
Population				
Growth 2000 - 2009	-5.20%		0.20%	
Growth 2009 - 2014	-3.10%		-1.50%	
2009 Blue Collar	5,657	37.90%	43,062	33.04%
2009 White Collar	9,270	62.10%	87,271	66.96%
2009 Population By Race				
	58,873		436,900	
White	39,669	67.38%	316,603	72.47%
Black Afr Am	15,034	25.54%	96,961	22.19%
Am Indian Alaskan	514	0.87%	2,375	0.54%
Asian	460	0.78%	5,416	1.24%
Hawaiian Pacif Islldr	10	0.02%	126	0.03%
Other Race	1,042	1.77%	4,237	0.97%
Two or More	2,144	3.64%	11,182	2.56%
Households				
Growth 2000 - 2009	-3.50%		2.10%	
Growth 2009 - 2014	-2.60%		-0.90%	
Renter Occupied	9,035	36.76%	47,180	27.21%
Owner Occupied	15,541	63.24%	126,225	72.79%
2009 Households by HH Income				
	24,577		173,405	
Income < \$35,000	10,512	42.77%	57,668	33.26%
Income \$35,000 - \$74,999	9,506	38.68%	67,900	39.16%
Income \$75,000 - \$149,999	3,875	15.77%	40,452	23.33%
Income \$150,000 - \$249,999	563	2.29%	5,997	3.46%
Income \$250,000+	121	0.49%	1,388	0.80%
2009 Median Household Income	\$40,724		\$52,368	
2009 Median Age	35.70		37.20	

Consumer Spending Report

Eastridge Commons

2009 Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$673,556	\$1,844,188	\$4,122,590
Total Apparel	\$24,150	\$65,623	\$145,219
Women's Apparel	9,821	26,633	59,322
Men's Apparel	5,703	15,528	34,570
Girl's Apparel	2,201	6,048	13,349
Boy's Apparel	1,748	4,817	10,558
Infant Apparel	1,676	4,590	10,019
Footwear (excl. Infants)	3,782	10,304	22,710
Other Apparel Prod/Services	3,001	8,006	17,402
Total Entertainment	\$59,041	\$160,795	\$362,789
Sports and Recreation	2,552	7,011	15,853
TV, Radio and Sound Equipment	22,279	60,552	133,722
Reading Materials	2,932	7,828	17,573
Travel	30,502	83,269	190,810
Photographic Equipment	774	2,134	4,831
Total Food At Home	\$57,678	\$155,191	\$342,574
Cereal Products	3,628	9,754	21,420
Bread & Bakery Products	7,712	20,721	45,804
Seafood	2,876	7,758	17,266
Meat/Poultry/Fish/Eggs	19,897	53,657	118,051
Dairy Products	9,395	25,264	55,783
Fruits and Vegetables	14,169	38,038	84,251
Total Food Away From Home	\$56,784	\$154,791	\$343,373
Breakfast and Brunch	5,564	14,931	32,818
Dinner	26,276	71,743	159,463
Lunch	18,952	51,906	115,015
Snacks and Non Alcoholic Bev	4,367	11,843	25,996
Catered Affairs	1,625	4,367	10,080

Consumer Spending Report

Eastridge Commons

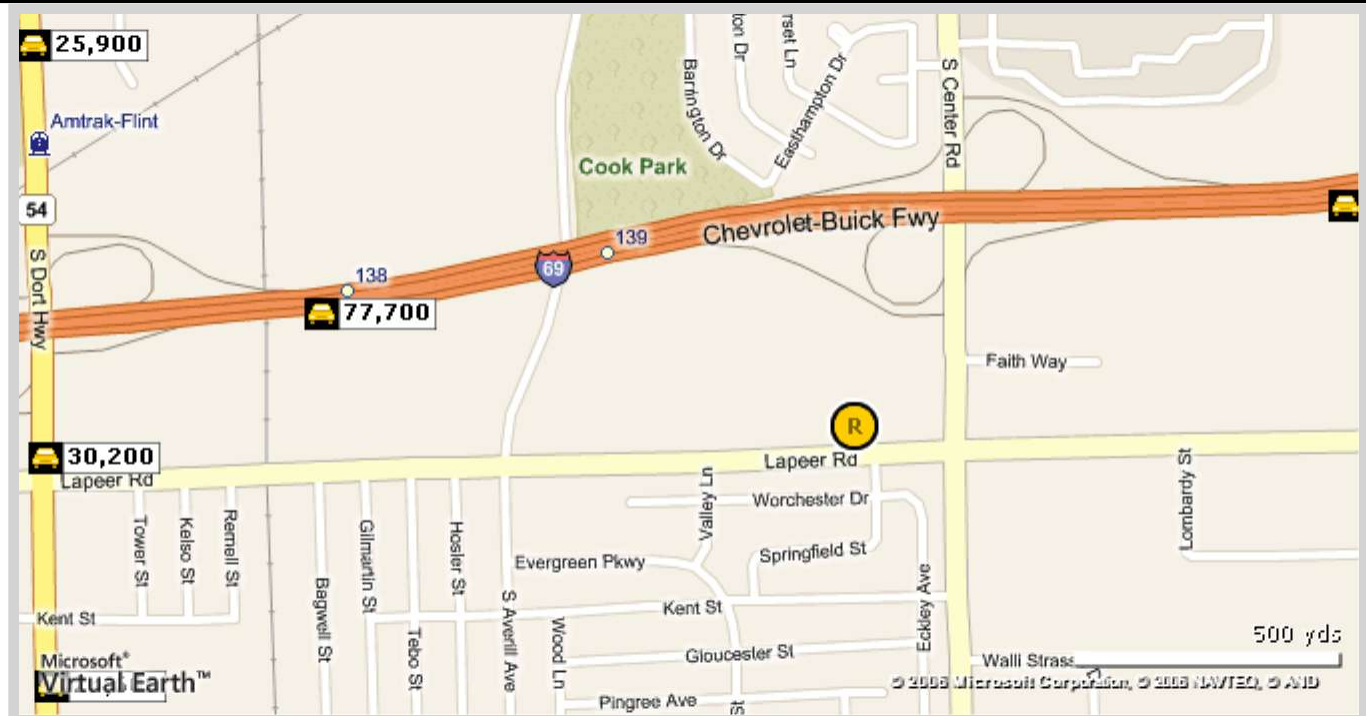
Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Alcoholic Beverages	\$10,645	\$28,964	\$63,854
Alcoholic Bev. at Home	5,926	16,163	35,945
Alcoholic Bev. away from Home	4,719	12,801	27,909
Total Furniture/Appliances	\$60,989	\$168,327	\$381,397
Bedroom Furniture	3,513	9,855	22,145
Living Room Furniture	5,243	14,601	33,071
Other Living & Family Room Furniture	1,389	3,872	8,877
Other Furniture	543	1,504	3,478
Major Appliances	5,059	13,827	31,528
Small Appliances	12,773	35,108	79,376
Misc Household Equipment	32,469	89,561	202,923
Total Transportation/Maint.	\$330,632	\$910,258	\$2,035,337
New Autos/Trucks/Vans	41,386	115,728	265,225
Used Vehicles	37,637	103,878	228,858
Purchase of RVs or Boats	4,316	11,805	27,643
Gasoline	48,716	133,424	294,985
Diesel Fuel	724	1,997	4,632
Automotive Maintenance/Repair	16,457	44,850	100,379
Transportation	181,395	498,577	1,113,616
Total Health Care	\$30,399	\$81,802	\$183,156
Medical Services	16,811	45,452	102,323
Prescription Drugs	10,754	28,746	63,791
Medical Supplies	2,835	7,604	17,041
Total Education/Day Care	\$51,713	\$140,074	\$311,995
Education	22,943	61,775	137,385
Room and Board	2,114	5,906	13,687
Tuition/School Supplies	20,722	55,640	123,636
Day Care, Nursery & Preschool	5,934	16,754	37,287

Eastridge Commons

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	2,899	45,072	16
Total Retail	662	6,964	11
Home Improvement Stores	46	551	12
General Merchandise Stores	27	900	33
Food Stores	56	468	8
Auto Dealers and Gas Stations	94	731	8
Apparel and Accessory Stores	34	146	4
Furniture and Home Furnishings	44	163	4
Eating and Drinking Places	181	2,013	11
Miscellaneous Retail Stores	180	1,992	11
Finance-Insurance-Real Estate	206	2,557	12
Banks, Saving and Lending Inst.	56	1,991	36
Security Brokers and Investments	9	20	2
Insurance Carriers and Agencies	45	146	3
Real Estate-Trust-Holding Co.	96	400	4
Services	1,261	13,280	11
Hotels and Lodging	10	107	11
Motion Picture and Amusement	73	912	12
Health Services	120	1,178	10
Legal Services	85	701	8
Educational Services	87	3,599	41
Auto Services	128	814	6
Other Services	758	5,969	8
Agriculture/Mining	40	159	4
Construction	211	1,443	7
Manufacturing	98	12,747	130
Transportation, Comm./Pub Util.	93	2,137	23
Wholesale Trade	133	1,856	14
Government	195	3,929	20
Daytime Population	45,072		
Daytime Population/Business	16		
Residential Population	58,872		
Residential Population/Business	20		

Traffic Count Report

Eastridge Commons



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 I-69	S Center Rd	0.42 W	2003	66,800	AADT	.59
2 I-69	S Averill Ave	0.27 E	2003	77,700	AADT	.59
3 S Dort Hwy	Lapeer Rd	0.03 S	2003	30,200	AADT	.88
4 S Dort Hwy	Kent St	0.07 N	2003	24,600	AADT	.91
5 S Dort Hwy	E Court St	0.13 N	2003	25,900	AADT	.98