

Demographic Summary Report

Clinton Valley Mall & Strip Center

Radius	3 Mile		5 Mile		10 Mile	
Population						
2015 Projection	98,425		245,136		770,900	
2010 Estimate	98,215		241,024		766,936	
2000 Census	92,958		218,327		722,440	
Growth 2010 - 2015	0.20%		1.70%		0.50%	
Growth 2000 - 2010	5.70%		10.40%		6.20%	
2010 Population by Hispanic Origin	2,249		5,630		17,105	
2010 Population By Race	98,215		241,024		766,936	
White	88,881	90.50%	213,027	88.38%	650,580	84.83%
Black or African American	3,857	3.93%	11,069	4.59%	51,708	6.74%
American Indian and Alaska Native	257	0.26%	664	0.28%	2,353	0.31%
Asian	2,941	2.99%	9,906	4.11%	41,141	5.36%
Native Hawaiian and Pacific Islander	25	0.03%	55	0.02%	193	0.03%
Other Race	531	0.54%	1,325	0.55%	3,971	0.52%
Two or More Races	1,722	1.75%	4,977	2.06%	16,988	2.22%
Households						
2015 Projection	40,315		94,750		308,637	
2010 Estimate	39,867		92,828		305,992	
2000 Census	36,577		82,812		284,273	
Growth 2010 - 2015	1.10%		2.10%		0.90%	
Growth 2000 - 2010	9.00%		12.10%		7.60%	
Owner Occupied	29,898	74.99%	72,791	78.41%	234,666	76.69%
Renter Occupied	9,968	25.00%	20,037	21.59%	71,326	23.31%
2010 Households by HH Income	39,867		92,828		305,992	
Income Less Than \$15,000	2,892	7.25%	5,389	5.81%	20,829	6.81%
Income: \$15,000 - \$24,999	2,740	6.87%	5,450	5.87%	20,492	6.70%
Income: \$25,000 - \$34,999	3,048	7.65%	6,310	6.80%	22,800	7.45%
Income: \$35,000 - \$49,999	5,120	12.84%	11,181	12.04%	39,464	12.90%
Income: \$50,000 - \$74,999	8,980	22.52%	20,543	22.13%	67,708	22.13%
Income: \$75,000 - \$99,999	6,425	16.12%	15,262	16.44%	50,078	16.37%
Income: \$100,000 - \$149,999	7,698	19.31%	19,181	20.66%	56,672	18.52%
Income: \$150,000 - \$249,999	2,608	6.54%	8,115	8.74%	22,599	7.39%
Income: \$250,000 - \$499,999	323	0.81%	1,265	1.36%	4,532	1.48%
Income: \$500,000 or more	33	0.08%	132	0.14%	818	0.27%
2010 Avg Household Income	\$77,497		\$85,019		\$81,868	
2010 Med Household Income	\$66,476		\$71,528		\$67,450	
2010 Per Capita Income	\$31,526		\$32,928		\$32,741	

Demographic Detail Report

Clinton Valley Mall & Strip Center

Radius	3 Mile		5 Mile		10 Mile	
Population						
2015 Projection	98,425		245,136		770,900	
2010 Estimate	98,215		241,024		766,936	
2000 Census	92,958		218,327		722,440	
Growth 2010 - 2015	0.20%		1.70%		0.50%	
Growth 2000 - 2010	5.70%		10.40%		6.20%	
2010 Population by Age	98,215		241,024		766,936	
Age 0 - 4	5,887	5.99%	16,005	6.64%	49,105	6.40%
Age 5 - 9	5,861	5.97%	15,882	6.59%	49,149	6.41%
Age 10 - 14	5,960	6.07%	16,032	6.65%	49,964	6.51%
Age 15 - 17	3,644	3.71%	9,420	3.91%	29,345	3.83%
Age 18 - 20	3,355	3.42%	8,325	3.45%	25,949	3.38%
Age 21 - 24	4,486	4.57%	10,060	4.17%	31,751	4.14%
Age 25 - 34	13,476	13.72%	32,300	13.40%	95,972	12.51%
Age 35 - 44	13,733	13.98%	35,682	14.80%	114,050	14.87%
Age 45 - 49	7,431	7.57%	18,885	7.84%	61,230	7.98%
Age 50 - 54	7,367	7.50%	17,862	7.41%	58,528	7.63%
Age 55 - 59	6,715	6.84%	15,538	6.45%	50,644	6.60%
Age 60 - 64	5,915	6.02%	13,686	5.68%	42,713	5.57%
Age 65 - 74	6,986	7.11%	16,642	6.90%	56,289	7.34%
Age 75 - 84	4,922	5.01%	10,102	4.19%	36,245	4.73%
Age 85 and over	2,479	2.52%	4,604	1.91%	16,003	2.09%
Age 16 and over	79,287	80.73%	189,905	78.79%	608,732	79.37%
Age 18 and over	76,864	78.26%	183,685	76.21%	589,372	76.85%
Age 21 and over	73,508	74.84%	175,360	72.76%	563,423	73.46%
Age 65 and over	14,387	14.65%	31,347	13.01%	108,537	14.15%
Median Age	39.70		38.60		39.70	
Average Age	39.80		38.40		39.20	

Demographic Detail Report

Clinton Valley Mall & Strip Center

Radius	3 Mile		5 Mile		10 Mile	
2010 Population By Race	98,215		241,024		766,936	
White	88,881	90.50%	213,027	88.38%	650,580	84.83%
Black or African American	3,857	3.93%	11,069	4.59%	51,708	6.74%
American Indian and Alaska Native	257	0.26%	664	0.28%	2,353	0.31%
Asian	2,941	2.99%	9,906	4.11%	41,141	5.36%
Native Hawaiian and Pacific Islander	25	0.03%	55	0.02%	193	0.03%
Other Race	531	0.54%	1,325	0.55%	3,971	0.52%
Two or More Races	1,722	1.75%	4,977	2.06%	16,988	2.22%
2010 Population by Hispanic Origin	98,215		241,024		766,937	
Not Hispanic or Latino	95,964	97.71%	235,394	97.66%	749,829	97.77%
Hispanic or Latino:	2,249	2.29%	5,630	2.34%	17,105	2.23%
Mexican	1,342	1.37%	3,455	1.43%	10,322	1.35%
Puerto Rican	166	0.17%	447	0.19%	1,515	0.20%
Cuban	69	0.07%	182	0.08%	550	0.07%
Other Hispanic or Latino	674	0.69%	1,546	0.64%	4,721	0.62%
2010 Age 5+ Language at Home	92,329		225,019		717,831	
Speak Only English	79,363	85.96%	190,283	84.56%	610,190	85.00%
Speak Asian or Pacific Island	841	0.91%	2,932	1.30%	15,909	2.22%
Speak IndoEuropean	9,411	10.19%	23,846	10.60%	63,006	8.78%
Speak Spanish	1,090	1.18%	2,741	1.22%	9,074	1.26%
Speak Other Language	1,624	1.76%	5,217	2.32%	19,652	2.74%
2010 Median Age, Male	37.80		37.30		38.40	
2010 Average Age, Male	38.00		37.20		37.90	
Median Age, Female	41.60		39.80		40.90	
Average Age, Female	41.40		39.60		40.40	
2010 Population by Employment Status (Age 16+)	79,287		189,905		608,732	
In Armed Forces	103	0.13%	195	0.10%	860	0.14%
Civilian, Employed	41,846	52.78%	102,814	54.14%	317,725	52.19%
Civilian, Unemployed	7,530	9.50%	17,009	8.96%	55,436	9.11%
Not In Labor Force	29,808	37.60%	69,887	36.80%	234,711	38.56%
2010 Population by Occupation Classification (Age 16+)	41,846		102,815		317,724	
Blue Collar	8,052	19.24%	18,988	18.47%	60,958	19.19%
White Collar	27,593	65.94%	68,801	66.92%	210,630	66.29%
Service	6,201	14.82%	15,026	14.61%	46,136	14.52%

Demographic Detail Report

Clinton Valley Mall & Strip Center

Radius	3 Mile	5 Mile	10 Mile
2000 Population by Marital Status (Age 15+)	80,507	193,105	618,718
Total, Never Married	22,378 27.80%	52,455 27.16%	172,032 27.80%
Married	44,609 55.41%	112,452 58.23%	345,542 55.85%
Widowed	5,160 6.41%	10,697 5.54%	38,639 6.25%
Divorced	8,360 10.38%	17,501 9.06%	62,505 10.10%
Males Divorced	2,575	5,800	22,587
Females Divorced	4,265	8,385	30,719
Males, Never Married	10,136	23,094	79,713
Females Never Married	8,313	18,968	65,229
2010 Population by Education	69,022	165,300	531,673
Less Than 9Th Grade	2,201 3.19%	5,341 3.23%	17,052 3.21%
Some High School, No Diploma	4,946 7.17%	10,531 6.37%	39,243 7.38%
High School Graduate (Includes Equivalency)	20,553 29.78%	47,056 28.47%	153,899 28.95%
Some College, No Degree	17,147 24.84%	40,541 24.53%	125,725 23.65%
Associate Degree	6,865 9.95%	16,057 9.71%	47,995 9.03%
Bachelor Degree	11,369 16.47%	29,702 17.97%	93,314 17.55%
Advanced Degrees	5,941 8.61%	16,072 9.72%	54,445 10.24%
2010 Population by Occupation (Age 16+)	48,047	117,840	363,861
Management, Business, & Financial	13,879 28.89%	33,778 28.66%	103,074 28.33%
Professional & Related Occupations	2,742 5.71%	7,056 5.99%	21,533 5.92%
Services	19,482 40.55%	48,254 40.95%	149,825 41.18%
Sales & Office	5,260 10.95%	13,240 11.24%	39,810 10.94%
Farming, Fishing, and Forestry	23 0.05%	64 0.05%	146 0.04%
Construction and Extraction, Maint	1,678 3.49%	4,100 3.48%	12,881 3.54%
Production & Transportation	4,983 10.37%	11,348 9.63%	36,592 10.06%
2010 Workers by Travel Time to Work (Age 16+)	41,949	103,009	318,585
Less Than 15 Minutes	9,102 21.70%	20,064 19.48%	65,825 20.66%
15 to 29 Minutes	15,084 35.96%	38,136 37.02%	123,246 38.69%
30 to 44 Minutes	10,041 23.94%	25,369 24.63%	75,820 23.80%
45 to 59 Minutes	4,088 9.75%	10,643 10.33%	30,365 9.53%
60+ Minutes	3,634 8.66%	8,797 8.54%	23,329 7.32%

Demographic Detail Report

Clinton Valley Mall & Strip Center

Radius	3 Mile	5 Mile	10 Mile
Households			
2015 Projection	40,315	94,750	308,637
2010 Estimate	39,867	92,828	305,992
2000 Census	36,577	82,812	284,273
Growth 2010 - 2015	1.10%	2.10%	0.90%
Growth 2000 - 2010	9.00%	12.10%	7.60%
2000 Households by HH Size	36,578	82,812	284,272
1-Person Households	9,882 27.02%	19,874 24.00%	75,911 26.70%
2-Person Households	11,467 31.35%	26,620 32.15%	92,113 32.40%
3-Person Households	5,930 16.21%	13,760 16.62%	46,487 16.35%
4-Person Households	5,940 16.24%	14,052 16.97%	43,462 15.29%
5-Person Households	2,468 6.75%	6,083 7.35%	18,303 6.44%
6-Person Households	662 1.81%	1,741 2.10%	5,680 2.00%
7 or more Person Households	229 0.63%	682 0.82%	2,316 0.81%
2010 Average Household Size	2.45	2.58	2.48
2010 Households by HH Income	39,867	92,828	305,992
Income Less than \$15,000	2,892 7.25%	5,389 5.81%	20,829 6.81%
Income: \$15,000 - \$24,999	2,740 6.87%	5,450 5.87%	20,492 6.70%
Income: \$25,000 - \$34,999	3,048 7.65%	6,310 6.80%	22,800 7.45%
Income: \$35,000 - \$49,999	5,120 12.84%	11,181 12.04%	39,464 12.90%
Income: \$50,000 - \$74,999	8,980 22.52%	20,543 22.13%	67,708 22.13%
Income: \$75,000 - \$99,999	6,425 16.12%	15,262 16.44%	50,078 16.37%
Income: \$100,000 - \$149,999	7,698 19.31%	19,181 20.66%	56,672 18.52%
Income: \$150,000 - \$249,999	2,608 6.54%	8,115 8.74%	22,599 7.39%
Income: \$250,000 - \$499,999	323 0.81%	1,265 1.36%	4,532 1.48%
Income: \$500,000 or more	33 0.08%	132 0.14%	818 0.27%
2010 Avg Household Income	\$77,497	\$85,019	\$81,868
2010 Med Household Income	\$66,476	\$71,528	\$67,450
2010 Per Capita Income	\$31,526	\$32,928	\$32,741
2010 Occupied Housing	39,866	92,828	305,992
Owner Occupied	29,898 75.00%	72,791 78.41%	234,666 76.69%
Renter Occupied	9,968 25.00%	20,037 21.59%	71,326 23.31%

Demographic Detail Report

Clinton Valley Mall & Strip Center

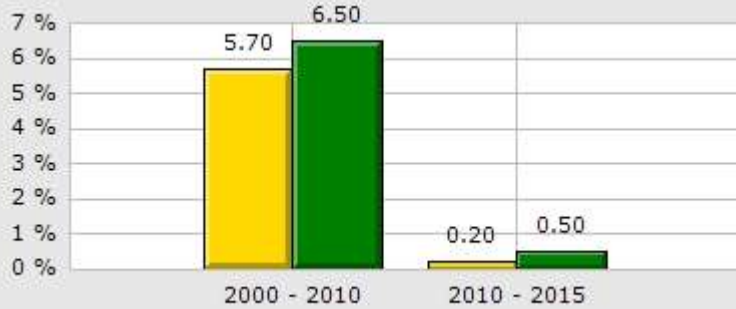
Radius	3 Mile		5 Mile		10 Mile	
2010 Housing Value - Owner Occupied	29,897		72,792		234,669	
Value Less than \$20,000	1,284	4.29%	3,138	4.31%	6,991	2.98%
Value \$20,000 - \$39,999	987	3.30%	2,297	3.16%	7,250	3.09%
Value \$40,000 - \$59,999	1,064	3.56%	2,229	3.06%	8,886	3.79%
Value \$60,000 - \$79,999	1,912	6.40%	3,375	4.64%	17,382	7.41%
Value \$80,000 - \$99,999	2,852	9.54%	6,732	9.25%	31,264	13.32%
Value \$100,000 - \$149,999	9,482	31.72%	19,281	26.49%	73,699	31.41%
Value \$150,000 - \$199,999	8,372	28.00%	20,055	27.55%	49,091	20.92%
Value \$200,000 - \$299,999	3,186	10.66%	12,218	16.78%	29,243	12.46%
Value \$300,000 - \$399,999	607	2.03%	2,491	3.42%	7,176	3.06%
Value \$400,000 - \$499,999	109	0.36%	598	0.82%	2,047	0.87%
Value \$500,000 - \$749,999	36	0.12%	229	0.31%	1,045	0.45%
Value \$750,000 - \$999,999	0	0.00%	57	0.08%	316	0.13%
Value \$1,000,000 or more	6	0.02%	92	0.13%	279	0.12%
2010 Med Housing Val-Owner Occupied	\$139,218		\$148,691		\$133,039	
2000 Housing Units by Units in Structure	37,577		85,420		293,981	
1 Unit Attached	4,617	12.29%	8,690	10.17%	24,457	8.32%
1 Unit Detached	21,191	56.39%	52,754	61.76%	193,275	65.74%
2 Units	166	0.44%	332	0.39%	2,270	0.77%
3 - 19 Units	6,544	17.41%	12,453	14.58%	45,866	15.60%
20 - 49 Units	803	2.14%	1,865	2.18%	5,570	1.89%
50 or more Units	1,559	4.15%	3,107	3.64%	9,761	3.32%
Mobile Home or Trailer	2,697	7.18%	6,212	7.27%	12,709	4.32%
Boat, RV, Van, Etc.	0	0.00%	7	0.01%	73	0.02%
2010 Housing Units by Yr Built	42,030		98,751		326,289	
Built 1999 to Present	5,701	13.56%	17,359	17.58%	40,880	12.53%
Built 1995 to 1998	3,492	8.31%	11,476	11.62%	24,430	7.49%
Built 1990 to 1994	4,541	10.80%	10,479	10.61%	23,510	7.21%
Built 1980 to 1989	10,174	24.21%	18,568	18.80%	44,562	13.66%
Built 1970 to 1979	10,000	23.79%	21,741	22.02%	69,334	21.25%
Built 1960 to 1969	4,464	10.62%	11,795	11.94%	61,181	18.75%
Built 1950 to 1959	2,601	6.19%	5,087	5.15%	41,482	12.71%
Built 1940 to 1949	485	1.15%	1,108	1.12%	9,877	3.03%
Built 1939 or Earlier	572	1.36%	1,138	1.15%	11,033	3.38%
2010 Median Year Built	1983		1985		1976	

Clinton Valley Mall & Strip Center

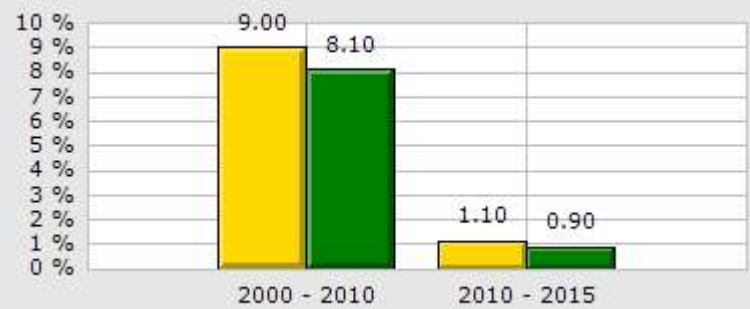
Type: **Shopping Center/Neighborhood Center**
 County: **Macomb**

3 Mile
County

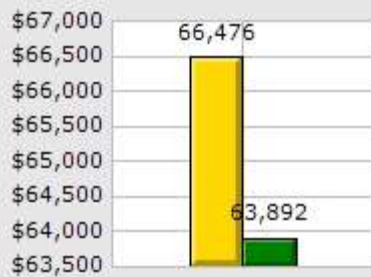
Population Growth



Household Growth



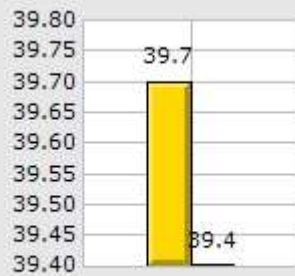
2010 Med Household Inc



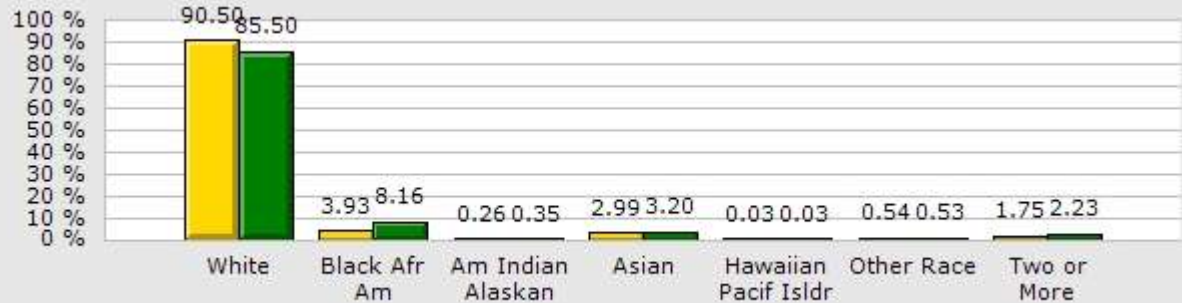
2010 Households by Household Income



2010 Median Age



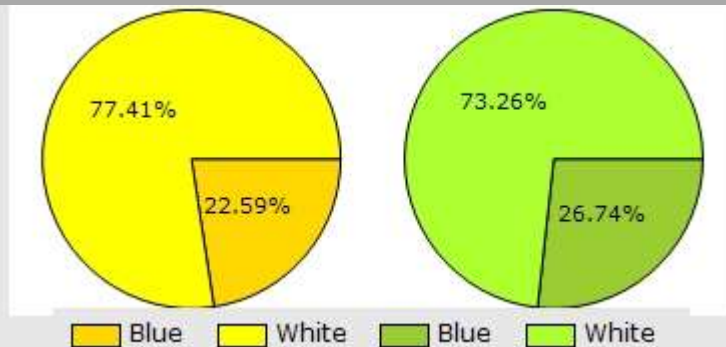
2010 Population by Race



2010 Renter vs. Owner



2010 Blue vs. White Collar



Demographic Market Comparison Report

3 mile radius

Clinton Valley Mall & Strip Center

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

	3 Mile		County	
Population				
Growth 2000 - 2010	5.70%		6.50%	
Growth 2010 - 2015	0.20%		0.50%	
2010 Blue Collar	8,052	22.59%	76,433	26.74%
2010 White Collar	27,593	77.41%	209,425	73.26%
2010 Population By Race				
	98,214		839,369	
White	88,881	90.50%	717,641	85.50%
Black Afr Am	3,857	3.93%	68,503	8.16%
Am Indian Alaskan	257	0.26%	2,970	0.35%
Asian	2,941	2.99%	26,868	3.20%
Hawaiian Pacif Islldr	25	0.03%	210	0.03%
Other Race	531	0.54%	4,431	0.53%
Two or More	1,722	1.75%	18,746	2.23%
Households				
Growth 2000 - 2010	9.00%		8.10%	
Growth 2010 - 2015	1.10%		0.90%	
Renter Occupied	9,968	25.00%	74,160	22.19%
Owner Occupied	29,898	75.00%	260,022	77.81%
2010 Households by HH Income				
	39,867		334,182	
Income < \$35,000	8,680	21.77%	76,523	22.90%
Income \$35,000 - \$74,999	14,100	35.37%	124,823	37.35%
Income \$75,000 - \$149,999	14,123	35.43%	108,757	32.54%
Income \$150,000 - \$249,999	2,608	6.54%	20,484	6.13%
Income \$250,000+	356	0.89%	3,595	1.08%
2010 Median Household Income	\$66,476		\$63,892	
2010 Median Age	39.70		39.40	

Consumer Spending Report

Clinton Valley Mall & Strip Center

2010 Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$1,635,451	\$4,177,169	\$13,254,002
Total Apparel	\$57,121	\$145,337	\$460,249
Women's Apparel	23,301	59,229	188,457
Men's Apparel	13,500	34,431	109,031
Girl's Apparel	5,034	13,036	41,009
Boy's Apparel	3,960	10,184	32,136
Infant Apparel	4,109	10,448	32,718
Footwear (excl. Infants)	9,030	22,936	72,477
Other Apparel Prod/Services	7,217	18,010	56,898
Total Entertainment	\$155,915	\$399,434	\$1,268,613
Sports and Recreation	6,246	16,277	51,235
TV, Radio and Sound Equipment	54,517	138,004	439,286
Reading Materials	7,029	17,719	57,257
Travel	86,176	222,413	705,047
Photographic Equipment	1,948	5,021	15,789
Total Food At Home	\$134,875	\$339,223	\$1,083,862
Cereal Products	8,201	20,599	65,794
Bread & Bakery Products	17,883	45,007	144,619
Seafood	7,271	18,278	58,089
Meat/Poultry/Fish/Eggs	45,359	114,034	363,916
Dairy Products	21,585	54,344	174,064
Fruits and Vegetables	34,576	86,962	277,380
Total Food Away From Home	\$135,859	\$344,918	\$1,093,946
Breakfast and Brunch	13,088	32,679	104,672
Dinner	63,750	162,124	513,990
Lunch	44,264	112,497	355,854
Snacks and Non Alcoholic Bev	10,029	25,338	80,410
Catered Affairs	4,728	12,280	39,020

Consumer Spending Report

Clinton Valley Mall & Strip Center

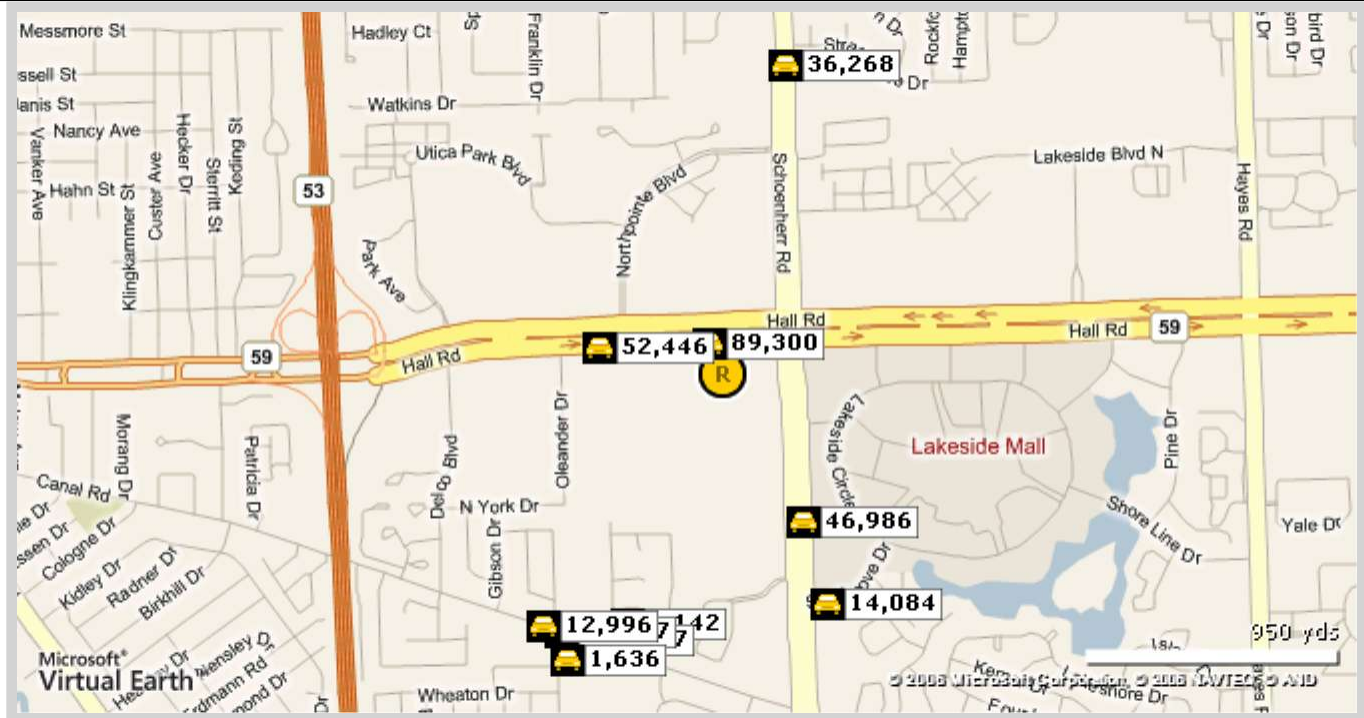
Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Alcoholic Beverages	\$26,253	\$66,123	\$210,561
Alcoholic Bev. at Home	14,991	38,026	120,391
Alcoholic Bev. away from Home	11,262	28,098	90,169
Total Furniture/Appliances	\$151,408	\$390,229	\$1,233,566
Bedroom Furniture	8,182	21,227	65,889
Living Room Furniture	13,441	34,506	109,268
Other Living & Family Room Furniture	3,564	9,399	29,306
Other Furniture	1,756	4,590	14,647
Major Appliances	13,069	33,702	107,561
Small Appliances	30,987	79,628	251,571
Misc Household Equipment	80,409	207,178	655,325
Total Transportation/Maint.	\$360,129	\$922,890	\$2,920,083
New Autos/Trucks/Vans	98,237	255,593	802,769
Used Vehicles	87,185	222,016	701,391
Purchase of RVs or Boats	10,818	28,650	89,859
Gasoline	120,465	305,978	974,488
Diesel Fuel	1,901	5,041	15,892
Automotive Maintenance/Repair	41,523	105,611	335,683
Total Health Care	\$68,940	\$174,041	\$561,636
Medical Services	40,699	103,585	331,825
Prescription Drugs	21,318	53,040	173,518
Medical Supplies	6,923	17,416	56,293
Total Education/Day Care	\$128,065	\$330,150	\$1,050,347
Education	56,424	144,771	462,963
Room and Board	5,651	14,991	47,057
Tuition/School Supplies	49,597	127,145	407,688
Day Care, Nursery & Preschool	16,394	43,243	132,640

Clinton Valley Mall & Strip Center

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	3,799	42,509	11
Total Retail	1,014	14,380	14
Home Improvement Stores	53	956	18
General Merchandise Stores	26	1,767	68
Food Stores	73	1,163	16
Auto Dealers and Gas Stations	60	566	9
Apparel and Accessory Stores	143	1,459	10
Furniture and Home Furnishings	97	864	9
Eating and Drinking Places	299	5,623	19
Miscellaneous Retail Stores	263	1,982	8
Finance-Insurance-Real Estate	420	2,300	5
Banks, Saving and Lending Inst.	100	525	5
Security Brokers and Investments	53	150	3
Insurance Carriers and Agencies	100	439	4
Real Estate-Trust-Holding Co.	167	1,186	7
Services	1,525	15,432	10
Hotels and Lodging	9	160	18
Motion Picture and Amusement	79	566	7
Health Services	303	6,638	22
Legal Services	64	279	4
Educational Services	76	2,128	28
Auto Services	86	487	6
Other Services	908	5,174	6
Agriculture/Mining	54	234	4
Construction	329	1,620	5
Manufacturing	172	5,952	35
Transportation, Comm./Pub Util.	93	353	4
Wholesale Trade	158	1,389	9
Government	34	849	25
Daytime Population	42,509		
Daytime Population/Business	11		
Residential Population	98,215		
Residential Population/Business	26		

Traffic Count Report

Clinton Valley Mall & Strip Center



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Hall Rd	Schoenherr Rd	0.17 E	2008	89,300	ADT	.07
2 Hall Rd	Northpointe Blvd	0.04 E	2008	52,446	ADT	.27
3 Schoenherr Rd	Waterbury Dr	0.01 N	2008	46,986	ADT	.37
4 Southcove Dr	Schoenherr Rd	0.05 W	2005	14,084	ADT	.55
5 Pinewood Dr	Shady Lane Dr	0.03 N	2004	1,142	ADT	.58
6 Canal Rd	Pinewood Dr	0.10 E	2004	14,067	ADT	.65
7 Canal Rd	Pinewood Dr	0.14 E	2004	14,577	ADT	.66
8 Canal Rd	Pinewood Dr	0.18 E	2006	12,996	ADT	.67
9 Schoenherr Rd	Strathmore Dr	0.04 N	2008	36,268	ADT	.69
10 Goldberg Dr	Wheaton Dr	0.08 S	2004	1,636	ADT	.71