

Demographic Summary Report

Clinton Pointe Shopping Center

Radius	3 Mile		5 Mile		10 Mile	
Population						
2016 Projection	104,037		247,007		784,188	
2011 Estimate	102,345		244,413		788,830	
2010 Census	102,313		245,359		795,312	
Growth 2011 - 2016	1.70%		1.10%		-0.60%	
Growth 2010 - 2011	0.00%		-0.40%		-0.80%	
2011 Population by Hispanic Origin	2,181		5,227		16,043	
2011 Population By Race	102,345		244,413		788,830	
White	85,431	83.47%	207,645	84.96%	594,465	75.36%
Black or African American	12,360	12.08%	25,530	10.45%	148,092	18.77%
American Indian and Alaska Native	397	0.39%	814	0.33%	2,424	0.31%
Asian	1,347	1.32%	4,066	1.66%	23,155	2.94%
Native Hawaiian and Pacific Islander	24	0.02%	49	0.02%	137	0.02%
Other Race	408	0.40%	1,078	0.44%	3,800	0.48%
Two or More Races	2,376	2.32%	5,231	2.14%	16,758	2.12%
Households						
2016 Projection	45,149		104,918		311,308	
2011 Estimate	44,367		103,582		311,930	
2010 Census	44,374		103,973		314,180	
Growth 2011 - 2016	1.80%		1.30%		-0.20%	
Growth 2010 - 2011	0.00%		-0.40%		-0.70%	
Owner Occupied	30,363	68.44%	74,997	72.40%	229,097	73.45%
Renter Occupied	14,004	31.56%	28,585	27.60%	82,833	26.55%
2011 Households by HH Income	44,367		103,582		311,924	
Income Less Than \$15,000	6,032	13.60%	14,059	13.57%	40,899	13.11%
Income: \$15,000 - \$24,999	5,350	12.06%	12,218	11.80%	35,413	11.35%
Income: \$25,000 - \$34,999	5,728	12.91%	12,200	11.78%	34,578	11.09%
Income: \$35,000 - \$49,999	7,298	16.45%	16,414	15.85%	46,393	14.87%
Income: \$50,000 - \$74,999	8,919	20.10%	20,049	19.36%	58,924	18.89%
Income: \$75,000 - \$99,999	5,418	12.21%	13,188	12.73%	40,984	13.14%
Income: \$100,000 - \$149,999	4,222	9.52%	11,107	10.72%	38,243	12.26%
Income: \$150,000 - \$199,999	862	1.94%	2,677	2.58%	10,026	3.21%
Income: \$200,000+	538	1.21%	1,670	1.61%	6,464	2.07%
2011 Avg Household Income	\$56,088		\$59,127		\$62,704	
2011 Med Household Income	\$44,304		\$46,351		\$49,425	
2011 Per Capita Income	\$24,433		\$25,312		\$25,024	

Demographic Detail Report

Clinton Pointe Shopping Center

Radius	3 Mile		5 Mile		10 Mile	
Population						
2016 Projection	104,037		247,007		784,188	
2011 Estimate	102,345		244,413		788,830	
2010 Census	102,313		245,359		795,312	
Growth 2011 - 2016	1.70%		1.10%		-0.60%	
Growth 2010 - 2011	0.00%		-0.40%		-0.80%	
2011 Population by Age						
	102,345		244,413		788,830	
Age 0 - 4	5,813	5.68%	13,205	5.40%	46,005	5.83%
Age 5 - 9	5,627	5.50%	13,426	5.49%	49,352	6.26%
Age 10 - 14	6,122	5.98%	14,703	6.02%	53,051	6.73%
Age 15 - 19	6,488	6.34%	15,771	6.45%	56,251	7.13%
Age 20 - 24	6,344	6.20%	14,589	5.97%	48,291	6.12%
Age 25 - 34	13,065	12.77%	29,953	12.26%	95,813	12.15%
Age 35 - 44	13,636	13.32%	32,169	13.16%	108,250	13.72%
Age 45 - 49	7,642	7.47%	18,613	7.62%	59,436	7.53%
Age 50 - 54	8,104	7.92%	19,909	8.15%	61,608	7.81%
Age 55 - 59	7,140	6.98%	17,482	7.15%	53,720	6.81%
Age 60 - 64	5,811	5.68%	14,456	5.91%	43,758	5.55%
Age 65 - 74	7,939	7.76%	19,576	8.01%	56,400	7.15%
Age 75 - 84	5,959	5.82%	14,172	5.80%	38,902	4.93%
Age 85 and over	2,655	2.59%	6,389	2.61%	17,993	2.28%
Age 65 and over	16,553	16.17%	40,137	16.42%	113,295	14.36%
Median Age	40.70		41.50		39.30	
Average Age	40.50		40.90		39.20	

Demographic Detail Report

Clinton Pointe Shopping Center

Radius	3 Mile	5 Mile	10 Mile
2011 Population By Race	102,345	244,413	788,830
White	85,431 83.47%	207,645 84.96%	594,465 75.36%
Black or African American	12,360 12.08%	25,530 10.45%	148,092 18.77%
American Indian and Alaska Native	397 0.39%	814 0.33%	2,424 0.31%
Asian	1,347 1.32%	4,066 1.66%	23,155 2.94%
Native Hawaiian and Pacific Islander	24 0.02%	49 0.02%	137 0.02%
Other Race	408 0.40%	1,078 0.44%	3,800 0.48%
Two or More Races	2,376 2.32%	5,231 2.14%	16,758 2.12%
2011 Population by Hispanic Origin	102,343	244,413	788,831
Not Hispanic or Latino	100,162 97.87%	239,186 97.86%	772,788 97.97%
Hispanic or Latino	2,181 2.13%	5,227 2.14%	16,043 2.03%
2011 Age 5+ Language at Home	96,702	232,800	760,152
Speak Only English	88,335 91.35%	213,141 91.56%	669,657 88.10%
Speak Asian or Pacific Island	1,121 1.16%	2,637 1.13%	14,204 1.87%
Speak IndoEuropean	5,556 5.75%	12,756 5.48%	47,668 6.27%
Speak Spanish	1,275 1.32%	2,894 1.24%	10,192 1.34%
Speak Other Language	415 0.43%	1,372 0.59%	18,431 2.42%
2011 Median Age, Male	38.80	39.60	37.70
2011 Average Age, Male	38.80	39.20	37.70
Median Age, Female	42.50	43.30	40.80
Average Age, Female	42.10	42.40	40.50
2011 Population by Occupation Classification (Age 16+)	48,310	114,497	366,243
Blue Collar	13,263 27.45%	28,033 24.48%	85,445 23.33%
White Collar	26,208 54.25%	66,258 57.87%	214,838 58.66%
Service	8,839 18.30%	20,206 17.65%	65,960 18.01%
2011 Population by Marital Status (Age 15+)	84,490	203,605	650,623
Total, Never Married	25,131 29.74%	59,751 29.35%	208,809 32.09%
Married	40,782 48.27%	101,253 49.73%	323,065 49.65%
Widowed	7,456 8.82%	17,652 8.67%	48,271 7.42%
Divorced	11,121 13.16%	24,949 12.25%	70,478 10.83%

Demographic Detail Report

Clinton Pointe Shopping Center

Radius	3 Mile	5 Mile	10 Mile
2011 Population by Education	72,280	173,422	543,862
Less Than 9th Grade	1,482 2.05%	4,076 2.35%	15,416 2.83%
Some High School, No Diploma	7,514 10.40%	17,855 10.30%	55,308 10.17%
High School Grad (Incl Equivalency)	27,005 37.36%	60,840 35.08%	179,344 32.98%
Some College, No Degree	17,808 24.64%	43,980 25.36%	134,237 24.68%
Associate Degree	6,516 9.01%	15,257 8.80%	45,848 8.43%
Bachelor Degree	7,980 11.04%	20,534 11.84%	73,897 13.59%
Advanced Degrees	3,975 5.50%	10,880 6.27%	39,812 7.32%
2011 Population by Occupation (Age 16+)	57,148	134,701	432,203
Management, Business, & Financial	14,473 25.33%	35,491 26.35%	112,046 25.92%
Professional & Related Occupations	1,991 3.48%	5,081 3.77%	18,497 4.28%
Services	24,786 43.37%	58,120 43.15%	188,177 43.54%
Sales & Office	4,542 7.95%	12,439 9.23%	40,983 9.48%
Farming, Fishing, and Forestry	13 0.02%	71 0.05%	267 0.06%
Construction and Extraction, Maint	2,539 4.44%	5,411 4.02%	15,541 3.60%
Production & Transportation	8,804 15.41%	18,088 13.43%	56,692 13.12%
2011 Workers by Travel Time to Work (Age 16+)	50,673	118,370	376,920
Less Than 15 Minutes	10,658 21.03%	26,936 22.76%	80,113 21.25%
15 to 29 Minutes	17,539 34.61%	41,221 34.82%	130,759 34.69%
30 to 44 Minutes	10,051 19.84%	24,663 20.84%	86,206 22.87%
45 to 59 Minutes	4,791 9.45%	9,714 8.21%	30,111 7.99%
60+ Minutes	7,634 15.07%	15,836 13.38%	49,731 13.19%
2000 Households by HH Size	44,374	103,973	314,181
1-Person Households	14,883 33.54%	33,408 32.13%	91,618 29.16%
2-Person Households	14,243 32.10%	33,827 32.53%	97,251 30.95%
3-Person Households	7,055 15.90%	16,393 15.77%	50,881 16.19%
4-Person Households	5,121 11.54%	12,557 12.08%	42,324 13.47%
5-Person Households	2,069 4.66%	5,263 5.06%	20,054 6.38%
6-Person Households	679 1.53%	1,690 1.63%	7,401 2.36%
7 or more Person Households	324 0.73%	835 0.80%	4,652 1.48%
2011 Average Household Size	2.30	2.34	2.51

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2011 Households by HH Income	44,367	103,582	311,924
Income: Less than \$15,000	6,032 13.60%	14,059 13.57%	40,899 13.11%
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Income: \$50,000 - \$74,999	8,919 20.10%	20,049 19.36%	58,924 18.89%
Income: \$75,000 - \$99,999	5,418 12.21%	13,188 12.73%	40,984 13.14%
Income: \$100,000 - \$149,999	4,222 9.52%	11,107 10.72%	38,243 12.26%
Income: \$150,000 - \$199,999	862 1.94%	2,677 2.58%	10,026 3.21%
Income: \$200,000+	538 1.21%	1,670 1.61%	6,464 2.07%
2011 Avg Household Income	\$56,088	\$59,127	\$62,704
2011 Med Household Income	\$44,304	\$46,351	\$49,425
2011 Per Capita Income	\$24,433	\$25,312	\$25,024
2011 Occupied Housing	44,367	103,582	311,930
Owner Occupied	30,363 68.44%	74,997 72.40%	229,097 73.45%
Renter Occupied	14,004 31.56%	28,585 27.60%	82,833 26.55%
2000 Housing Units	48,006	111,650	346,647
1 Unit Attached	5,592 11.65%	11,996 10.74%	30,629 8.84%
1 Unit Detached	29,447 61.34%	73,749 66.05%	247,764 71.47%
2 Units	261 0.54%	997 0.89%	3,691 1.06%
3 - 19 Units	9,312 19.40%	17,315 15.51%	39,857 11.50%
20 - 49 Units	1,018 2.12%	1,867 1.67%	5,583 1.61%
50 or more Units	1,709 3.56%	3,695 3.31%	10,298 2.97%
Mobile Home or Trailer	667 1.39%	2,031 1.82%	8,825 2.55%
Boat, RV, Van, Etc.	0 0.00%	0 0.00%	0 0.00%

Demographic Detail Report

Clinton Pointe Shopping Center

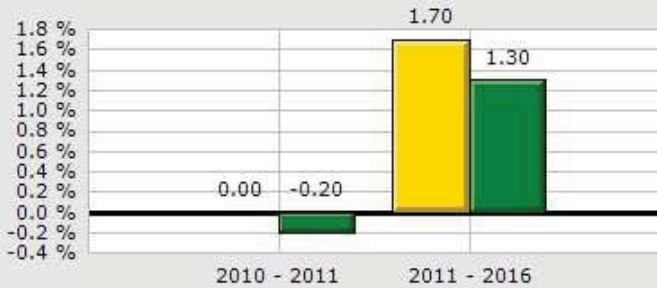
Radius	3 Mile		5 Mile		10 Mile	
2011 Housing Value - Owner Occupied	32,827		79,820		246,588	
Value Less than \$20,000	584	1.78%	1,657	2.08%	6,299	2.55%
Value \$20,000 - \$39,999	426	1.30%	1,038	1.30%	5,160	2.09%
Value \$40,000 - \$59,999	994	3.03%	2,119	2.65%	7,925	3.21%
Value \$60,000 - \$79,999	1,525	4.65%	3,328	4.17%	12,993	5.27%
Value \$80,000 - \$99,999	2,858	8.71%	6,070	7.60%	21,356	8.66%
Value \$100,000 - \$149,999	12,519	38.14%	26,872	33.67%	66,716	27.06%
Value \$150,000 - \$199,999	9,639	29.36%	23,407	29.32%	65,787	26.68%
Value \$200,000 - \$299,999	3,234	9.85%	11,196	14.03%	41,196	16.71%
Value \$300,000 - \$399,999	512	1.56%	2,399	3.01%	12,055	4.89%
Value \$400,000 - \$499,999	198	0.60%	765	0.96%	3,450	1.40%
Value \$500,000 - \$749,999	206	0.63%	632	0.79%	2,292	0.93%
Value \$750,000 - \$999,999	63	0.19%	215	0.27%	622	0.25%
Value \$1,000,000 or more	69	0.21%	122	0.15%	737	0.30%
2011 Med Housing Val-Owner Occupied	\$141,217		\$148,081		\$151,762	
2011 Housing Units by Yr Built	48,005		111,652		346,645	
Built 2005 to Present	453	0.94%	1,199	1.07%	4,701	1.36%
Built 2000 to 2004	1,429	2.98%	3,876	3.47%	18,999	5.48%
Built 1990 to 1999	3,795	7.91%	9,901	8.87%	34,255	9.88%
Built 1980 to 1989	5,064	10.55%	12,483	11.18%	34,166	9.86%
Built 1970 to 1979	9,925	20.67%	22,931	20.54%	55,995	16.15%
Built 1960 to 1969	10,142	21.13%	22,678	20.31%	61,959	17.87%
Built 1950 to 1959	13,417	27.95%	27,588	24.71%	77,899	22.47%
Built 1940 to 1949	1,925	4.01%	4,817	4.31%	33,595	9.69%
Built 1939 or Earlier	1,855	3.86%	6,179	5.53%	25,076	7.23%
2011 Median Year Built	1967		1968		1966	

Clinton Pointe Shopping Center

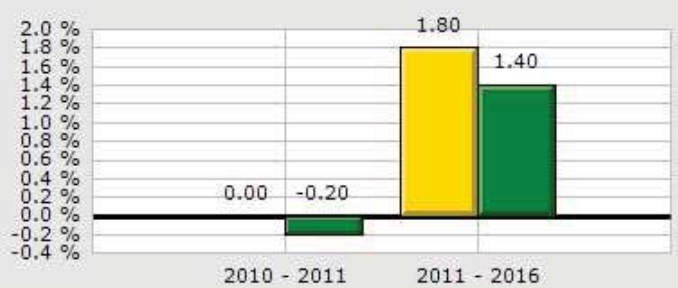
Type: **Shopping Center/Community Center**
 County: **Macomb**

3 Mile
County

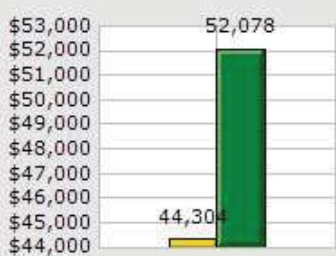
Population Growth



Household Growth



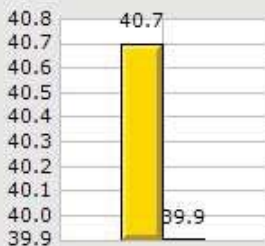
2011 Med Household Inc



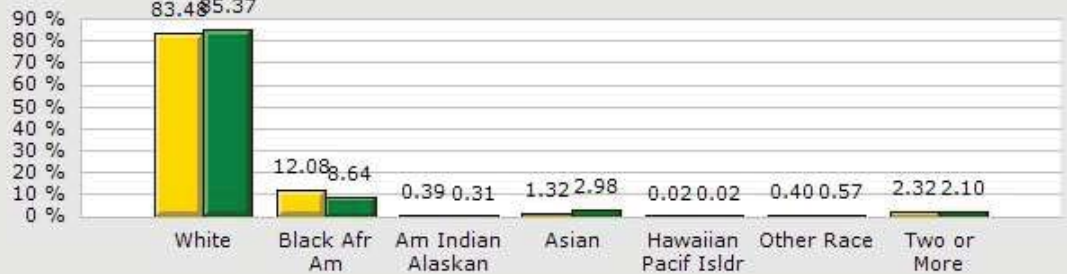
2011 Households by Household Income



2011 Median Age



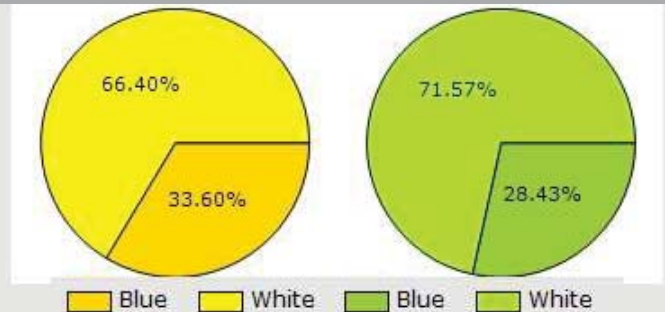
2011 Population by Race



2011 Renter vs. Owner



2011 Blue vs. White Collar



Demographic Market Comparison Report

3 mile radius

Clinton Pointe Shopping Center

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

	3 Mile		County	
Population				
Growth 2010 - 2011	0.00%		-0.20%	
Growth 2011 - 2016	1.70%		1.30%	
2011 Blue Collar	13,263	33.60%	92,170	28.43%
2011 White Collar	26,208	66.40%	232,055	71.57%
2011 Population By Race				
	102,343		839,425	
White	85,431	83.48%	716,651	85.37%
Black Afr Am	12,360	12.08%	72,526	8.64%
Am Indian Alaskan	397	0.39%	2,639	0.31%
Asian	1,347	1.32%	25,022	2.98%
Hawaiian Pacif Islldr	24	0.02%	178	0.02%
Other Race	408	0.40%	4,809	0.57%
Two or More	2,376	2.32%	17,600	2.10%
Households				
Growth 2010 - 2011	0.00%		-0.20%	
Growth 2011 - 2016	1.80%		1.40%	
Renter Occupied	14,004	31.56%	80,475	24.31%
Owner Occupied	30,363	68.44%	250,574	75.69%
2011 Households by HH Income				
	44,367		331,043	
Income < \$35,000	17,110	38.56%	110,226	33.30%
Income \$35,000 - \$74,999	16,217	36.55%	109,783	33.16%
Income \$75,000 - \$149,999	9,640	21.73%	91,053	27.50%
Income \$150,000 - \$199,999	862	1.94%	12,602	3.81%
Income \$200,000+	538	1.21%	7,379	2.23%
2011 Median Household Income	\$44,304		\$52,078	
2011 Median Age	40.70		39.90	

Consumer Spending Report

Clinton Pointe Shopping Center

2011 Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$1,336,350	\$3,271,689	\$10,441,190
Total Apparel	\$53,117	\$130,041	\$415,595
Women's Apparel	18,738	46,186	147,190
Men's Apparel	10,797	26,485	84,546
Girl's Apparel	4,018	9,840	31,874
Boy's Apparel	3,233	7,885	25,455
Infant Apparel	3,354	8,044	25,730
Footwear (excl. Infants)	7,312	17,796	56,869
Other Apparel Prod/Services	5,664	13,804	43,933
Total Entertainment	\$123,638	\$305,931	\$977,921
Sports and Recreation	4,972	12,194	39,268
TV, Radio and Sound Equipment	45,117	110,246	350,597
Reading Materials	5,807	14,439	45,287
Travel	66,214	165,296	530,693
Photographic Equipment	1,529	3,755	12,076
Total Food At Home	\$111,512	\$272,707	\$863,031
Cereal Products	6,790	16,573	52,442
Bread & Bakery Products	15,081	36,952	116,471
Seafood	5,720	14,089	44,872
Meat/Poultry/Fish/Eggs	37,581	91,738	290,957
Dairy Products	18,126	44,256	139,578
Fruits and Vegetables	28,214	69,100	218,712
Total Food Away From Home	\$110,149	\$269,519	\$860,491
Breakfast and Brunch	10,736	26,259	82,704
Dinner	51,453	126,173	403,674
Lunch	36,171	88,089	281,552
Snacks and Non Alcoholic Bev	8,125	19,755	62,670
Catered Affairs	3,665	9,243	29,892

Consumer Spending Report

Clinton Pointe Shopping Center

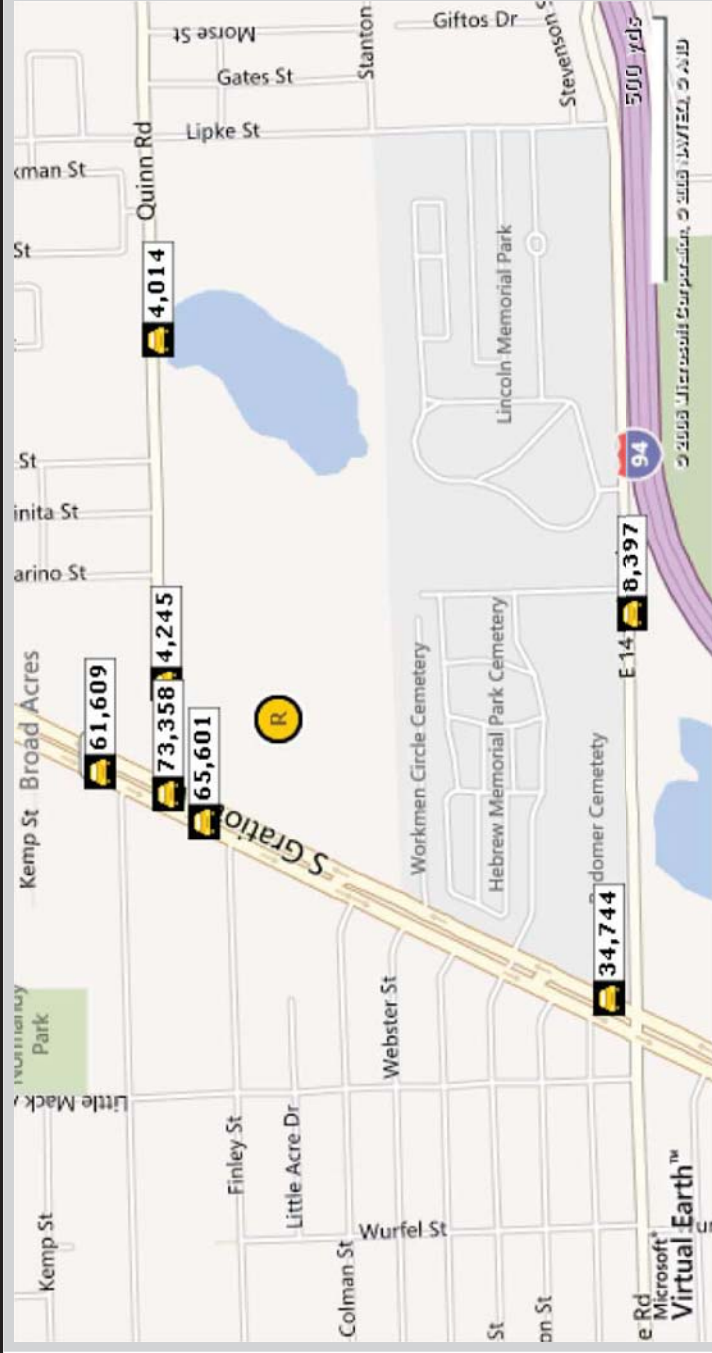
Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Alcoholic Beverages	\$21,252	\$52,086	\$165,452
Alcoholic Bev. at Home	11,972	29,347	93,868
Alcoholic Bev. away from Home	9,280	22,739	71,584
Total Furniture/Appliances	\$120,163	\$296,111	\$949,800
Bedroom Furniture	6,313	15,373	50,084
Living Room Furniture	10,479	25,970	83,276
Other Living & Family Room Furniture	2,733	6,764	22,126
Other Furniture	1,392	3,500	11,231
Major Appliances	10,810	26,650	84,768
Small Appliances & Housewares	24,576	60,398	193,493
Misc Household Equipment	63,860	157,456	504,823
Total Transportation/Maint.	\$298,155	\$725,530	\$2,319,614
New Autos/Trucks/Vans	77,727	191,416	618,480
Used Vehicles	73,920	177,545	565,273
Purchase of RVs or Boats	8,482	20,775	67,174
Gasoline	102,520	248,865	791,494
Diesel Fuel	1,657	3,974	12,648
Automotive Maintenance/Repair	33,849	82,954	264,546
Total Health Care	\$59,210	\$145,844	\$458,849
Medical Services	33,916	83,587	264,780
Prescription Drugs	19,444	47,770	148,559
Medical Supplies	5,850	14,487	45,510
Total Education/Day Care	\$102,738	\$254,712	\$812,687
Education	45,741	113,538	360,334
Room and Board	4,380	10,978	36,224
Tuition/School Supplies	40,392	100,346	317,483
Day Care, Nursery & Preschool	12,226	29,850	98,647

Clinton Pointe Shopping Center

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	3,232	36,882	11
Total Retail	832	10,958	13
Home Improvement Stores	59	728	12
General Merchandise Stores	27	1,175	44
Food Stores	74	1,171	16
Auto Dealers and Gas Stations	107	1,229	11
Apparel and Accessory Stores	55	327	6
Furniture and Home Furnishings	58	738	13
Eating and Drinking Places	221	3,956	18
Miscellaneous Retail Stores	231	1,634	7
Finance-Insurance-Real Estate	264	1,129	4
Banks, Saving and Lending Inst.	66	399	6
Security Brokers and Investments	20	76	4
Insurance Carriers and Agencies	51	121	2
Real Estate-Trust-Holding Co.	127	533	4
Services	1,196	13,097	11
Hotels and Lodging	19	248	13
Motion Picture and Amusement	94	426	5
Health Services	183	4,883	27
Legal Services	22	84	4
Educational Services	79	2,643	33
Auto Services	122	421	3
Other Services	677	4,392	6
Agriculture/Mining	70	519	7
Construction	262	1,434	5
Manufacturing	265	6,954	26
Transportation, Comm./Pub Util.	112	608	5
Wholesale Trade	177	1,366	8
Government	54	817	15
Daytime Population	36,882		
Daytime Population/Business	11		

Traffic Count Report

Clinton Pointe Shopping Center



Street	Cross Str	Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Quinn Rd	S Gratiot Ave	0.11 W	2005	4,245	ADT	.13
2 Quinn Rd	S Gratiot Ave	0.11 W	2010	3,989	MPSI	.13
3 Quinn Rd	Gratiot Ave	0.11 W	2005	4,245	ADT	.13
4 S Gratiot Ave	Quinn Rd	0.06 NE	2005	65,601	ADT	.14
5 Quinn Rd	S Gratiot Ave	0.01 E	2010	73,358	MPSI	.14
6 S Gratiot Ave	McKishnie St	0.03 SW	2010	61,609	MPSI	.20
7 E Fourteen Mile Rd	S Gratiot Ave	0.44 W	2010	8,523	MPSI	.41
8 E 14 Mile Rd	Gratiot Ave	0.44 W	2007	8,397	ADT	.41
9 Quinn Rd	Kentucky St	0.13 W	2010	4,014	MPSI	.43
10 S Gratiot Ave	Nicke St	0.02 NW	2010	34,744	MPSI	.47

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