

Demographic Summary Report

Fraser Shopping Center

Radius	3 Mile		5 Mile		10 Mile	
Population						
2014 Projection	125,269		314,015		1,027,263	
2009 Estimate	125,637		314,576		1,031,694	
2000 Census	125,428		313,765		1,037,094	
Growth 2009 - 2014	-0.30%		-0.20%		-0.40%	
Growth 2000 - 2009	0.20%		0.30%		-0.50%	
2009 Population by Hispanic Origin	2,145		5,337		17,623	
2009 Population By Race	125,637		314,576		1,031,694	
White	116,596	92.80%	289,149	91.92%	742,740	71.99%
Black or African American	2,707	2.15%	9,048	2.88%	221,112	21.43%
American Indian and Alaska Native	436	0.35%	1,012	0.32%	2,892	0.28%
Asian	3,292	2.62%	8,669	2.76%	38,953	3.78%
Native Hawaiian and Pacific Islander	44	0.04%	89	0.03%	213	0.02%
Other Race	386	0.31%	991	0.32%	4,255	0.41%
Two or More Races	2,177	1.73%	5,619	1.79%	21,527	2.09%
Households						
2014 Projection	52,831		132,902		400,934	
2009 Estimate	52,536		132,037		400,026	
2000 Census	51,528		129,404		396,988	
Growth 2009 - 2014	0.60%		0.70%		0.20%	
Growth 2000 - 2009	2.00%		2.00%		0.80%	
Owner Occupied	40,474	77.04%	102,989	78.00%	299,995	74.99%
Renter Occupied	12,062	22.96%	29,048	22.00%	100,032	25.01%
2009 Households by HH Income	52,535		132,037		400,026	
Income Less Than \$15,000	4,246	8.08%	10,811	8.19%	39,505	9.88%
Income: \$15,000 - \$24,999	4,545	8.65%	11,149	8.44%	33,561	8.39%
Income: \$25,000 - \$34,999	5,200	9.90%	13,131	9.94%	39,146	9.79%
Income: \$35,000 - \$49,999	7,839	14.92%	19,027	14.41%	53,890	13.47%
Income: \$50,000 - \$74,999	13,495	25.69%	33,421	25.31%	93,293	23.32%
Income: \$75,000 - \$99,999	8,964	17.06%	22,111	16.75%	61,511	15.38%
Income: \$100,000 - \$149,999	6,417	12.21%	16,839	12.75%	55,555	13.89%
Income: \$150,000 - \$249,999	1,598	3.04%	4,801	3.64%	19,512	4.88%
Income: \$250,000 - \$499,999	214	0.41%	672	0.51%	3,489	0.87%
Income: \$500,000 or more	17	0.03%	75	0.06%	564	0.14%
2009 Avg Household Income	\$65,135		\$66,725		\$69,629	
2009 Med Household Income	\$59,732		\$60,237		\$59,852	
2009 Per Capita Income	\$27,273		\$28,198		\$27,156	

Demographic Detail Report

Fraser Shopping Center

Radius	3 Mile		5 Mile		10 Mile	
Population						
2014 Projection	125,269		314,015		1,027,263	
2009 Estimate	125,637		314,576		1,031,694	
2000 Census	125,428		313,765		1,037,094	
Growth 2009 - 2014	-0.30%		-0.20%		-0.40%	
Growth 2000 - 2009	0.20%		0.30%		-0.50%	
2009 Population by Age	125,637		314,576		1,031,694	
Age 0 - 4	7,291	5.80%	18,050	5.74%	69,876	6.77%
Age 5 - 9	7,331	5.84%	18,241	5.80%	71,275	6.91%
Age 10 - 14	7,483	5.96%	18,697	5.94%	71,304	6.91%
Age 15 - 17	4,571	3.64%	11,316	3.60%	43,247	4.19%
Age 18 - 20	4,164	3.31%	10,392	3.30%	39,079	3.79%
Age 21 - 24	5,226	4.16%	13,066	4.15%	47,663	4.62%
Age 25 - 34	15,281	12.16%	37,581	11.95%	131,903	12.79%
Age 35 - 44	18,390	14.64%	45,442	14.45%	150,888	14.63%
Age 45 - 49	9,785	7.79%	24,507	7.79%	79,227	7.68%
Age 50 - 54	9,340	7.43%	23,819	7.57%	74,729	7.24%
Age 55 - 59	8,162	6.50%	20,847	6.63%	64,101	6.21%
Age 60 - 64	6,762	5.38%	17,089	5.43%	50,573	4.90%
Age 65 - 74	10,307	8.20%	25,220	8.02%	66,261	6.42%
Age 75 - 84	8,087	6.44%	20,862	6.63%	49,454	4.79%
Age 85 and over	3,456	2.75%	9,446	3.00%	22,114	2.14%
Age 16 and over	102,009	81.19%	255,775	81.31%	804,696	78.00%
Age 18 and over	98,961	78.77%	248,271	78.92%	775,992	75.22%
Age 21 and over	94,797	75.45%	237,879	75.62%	736,913	71.43%
Age 65 and over	21,850	17.39%	55,528	17.65%	137,830	13.36%
Median Age	41.30		41.70		37.80	
Average Age	41.00		41.20		38.00	

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Radius	3 Mile	5 Mile	10 Mile
2009 Population By Race	125,637	314,576	1,031,694
White	116,596 92.80%	289,149 91.92%	742,740 71.99%
Black or African American	2,707 2.15%	9,048 2.88%	221,112 21.43%
American Indian and Alaska Native	436 0.35%	1,012 0.32%	2,892 0.28%
Asian	3,292 2.62%	8,669 2.76%	38,953 3.78%
Native Hawaiian and Pacific Islander	44 0.04%	89 0.03%	213 0.02%
Other Race	386 0.31%	991 0.32%	4,255 0.41%
Two or More Races	2,177 1.73%	5,619 1.79%	21,527 2.09%
2009 Population by Hispanic Origin	125,637	314,577	1,031,694
Not Hispanic or Latino	123,493 98.29%	309,239 98.30%	1,014,070 98.29%
Hispanic or Latino:	2,145 1.71%	5,337 1.70%	17,623 1.71%
Mexican	1,376 1.10%	3,242 1.03%	10,307 1.00%
Puerto Rican	173 0.14%	479 0.15%	1,715 0.17%
Cuban	93 0.07%	176 0.06%	611 0.06%
Other Hispanic or Latino	502 0.40%	1,441 0.46%	4,991 0.48%
2009 Age 5+ Language at Home	118,346	296,526	961,817
Speak Only English	106,510 90.00%	265,260 89.46%	847,119 88.07%
Speak Asian or Pacific Island	1,730 1.46%	3,627 1.22%	15,804 1.64%
Speak IndoEuropean	7,907 6.68%	21,125 7.12%	64,217 6.68%
Speak Spanish	1,079 0.91%	2,892 0.98%	11,547 1.20%
Speak Other Language	1,120 0.95%	3,622 1.22%	23,130 2.40%
2009 Median Age, Male	39.50	39.80	36.30
2009 Average Age, Male	39.20	39.40	36.50
Median Age, Female	43.10	43.50	39.20
Average Age, Female	42.70	43.00	39.40
2009 Population by Employment Status (Age 16+)	102,008	255,775	804,697
In Armed Forces	52 0.05%	148 0.06%	710 0.09%
Civilian, Employed	49,117 48.15%	122,432 47.87%	392,154 48.73%
Civilian, Unemployed	10,385 10.18%	25,164 9.84%	89,459 11.12%
Not In Labor Force	42,454 41.62%	108,031 42.24%	322,374 40.06%
2009 Population by Occupation Classification (Age 16+)	49,117	122,432	392,154
Blue Collar	12,225 24.89%	29,173 23.83%	86,960 22.17%
White Collar	28,586 58.20%	72,518 59.23%	236,409 60.28%
Service	8,306 16.91%	20,741 16.94%	68,785 17.54%

Demographic Detail Report

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Radius	3 Mile	5 Mile	10 Mile
2000 Population by Marital Status (Age 15+)	103,531	259,589	819,239
Total, Never Married	28,599 27.62%	71,569 27.57%	261,460 31.91%
Married	53,693 51.86%	134,495 51.81%	405,162 49.46%
Widowed	9,034 8.73%	23,453 9.03%	60,169 7.34%
Divorced	12,205 11.79%	30,072 11.58%	92,448 11.28%
Males Divorced	4,401	11,072	35,084
Females Divorced	6,462	15,880	49,681
Males, Never Married	14,229	35,594	127,490
Females Never Married	11,784	29,631	115,746
2009 Population by Education	89,570	224,814	689,250
Less Than 9Th Grade	3,474 3.88%	8,532 3.80%	27,627 4.01%
Some High School, No Diploma	10,636 11.87%	25,188 11.20%	79,069 11.47%
High School Graduate (Includes Equivalency)	34,052 38.02%	83,009 36.92%	228,539 33.16%
Some College, No Degree	21,940 24.49%	53,619 23.85%	161,692 23.46%
Associate Degree	7,030 7.85%	18,336 8.16%	52,993 7.69%
Bachelor Degree	8,477 9.46%	24,136 10.74%	90,831 13.18%
Advanced Degrees	3,961 4.42%	11,994 5.34%	48,499 7.04%
2009 Population by Occupation (Age 16+)	57,422	143,174	460,939
Management, Business, & Financial	14,607 25.44%	36,935 25.80%	117,103 25.41%
Professional & Related Occupations	2,319 4.04%	5,917 4.13%	20,809 4.51%
Services	24,537 42.73%	61,993 43.30%	204,778 44.43%
Sales & Office	5,896 10.27%	14,473 10.11%	46,474 10.08%
Farming, Fishing, and Forestry	28 0.05%	53 0.04%	224 0.05%
Construction and Extraction, Maint	2,730 4.75%	6,179 4.32%	16,090 3.49%
Production & Transportation	7,305 12.72%	17,624 12.31%	55,461 12.03%
2009 Workers by Travel Time to Work (Age 16+)	49,170	122,579	392,863
Less Than 15 Minutes	11,235 22.85%	27,518 22.45%	81,762 20.81%
15 to 29 Minutes	20,437 41.56%	49,258 40.18%	158,864 40.44%
30 to 44 Minutes	10,520 21.40%	27,411 22.36%	91,358 23.25%
45 to 59 Minutes	4,158 8.46%	10,863 8.86%	33,466 8.52%
60+ Minutes	2,820 5.74%	7,529 6.14%	27,413 6.98%

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Radius	3 Mile	5 Mile	10 Mile
Households			
2014 Projection	52,831	132,902	400,934
2009 Estimate	52,536	132,037	400,026
2000 Census	51,528	129,404	396,988
Growth 2009 - 2014	0.60%	0.70%	0.20%
Growth 2000 - 2009	2.00%	2.00%	0.80%
2000 Households by HH Size	51,527	129,403	396,988
1-Person Households	14,755 28.64%	38,601 29.83%	109,994 27.71%
2-Person Households	17,221 33.42%	42,847 33.11%	121,286 30.55%
3-Person Households	8,421 16.34%	20,730 16.02%	65,470 16.49%
4-Person Households	7,058 13.70%	17,040 13.17%	56,164 14.15%
5-Person Households	2,841 5.51%	7,022 5.43%	26,864 6.77%
6-Person Households	900 1.75%	2,272 1.76%	10,205 2.57%
7 or more Person Households	331 0.64%	891 0.69%	7,005 1.76%
2009 Average Household Size	2.37	2.36	2.55
2009 Households by HH Income	52,535	132,037	400,026
Income Less than \$15,000	4,246 8.08%	10,811 8.19%	39,505 9.88%
Income: \$15,000 - \$24,999	4,545 8.65%	11,149 8.44%	33,561 8.39%
Income: \$25,000 - \$34,999	5,200 9.90%	13,131 9.94%	39,146 9.79%
Income: \$35,000 - \$49,999	7,839 14.92%	19,027 14.41%	53,890 13.47%
Income: \$50,000 - \$74,999	13,495 25.69%	33,421 25.31%	93,293 23.32%
Income: \$75,000 - \$99,999	8,964 17.06%	22,111 16.75%	61,511 15.38%
Income: \$100,000 - \$149,999	6,417 12.21%	16,839 12.75%	55,555 13.89%
Income: \$150,000 - \$249,999	1,598 3.04%	4,801 3.64%	19,512 4.88%
Income: \$250,000 - \$499,999	214 0.41%	672 0.51%	3,489 0.87%
Income: \$500,000 or more	17 0.03%	75 0.06%	564 0.14%
2009 Avg Household Income	\$65,135	\$66,725	\$69,629
2009 Med Household Income	\$59,732	\$60,237	\$59,852
2009 Per Capita Income	\$27,273	\$28,198	\$27,156
2009 Occupied Housing	52,536	132,037	400,027
Owner Occupied	40,474 77.04%	102,989 78.00%	299,995 74.99%
Renter Occupied	12,062 22.96%	29,048 22.00%	100,032 25.01%

Demographic Detail Report

Fraser Shopping Center

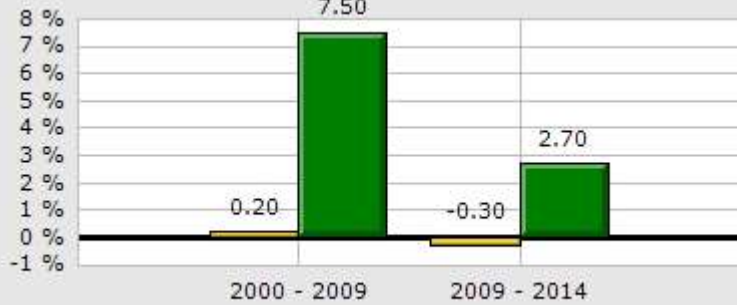
Radius	3 Mile		5 Mile		10 Mile	
2009 Housing Value - Owner Occupied	40,474		102,988		299,989	
Value Less than \$20,000	210	0.52%	1,322	1.28%	9,296	3.10%
Value \$20,000 - \$39,999	799	1.97%	2,428	2.36%	15,038	5.01%
Value \$40,000 - \$59,999	2,024	5.00%	4,781	4.64%	23,713	7.90%
Value \$60,000 - \$79,999	4,030	9.96%	9,953	9.66%	34,022	11.34%
Value \$80,000 - \$99,999	7,673	18.96%	19,638	19.07%	45,220	15.07%
Value \$100,000 - \$149,999	18,573	45.89%	42,783	41.54%	87,075	29.03%
Value \$150,000 - \$199,999	5,731	14.16%	16,718	16.23%	50,532	16.84%
Value \$200,000 - \$299,999	1,307	3.23%	4,223	4.10%	25,493	8.50%
Value \$300,000 - \$399,999	39	0.10%	539	0.52%	4,991	1.66%
Value \$400,000 - \$499,999	41	0.10%	328	0.32%	2,159	0.72%
Value \$500,000 - \$749,999	2	0.00%	110	0.11%	1,275	0.43%
Value \$750,000 - \$999,999	6	0.01%	68	0.07%	616	0.21%
Value \$1,000,000 or more	39	0.10%	97	0.09%	559	0.19%
2009 Med Housing Val-Owner Occupied	\$114,805		\$114,732		\$113,328	
2000 Housing Units by Units in Structure	52,856		132,787		414,934	
1 Unit Attached	3,518	6.66%	9,356	7.05%	25,871	6.23%
1 Unit Detached	38,735	73.28%	95,176	71.68%	299,409	72.16%
2 Units	398	0.75%	909	0.68%	10,872	2.62%
3 - 19 Units	7,659	14.49%	18,998	14.31%	46,904	11.30%
20 - 49 Units	869	1.64%	2,296	1.73%	6,960	1.68%
50 or more Units	1,556	2.94%	3,982	3.00%	12,661	3.05%
Mobile Home or Trailer	110	0.21%	2,059	1.55%	12,143	2.93%
Boat, RV, Van, Etc.	11	0.02%	11	0.01%	114	0.03%
2009 Housing Units by Yr Built	54,980		138,319		436,230	
Built 1999 to Present	2,426	4.41%	6,411	4.63%	26,836	6.15%
Built 1995 to 1998	1,653	3.01%	3,253	2.35%	16,804	3.85%
Built 1990 to 1994	2,259	4.11%	4,972	3.59%	17,212	3.95%
Built 1980 to 1989	4,132	7.52%	11,292	8.16%	36,259	8.31%
Built 1970 to 1979	8,590	15.62%	24,475	17.69%	64,340	14.75%
Built 1960 to 1969	17,056	31.02%	36,131	26.12%	77,114	17.68%
Built 1950 to 1959	14,035	25.53%	37,433	27.06%	103,874	23.81%
Built 1940 to 1949	2,767	5.03%	8,804	6.36%	54,895	12.58%
Built 1939 or Earlier	2,062	3.75%	5,548	4.01%	38,896	8.92%
2009 Median Year Built	1965		1965		1963	

Fraser Shopping Center

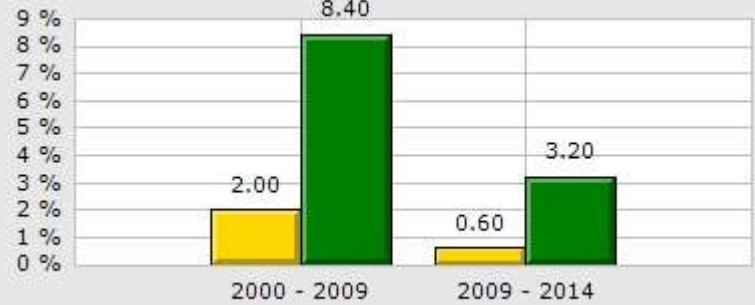
Type: **Shopping Center/Neighborhood Center**
 County: **Macomb**

3 Mile
County

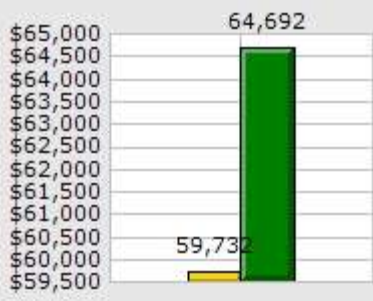
Population Growth



Household Growth



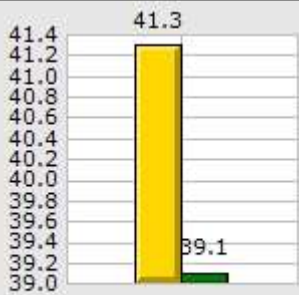
2009 Med Household Inc



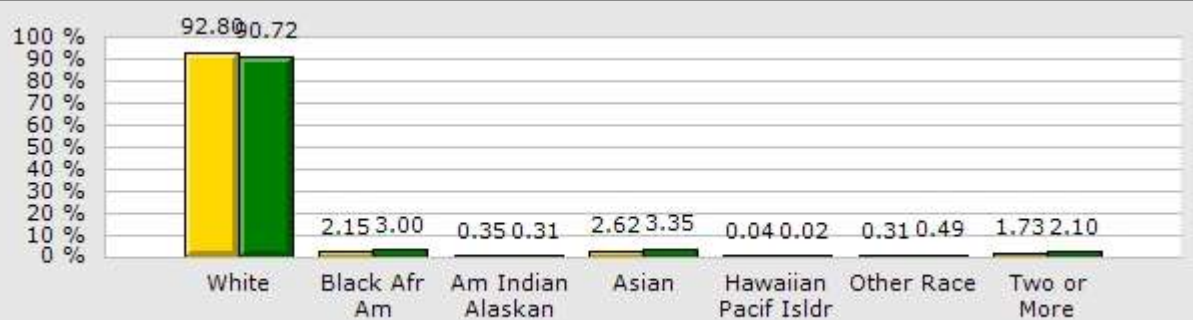
2009 Households by Household Income



2009 Median Age



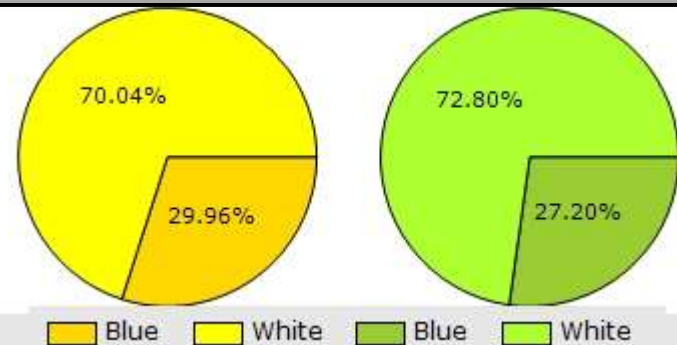
2009 Population by Race



2009 Renter vs. Owner



2009 Blue vs. White Collar



Demographic Market Comparison Report

3 mile radius

Fraser Shopping Center

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

	3 Mile		County	
Population				
Growth 2000 - 2009	0.20%		7.50%	
Growth 2009 - 2014	-0.30%		2.70%	
2009 Blue Collar	12,225	29.96%	78,467	27.20%
2009 White Collar	28,586	70.04%	209,967	72.80%
2009 Population By Race	125,638		847,378	
White	116,596	92.80%	768,725	90.72%
Black Afr Am	2,707	2.15%	25,447	3.00%
Am Indian Alaskan	436	0.35%	2,666	0.31%
Asian	3,292	2.62%	28,369	3.35%
Hawaiian Pacif Islldr	44	0.04%	185	0.02%
Other Race	386	0.31%	4,165	0.49%
Two or More	2,177	1.73%	17,821	2.10%
Households				
Growth 2000 - 2009	2.00%		8.40%	
Growth 2009 - 2014	0.60%		3.20%	
Renter Occupied	12,062	22.96%	72,716	21.70%
Owner Occupied	40,474	77.04%	262,406	78.30%
2009 Households by HH Income	52,535		335,122	
Income < \$35,000	13,991	26.63%	78,014	23.28%
Income \$35,000 - \$74,999	21,334	40.61%	122,460	36.54%
Income \$75,000 - \$149,999	15,381	29.28%	109,509	32.68%
Income \$150,000 - \$249,999	1,598	3.04%	21,337	6.37%
Income \$250,000+	231	0.44%	3,802	1.13%
2009 Median Household Income	\$59,732		\$64,692	
2009 Median Age	41.30		39.10	

Consumer Spending Report

Fraser Shopping Center

2009 Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$1,830,058	\$4,714,738	\$14,973,842
Total Apparel	\$64,710	\$166,426	\$529,918
Women's Apparel	26,983	69,415	218,529
Men's Apparel	15,500	39,911	126,694
Girl's Apparel	5,806	14,891	48,174
Boy's Apparel	4,463	11,462	37,492
Infant Apparel	4,262	10,961	35,537
Footwear (excl. Infants)	9,852	25,348	81,414
Other Apparel Prod/Services	7,695	19,785	63,490
Total Entertainment	\$167,443	\$431,203	\$1,351,360
Sports and Recreation	7,161	18,424	58,501
TV, Radio and Sound Equipment	58,783	151,223	480,574
Reading Materials	8,372	21,495	65,855
Travel	90,944	234,433	728,488
Photographic Equipment	2,182	5,628	17,942
Total Food At Home	\$153,462	\$393,925	\$1,239,401
Cereal Products	9,494	24,353	76,966
Bread & Bakery Products	20,664	53,015	165,846
Seafood	7,931	20,383	63,949
Meat/Poultry/Fish/Eggs	52,145	133,870	423,363
Dairy Products	25,002	64,141	201,399
Fruits and Vegetables	38,226	98,162	307,878
Total Food Away From Home	\$152,626	\$392,759	\$1,246,195
Breakfast and Brunch	14,822	38,036	119,489
Dinner	71,213	183,331	580,860
Lunch	49,980	128,731	411,673
Snacks and Non Alcoholic Bev	11,326	29,099	93,127
Catered Affairs	5,285	13,561	41,046

Consumer Spending Report

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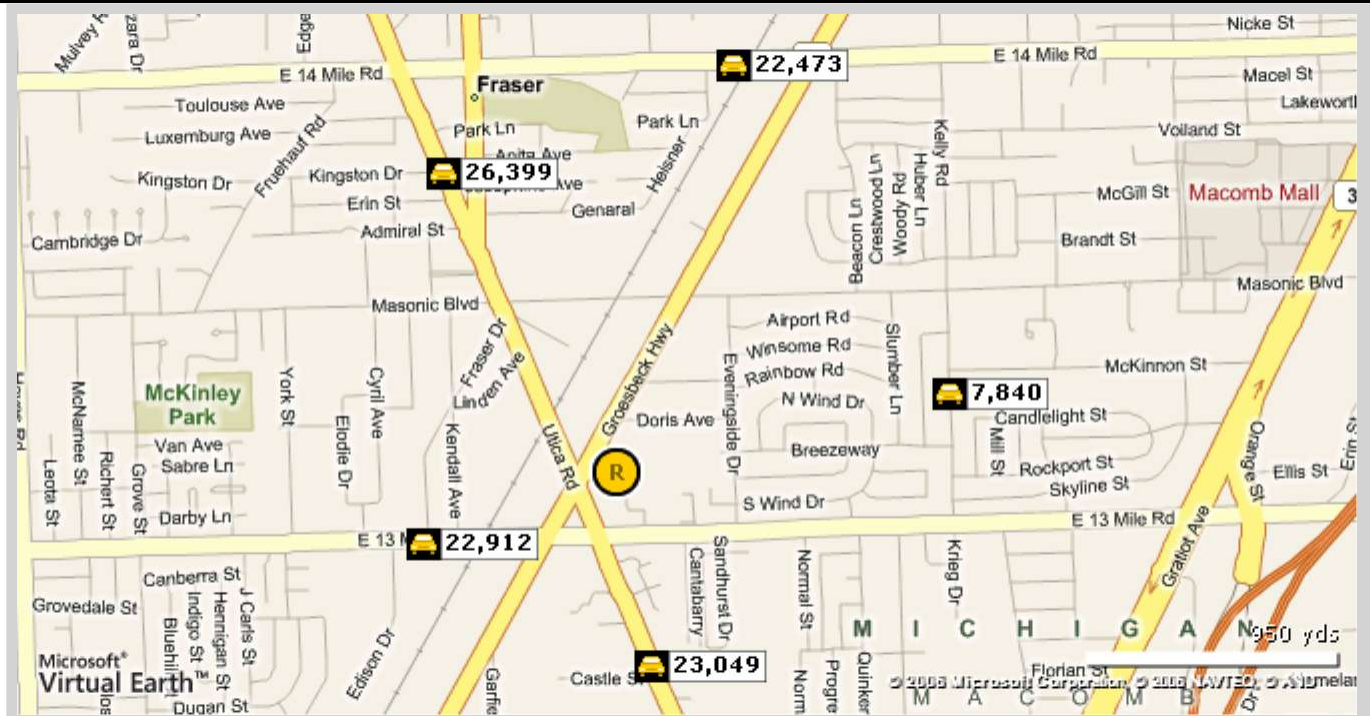
Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Alcoholic Beverages	\$28,553	\$73,514	\$233,323
Alcoholic Bev. at Home	16,124	41,561	131,755
Alcoholic Bev. away from Home	12,429	31,953	101,568
Total Furniture/Appliances	\$171,602	\$443,073	\$1,410,361
Bedroom Furniture	9,498	24,621	80,594
Living Room Furniture	14,747	38,144	122,515
Other Living & Family Room Furniture	4,006	10,363	33,218
Other Furniture	1,639	4,228	13,248
Major Appliances	14,493	37,328	116,476
Small Appliances	35,778	92,317	293,597
Misc Household Equipment	91,441	236,073	750,714
Total Transportation/Maint.	\$888,077	\$2,289,887	\$7,315,140
New Autos/Trucks/Vans	119,702	309,819	986,235
Used Vehicles	94,547	243,873	794,225
Purchase of RVs or Boats	12,596	32,391	100,393
Gasoline	126,458	325,472	1,041,360
Diesel Fuel	1,943	5,027	16,092
Automotive Maintenance/Repair	44,978	115,848	365,325
Transportation	487,853	1,257,458	4,011,513
Total Health Care	\$83,590	\$214,918	\$663,012
Medical Services	46,885	120,600	374,209
Prescription Drugs	28,812	74,039	226,511
Medical Supplies	7,893	20,280	62,292
Total Education/Day Care	\$144,255	\$370,737	\$1,171,006
Education	64,001	164,407	516,863
Room and Board	6,098	15,830	50,624
Tuition/School Supplies	57,952	148,809	466,500
Day Care, Nursery & Preschool	16,204	41,691	137,020

Fraser Shopping Center

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	4,098	47,199	12
Total Retail	1,012	14,508	14
Home Improvement Stores	77	874	11
General Merchandise Stores	36	1,709	47
Food Stores	84	1,569	19
Auto Dealers and Gas Stations	130	1,276	10
Apparel and Accessory Stores	60	420	7
Furniture and Home Furnishings	74	793	11
Eating and Drinking Places	264	5,144	19
Miscellaneous Retail Stores	287	2,723	9
Finance-Insurance-Real Estate	317	1,644	5
Banks, Saving and Lending Inst.	84	570	7
Security Brokers and Investments	20	39	2
Insurance Carriers and Agencies	77	226	3
Real Estate-Trust-Holding Co.	136	809	6
Services	1,500	14,960	10
Hotels and Lodging	18	255	14
Motion Picture and Amusement	96	675	7
Health Services	230	2,952	13
Legal Services	12	20	2
Educational Services	94	4,789	51
Auto Services	168	651	4
Other Services	882	5,618	6
Agriculture/Mining	84	549	7
Construction	366	1,512	4
Manufacturing	390	10,517	27
Transportation, Comm./Pub Util.	136	682	5
Wholesale Trade	237	2,116	9
Government	56	711	13
Daytime Population	47,199		
Daytime Population/Business	12		
Residential Population	125,637		
Residential Population/Business	31		

Traffic Count Report

Fraser Shopping Center



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Utica Rd	Pinewood Estates	0.01 NW	2002	23,049	AWDT	.43
2 E 13 Mile Rd	Fraser Dr	0.01 E	2002	22,912	AWDT	.45
3 Kelly Rd	McKinnon St	0.04 N	2002	7,840	AWDT	.75
4 Utica Rd	Kingston Ave	0.00 SE	2002	26,399	AWDT	.75
5 E Fourteen Mile Rd	Janet Ave	0.06 W	2002	22,473	AWDT	.93