

Demographic Summary Report

Shoppes at Fairlane Meadows

Radius	3 Mile		5 Mile		10 Mile	
Population						
2014 Projection	120,841		383,989		1,263,708	
2009 Estimate	125,500		399,086		1,309,692	
2000 Census	132,493		425,335		1,394,746	
Growth 2009 - 2014	-3.70%		-3.80%		-3.50%	
Growth 2000 - 2009	-5.30%		-6.20%		-6.10%	
2009 Population by Hispanic Origin	7,172		42,365		75,776	
2009 Population By Race	125,500		399,086		1,309,692	
White	60,709	48.37%	174,476	43.72%	567,335	43.32%
Black or African American	45,006	35.86%	173,891	43.57%	635,401	48.52%
American Indian and Alaska Native	376	0.30%	1,522	0.38%	4,881	0.37%
Asian	2,107	1.68%	5,911	1.48%	24,023	1.83%
Native Hawaiian and Pacific Islander	42	0.03%	167	0.04%	467	0.04%
Other Race	2,954	2.35%	20,737	5.20%	33,260	2.54%
Two or More Races	14,307	11.40%	22,383	5.61%	44,326	3.38%
Households						
2014 Projection	42,462		137,490		478,364	
2009 Estimate	44,182		142,980		495,489	
2000 Census	47,591		153,774		528,103	
Growth 2009 - 2014	-3.90%		-3.80%		-3.50%	
Growth 2000 - 2009	-7.20%		-7.00%		-6.20%	
Owner Occupied	27,822	62.97%	93,956	65.71%	314,739	63.52%
Renter Occupied	16,360	37.03%	49,024	34.29%	180,750	36.48%
2009 Households by HH Income	44,182		142,979		495,467	
Income Less Than \$15,000	7,907	17.90%	24,265	16.97%	80,472	16.24%
Income: \$15,000 - \$24,999	5,274	11.94%	15,886	11.11%	52,086	10.51%
Income: \$25,000 - \$34,999	6,063	13.72%	18,511	12.95%	59,661	12.04%
Income: \$35,000 - \$49,999	6,577	14.89%	20,828	14.57%	71,409	14.41%
Income: \$50,000 - \$74,999	10,077	22.81%	33,215	23.23%	114,431	23.10%
Income: \$75,000 - \$99,999	4,326	9.79%	16,565	11.59%	65,784	13.28%
Income: \$100,000 - \$149,999	2,813	6.37%	9,794	6.85%	38,300	7.73%
Income: \$150,000 - \$249,999	897	2.03%	3,172	2.22%	10,902	2.20%
Income: \$250,000 - \$499,999	214	0.48%	632	0.44%	2,026	0.41%
Income: \$500,000 or more	34	0.08%	111	0.08%	396	0.08%
2009 Avg Household Income	\$50,904		\$52,908		\$54,660	
2009 Med Household Income	\$41,311		\$44,349		\$46,564	
2009 Per Capita Income	\$18,012		\$19,036		\$20,882	

Demographic Detail Report

Shoppes at Fairlane Meadows

Radius	3 Mile		5 Mile		10 Mile	
Population						
2014 Projection	120,841		383,989		1,263,708	
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2000 Census	132,493		425,335		1,394,746	
Growth 2009 - 2014	-3.70%		-3.80%		-3.50%	
Growth 2000 - 2009	-5.30%		-6.20%		-6.10%	
2009 Population by Age	125,500		399,086		1,309,692	
Age 0 - 4	11,633	9.27%	33,104	8.29%	95,393	7.28%
Age 5 - 9	10,948	8.72%	32,749	8.21%	96,723	7.39%
Age 10 - 14	9,917	7.90%	30,877	7.74%	93,688	7.15%
Age 15 - 17	5,933	4.73%	18,992	4.76%	58,718	4.48%
Age 18 - 20	5,398	4.30%	17,379	4.35%	55,084	4.21%
Age 21 - 24	6,806	5.42%	20,742	5.20%	66,596	5.08%
Age 25 - 34	17,235	13.73%	52,628	13.19%	169,630	12.95%
Age 35 - 44	16,704	13.31%	54,660	13.70%	182,448	13.93%
Age 45 - 49	7,908	6.30%	27,032	6.77%	94,688	7.23%
Age 50 - 54	7,277	5.80%	25,729	6.45%	90,759	6.93%
Age 55 - 59	6,171	4.92%	22,036	5.52%	78,738	6.01%
Age 60 - 64	5,013	3.99%	17,156	4.30%	62,105	4.74%
Age 65 - 74	6,456	5.14%	21,922	5.49%	80,011	6.11%
Age 75 - 84	5,172	4.12%	16,247	4.07%	58,967	4.50%
Age 85 and over	2,930	2.33%	7,832	1.96%	26,145	2.00%
Age 16 and over	90,977	72.49%	296,048	74.18%	1,004,329	76.68%
Age 18 and over	87,069	69.38%	283,364	71.00%	965,170	73.69%
Age 21 and over	81,671	65.08%	265,985	66.65%	910,087	69.49%
Age 65 and over	14,557	11.60%	46,002	11.53%	165,123	12.61%
Median Age	31.90		33.70		36.00	
Average Age	34.40		35.30		36.90	

Demographic Detail Report

Shoppes at Fairlane Meadows

Radius	3 Mile	5 Mile	10 Mile
2009 Population By Race	125,500	399,086	1,309,692
White	60,709 48.37%	174,476 43.72%	567,335 43.32%
Black or African American	45,006 35.86%	173,891 43.57%	635,401 48.52%
American Indian and Alaska Native	376 0.30%	1,522 0.38%	4,881 0.37%
Asian	2,107 1.68%	5,911 1.48%	24,023 1.83%
Native Hawaiian and Pacific Islander	42 0.03%	167 0.04%	467 0.04%
Other Race	2,954 2.35%	20,737 5.20%	33,260 2.54%
Two or More Races	14,307 11.40%	22,383 5.61%	44,326 3.38%
2009 Population by Hispanic Origin	125,500	399,086	1,309,692
Not Hispanic or Latino	118,328 94.29%	356,722 89.38%	1,233,917 94.21%
Hispanic or Latino:	7,172 5.71%	42,365 10.62%	75,776 5.79%
Mexican	4,441 3.54%	30,246 7.58%	53,935 4.12%
Puerto Rican	1,180 0.94%	5,635 1.41%	8,880 0.68%
Cuban	125 0.10%	587 0.15%	1,294 0.10%
Other Hispanic or Latino	1,426 1.14%	5,896 1.48%	11,666 0.89%
2009 Age 5+ Language at Home	113,867	365,983	1,214,300
Speak Only English	74,699 65.60%	287,343 78.51%	1,058,098 87.14%
Speak Asian or Pacific Island	627 0.55%	2,164 0.59%	8,218 0.68%
Speak IndoEuropean	7,182 6.31%	15,583 4.26%	49,432 4.07%
Speak Spanish	4,274 3.75%	26,922 7.36%	49,563 4.08%
Speak Other Language	27,085 23.79%	33,971 9.28%	48,989 4.03%
2009 Median Age, Male	30.70	32.20	34.40
2009 Average Age, Male	33.00	33.90	35.40
Median Age, Female	33.10	35.00	37.50
Average Age, Female	35.70	36.50	38.30
2009 Population by Employment Status (Age 16+)	90,977	296,048	1,004,329
In Armed Forces	15 0.02%	31 0.01%	237 0.02%
Civilian, Employed	37,110 40.79%	126,789 42.83%	451,199 44.93%
Civilian, Unemployed	10,573 11.62%	37,947 12.82%	126,690 12.61%
Not In Labor Force	43,279 47.57%	131,281 44.34%	426,203 42.44%
2009 Population by Occupation Classification (Age 16+)	37,109	126,789	451,200
Blue Collar	8,994 24.24%	32,748 25.83%	113,443 25.14%
White Collar	20,104 54.18%	66,003 52.06%	243,200 53.90%
Service	8,011 21.59%	28,038 22.11%	94,557 20.96%

Demographic Detail Report

Shoppes at Fairlane Meadows

Radius	3 Mile	5 Mile	10 Mile
2000 Population by Marital Status (Age 15+)	93,002	302,358	1,023,888
Total, Never Married	34,092 36.66%	114,497 37.87%	382,432 37.35%
Married	40,734 43.80%	127,496 42.17%	425,232 41.53%
Widowed	7,735 8.32%	23,901 7.90%	83,377 8.14%
Divorced	10,441 11.23%	36,464 12.06%	132,847 12.97%
Males Divorced	4,251	14,769	53,463
Females Divorced	5,945	21,057	76,171
Males, Never Married	17,971	59,341	193,570
Females Never Married	15,245	53,238	180,981
2009 Population by Education	74,865	245,242	843,490
Less Than 9Th Grade	6,398 8.55%	18,857 7.69%	48,144 5.71%
Some High School, No Diploma	11,601 15.50%	39,555 16.13%	125,042 14.82%
High School Graduate (Includes Equivalency)	23,490 31.38%	80,408 32.79%	282,529 33.50%
Some College, No Degree	15,458 20.65%	53,001 21.61%	195,051 23.12%
Associate Degree	4,729 6.32%	15,297 6.24%	55,250 6.55%
Bachelor Degree	8,099 10.82%	24,271 9.90%	86,773 10.29%
Advanced Degrees	5,090 6.80%	13,853 5.65%	50,701 6.01%
2009 Population by Occupation (Age 16+)	45,121	154,826	545,756
Management, Business, & Financial	8,960 19.86%	31,919 20.62%	120,203 22.03%
Professional & Related Occupations	1,697 3.76%	5,694 3.68%	20,353 3.73%
Services	22,255 49.32%	75,976 49.07%	264,992 48.56%
Sales & Office	4,846 10.74%	13,773 8.90%	46,820 8.58%
Farming, Fishing, and Forestry	19 0.04%	174 0.11%	353 0.06%
Construction and Extraction, Maint	1,304 2.89%	5,599 3.62%	17,520 3.21%
Production & Transportation	6,040 13.39%	21,691 14.01%	75,515 13.84%
2009 Workers by Travel Time to Work (Age 16+)	37,124	126,819	451,435
Less Than 15 Minutes	9,159 24.67%	28,268 22.29%	97,064 21.50%
15 to 29 Minutes	15,533 41.84%	53,364 42.08%	196,131 43.45%
30 to 44 Minutes	7,782 20.96%	27,144 21.40%	97,503 21.60%
45 to 59 Minutes	2,196 5.92%	8,215 6.48%	28,300 6.27%
60+ Minutes	2,454 6.61%	9,828 7.75%	32,437 7.19%

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Households			
2014 Projection	42,462	137,490	478,364
2009 Estimate	44,182	142,980	495,489
2000 Census	47,591	153,774	528,103
Growth 2009 - 2014	-3.90%	-3.80%	-3.50%
Growth 2000 - 2009	-7.20%	-7.00%	-6.20%
2000 Households by HH Size	47,591	153,774	528,103
1-Person Households	14,208 29.85%	42,905 27.90%	158,272 29.97%
2-Person Households	12,466 26.19%	42,098 27.38%	149,418 28.29%
3-Person Households	7,162 15.05%	25,319 16.47%	87,672 16.60%
4-Person Households	5,942 12.49%	20,285 13.19%	67,514 12.78%
5-Person Households	3,753 7.89%	11,816 7.68%	35,711 6.76%
6-Person Households	2,101 4.41%	5,892 3.83%	16,021 3.03%
7 or more Person Households	1,959 4.12%	5,459 3.55%	13,495 2.56%
2009 Average Household Size	2.82	2.78	2.60
2009 Households by HH Income	44,182	142,979	495,467
Income Less than \$15,000	7,907 17.90%	24,265 16.97%	80,472 16.24%
Income: \$15,000 - \$24,999	5,274 11.94%	15,886 11.11%	52,086 10.51%
Income: \$25,000 - \$34,999	6,063 13.72%	18,511 12.95%	59,661 12.04%
Income: \$35,000 - \$49,999	6,577 14.89%	20,828 14.57%	71,409 14.41%
Income: \$50,000 - \$74,999	10,077 22.81%	33,215 23.23%	114,431 23.10%
Income: \$75,000 - \$99,999	4,326 9.79%	16,565 11.59%	65,784 13.28%
Income: \$100,000 - \$149,999	2,813 6.37%	9,794 6.85%	38,300 7.73%
Income: \$150,000 - \$249,999	897 2.03%	3,172 2.22%	10,902 2.20%
Income: \$250,000 - \$499,999	214 0.48%	632 0.44%	2,026 0.41%
Income: \$500,000 or more	34 0.08%	111 0.08%	396 0.08%
2009 Avg Household Income	\$50,904	\$52,908	\$54,660
2009 Med Household Income	\$41,311	\$44,349	\$46,564
2009 Per Capita Income	\$18,012	\$19,036	\$20,882
2009 Occupied Housing	44,182	142,980	495,489
Owner Occupied	27,822 62.97%	93,956 65.71%	314,739 63.52%
Renter Occupied	16,360 37.03%	49,024 34.29%	180,750 36.48%

Demographic Detail Report

Shoppes at Fairlane Meadows

Radius	3 Mile		5 Mile		10 Mile	
2009 Housing Value - Owner Occupied	27,821		93,956		314,682	
Value Less than \$20,000	655	2.35%	4,771	5.08%	13,802	4.39%
Value \$20,000 - \$39,999	2,452	8.81%	11,749	12.50%	30,626	9.73%
Value \$40,000 - \$59,999	4,234	15.22%	14,558	15.49%	42,275	13.43%
Value \$60,000 - \$79,999	6,297	22.63%	17,470	18.59%	58,976	18.74%
Value \$80,000 - \$99,999	5,554	19.96%	19,087	20.31%	74,500	23.67%
Value \$100,000 - \$149,999	5,766	20.73%	18,743	19.95%	70,718	22.47%
Value \$150,000 - \$199,999	1,638	5.89%	4,929	5.25%	16,383	5.21%
Value \$200,000 - \$299,999	762	2.74%	1,940	2.06%	5,742	1.82%
Value \$300,000 - \$399,999	236	0.85%	389	0.41%	891	0.28%
Value \$400,000 - \$499,999	49	0.18%	91	0.10%	249	0.08%
Value \$500,000 - \$749,999	103	0.37%	126	0.13%	268	0.09%
Value \$750,000 - \$999,999	31	0.11%	37	0.04%	73	0.02%
Value \$1,000,000 or more	44	0.16%	66	0.07%	179	0.06%
2009 Med Housing Val-Owner Occupied	\$80,894		\$78,344		\$83,006	
2000 Housing Units by Units in Structure	50,991		165,734		570,338	
1 Unit Attached	2,474	4.85%	7,581	4.57%	29,367	5.15%
1 Unit Detached	35,893	70.39%	121,408	73.25%	387,555	67.95%
2 Units	4,760	9.33%	16,380	9.88%	43,059	7.55%
3 - 19 Units	3,424	6.71%	10,793	6.51%	52,194	9.15%
20 - 49 Units	1,369	2.68%	3,419	2.06%	17,188	3.01%
50 or more Units	2,827	5.54%	5,128	3.09%	36,192	6.35%
Mobile Home or Trailer	232	0.45%	985	0.59%	4,589	0.80%
Boat, RV, Van, Etc.	12	0.02%	40	0.02%	194	0.03%
2009 Housing Units by Yr Built	51,301		166,698		575,636	
Built 1999 to Present	662	1.29%	1,766	1.06%	8,150	1.42%
Built 1995 to 1998	726	1.42%	1,454	0.87%	6,095	1.06%
Built 1990 to 1994	1,472	2.87%	1,956	1.17%	7,930	1.38%
Built 1980 to 1989	1,464	2.85%	3,392	2.03%	16,549	2.87%
Built 1970 to 1979	2,943	5.74%	7,577	4.55%	41,773	7.26%
Built 1960 to 1969	5,269	10.27%	18,501	11.10%	75,003	13.03%
Built 1950 to 1959	15,564	30.34%	51,521	30.91%	177,424	30.82%
Built 1940 to 1949	12,806	24.96%	41,689	25.01%	118,581	20.60%
Built 1939 or Earlier	10,395	20.26%	38,842	23.30%	124,131	21.56%
2009 Median Year Built	1952		1951		1953	

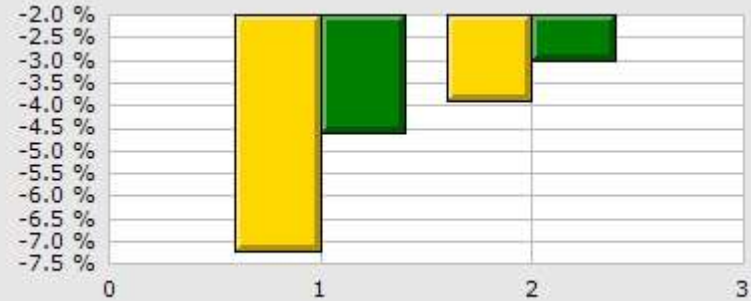
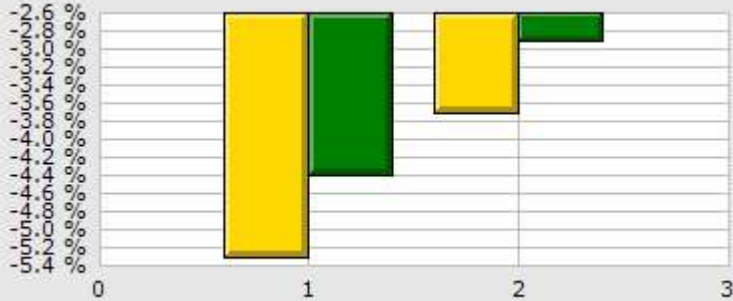
Shoppes at Fairlane Meadows

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

■ 3 Mile
■ County

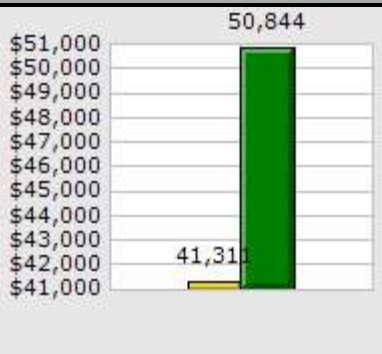
Population Growth

Household Growth



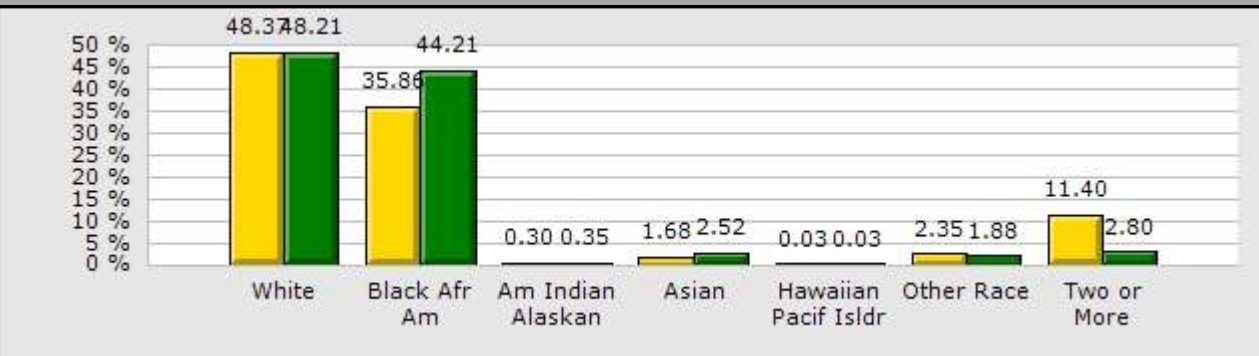
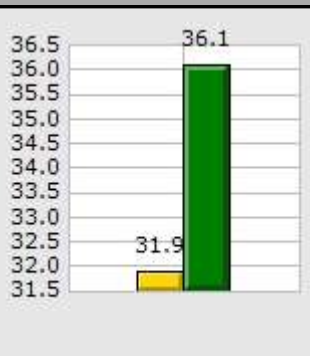
2009 Med Household Inc

2009 Households by Household Income



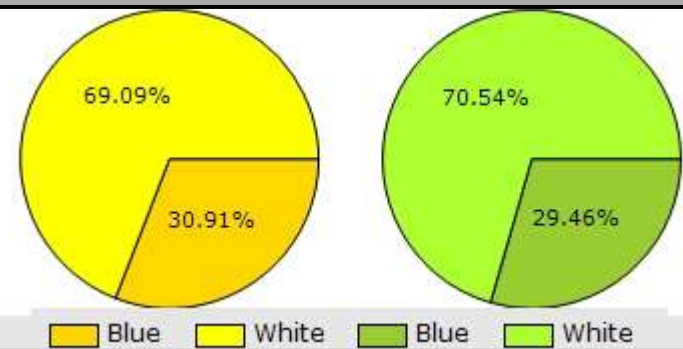
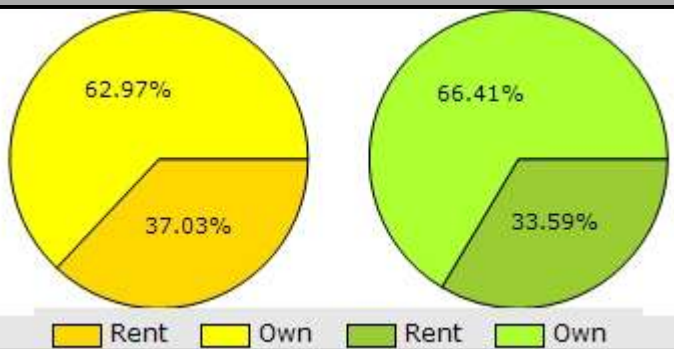
2009 Median Age

2009 Population by Race



2009 Renter vs. Owner

2009 Blue vs. White Collar



Shoppes at Fairlane Meadows

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

	3 Mile		County	
Population				
Growth 2000 - 2009	-5.30%		-4.40%	
Growth 2009 - 2014	-3.70%		-2.90%	
2009 Blue Collar	8,994	30.91%	166,627	29.46%
2009 White Collar	20,104	69.09%	398,991	70.54%
2009 Population By Race	125,501		1,970,891	
White	60,709	48.37%	950,104	48.21%
Black Afr Am	45,006	35.86%	871,247	44.21%
Am Indian Alaskan	376	0.30%	6,905	0.35%
Asian	2,107	1.68%	49,744	2.52%
Hawaiian Pacif Islldr	42	0.03%	625	0.03%
Other Race	2,954	2.35%	37,047	1.88%
Two or More	14,307	11.40%	55,219	2.80%
Households				
Growth 2000 - 2009	-7.20%		-4.60%	
Growth 2009 - 2014	-3.90%		-3.00%	
Renter Occupied	16,360	37.03%	246,320	33.59%
Owner Occupied	27,822	62.97%	487,091	66.41%
2009 Households by HH Income	44,182		733,378	
Income < \$35,000	19,244	43.56%	259,229	35.35%
Income \$35,000 - \$74,999	16,654	37.69%	268,805	36.65%
Income \$75,000 - \$149,999	7,139	16.16%	170,112	23.20%
Income \$150,000 - \$249,999	897	2.03%	27,929	3.81%
Income \$250,000+	248	0.56%	7,303	1.00%
2009 Median Household Income	\$41,311		\$50,844	
2009 Median Age	31.90		36.10	

Consumer Spending Report

Shoppes at Fairlane Meadows

2009 Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$1,223,520	\$4,102,787	\$14,644,992
Total Apparel	\$43,404	\$146,193	\$522,231
Women's Apparel	17,541	59,498	213,916
Men's Apparel	10,267	34,488	123,516
Girl's Apparel	3,959	13,431	47,358
Boy's Apparel	3,172	10,689	37,606
Infant Apparel	3,052	10,077	35,522
Footwear (excl. Infants)	6,830	22,906	81,370
Other Apparel Prod/Services	5,413	18,011	64,313
Total Entertainment	\$107,155	\$359,526	\$1,291,150
Sports and Recreation	4,603	15,317	54,842
TV, Radio and Sound Equipment	39,691	134,054	479,689
Reading Materials	5,170	17,504	63,326
Travel	56,256	187,908	676,319
Photographic Equipment	1,436	4,742	16,973
Total Food At Home	\$103,034	\$347,898	\$1,240,085
Cereal Products	6,439	21,734	77,437
Bread & Bakery Products	13,615	46,204	165,304
Seafood	5,237	17,682	63,218
Meat/Poultry/Fish/Eggs	35,495	120,164	427,527
Dairy Products	16,684	56,292	200,838
Fruits and Vegetables	25,564	85,821	305,761
Total Food Away From Home	\$102,115	\$344,358	\$1,232,884
Breakfast and Brunch	9,939	33,472	119,644
Dinner	47,240	159,683	572,948
Lunch	34,222	115,083	410,811
Snacks and Non Alcoholic Bev	7,779	25,979	92,710
Catered Affairs	2,935	10,141	36,772

Consumer Spending Report

Shoppes at Fairlane Meadows

Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Alcoholic Beverages	\$18,975	\$63,685	\$229,672
Alcoholic Bev. at Home	10,731	35,845	128,778
Alcoholic Bev. away from Home	8,244	27,840	100,895
Total Furniture/Appliances	\$113,294	\$376,328	\$1,343,880
Bedroom Furniture	6,726	22,074	78,292
Living Room Furniture	9,910	32,836	117,070
Other Living & Family Room Furniture	2,617	8,694	31,114
Other Furniture	1,009	3,371	12,048
Major Appliances	9,278	31,102	110,846
Small Appliances	23,532	77,987	279,064
Misc Household Equipment	60,221	200,262	715,447
Total Transportation/Maint.	\$603,946	\$2,019,301	\$7,185,074
New Autos/Trucks/Vans	78,355	261,103	931,870
Used Vehicles	68,478	226,457	800,650
Purchase of RVs or Boats	7,701	25,477	90,679
Gasoline	87,412	294,763	1,047,250
Diesel Fuel	1,326	4,308	15,183
Automotive Maintenance/Repair	29,858	99,977	357,227
Transportation	330,816	1,107,215	3,942,215
Total Health Care	\$53,845	\$183,243	\$658,210
Medical Services	30,141	101,592	364,096
Prescription Drugs	18,685	64,615	232,793
Medical Supplies	5,020	17,036	61,321
Total Education/Day Care	\$90,581	\$308,361	\$1,113,754
Education	39,922	135,987	491,842
Room and Board	3,912	13,456	48,351
Tuition/School Supplies	35,844	122,346	443,155
Day Care, Nursery & Preschool	10,902	36,573	130,406

Shoppes at Fairlane Meadows

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	3,694	76,249	21
Total Retail	1,083	9,700	9
Home Improvement Stores	37	182	5
General Merchandise Stores	30	445	15
Food Stores	162	1,235	8
Auto Dealers and Gas Stations	132	1,635	12
Apparel and Accessory Stores	120	855	7
Furniture and Home Furnishings	84	643	8
Eating and Drinking Places	267	3,491	13
Miscellaneous Retail Stores	251	1,214	5
Finance-Insurance-Real Estate	273	8,272	30
Banks, Saving and Lending Inst.	83	2,452	30
Security Brokers and Investments	42	168	4
Insurance Carriers and Agencies	49	4,352	89
Real Estate-Trust-Holding Co.	99	1,300	13
Services	1,643	33,522	20
Hotels and Lodging	32	1,521	48
Motion Picture and Amusement	65	581	9
Health Services	267	14,294	54
Legal Services	49	121	2
Educational Services	98	4,971	51
Auto Services	197	1,345	7
Other Services	935	10,689	11
Agriculture/Mining	17	41	2
Construction	152	2,972	20
Manufacturing	119	15,090	127
Transportation, Comm./Pub Util.	171	3,081	18
Wholesale Trade	173	2,121	12
Government	63	1,450	23
Daytime Population	76,249		
Daytime Population/Business	21		
Residential Population	125,500		
Residential Population/Business	34		

Traffic Count Report

Shoppes at Fairlane Meadows



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Ford Rd	Mead St	0.11 E	2003	43,400	AADT	.45
2 Ford Rd	Southfield Fwy	0.25 W	2003	69,700	AADT	.51
3 Ford Rd	Kendal Ave	0.02 W	2002	53,800	ADT	.85
4 Southfield Dr	Hubbard Dr	0.02 N	2003	117,000	AADT	.86
5 Southfield Fwy	Kirkwood Ave	0.06 S	2003	136,000	AADT	.90
6 Michigan Ave	American Rd	0.04 W	2002	44,700	ADT	.92
7 Southfield Fwy	N M 39 Service Dr	0.15 S	2002	111,000	ADT	.98
8 Michigan Ave	Roemer St	0.03 NE	2003	44,700	AADT	.98