

Demographic Summary Report

Tel-Twelve Shopping Center

Radius	3 Mile		5 Mile		10 Mile	
Population						
2016 Projection	60,981		218,040		938,260	
2011 Estimate	59,952		217,783		963,826	
2010 Census	59,589		217,622		971,510	
Growth 2011 - 2016	1.70%		0.10%		-2.70%	
Growth 2010 - 2011	0.60%		0.10%		-0.80%	
2011 Population by Hispanic Origin	811		3,597		20,370	
2011 Population By Race	59,952		217,783		963,826	
White	24,912	41.55%	120,028	55.11%	536,556	55.67%
Black or African American	31,438	52.44%	84,844	38.96%	354,905	36.82%
American Indian and Alaska Native	112	0.19%	470	0.22%	2,465	0.26%
Asian	1,773	2.96%	6,556	3.01%	43,949	4.56%
Native Hawaiian and Pacific Islander	8	0.01%	57	0.03%	180	0.02%
Other Race	296	0.49%	928	0.43%	5,216	0.54%
Two or More Races	1,415	2.36%	4,901	2.25%	20,554	2.13%
Households						
2016 Projection	26,122		92,310		388,812	
2011 Estimate	25,492		91,738		396,229	
2010 Census	25,316		91,633		399,272	
Growth 2011 - 2016	2.50%		0.60%		-1.90%	
Growth 2010 - 2011	0.70%		0.10%		-0.80%	
Owner Occupied	15,486	60.75%	61,039	66.54%	270,586	68.29%
Renter Occupied	10,006	39.25%	30,699	33.46%	125,644	31.71%
2011 Households by HH Income	25,491		91,740		396,231	
Income Less Than \$15,000	2,733	10.72%	11,021	12.01%	53,976	13.62%
Income: \$15,000 - \$24,999	2,300	9.02%	8,939	9.74%	41,008	10.35%
Income: \$25,000 - \$34,999	2,261	8.87%	8,547	9.32%	39,669	10.01%
Income: \$35,000 - \$49,999	3,003	11.78%	12,139	13.23%	55,248	13.94%
Income: \$50,000 - \$74,999	4,329	16.98%	15,936	17.37%	70,135	17.70%
Income: \$75,000 - \$99,999	3,292	12.91%	11,158	12.16%	46,966	11.85%
Income: \$100,000 - \$149,999	3,841	15.07%	12,314	13.42%	48,500	12.24%
Income: \$150,000 - \$199,999	1,702	6.68%	5,000	5.45%	18,516	4.67%
Income: \$200,000+	2,030	7.96%	6,686	7.29%	22,213	5.61%
2011 Avg Household Income	\$84,044		\$78,601		\$71,948	
2011 Med Household Income	\$61,836		\$56,205		\$52,023	
2011 Per Capita Income	\$36,478		\$33,380		\$29,844	

Demographic Detail Report

Tel-Twelve Shopping Center

Radius	3 Mile		5 Mile		10 Mile	
Population						
2016 Projection	60,981		218,040		938,260	
2011 Estimate	59,952		217,783		963,826	
2010 Census	59,589		217,622		971,510	
Growth 2011 - 2016	1.70%		0.10%		-2.70%	
Growth 2010 - 2011	0.60%		0.10%		-0.80%	
2011 Population by Age						
	59,952		217,783		963,826	
Age 0 - 4	2,585	4.31%	11,302	5.19%	52,965	5.50%
Age 5 - 9	3,229	5.39%	12,912	5.93%	57,195	5.93%
Age 10 - 14	3,929	6.55%	14,579	6.69%	63,476	6.59%
Age 15 - 19	4,237	7.07%	14,645	6.72%	67,398	6.99%
Age 20 - 24	3,195	5.33%	10,896	5.00%	53,755	5.58%
Age 25 - 34	5,914	9.86%	23,604	10.84%	117,833	12.23%
Age 35 - 44	7,388	12.32%	28,755	13.20%	129,116	13.40%
Age 45 - 49	4,403	7.34%	16,120	7.40%	70,644	7.33%
Age 50 - 54	4,944	8.25%	17,700	8.13%	76,490	7.94%
Age 55 - 59	4,813	8.03%	16,633	7.64%	70,415	7.31%
Age 60 - 64	4,291	7.16%	14,691	6.75%	59,738	6.20%
Age 65 - 74	5,129	8.56%	17,453	8.01%	73,130	7.59%
Age 75 - 84	3,677	6.13%	12,019	5.52%	48,827	5.07%
Age 85 and over	2,219	3.70%	6,475	2.97%	22,845	2.37%
Age 65 and over	11,025	18.39%	35,947	16.51%	144,802	15.02%
Median Age	44.40		42.40		40.50	
Average Age	42.60		41.20		40.00	

Demographic Detail Report

Tel-Twelve Shopping Center

Radius	3 Mile	5 Mile	10 Mile
2011 Population By Race	59,952	217,783	963,826
White	24,912 41.55%	120,028 55.11%	536,556 55.67%
Black or African American	31,438 52.44%	84,844 38.96%	354,905 36.82%
American Indian and Alaska Native	112 0.19%	470 0.22%	2,465 0.26%
Asian	1,773 2.96%	6,556 3.01%	43,949 4.56%
Native Hawaiian and Pacific Islander	8 0.01%	57 0.03%	180 0.02%
Other Race	296 0.49%	928 0.43%	5,216 0.54%
Two or More Races	1,415 2.36%	4,901 2.25%	20,554 2.13%
2011 Population by Hispanic Origin	59,954	217,784	963,825
Not Hispanic or Latino	59,143 98.65%	214,187 98.35%	943,455 97.89%
Hispanic or Latino	811 1.35%	3,597 1.65%	20,370 2.11%
2011 Age 5+ Language at Home	57,844	212,880	964,497
Speak Only English	49,509 85.59%	184,936 86.87%	847,032 87.82%
Speak Asian or Pacific Island	1,119 1.93%	3,802 1.79%	23,898 2.48%
Speak IndoEuropean	2,846 4.92%	12,699 5.97%	46,655 4.84%
Speak Spanish	1,252 2.16%	3,694 1.74%	17,040 1.77%
Speak Other Language	3,118 5.39%	7,749 3.64%	29,872 3.10%
2011 Median Age, Male	42.00	40.30	38.50
2011 Average Age, Male	40.80	39.50	38.50
Median Age, Female	46.00	44.10	42.10
Average Age, Female	44.20	42.70	41.40
2011 Population by Occupation Classification (Age 16+)	28,878	106,697	468,887
Blue Collar	3,751 12.99%	15,035 14.09%	74,727 15.94%
White Collar	21,858 75.69%	76,949 72.12%	321,308 68.53%
Service	3,269 11.32%	14,713 13.79%	72,852 15.54%
2011 Population by Marital Status (Age 15+)	50,422	183,958	832,189
Total, Never Married	16,278 32.28%	57,308 31.15%	286,320 34.41%
Married	24,009 47.62%	90,730 49.32%	394,840 47.45%
Widowed	4,287 8.50%	13,934 7.57%	56,828 6.83%
Divorced	5,848 11.60%	21,986 11.95%	94,201 11.32%

Demographic Detail Report

Tel-Twelve Shopping Center

Radius	3 Mile	5 Mile	10 Mile
2011 Population by Education	42,866	156,078	697,333
Less Than 9th Grade	675 1.57%	2,567 1.64%	14,079 2.02%
Some High School, No Diploma	1,916 4.47%	8,942 5.73%	54,203 7.77%
High School Grad (Incl Equivalency)	7,575 17.67%	31,455 20.15%	171,246 24.56%
Some College, No Degree	8,982 20.95%	33,336 21.36%	154,069 22.09%
Associate Degree	2,638 6.15%	10,381 6.65%	49,267 7.07%
Bachelor Degree	11,878 27.71%	38,652 24.76%	147,237 21.11%
Advanced Degrees	9,202 21.47%	30,745 19.70%	107,232 15.38%
2011 Population by Occupation (Age 16+)	32,147	121,410	541,740
Management, Business, & Financial	10,328 32.13%	36,029 29.68%	157,196 29.02%
Professional & Related Occupations	1,911 5.94%	7,184 5.92%	29,553 5.46%
Services	12,636 39.31%	51,718 42.60%	234,061 43.21%
Sales & Office	4,024 12.52%	13,950 11.49%	58,160 10.74%
Farming, Fishing, and Forestry	0 0.00%	27 0.02%	323 0.06%
Construction and Extraction, Maint	667 2.07%	2,774 2.28%	12,992 2.40%
Production & Transportation	2,581 8.03%	9,728 8.01%	49,455 9.13%
2011 Workers by Travel Time to Work (Age 16+)	28,908	104,992	467,973
Less Than 15 Minutes	6,396 22.13%	23,446 22.33%	99,116 21.18%
15 to 29 Minutes	11,511 39.82%	43,136 41.09%	188,275 40.23%
30 to 44 Minutes	6,572 22.73%	24,348 23.19%	106,211 22.70%
45 to 59 Minutes	1,847 6.39%	5,691 5.42%	28,756 6.14%
60+ Minutes	2,582 8.93%	8,371 7.97%	45,615 9.75%
2000 Households by HH Size	25,317	91,632	399,272
1-Person Households	8,629 34.08%	30,112 32.86%	126,174 31.60%
2-Person Households	8,258 32.62%	29,449 32.14%	125,761 31.50%
3-Person Households	3,693 14.59%	13,976 15.25%	63,318 15.86%
4-Person Households	2,803 11.07%	10,659 11.63%	48,637 12.18%
5-Person Households	1,244 4.91%	4,760 5.19%	21,802 5.46%
6-Person Households	456 1.80%	1,701 1.86%	8,371 2.10%
7 or more Person Households	234 0.92%	975 1.06%	5,209 1.30%
2011 Average Household Size	2.31	2.35	2.41

Demographic Detail Report

Tel-Twelve Shopping Center

Radius	3 Mile	5 Mile	10 Mile
Households			
2016 Projection	26,122	92,310	388,812
2011 Estimate	25,492	91,738	396,229
2010 Census	25,316	91,633	399,272
Growth 2011 - 2016	2.50%	0.60%	-1.90%
Growth 2010 - 2011	0.70%	0.10%	-0.80%
2011 Households by HH Income	25,491	91,740	396,231
Income: Less than \$15,000	2,733 10.72%	11,021 12.01%	53,976 13.62%
Income: \$15,000 - \$24,999	2,300 9.02%	8,939 9.74%	41,008 10.35%
Income: \$25,000 - \$34,999	2,261 8.87%	8,547 9.32%	39,669 10.01%
Income: \$35,000 - \$49,999	3,003 11.78%	12,139 13.23%	55,248 13.94%
Income: \$50,000 - \$74,999	4,329 16.98%	15,936 17.37%	70,135 17.70%
Income: \$75,000 - \$99,999	3,292 12.91%	11,158 12.16%	46,966 11.85%
Income: \$100,000 - \$149,999	3,841 15.07%	12,314 13.42%	48,500 12.24%
Income: \$150,000 - \$199,999	1,702 6.68%	5,000 5.45%	18,516 4.67%
Income: \$200,000+	2,030 7.96%	6,686 7.29%	22,213 5.61%
2011 Avg Household Income	\$84,044	\$78,601	\$71,948
2011 Med Household Income	\$61,836	\$56,205	\$52,023
2011 Per Capita Income	\$36,478	\$33,380	\$29,844
2011 Occupied Housing	25,492	91,738	396,230
Owner Occupied	15,486 60.75%	61,039 66.54%	270,586 68.29%
Renter Occupied	10,006 39.25%	30,699 33.46%	125,644 31.71%
2000 Housing Units	28,953	102,248	454,981
1 Unit Attached	2,128 7.35%	4,728 4.62%	25,993 5.71%
1 Unit Detached	15,214 52.55%	68,333 66.83%	328,487 72.20%
2 Units	151 0.52%	780 0.76%	10,455 2.30%
3 - 19 Units	5,736 19.81%	15,709 15.36%	56,565 12.43%
20 - 49 Units	1,342 4.64%	3,291 3.22%	10,204 2.24%
50 or more Units	4,266 14.73%	8,471 8.28%	19,215 4.22%
Mobile Home or Trailer	116 0.40%	900 0.88%	3,986 0.88%
Boat, RV, Van, Etc.	0 0.00%	36 0.04%	76 0.02%

Demographic Detail Report

Tel-Twelve Shopping Center

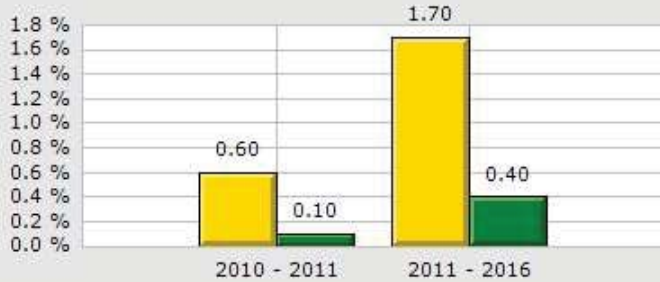
Radius	3 Mile		5 Mile		10 Mile	
2011 Housing Value - Owner Occupied	16,089		65,166		295,379	
Value Less than \$20,000	139	0.86%	662	1.02%	4,774	1.62%
Value \$20,000 - \$39,999	75	0.47%	685	1.05%	5,211	1.76%
Value \$40,000 - \$59,999	177	1.10%	1,176	1.80%	9,119	3.09%
Value \$60,000 - \$79,999	287	1.78%	1,619	2.48%	15,703	5.32%
Value \$80,000 - \$99,999	272	1.69%	3,261	5.00%	23,830	8.07%
Value \$100,000 - \$149,999	2,018	12.54%	11,710	17.97%	62,620	21.20%
Value \$150,000 - \$199,999	3,301	20.52%	13,227	20.30%	58,864	19.93%
Value \$200,000 - \$299,999	4,798	29.82%	16,057	24.64%	57,102	19.33%
Value \$300,000 - \$399,999	1,920	11.93%	6,406	9.83%	26,913	9.11%
Value \$400,000 - \$499,999	1,376	8.55%	3,406	5.23%	11,800	3.99%
Value \$500,000 - \$749,999	1,082	6.73%	3,466	5.32%	11,218	3.80%
Value \$750,000 - \$999,999	338	2.10%	1,736	2.66%	4,018	1.36%
Value \$1,000,000 or more	306	1.90%	1,755	2.69%	4,207	1.42%
2011 Med Housing Val-Owner Occupied	\$228,897		\$201,165		\$169,068	
2011 Housing Units by Yr Built	28,953		102,250		454,982	
Built 2005 to Present	229	0.79%	684	0.67%	3,477	0.76%
Built 2000 to 2004	1,276	4.41%	3,324	3.25%	12,537	2.76%
Built 1990 to 1999	1,758	6.07%	4,826	4.72%	29,238	6.43%
Built 1980 to 1989	3,739	12.91%	8,664	8.47%	38,900	8.55%
Built 1970 to 1979	7,588	26.21%	17,785	17.39%	59,564	13.09%
Built 1960 to 1969	7,881	27.22%	23,910	23.38%	66,457	14.61%
Built 1950 to 1959	4,493	15.52%	27,684	27.07%	119,591	26.28%
Built 1940 to 1949	1,185	4.09%	9,669	9.46%	67,770	14.90%
Built 1939 or Earlier	804	2.78%	5,704	5.58%	57,448	12.63%
2011 Median Year Built	1970		1963		1959	

Tel-Twelve Shopping Center

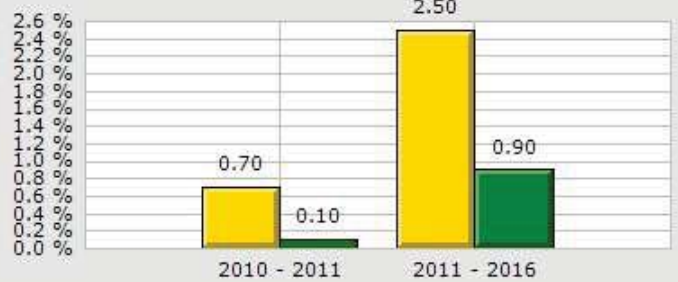
Type: **Shopping Center/Power Center**
 County: **Oakland**

■ 3 Mile
■ County

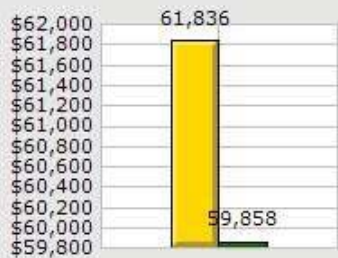
Population Growth



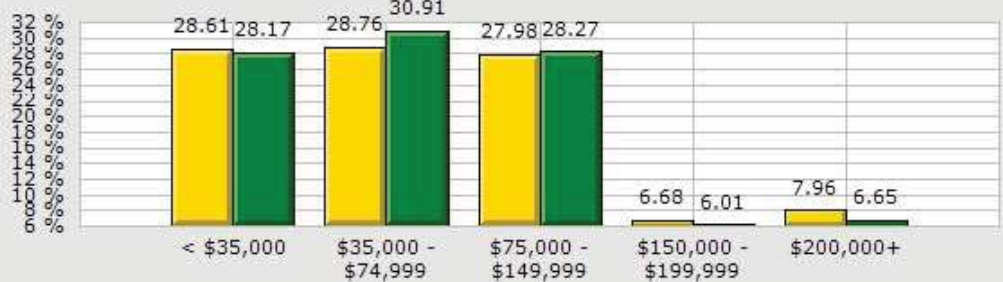
Household Growth



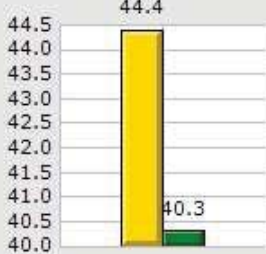
2011 Med Household Inc



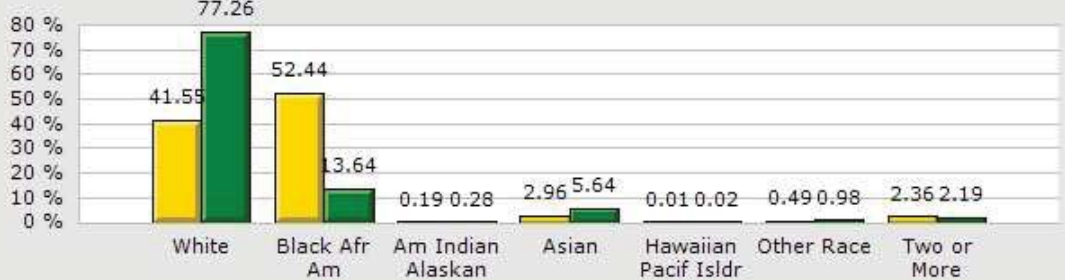
2011 Households by Household Income



2011 Median Age



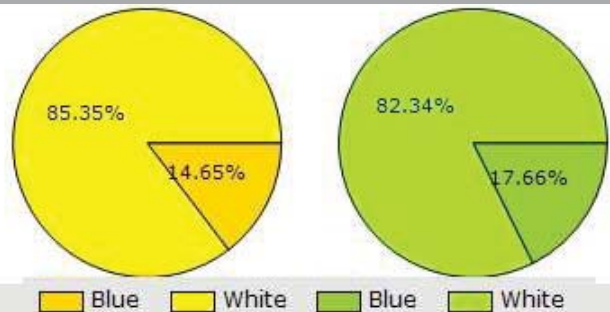
2011 Population by Race



2011 Renter vs. Owner



2011 Blue vs. White Collar



Demographic Market Comparison Report

3 mile radius

Tel-Twelve Shopping Center

Type: **Shopping Center/Power Center**
 County: **Oakland**

	3 Mile		County	
Population				
Growth 2010 - 2011	0.60%		0.10%	
Growth 2011 - 2016	1.70%		0.40%	
2011 Blue Collar	3,751	14.65%	90,222	17.66%
2011 White Collar	21,858	85.35%	420,688	82.34%
2011 Population By Race				
	59,954		1,203,532	
White	24,912	41.55%	929,792	77.26%
Black Afr Am	31,438	52.44%	164,126	13.64%
Am Indian Alaskan	112	0.19%	3,371	0.28%
Asian	1,773	2.96%	67,831	5.64%
Hawaiian Pacif Islr	8	0.01%	253	0.02%
Other Race	296	0.49%	11,779	0.98%
Two or More	1,415	2.36%	26,380	2.19%
Households				
Growth 2010 - 2011	0.70%		0.10%	
Growth 2011 - 2016	2.50%		0.90%	
Renter Occupied	10,006	39.25%	134,356	27.75%
Owner Occupied	15,486	60.75%	349,818	72.25%
2011 Households by HH Income				
	25,491		484,174	
Income < \$35,000	7,294	28.61%	136,382	28.17%
Income \$35,000 - \$74,999	7,332	28.76%	149,650	30.91%
Income \$75,000 - \$149,999	7,133	27.98%	136,861	28.27%
Income \$150,000 - \$199,999	1,702	6.68%	29,089	6.01%
Income \$200,000+	2,030	7.96%	32,192	6.65%
2011 Median Household Income	\$61,836		\$59,858	
2011 Median Age	44.40		40.30	

Consumer Spending Report

Tel-Twelve Shopping Center

2011 Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$1,127,499	\$3,804,886	\$15,125,361
Total Apparel	\$45,776	\$152,932	\$606,960
Women's Apparel	16,270	54,569	215,732
Men's Apparel	9,399	31,387	123,859
Girl's Apparel	3,365	11,405	45,985
Boy's Apparel	2,628	8,938	36,394
Infant Apparel	2,748	9,152	36,681
Footwear (excl. Infants)	6,220	20,770	82,668
Other Apparel Prod/Services	5,145	16,711	65,641
Total Entertainment	\$108,968	\$366,008	\$1,434,330
Sports and Recreation	4,290	14,495	56,993
TV, Radio and Sound Equipment	37,602	126,757	506,595
Reading Materials	4,955	16,759	65,400
Travel	60,782	203,516	787,703
Photographic Equipment	1,340	4,481	17,638
Total Food At Home	\$93,464	\$313,675	\$1,246,357
Cereal Products	5,656	18,977	75,517
Bread & Bakery Products	12,353	41,846	166,680
Seafood	5,091	16,843	66,177
Meat/Poultry/Fish/Eggs	31,349	105,220	420,462
Dairy Products	14,900	50,277	199,894
Fruits and Vegetables	24,114	80,511	317,628
Total Food Away From Home	\$93,631	\$314,088	\$1,251,874
Breakfast and Brunch	9,069	30,250	119,530
Dinner	43,976	147,644	588,957
Lunch	30,402	102,086	408,389
Snacks and Non Alcoholic Bev	6,896	22,951	90,470
Catered Affairs	3,288	11,157	44,529

Consumer Spending Report

Tel-Twelve Shopping Center

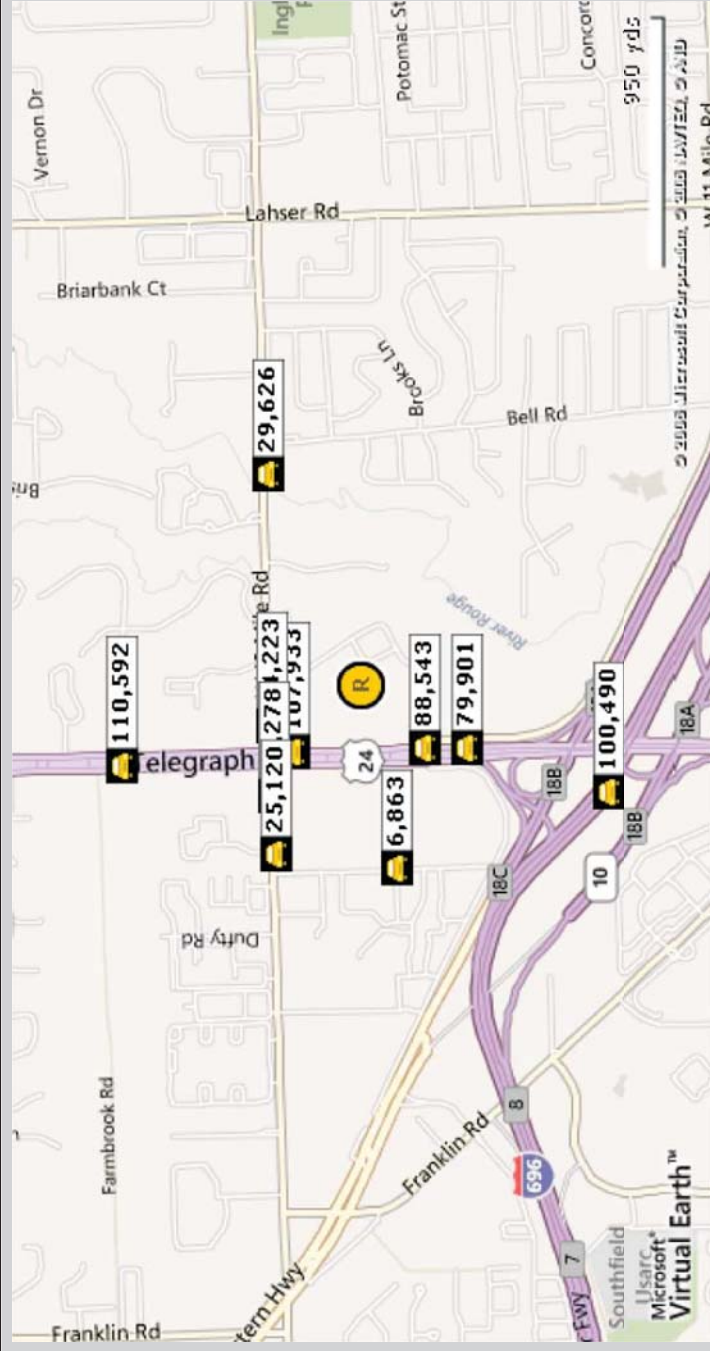
Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Alcoholic Beverages	\$18,266	\$60,958	\$241,575
Alcoholic Bev. at Home	10,486	34,940	138,205
Alcoholic Bev. away from Home	7,780	26,018	103,370
Total Furniture/Appliances	\$104,946	\$353,425	\$1,389,050
Bedroom Furniture	5,689	18,900	74,394
Living Room Furniture	9,324	31,322	122,576
Other Living & Family Room Furniture	2,479	8,361	32,993
Other Furniture	1,211	4,150	16,393
Major Appliances	8,996	30,803	121,652
Small Appliances & Housewares	21,484	72,038	282,860
Misc Household Equipment	55,763	187,852	738,181
Total Transportation/Maint.	\$246,596	\$835,488	\$3,341,315
New Autos/Trucks/Vans	67,410	228,210	905,008
Used Vehicles	59,198	199,986	804,062
Purchase of RVs or Boats	7,785	26,249	99,076
Gasoline	82,067	279,440	1,130,327
Diesel Fuel	1,292	4,488	17,638
Automotive Maintenance/Repair	28,845	97,115	385,204
Total Health Care	\$48,123	\$164,920	\$656,679
Medical Services	28,315	96,454	381,464
Prescription Drugs	14,945	51,895	209,826
Medical Supplies	4,863	16,572	65,389
Total Education/Day Care	\$88,796	\$299,467	\$1,184,534
Education	39,358	132,765	524,277
Room and Board	4,047	13,760	55,220
Tuition/School Supplies	34,719	117,150	461,502
Day Care, Nursery & Preschool	10,673	35,792	143,536

Tel-Twelve Shopping Center

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	4,903	62,438	13
Total Retail	619	6,764	11
Home Improvement Stores	21	362	17
General Merchandise Stores	17	124	7
Food Stores	39	238	6
Auto Dealers and Gas Stations	59	1,422	24
Apparel and Accessory Stores	53	176	3
Furniture and Home Furnishings	93	926	10
Eating and Drinking Places	197	2,600	13
Miscellaneous Retail Stores	140	916	7
Finance-Insurance-Real Estate	888	14,705	17
Banks, Saving and Lending Inst.	161	2,886	18
Security Brokers and Investments	173	1,139	7
Insurance Carriers and Agencies	219	7,044	32
Real Estate-Trust-Holding Co.	335	3,636	11
Services	2,656	30,939	12
Hotels and Lodging	17	960	56
Motion Picture and Amusement	85	1,246	15
Health Services	389	4,823	12
Legal Services	471	4,437	9
Educational Services	85	2,352	28
Auto Services	56	319	6
Other Services	1,553	16,802	11
Agriculture/Mining	32	256	8
Construction	173	1,076	6
Manufacturing	131	3,486	27
Transportation, Comm./Pub Util.	177	1,666	9
Wholesale Trade	173	2,235	13
Government	54	1,311	24
Daytime Population	62,438		
Daytime Population/Business	13		

Traffic Count Report

Tel-Twelve Shopping Center



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Telegraph Rd	Northwestern Hwy	0.02 SW	2010	88,543	MPSI	.20
2 Telegraph Rd	W 12 Mile Rd	0.05 N	2010	107,933	MPSI	.21
3 W 12 Mile Rd	Telegraph Rd	0.06 W	2010	24,223	MPSI	.21
4 Telegraph Rd	Northwestern Hwy	0.08 N	2010	79,901	MPSI	.27
5 W 12 Mile Rd	Telegraph Rd	0.07 E	2010	37,278	MPSI	.31
6 Lockdale St	Galleria Officentre	0.03 N	2010	6,863	MPSI	.41
7 W 12 Mile Rd	Village Rd	0.07 W	2010	25,120	MPSI	.41
8 W 12 Mile Rd	W Chanticleer Dr	0.09 W	2010	29,626	MPSI	.51
9 Telegraph Rd	Farmbrook Rd	0.05 N	2010	110,592	MPSI	.55
10 I-696	Telegraph Rd	0.11 SE	2010	100,490	MPSI	.59