

Walmart 



meijer



WALMART SHADOW-ANCHORED STRIP

3295 Henry Street | Muskegon, Michigan 49441

Offering Memorandum

Marcus & Millichap

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services of Ohio, Inc. and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due

diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

© 2017 Marcus & Millichap. All rights reserved.

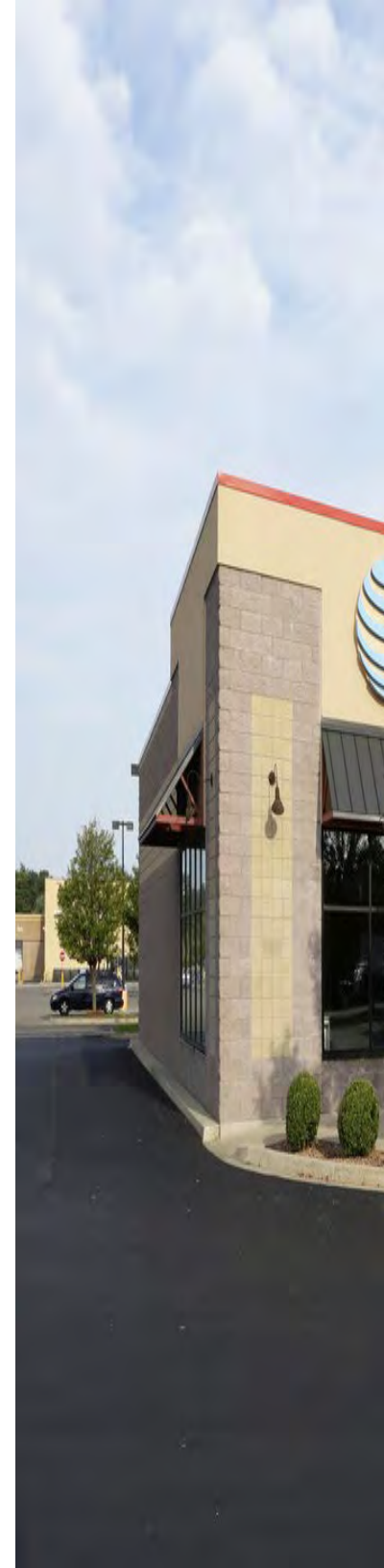
NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap





WALMART SHADOW-ANCHORED STRIP
3295 HENRY STREET
MUSKEGON, MICHIGAN 49441

EXCLUSIVELY LISTED BY

SIMON JONNA
Executive Managing Director Investments
Detroit
Office 248.415.2625
simon.jonna@marcusmillichap.com
License MI 6501323918

RAYMOND JONNA
Senior Advisor
Detroit
Office 248.415.3018
raymond.jonna@marcusmillichap.com
License MI 6501357188

Marcus & Millichap

OFFICES NATIONWIDE AND THROUGHOUT CANADA

WWW.MARCUSMILLICHAP.COM

WALMART SHADOW-ANCHORED STRIP
3 2 9 5 H E N R Y S T R E E T
M U S K E G O N , M I C H I G A N 4 9 4 4 1

TABLE OF CONTENTS

01 EXECUTIVE SUMMARY
SECTION 1
Investment Overview • Investment Highlights

12 FINANCIAL ANALYSIS
SECTION 3
Pricing Details • Operating Data • Rent Roll

07 PROPERTY DESCRIPTION
SECTION 2
Property Details • Regional Map • Property Photos

17 MARKET OVERVIEW
SECTION 4
Location Overview • Location Highlights
Market Aerial • Demographics



EXECUTIVE SUMMARY

WALMART SHADOW-ANCHORED STRIP

Marcus & Millichap

OFFERING HIGHLIGHTS

WALMART-SHADOW-ANCHORED STRIP

OFFERING PRICE
\$3,541,000

CAP RATE
7.50%

VITAL DATA

Price	\$3,541,000
Cap Price	7.50%
Price/SF	\$297.69 Per Square Foot
Net Operating Income	\$265,560
Gross Square Feet	11,895-Square Feet

Marcus & Millichap

INVESTMENT OVERVIEW

The Jonna Group of Marcus & Millichap has been selected to exclusively represent the sale of the Walmart Shadow-Anchored Strip, a five-tenant offering located in the heart of downtown Muskegon, Michigan. The subject site is anchored by a corporate AT&T that represents 33.6 percent of the strip center and includes other notable tenants such as Biggby Coffee, America's Best, Sport Clips and Asian Express all operating on NNN leases.

The subject site is strategically located as a prime out lot to a Walmart Supercenter. The asset is uniquely sandwiched between the Walmart and Meijer Superstore parking lots, that feed heavy consumer traffic daily to the site. The stellar location benefits from being well-positioned in a dense retail corridor and surrounded by many notable retailers in the immediate vicinity that include: The Home Depot, Walgreens, Chase Bank, ALDI, Dollar Tree, Sherwin-Williams, AutoZone, The UPS Store, McDonald's, Taco Bell, KFC, Chili's Grill & Bar and many more. Due to its close proximity to Lake Michigan, the surrounding area sees an influx of tourists throughout the year.

The subject site is located in downtown Muskegon, the largest populated city on the eastern shores of Lake Michigan. The Muskegon Metro area had a population of over 172,000 in 2010 and is also part of the larger Grand Rapids-Wyoming-Muskegon-Combined Statistical Area with a population of over 1.3 million people. Muskegon is home to many major employers such as Consumers Energy, GE Aviation, Mercy Health, Meijer, Wesco, Fleet Engineers, Cole's Quality Foods, ADAC Automotive, SAF-Holland, L3 Communications, Anderson Global and many more.



INVESTMENT HIGHLIGHTS

- ▶ Walmart Shadow-Anchored Strip | 11,895 SF | 1.41 Acres | 100% Occupied
- ▶ Sandwiched Between Walmart Supercenter and Meijer Superstore
- ▶ Anchored by Corporate AT&T Accounting for 33.6% of Center
- ▶ All Tenants Operating on NNN Leases w/ Options Remaining
- ▶ Strong Mix of Tenants | National, Regional and Super-Regional Tenants
- ▶ Notable Tenants Include Biggby Coffee, America's Best, Sport Clips
- ▶ Great Visibility and Exposure in City's Prime Retail Corridor on Henry Street
- ▶ Well Maintained and Attractive Newer 2008 Construction Building
- ▶ Solid Demographics | 93,000 in 5 Miles | 36,000 Households in 5-Miles
- ▶ Near Notable Retailers such as The Home Depot, Walgreens, Chase Bank, ALDI, Dollar Tree, Sherwin-Williams, AutoZone, The UPS Store, McDonald's, Taco Bell, KFC, Chili's Grill & Bar and many more



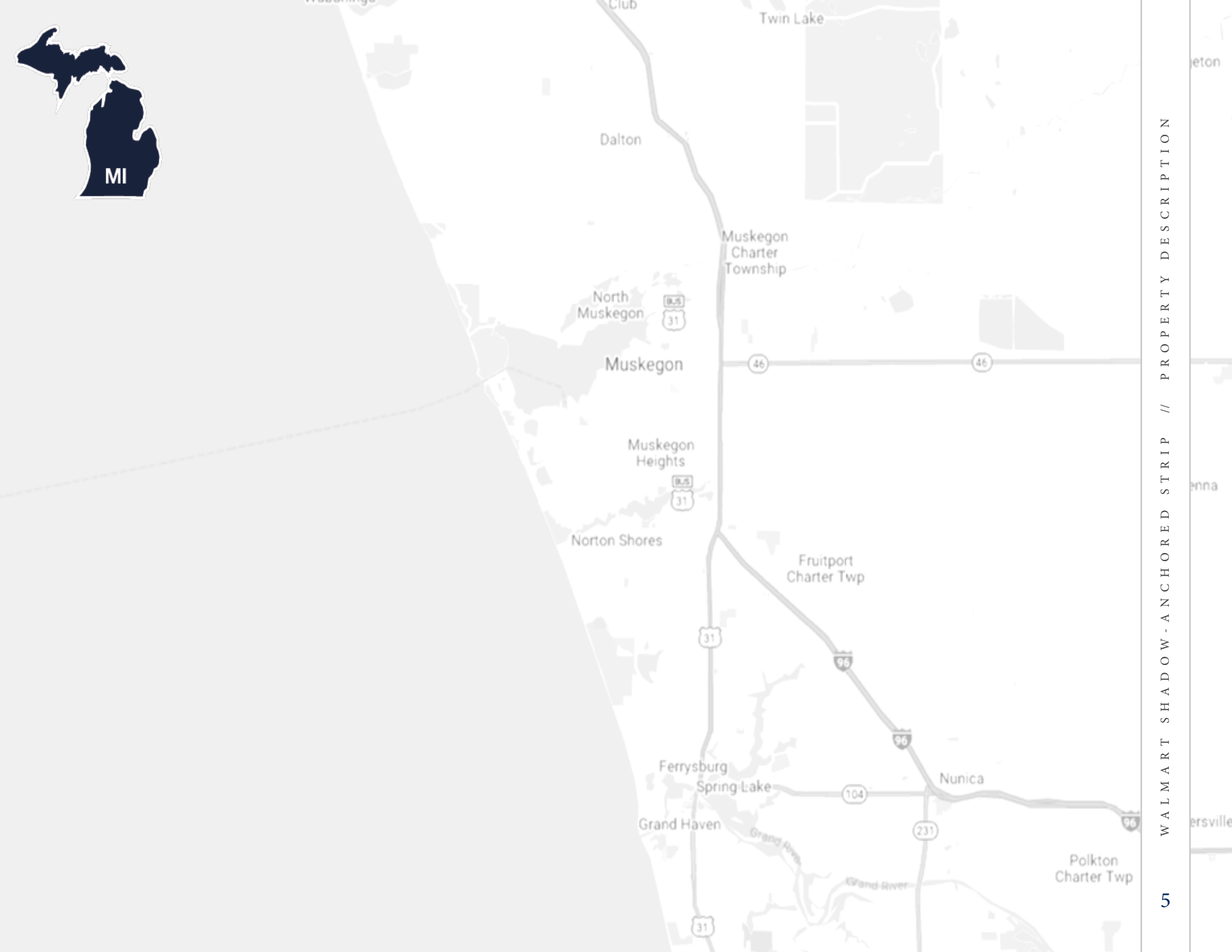
SUPERB LOCATION
WALMART
SHADOW-ANCHORED

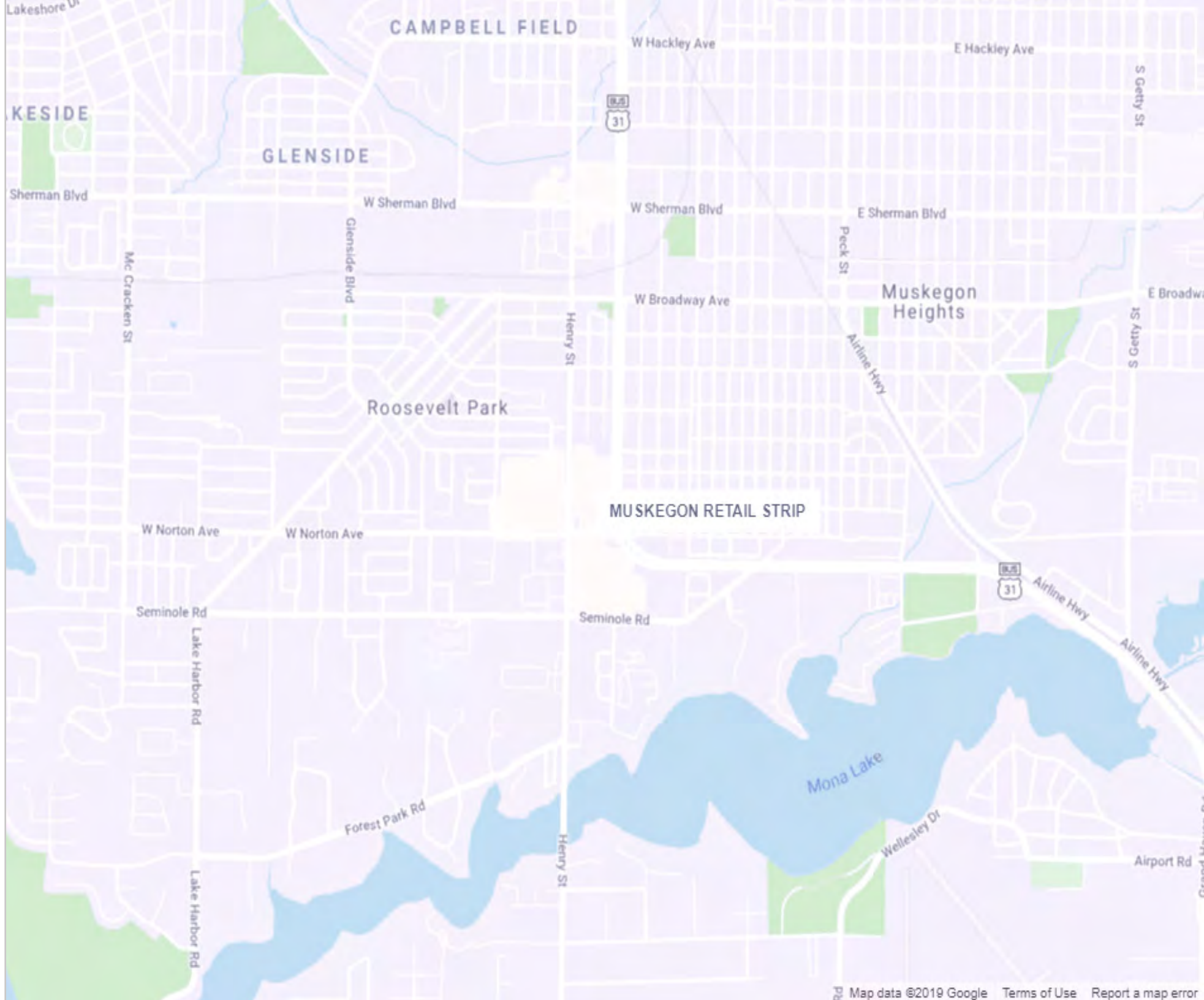


GROWING MARKET
AND DEMOGRAPHICS



MANY TENANTS HAVE LONG
HISTORICAL OCCUPANCY







WEBB
CHEMICAL SERVICE CORP

Homeland Security

Muskegon Heights High School

BerrenBaker
GMC Jeep RAM

DOLLAR GENERAL

Walgreens
Advance Auto Parts
Gordon Food Service
Save a Lot
DOLLAR TREE
The UPS Store
H&R BLOCK
Aaron's
RITE AID
UPS

Firestone
COMPLETE AUTO CARE

Dr. Martin Luther King Jr Elementary School

Auto Zone

TACO BELL

Little Caesars

Seaway Dr
Over 28,000 Vehicles Per Day

enterprise

CHASE

O'Reilly AUTO PARTS

Preferred
Muskegon

Over 35,000 Households Within Five Miles Radius

Muskegon County Airport

VICTORY INN & SUITES

Long John Silvers

SUBWAY

Henry St
Over 19,000 Vehicles Per Day

FIREHOUSE SUBS

meijer

WALMART SUPERCENTER

Arby's

Dominio's

Subject Site

Tim Hortons

McDonald's

DISCOUNT TIRE

Art Van Furniture

Folkert Community Hub & Banquet Center

Over 92,000 People Within Five Miles Radius

MIDAS

PNC

goodwill

Burger King

POPEYES LOUISIANA KITCHEN

FIFTH THIRD BANK

FRESENIUS

W Norton Ave
Over 15,000 Vehicles Per Day

Comerica Bank

Wendy's

Jimmy Johns

chili's

Huntington





AT&T

ASIAN
EXPRESS

AMERICA'S BEST
CONTACTS & EYEGLASSES

Sport Clips

WIGS
BY
JENNIFER

A nighttime photograph of a city skyline, likely Seattle, featuring a large bridge and stadium lights. The image is dark with blue and white tones, serving as a background for the title text.

FINANCIAL ANALYSIS

WALMART SHADOW-ANCHORED STRIP

Marcus & Millichap

PRICING DETAILS

PRICE	\$3,541,000
Down Payment	\$1,062,300
Down Payment %	30%
Number of Suites	5
Price Per SqFt	\$297.69
Gross Leasable Area (GLA)	11,895 SF
Lot Size	1.41 Acres
Year Built/Renovated	2006
Occupancy	100%

RETURNS	YEAR 1
CAP Rate	7.50%

FINANCING (EST.)	1st Loan
Loan Amount	\$2,478,700
Loan Type	New
Interest Type	4.85%
Amortizaion	30 Years
Year Due	2039

*Loan information is subject to change. Contact your Marcus and Millichap Capital Corporation representative.

OPERATING DATA

INCOME		YEAR 1
Scheduled Base Rental Income		\$270,692
Total Reimbursement Income	27.5%	\$74,326
Potential Gross Revenue		\$345,018
Effective Gross Revenue		\$345,018
Less: Operating Expenses	23.0%	(\$79,458)
Net Operating Income		\$265,560

OPERATING EXPENSES		YEAR 1
CAM		\$32,309
Insurance		\$3,761
Real Estate Taxes		\$35,268
Management Fee		\$8,121
Total Expenses		\$79,458
Expenses/SF		\$6.68

RENT ROLL SUMMARY

LEASE DATES												
TENANT		% BLD SHARE	COMM.	EXP.	MONTHLY RENT/SF	TOTAL RENT/MONTH	TOTAL RENT/YEAR	CHANGES ON	CHANGES TO	LEASE TYPE	EXPENSE REIMBURS.	RENEWAL OPTIONS
America's Best	2,995	25.2%	7/23/10	7/31/20	\$18.15	\$4,530	\$54,359	N/A	N/A	NNN	\$16,609	1-5 Yr
AT&T (Corporate)	4,000	33.6%	11/1/08	10/31/21	\$28.00	\$9,333	\$112,000	N/A	N/A	NNN	\$24,718	1-3 Yr
Biggby Coffee	1,650	13.9%	12/1/08	11/30/28	\$24.00	\$3,300	\$39,600	Dec-2023	\$41,250	NNN	\$11,652	2-5 Yr
Asian Express	1,250	10.5%	4/1/09	3/31/22	\$24.59	\$2,561	\$30,733	Apr-2020	\$31,655	NNN	\$8,753	1-5 Yr
Sport Clips	2,000	16.8%	1/1/18	3/31/23	\$17.00	\$2,633	\$34,000	N/A	N/A	NNN	\$12,594	2-5yr
Total	11,895				\$22.76	\$22,558	\$270,692				\$74,326	
Occupied Tenants: 5			Occupied GLA: 100.00%			Unoccupied Tenants: 0			Unoccupied GLA: 0.00%			



OPERATING STATEMENT

INCOME	YEAR 1	PER SF
Scheduled Base Rental Income	270,692	22.76
Expense Reimbursement Income		
CAM	74,326	6.25
Total Reimbursement Income	\$74,326	93.5% \$6.25
Effective Gross Revenue	\$345,018	\$29.01
OPERATING EXPENSES	YEAR 1	PER SF
Utilities	15,489	1.30
Repairs & Maintenance	7,115	0.60
Landscaping	4,834	0.41
Snow Removal	4,870	0.41
Snow Removal	16,320	1.12
Insurance	3,761	0.32
Management Fee	8,121	0.68
Total Expenses	\$79,458	\$6.68
Expenses as % of EGR	23.0%	
Net Operating Income	\$265,560	\$22.33

TENANT SUMMARIES

AT&T Inc. is an American multinational conglomerate holding company headquartered at Whitacre Tower in Downtown Dallas, Texas. It is the world's largest telecommunications company, the second largest provider of mobile telephone services, and the largest provider of fixed telephone services in the United States through AT&T Communications. Since June 14, 2018, it is also the parent company of mass media conglomerate WarnerMedia, making it the world's largest media and entertainment company in terms of revenue. As of 2018, AT&T is ranked #9 on the Fortune 500 rankings of the largest United States corporations by total revenue.

AT&T began its history as Southwestern Bell Telephone Company, a subsidiary of the Bell Telephone Company, founded by Alexander Graham Bell in 1880. The Bell Telephone Company evolved into American Telephone and Telegraph Company in 1885, which later rebranded as AT&T Corporation. The 1982 United States v. AT&T antitrust lawsuit resulted in the divestiture of AT&T Corporation's ("Ma Bell") subsidiaries or Regional Bell Operating Companies (RBOCs, or "Baby Bells"), resulting in several independent companies including Southwestern Bell Corporation; the latter changed its name to SBC Communications Inc. in 1995. In 2005, SBC purchased its former parent AT&T Corporation and took on its branding, with the merged entity naming itself AT&T Inc. and using its iconic logo and stock-trading symbol. In 2006, AT&T Inc. acquired BellSouth, the last independent Baby Bell company, making their formerly joint venture Cingular Wireless (which had acquired AT&T Wireless in 2004) wholly owned and rebranding it as AT&T Mobility.

Marcus & Millichap



TENANT SUMMARY

Tenant	AT&T Mobility
Ownership	Public
Stock Symbol	T
Sales Volume	\$170.756 Billion (2018)
Net Income	\$19.953 Billion (2018)
Board	NYSE
Tenant	Corporate Store
HQ	Whitacre Tower, Dallas, TX
Number of Locations	2,200+
Website	www.att.com
Standard & Poor's Rating	BBB
Fortune 500	Ranked #9



America's Best Contacts & Eyeglasses is a discount provider of eye examinations, eyeglasses and contact lenses, with over 400 retail locations in the United States as of 2014. From 2005 to 2014, America's Best was a division of National Vision, a privately held portfolio company owned by Berkshire Partners. In 2014, National Vision, Inc, was sold to KKR & Co. L.P.

America's Best Contacts & Eyeglasses is the largest buyer of designer overstock eyeglass frames in the United States. By the end of 2013, National Vision, Inc, had about 750 retail locations among with its America's Best Contacts & Eyeglasses brand accounting for about 425 locations. In the beginning of 2014, NVI was acquired in its entirety for more than \$1 billion by KKR & Co. L.P., again with management participation and Berkshire Partners maintaining minority equity positions.

TENANT SUMMARY

Tenant	America's Best Contacts & Eyeglasses
Ownership	Private (KKR & Co. L.P.)
HQ	New York, NY
Number of Locations	400+
Website	www.americasbest.com

Biggby Coffee is a privately owned coffee franchise business based in East Lansing, Michigan. Founded March 1995 as Beaner's by Bob Fish and Mary Roszel, the company changed its name to Biggby Coffee in late 2007.

Biggby began franchising in 1999. The company headquarters is located at 2501 Coolidge Road, East Lansing, Michigan. In September 2011, the company was named the fastest growing coffee chain in America by CNBC, which ranked the chain number one, based on their growth percentage from the previous year. Biggby was ranked above other popular brands such as Starbucks, Dunkin' Donuts and Caribou Coffee. Biggby was also named a top 30 food franchise in the United States by Franchise Business Review in both 2011 and 2012. The report compiled results based on surveys from franchisees in the food sector, representing more than 75 brands and 20,500 franchised businesses. For the year of 2012, Biggby was ranked as number 268 on Entrepreneur Magazine's Annual Franchise 500(R) list, and as a top 500 franchise by Franchise Times Magazine. In 2013, Biggby moved up 67 spots on Entrepreneur Magazine's Annual Franchise list to number 201. In July 2011, the company officially released a "new store footprint" that reduced the cost of opening a franchise location by approximately 40 percent. McFall said that despite the economic slow down that limited growth in Michigan and beyond, the new store footprint allows potential franchisees the opportunity to experience both a faster and higher return on capital and can expand current franchisees' ability to open additional stores.



TENANT SUMMARY

Tenant	Biggby Coffee.
Ownership	Private
Tenant	Franchisee
HQ	Lansing, MI
Number of Locations	140
Website	www.biggby.com



Sport Clips (also known as SportClips) is an American-based chain of haircut salons (barbershops) which caters primarily to men and boys. Headquartered in Georgetown, Texas, the chain has over 1,000 franchised stores as of January 2013.

In advertising, the chain touts the broadcasting of sports programming throughout the stores. Sports memorabilia and logo items are displayed and are offered for sale at some locations.

In February 2009, Sport Clips was listed in Entrepreneur Magazine as one of the fastest growing franchises based on operating units.

Sport Clips sponsors two drivers in NASCAR racing as well, Denny Hamlin in the #11 Toyota and Carl Edwards in the #19 Toyota. Both of these drivers drive for Joe Gibbs Racing.

Today, Sport Clips is proud to be the only national hair care franchise with locations in all 50 states in the U.S., with more than 1,600 open in the U.S. and Canada. When you ask Gordon if he knew Sport Clips would be one of the fastest-growing franchise systems today, he'll answer you, "Yes, I just didn't think it would take this long!"



TENANT SUMMARY

Tenant	Sport Clips
Ownership	Private
Tenant	Franchisee
HQ	Georgetown, TX
Number of Locations	1,600+
Website	www.sportclips.com



LOCATION OVERVIEW

Muskegon is a city in the U.S. state of Michigan, and is the largest populated city on the eastern shores of Lake Michigan. At the 2010 census the city population was 38,401. The city is the county seat of Muskegon County. Muskegon is located about 30 miles outside of Grand Rapids, Michigan. Grand Rapids is the largest city and seat of Kent County, Michigan. Grand Rapids is known as the second-largest city in Michigan, and the largest city in West Michigan. It is on the Grand River about 30 miles east of Lake Michigan. According to the 2010 census, the Grand Rapids metropolitan area had a population of 1,005,648. Grand Rapids is known for being home to many tourist attractions such as the John Ball Zoological Garden, Belknap Hill, and the Gerald R. Ford Museum. Significant buildings in the downtown include the DeVos Place Convention Center, Van Andel Arena, the Amway Grand Plaza Hotel, and the JW Marriott Hotel. The Urban Institute for Contemporary Arts is located downtown as well, and houses art exhibits, a movie theater, and the urban clay studio. Grand Rapids has a number of popular concert venues as well as the Grand Rapids Symphony, which is the largest performing arts organization in the city.

GRAND RAPIDS OVERVIEW

Known for furniture making, the Grand Rapids metro is diversifying and now supports one of the fastest-growing economies in the nation while also simultaneously ranking high on some “best places to live” lists. The market is home to 1 million people, with growth of 37,000 residents expected over the next five years. The metro consists of Barry, Kent, Montcalm and Ottawa counties. It is roughly 160 miles west of Detroit, and Lake Michigan provides the western border.

METRO HIGHLIGHTS



SMART MANUFACTURING

Companies are drawn to the region's low cost of doing business, while employees enjoy a relatively affordable place to live.



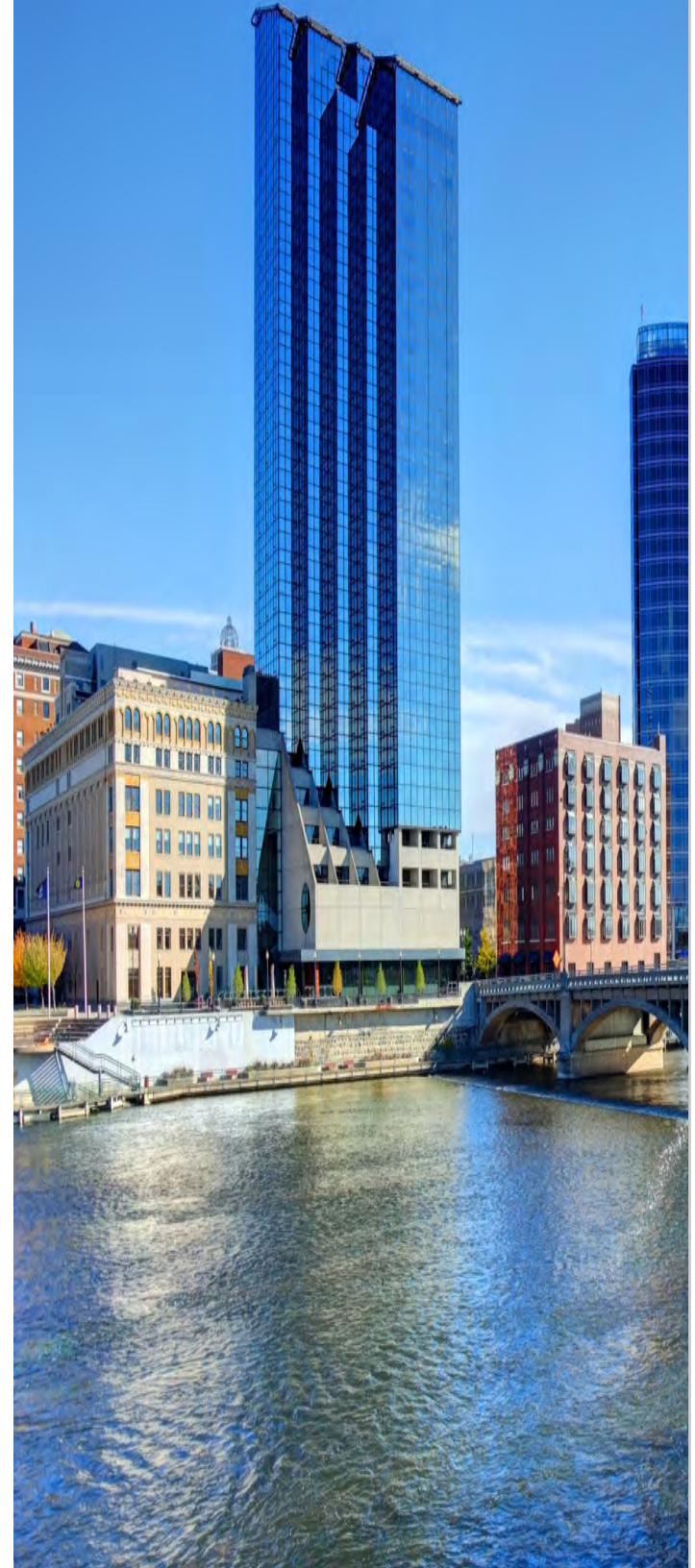
RAPID LIFE-SCIENCES GROWTH

The life-sciences industry grew 38.7 percent in West Michigan over the past 10 years, 18 percentage points higher than the national average.



CYBERTESTING CENTER

The state has more unclassified cyber nodes than any other state, providing a base for training, certification and commercial testing.



DEMOGRAPHICS



93,000

POPULATION IN 5-MILE RADIUS



43,000+

EMPLOYEES IN 5-MILE RADIUS



35,000+

TOTAL HOUSEHOLDS
IN 5-MILE RADIUS

Marcus & Millichap



DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
■ 2022 Projection			
Total Population	8,702	53,530	92,832
■ 2017 Estimate			
Total Population	8,885	54,343	92,971
■ 2010 Census			
Total Population	8,852	54,027	92,361
■ 2000 Census			
Total Population	9,217	59,410	93,887
■ Current Daytime Population			
2017 Estimate	9,033	59,556	95,782
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2022 Projection			
Total Households	3,814	22,024	36,298
■ 2017 Estimate			
Total Households	3,804	21,894	35,625
Average (Mean) Household Size	2.30	2.43	2.43
■ 2010 Census			
Total Households	3,816	21,955	35,682
■ 2000 Census			
Total Households	3,924	22,615	35,653
■ Occupied Units			
2022 Projection	3,814	22,024	36,298
2017 Estimate	4,288	24,760	39,816
HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2017 Estimate			
\$150,000 or More	2.59%	3.34%	3.34%
\$100,000 - \$149,000	7.22%	7.41%	7.67%
\$75,000 - \$99,999	8.06%	9.27%	9.45%
\$50,000 - \$74,999	23.28%	18.84%	18.81%
\$35,000 - \$49,999	16.24%	14.43%	14.84%
Under \$35,000	42.62%	46.71%	45.90%
Average Household Income	\$50,798	\$51,415	\$52,184
Median Household Income	\$42,165	\$38,775	\$39,192
Per Capita Income	\$21,822	\$21,003	\$20,861

HOUSEHOLDS BY EXPENDITURE	1 Miles	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$59,844	\$59,423	\$59,910
■ Consumer Expenditure Top 10 Categories			
Housing	\$14,699	\$14,480	\$14,620
Transportation	\$12,127	\$12,155	\$12,253
Shelter	\$8,136	\$8,032	\$8,103
Food	\$6,423	\$6,428	\$6,513
Personal Insurance and Pensions	\$4,362	\$4,429	\$4,533
Health Care	\$3,691	\$3,625	\$3,683
Utilities	\$3,383	\$3,346	\$3,387
Entertainment	\$2,813	\$2,843	\$2,881
Household Furnishings and Equipment	\$1,477	\$1,445	\$1,458
Apparel	\$1,421	\$1,443	\$1,455
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2017 Estimate Total Population	8,885	54,343	92,971
Under 20	27.02%	27.35%	25.90%
20 to 34 Years	20.19%	19.98%	20.82%
35 to 39 Years	6.39%	6.01%	6.17%
40 to 49 Years	11.30%	11.45%	11.90%
50 to 64 Years	18.79%	19.75%	19.81%
Age 65+	16.30%	15.46%	15.41%
Median Age	37.18	37.18	37.62
■ Population 25+ by Education Level			
2017 Estimate Population Age 25+	5,869	35,930	62,293
Elementary (0-8)	1.39%	2.44%	2.83%
Some High School (9-11)	8.05%	8.75%	9.25%
High School Graduate (12)	33.29%	33.58%	34.68%
Some College (13-15)	24.44%	24.25%	24.11%
Associate Degree Only	11.10%	9.78%	9.72%
Bachelors Degree Only	14.57%	13.37%	12.02%
Graduate Degree	6.62%	6.18%	5.86%



Population

In 2018, the population in your selected geography is 92,971. The population has changed by -0.98% since 2000. It is estimated that the population in your area will be 92,832.00 five years from now, which represents a change of -0.15% from the current year. The current population is 49.74% male and 50.26% female. The median age of the population in your area is 37.62, compare this to the US average which is 37.83. The population density in your area is 1,181.11 people per square mile.



Households

There are currently 35,625 households in your selected geography. The number of households has changed by -0.08% since 2000. It is estimated that the number of households in your area will be 36,298 five years from now, which represents a change of 1.89% from the current year. The average household size in your area is 2.43 persons.



Income

In 2018, the median household income for your selected geography is \$39,192, compare this to the US average which is currently \$56,286. The median household income for your area has changed by 16.41% since 2000. It is estimated that the median household income in your area will be \$47,480 five years from now, which represents a change of 21.15% from the current year.

The current year per capita income in your area is \$20,861, compare this to the US average, which is \$30,982. The current year average household income in your area is \$52,184, compare this to the US average which is \$81,217.



Race and Ethnicity

The current year racial makeup of your selected area is as follows: 67.71% White, 24.82% Black, 0.03% Native American and 0.80% Asian/Pacific Islander. Compare these to US averages which are: 70.42% White, 12.85% Black, 0.19% Native American and 5.53% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 6.60% of the current year population in your selected area. Compare this to the US average of 17.88%.



Housing

The median housing value in your area was \$97,899 in 2018, compare this to the US average of \$193,953. In 2000, there were 24,943 owner occupied housing units in your area and there were 10,709 renter occupied housing units in your area. The median rent at the time was \$379.



Employment

In 2018, there are 43,368 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 49.99% of employees are employed in white-collar occupations in this geography, and 49.78% are employed in blue-collar occupations. In 2018, unemployment in this area is 5.91%. In 2000, the average time traveled to work was 20.00 minutes.

WALMART SHADOW-ANCHORED STRIP

EXCLUSIVELY LISTED BY

SIMON JONNA
Executive Managing Director Investments
Detroit
248.415.2625
simon.jonna@marcusmillichap.com
License MI 6501323918

RAYMOND JONNA
Senior Advisor
Detroit
248.415.3018
raymond.jonna@marcusmillichap.com
License MI 6501357188

Marcus & Millichap