

**EASTGATE
SHOPPING CENTER**
26180 - 26390 EASTGATE BLVD
ROSEVILLE | MICHIGAN



FOR MORE INFORMATION, CONTACT:

STEVE GOREN

OFFICE
(248) 855-1221

FAX
(248) 855-1261

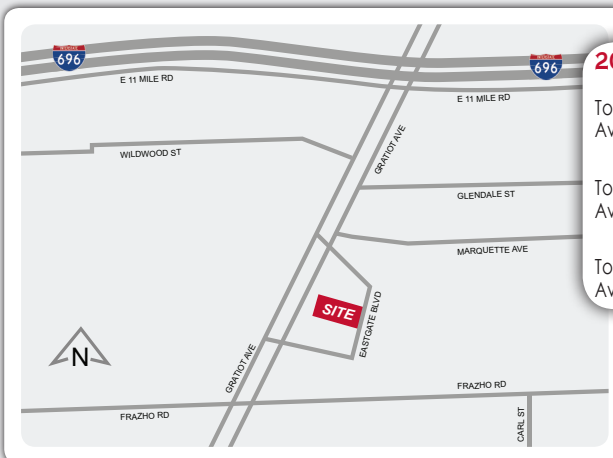
sgoren@armadarealestate.com

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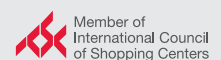
PROPERTY DETAILS

- East Side of Gratiot, South of I-696
- 1,728 Sq. Ft. Available
- 120,000 Sq. Ft. Center, Zoned B-3
- Shadow Anchored by Kroger and TJ Maxx
- Densely Populated – over 140,000 People in 3 Miles
- \$8.00 Sq. Ft., Triple Net



2014 DEMOGRAPHICS

1 MILE	Total Population	18,096
	Average Household Income	\$47,125
3 MILE	Total Population	142,580
	Average Household Income	\$54,687
5 MILE	Total Population	345,624
	Average Household Income	\$56,496

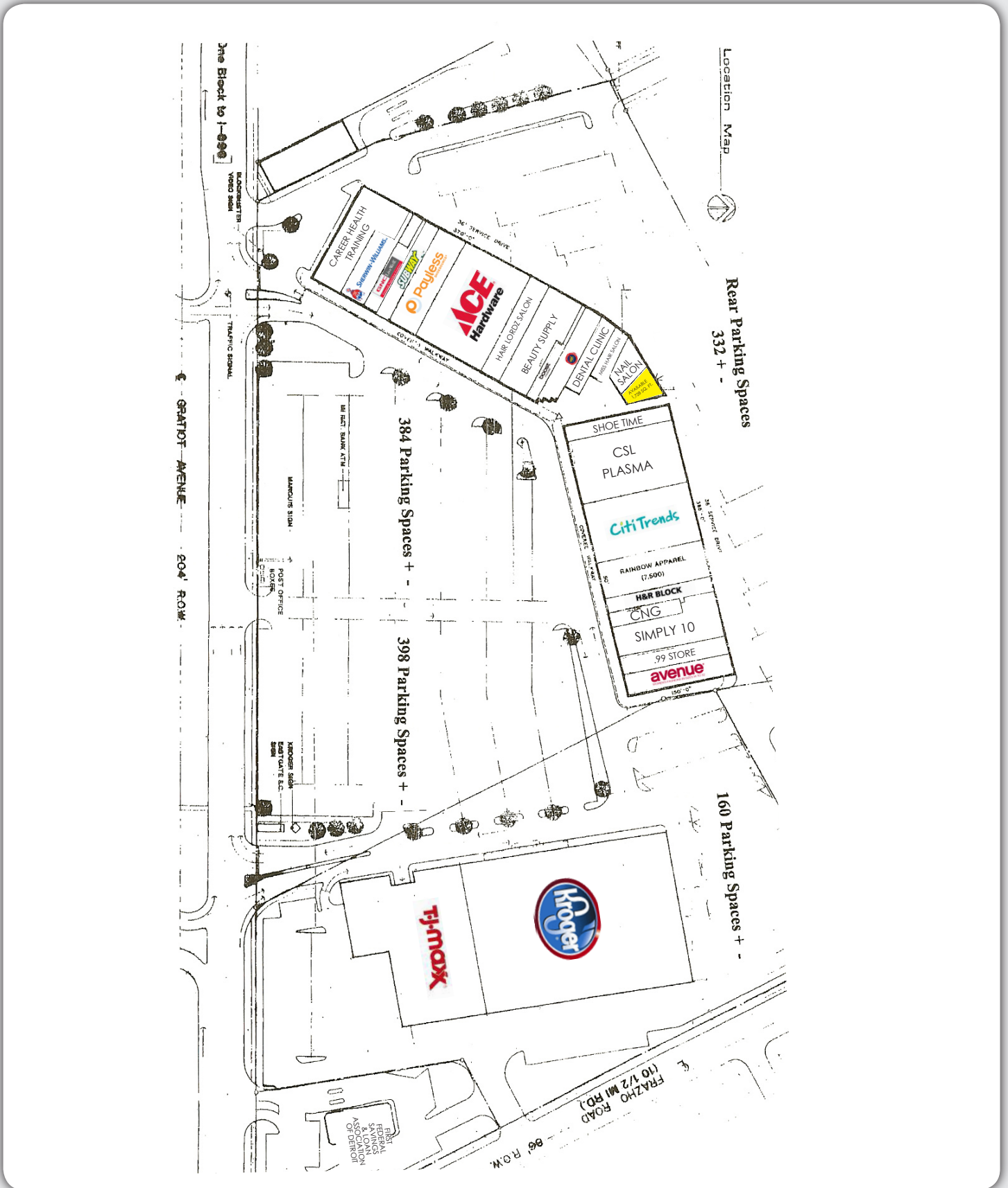


ARMADA REAL ESTATE SERVICES

7001 ORCHARD LAKE ROAD | SUITE 110 | WEST BLOOMFIELD | MI 48322



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DEMOGRAPHIC DETAIL REPORT

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Radius	1 Mile	3 Mile	5 Mile
Population			
2019 Projection	18,354	144,373	348,743
2014 Estimate	18,096	142,580	345,624
2010 Census	18,000	142,449	343,729
Growth 2014 - 2019	1.43%	1.26%	0.90%
Growth 2010 - 2014	0.53%	0.09%	0.55%
2014 Population by Age			
	18,096	142,580	345,624
Age 0 - 4	1,121 6.19%	8,524 5.98%	21,251 6.15%
Age 5 - 9	1,106 6.11%	8,309 5.83%	21,007 6.08%
Age 10 - 14	1,164 6.43%	8,739 6.13%	22,182 6.42%
Age 15 - 19	1,205 6.66%	9,106 6.39%	23,545 6.81%
Age 20 - 24	1,179 6.52%	8,846 6.20%	22,926 6.63%
Age 25 - 29	1,153 6.37%	8,718 6.11%	21,527 6.23%
Age 30 - 34	1,213 6.70%	9,102 6.38%	21,261 6.15%
Age 35 - 39	1,240 6.85%	9,286 6.51%	21,592 6.25%
Age 40 - 44	1,267 7.00%	9,668 6.78%	22,751 6.58%
Age 45 - 49	1,307 7.22%	10,226 7.17%	24,144 6.99%
Age 50 - 54	1,351 7.47%	10,789 7.57%	25,368 7.34%
Age 55 - 59	1,246 6.89%	10,279 7.21%	24,184 7.00%
Age 60 - 64	1,039 5.74%	8,668 6.08%	20,558 5.95%
Age 65 - 69	755 4.17%	6,423 4.50%	15,537 4.50%
Age 70 - 74	527 2.91%	4,662 3.27%	11,363 3.29%
Age 75 - 79	401 2.22%	3,687 2.59%	8,855 2.56%
Age 80 - 84	357 1.97%	3,287 2.31%	7,600 2.20%
Age 85+	464 2.56%	4,262 2.99%	9,973 2.89%
Age 65+	2,504 13.84%	22,321 15.66%	53,328 15.43%
Median Age	38.70	40.30	39.40
Average Age	38.50	39.80	39.20

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DEMOGRAPHIC DETAIL REPORT

Radius	1 Mile		3 Mile		5 Mile	
2014 Population By Race	18,096		142,580		345,624	
White	14,871	82.18%	115,339	80.89%	242,885	70.27%
Black	2,326	12.85%	21,188	14.86%	87,080	25.20%
Am. Indian & Alaskan	65	0.36%	572	0.40%	1,276	0.37%
Asian	392	2.17%	2,298	1.61%	7,024	2.03%
Hawaiian & Pacific Island	3	0.02%	22	0.02%	59	0.02%
Other	439	2.43%	3,162	2.22%	7,302	2.11%

Population by Hispanic Origin	18,096		142,580		345,624	
Non-Hispanic Origin	17,665	97.62%	139,780	98.04%	339,158	98.13%
Hispanic Origin	431	2.38%	2,800	1.96%	6,467	1.87%

2014 Median Age, Male	36.80	38.60	37.40
2014 Average Age, Male	36.70	38.20	37.50

2014 Median Age, Female	40.40	42.00	41.20
2014 Average Age, Female	40.20	41.20	40.70

2014 Population by Occupation Classification	14,462		115,188		276,465	
Civilian Employed	7,966	55.08%	66,438	57.68%	155,721	56.33%
Civilian Unemployed	1,396	9.65%	8,729	7.58%	20,915	7.57%
Civilian Non-Labor Force	5,090	35.20%	39,861	34.61%	99,511	35.99%
Armed Forces	10	0.07%	160	0.14%	318	0.12%

Households by Marital Status						
Married	2,796		24,414		55,353	
Married No Children	1,624		14,643		33,183	
Married w/Children	1,173		9,771		22,171	

2014 Population by Education	13,011		105,088		249,517	
Some High School, No Diploma	1,962	15.08%	13,475	12.82%	32,182	12.90%
High School Grad (Incl Equivalency)	4,656	35.79%	35,378	33.67%	81,426	32.63%
Some College, No Degree	4,388	33.73%	35,144	33.44%	79,427	31.83%
Associate Degree	691	5.31%	6,032	5.74%	14,804	5.93%
Bachelor Degree	999	7.68%	10,428	9.92%	27,875	11.17%
Advanced Degree	315	2.42%	4,631	4.41%	13,803	5.53%

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DEMOGRAPHIC DETAIL REPORT

Radius	1 Mile		3 Mile		5 Mile	
2014 Population by Occupation	31,174		259,720		608,080	
Real Estate & Finance	467	1.50%	3,721	1.43%	8,559	1.41%
Professional & Management	2,441	7.83%	24,773	9.54%	58,237	9.58%
Services	1,928	6.18%	13,838	5.33%	32,563	5.36%
Information	134	0.43%	1,089	0.42%	2,808	0.46%
Sales	2,320	7.44%	18,657	7.18%	43,403	7.14%
Transportation	45	0.14%	701	0.27%	3,172	0.52%
Education & Health	1,713	5.49%	14,505	5.58%	35,578	5.85%
Retail	1,257	4.03%	8,810	3.39%	18,982	3.12%
Wholesale	249	0.80%	1,869	0.72%	4,281	0.70%
Construction	1,024	3.28%	8,934	3.44%	19,683	3.24%
Agriculture & Mining	23	0.07%	104	0.04%	344	0.06%
Farming, Fishing, Forestry	13	0.04%	49	0.02%	113	0.02%

2014 Worker Travel Time to Job	7,805		65,147		152,540	
<30 Minutes	5,015	64.25%	42,153	64.70%	97,273	63.77%
30-60 Minutes	2,482	31.80%	19,704	30.25%	46,891	30.74%
60+ Minutes	308	3.95%	3,290	5.05%	8,376	5.49%

2010 Households by HH Size	7,161		58,651		137,664	
1-Person Households	2,144	29.94%	18,221	31.07%	42,055	30.55%
2-Person Households	2,161	30.18%	18,188	31.01%	41,764	30.34%
3-Person Households	1,214	16.95%	9,751	16.63%	22,600	16.42%
4-Person Households	911	12.72%	7,381	12.58%	17,615	12.80%
5-Person Households	477	6.66%	3,263	5.56%	8,295	6.03%
6-Person Households	166	2.32%	1,212	2.07%	3,211	2.33%
7 or more Person Households	88	1.23%	635	1.08%	2,124	1.54%

2014 Average Household Size	2.50	2.40	2.50
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Households			
2019 Projection	7,288	59,448	139,689
2014 Estimate	7,187	58,696	138,360
2010 Census	7,161	58,651	137,664
Growth 2014 - 2019	1.41%	1.28%	0.96%
Growth 2010 - 2014	-0.79%	-0.72%	-0.33%

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DEMOGRAPHIC DETAIL REPORT

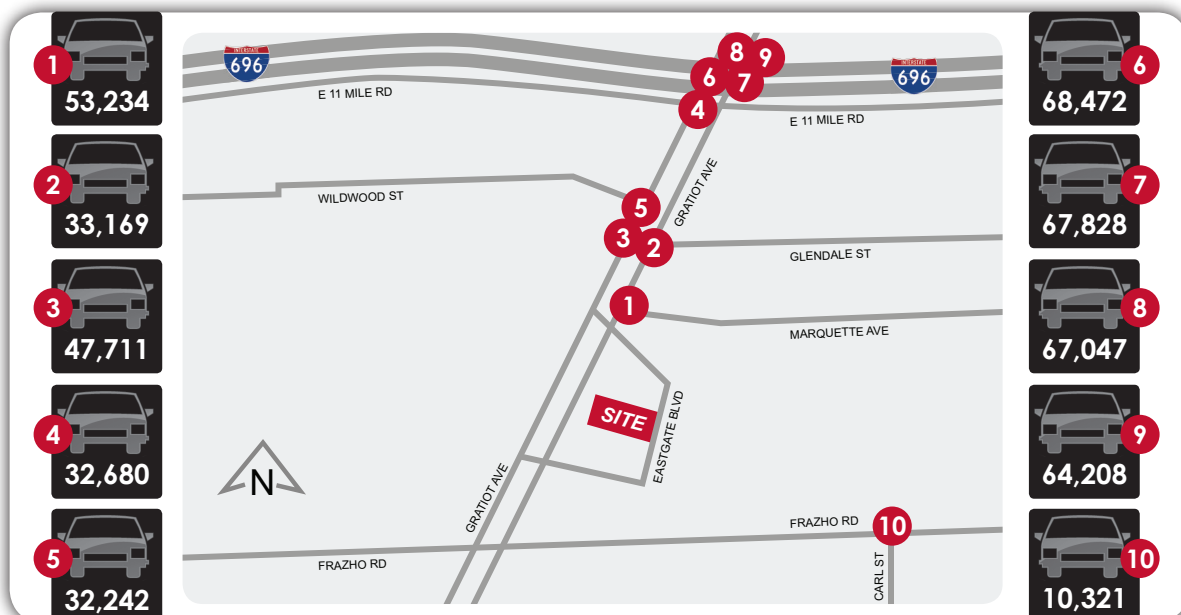
Radius	1 Mile	3 Mile	5 Mile
2014 Households by HH Income	7,187	58,699	138,361
<\$25,000	2,339 32.54%	16,048 27.34%	38,800 28.04%
\$25,000 - \$50,000	2,119 29.48%	16,346 27.85%	38,413 27.76%
\$50,000 - \$75,000	1,418 19.73%	11,649 19.85%	25,417 18.37%
\$75,000 - \$100,000	705 9.81%	7,649 13.03%	17,285 12.49%
\$100,000 - \$125,000	388 5.40%	3,862 6.58%	8,781 6.35%
\$125,000 - \$150,000	130 1.81%	1,491 2.54%	3,987 2.88%
\$150,000 - \$200,000	74 1.03%	1,201 2.05%	3,714 2.68%
\$200,000+	14 0.19%	453 0.77%	1,964 1.42%
2014 Avg Household Income	\$47,125	\$54,687	\$56,496
2014 Med Household Income	\$38,502	\$44,759	\$43,995
2014 Occupied Housing	7,188	58,696	138,360
Owner Occupied	5,280 73.46%	44,794 76.32%	100,843 72.88%
Renter Occupied	1,908 26.54%	13,902 23.68%	37,517 27.12%
2010 Housing Units	7,566	62,572	150,801
1 Unit	6,711 88.70%	54,417 86.97%	129,260 85.72%
2 - 4 Units	317 4.19%	1,553 2.48%	5,254 3.48%
5 - 19 Units	419 5.54%	4,694 7.50%	11,161 7.40%
20+ Units	119 1.57%	1,908 3.05%	5,126 3.40%
2014 Housing Value	5,279	44,794	100,844
<\$100,000	3,941 74.65%	28,027 62.57%	59,068 58.57%
\$100,000 - \$200,000	1,290 24.44%	15,483 34.56%	35,259 34.96%
\$200,000 - \$300,000	43 0.81%	969 2.16%	4,211 4.18%
\$300,000 - \$400,000	0 0.00%	143 0.32%	1,345 1.33%
\$400,000 - \$500,000	2 0.04%	45 0.10%	342 0.34%
\$500,000 - \$1,000,000	3 0.06%	88 0.20%	434 0.43%
\$1,000,000+	0 0.00%	39 0.09%	185 0.18%
2014 Median Home Value	\$66,975	\$79,911	\$85,362
2014 Housing Units by Yr Built	7,749	62,855	151,546
Built 2010+	39 0.50%	378 0.60%	2,007 1.32%
Built 2000 - 2010	330 4.26%	1,126 1.79%	3,205 2.11%
Built 1990 - 1999	280 3.61%	1,909 3.04%	6,063 4.00%
Built 1980 - 1989	230 2.97%	3,009 4.79%	6,520 4.30%
Built 1970 - 1979	630 8.13%	6,387 10.16%	15,519 10.24%
Built 1960 - 1969	1,404 18.12%	12,220 19.44%	33,912 22.38%
Built 1950 - 1959	3,245 41.88%	26,346 41.92%	52,314 34.52%
Built <1949	1,591 20.53%	11,480 18.26%	32,006 21.12%
2014 Median Year Built	1956	1957	1957

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TRAFFIC COUNT REPORT



STREET	CROSS STREET	CROSS STR DIST	COUNT YEAR	AVG DAILY VOLUME	VOLUME TYPE	MILES FROM SUBJECT PROP
1 Marquette Ave	Gratiot Ave	0.00 W	2012	53,234	MPSI	.05
2 S Gratiot Ave	Glendale St	0.02 SW	2011	33,169	MPSI	.12
3 Gratiot Ave	Glendale St	0.02 SW	2012	47,711	MPSI	.12
4 Gratiot Ave	E 11 Mile Rd	0.08 NE	2011	32,680	MPSI	.18
5 Gratiot Ave	Wildwood St	0.03 SW	2012	32,242	MPSI	.18
6 I-696	Gratiot Ave	0.04 E	2011	68,472	MPSI	.27
7 I-696	Gratiot Ave	0.04 E	2012	67,828	MPSI	.27
8 I-696	Gratiot Ave	0.03 SE	2011	67,047	MPSI	.29
9 I-696	Gratiot Ave	0.03 SE	2012	64,208	MPSI	.29
10 Frazho Rd	Carl St	0.03 W	2012	10,321	MPSI	.34



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