

Dix & Emmons Plaza

NEC Emmons Blvd & Dix Highway
3691-3695 Dix Highway – Lincoln Park, MI

For Lease - Neighborhood Retail Center



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Retail Leasing | Tenant Representation | Investment Sales | Acquisitions | Disposition | Market Analysis

The information contained herein has been given to us by the owner of the property or has been obtained by sources deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it.

DIX & EMMONS PLAZA

Property Summary

Location:

NEC Emmons Boulevard & Dix Highway
3691-3695 Dix Highway
Lincoln Park, Michigan

Total Shopping Center Size:

5,151 square feet

Total Space Available:

2,336 square feet

Available Unit:

2,336 SF @ \$28.00 PSF

Estimated NNN Charges:

\$5.00 per square foot

Parking:

21 parking spaces

Demographics (Five Mile Radius):

Population: Approximately 242,506 people

Households: Approximately 98,987 homes

Average Household Income: Approximately \$50,451 annually

Employment: Approximately 84,192 people

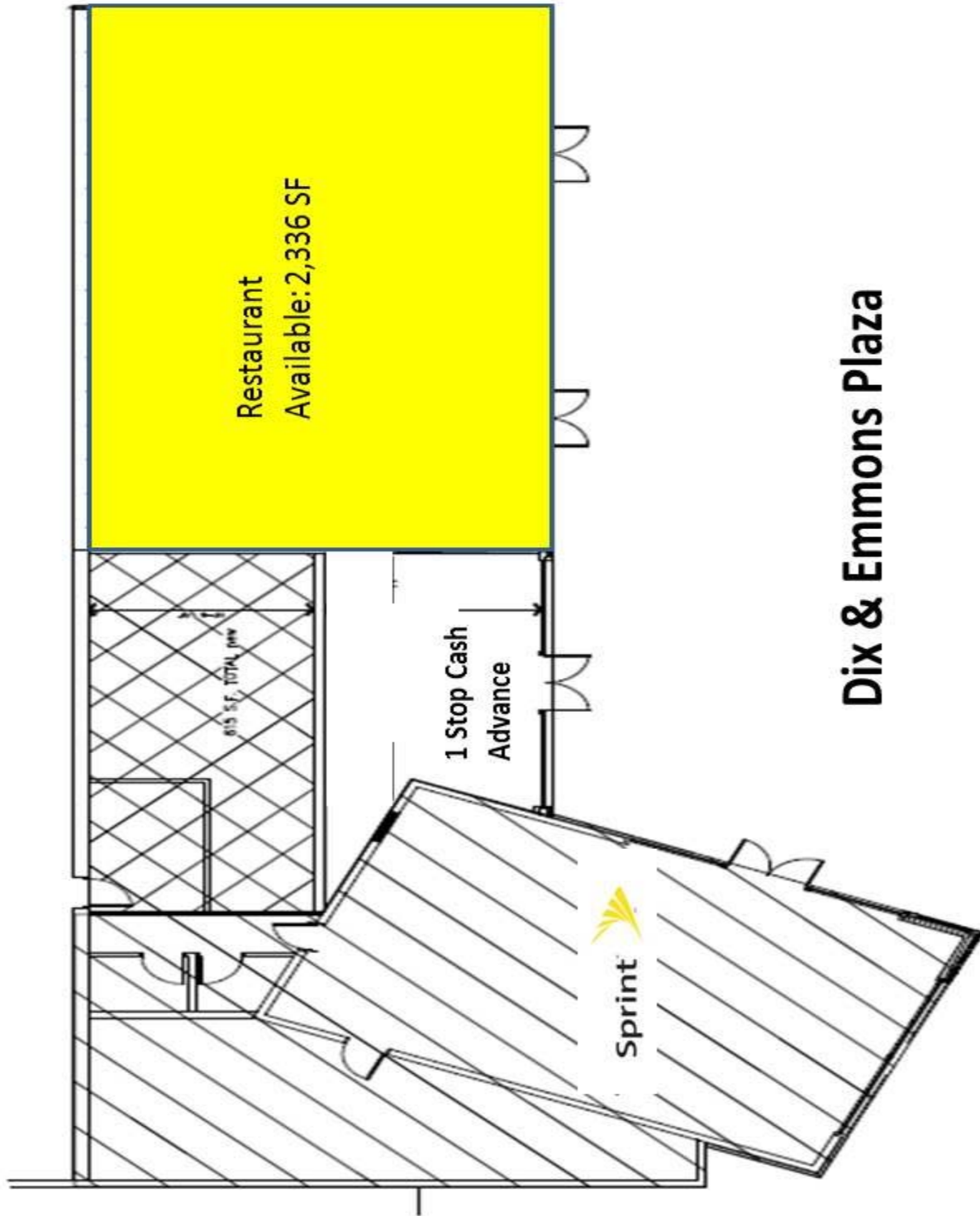
Property Highlights:

- Join Sprint PCS at Dix & Emmons Plaza which is located on the heavily traveled Dix Highway. End-cap opportunity with fully equipped restaurant available.
- The strip center is central and is easily accessible to Southfield Freeway (M-39), Fort St. (M-85), Telegraph (US-24), I-75 and I-94 express ways. This site is a tremendous opportunity for a restaurant and various neighborhood retailers looking to service the highly populated trade area.
- Located directly next to CVS and across the street from Meijer. Other national retailers including Kroger, Walgreen's, Wal-Mart and T.J. Maxx are operating within the immediate trade area.



DIX & EMMONS PLAZA

Site Plan



Dix & Emmons Plaza

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Pictures

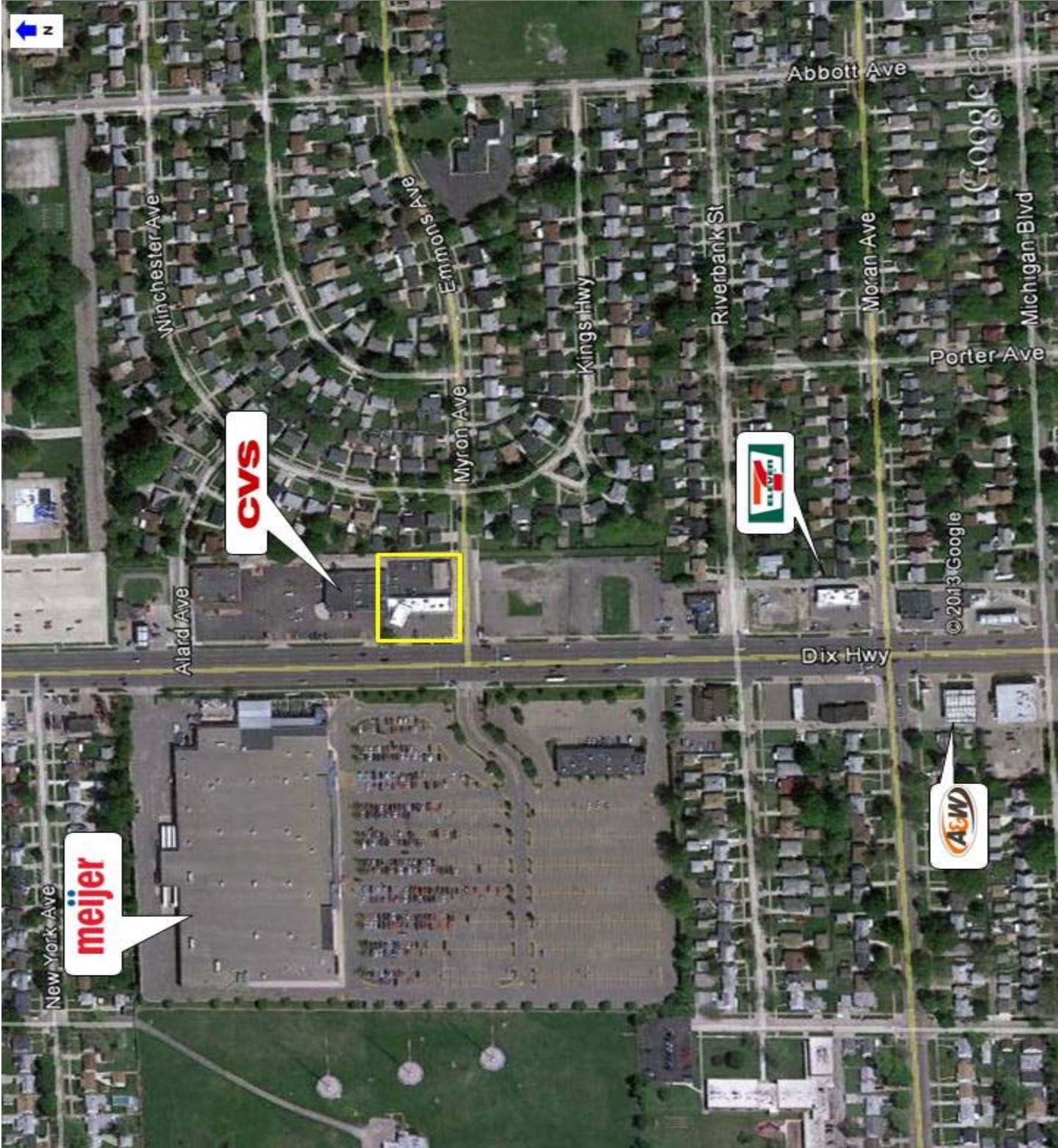


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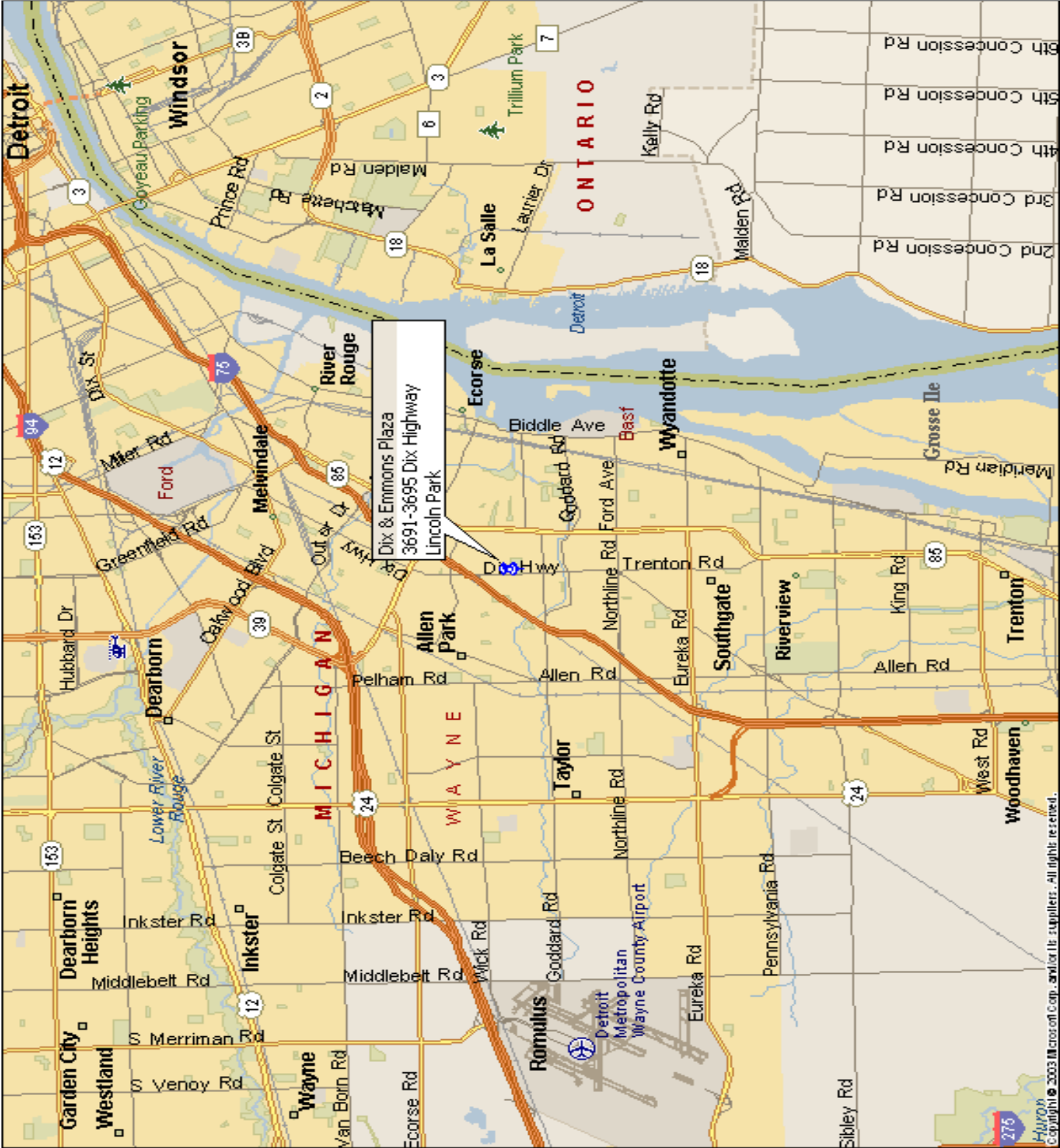
Aerial



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Area Map



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Demographics

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Dix & Emmons Plaza
3691-3695 Dix Highway
Lincoln Park, MI

Population & Housing	1 Mile	3 Mile	5 Mile
2011 Total Population	18,927	136,471	242,506
2011 Total Households	7,591	56,078	98,987
Population Change 1990-2011	-1,820	-18,001	-35,244
Household Change 1990-2011	-458	-3,471	-6,239
% Population Change 1990-2011	-8.77%	-11.65%	-12.69%
% Household Change 1990-2011	-5.69%	-5.83%	-5.93%
Population Change 2000-2011	-741	-8,947	-17,720
Household Change 2000-2011	-495	-3,155	-5,723
% Population Change 2000-2011	-3.77%	-6.15%	-6.81%
% Households Change 2000-2011	-6.12%	-5.33%	-5.47%

Population (Gender/Race/Age)	1 Mile	3 Mile	5 Mile
2011 Male Population	9,399	66,969	118,576
2011 Female Population	9,528	69,502	123,930
% 2011 Male Population	49.66%	49.07%	48.90%
% 2011 Female Population	50.34%	50.93%	51.10%
2011 Total Adult Population	15,379	109,631	194,358
2011 Total Daytime Population	12,180	103,735	212,364
2011 Total Daytime Work Population	2,649	34,071	84,192
2011 Median Age Total Population	31	30	30
2011 Median Age Adult Population	39	39	39
2011 White Population	17,052	116,812	197,287
2011 Black Population	619	10,811	28,604
2011 Asian/Hawaiian/Pacific Islander	145	1,098	2,993
2011 American Indian/Alaska Native	100	824	1,416
2011 Other Population (Incl 2+ Races)	1,011	6,927	12,206
2011 Hispanic Population	1,959	12,271	20,436
2011 Non-Hispanic Population	16,968	124,201	222,070
% 2011 White Population	90.09%	85.59%	81.35%
% 2011 Black Population	3.27%	7.92%	11.80%
% 2011 Asian/Hawaiian/Pacific Islander	0.77%	0.80%	1.23%
% 2011 American Indian/Alaska Native	0.53%	0.60%	0.58%
% 2011 Other Population (Incl 2+ Races)	5.34%	5.08%	5.03%
% 2011 Hispanic Population	10.35%	8.99%	8.43%
% 2011 Non-Hispanic Population	89.65%	91.01%	91.57%

Income	1 Mile	3 Mile	5 Mile
2011 Median Household Income	\$50,367	\$47,223	\$45,818
2011 Per Capita Income	\$21,036	\$20,750	\$20,593
2011 Average Household Income	\$52,450	\$50,497	\$50,451
2011 Household Income < \$10,000	430	3,840	7,686
2011 Household Income \$10,000-\$14,999	385	3,123	5,496
2011 Household Income \$15,000-\$19,999	428	3,453	6,384
2011 Household Income \$20,000-\$24,999	414	3,454	6,089
2011 Household Income \$25,000-\$29,999	279	3,021	5,812
2011 Household Income \$30,000-\$34,999	458	3,535	6,510
2011 Household Income \$35,000-\$39,999	472	3,637	6,062
2011 Household Income \$40,000-\$44,999	354	2,487	4,576
2011 Household Income \$45,000-\$49,999	543	3,348	5,364
2011 Household Income \$50,000-\$59,999	911	6,138	10,023
2011 Household Income \$60,000-\$74,999	942	6,307	10,739
2011 Household Income \$75,000-\$99,999	1,103	6,849	11,109
2011 Household Income \$100,000-\$124,999	440	3,780	6,317
2011 Household Income \$125,000-\$149,999	200	1,613	3,348
2011 Household Income \$150,000-\$199,999	150	1,111	2,531
2011 Household Income \$200,000-\$249,999	78	230	507
2011 Household Income \$250,000-\$499,999	6	153	434
2011 Household Income \$500,000+	n/a	n/a	n/a
2011 Household Income \$200,000+	83	382	941