



## Water Street Project

### Market Study

September 16, 2008

Presented by:  
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*This letter/proposal is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. The parties intend that neither shall have any contractual obligations to the other with respect to the matters referred herein unless and until a definitive agreement has been fully executed and delivered by the parties. The parties agree that this letter/proposal is not intended to create any agreement or obligation by either party to negotiate a definitive lease/purchase and sale agreement and imposes no duty whatsoever on either party to continue negotiations, including without limitation any obligation to negotiate in good faith or in any way other than at arm's length. Prior to delivery of a definitive executed agreement, and without any liability to the other party, either party may (1) propose different terms from those summarized herein, (2) enter into negotiations with other parties and/or (3) unilaterally terminate all negotiations with the other party hereto.*

## Introduction

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September 16, 2008

Ms. April McGrath, Assistant City Manager  
City Manager's Office  
City of Ypsilanti  
1 S. Huron St  
Ypsilanti, MI 48197

Re: Water Street Market Study

Dear Ms. McGrath,

The following 13-part Market Study, starting with the general observations of the Executive Summary Reports, highlights the current and the projected demographic, consumer and income patterns for the area surrounding the Water Street Project. For the sake of the reports, CB Richard Ellis ("CBRE") input 39 E. Michigan Avenue, Ypsilanti, MI, 48197 (an address directly across from the project) as the center point for the analysis.

The 13 sections review population, housing statistics, income levels, spending patterns, senior living, consumer groups, product gaps, employment data, retail opportunity and area traffic patterns within 3, 5 and 7 mile radii.

Each section is preceded with a short narrative summarizing the data points in the given report. The narratives provide basic conclusions that can be utilized the marketing efforts for the sale of the Water Street Project as a single parcel or in several successive parcels. The baseline for all report summaries for the general trade area has been defined by the Project Team at CBRE as a 5 mile trade area.

CBRE plans to leverage the data contained herein to initiate and sustain dialogue with prospects both from the development world and from the end-user standpoint, in hopes of corralling several interested parties, thus kicking off the redevelopment of the site.

As always, our team is readily available to discuss the information contained in this study and it is available to explain the conclusions if necessary.

Please do not hesitate to contact me directly with any inquiries.

Kind Regards,

Drew Chorney

Cc:  
Scott Young  
Arthur Itkis  
Christopher Nortley

# Project Marketing Plan Map



# Executive Summary Reports

# Executive Summary

## Water Street Project

**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

Summary Prepared for: 39 E Michigan Ave - 3 mile radius

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### *Population Information*

The population of this area in 2007 is estimated to be 72,072, which is a growth rate of 0.6% over 2000. During the next five years, the population is projected to grow by 0.5%. By comparison, the United States population is expected to grow by 4.9% in the next five years, from its estimated population of 304,141,549.

The current year median age for this population is 30.66, while the average age is 33.57. The current median age for the United States is 36.71 and the average age is 37.46.

### *Race and Ethnicity Information*

The racial composition of this area's current year estimated population is: 57.5% are White alone, 32.5% are Black or African American alone, 0.5% are American-Indian alone, 4.0% are Asian alone, 0.0% are Native Hawaiian and Other Pacific Islander alone, 1.6% are some other race, and 3.9% are two or more races.

The United State's racial composition is: 72.7% are White alone, 12.4% are Black or African American alone, 0.9% are American-Indian alone, 4.4% are Asian alone, 0.2% are Native Hawaiian and Other Pacific Islander alone, 6.6% are some other race, and 2.8% are two or more races.

The area's current estimated Hispanic or Latino population is 3.5%, compared to the United States where the population is 15.2% Hispanic or Latino.

### *Household Information*

There are an estimated 29,797 households in this area which represents a 3.4% growth over 2000. During the next five years households are projected to grow 2.4%. The United States has an estimated 114,694,201 households for the 2007, which is a growth of 8.7% since 2000. Over the next five years household growth is projected to be 5.3%.

### *Income Information*

The estimated median household income in this area for the current year is \$41,607, which is projected to grow 5.0% over the next five years. The United States is projected to have a 10.0% increase from the current year median household income of \$50,142.

The current year estimated per capita income for this area is \$22,810, compared to an estimate of \$25,933 for the United States.

# Executive Summary

## Water Street Project

**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

Summary Prepared for: 39 E Michigan Ave - 3 mile radius

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### *Employment Information*

The population over age 16 is currently estimated at 56,797. The employment status of this labor force is as follows: 0.0% are in the armed forces, 68.7% are employed civilians, 3.4% are unemployed civilians and 27.9% are not in the labor force.

The United States population over age 16 is currently estimated at 238,541,671. The employment status of this labor force is as follows: 0.5% are in the armed forces, 60.2% are employed civilians, 3.6% are unemployed civilians and 35.7% are not in the labor force.

The following occupational categories are for the employed population in this area: 5.9% are in management; 3.9% are in business and financial operations; 18.2% are in professional and related occupations; 15.8% are in service; 6.8% are in health care; 9.5% are in sales; 17.1% are in office support; 0.2% are in farming or other agricultural occupations; 6.5% are in construction, extraction and maintenance; 16.1% are in production, transportation and material moving.

The occupation estimates for the employed population in the United States, are as follows: 8.8% are in management; 4.4% are in business and financial operations; 15.6% are in professional and related occupations; 12.7% are in service; 6.6% are in health care; 11.3% are in sales; 15.4% are in office support; 1.3% are in farming or other agricultural occupations; 9.5% are in construction, extraction and maintenance; 14.4% are in production, transportation and material moving.

### *Education Information*

Currently, it is estimated that 12.0% of the population age 25 and over in this area has earned a master's, professional, or doctorate degree and 18.5% has earned a bachelor's degree. The United States population over 25, has an estimated 8.9% of the population with a master's, professional, or doctorate degree, and 15.8% has earned a bachelor's degree.

### *Housing Information*

47.6% of housing units in the area are estimated to be owner-occupied for the current year. 60.4% of the housing units in the United States are owner-occupied.

The largest segment of the dwellings in this area are estimated to be structures of 1 unit detached, accounting for 47.4% of structures in the area for the current year. Most of structures in the United States are 1 unit detached accounting for 60.8% of structures for the current year.

The largest segment of housing units in this area are estimated to have been built between 1970 and 1979 accounting for 24.2% of structures. The largest segment of housing units in the United States are estimated to have been built between 1970 and 1979 for the current year accounting for 16.2% of structures.

# Executive Summary

## Water Street Project

**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

Summary Prepared for: 39 E Michigan Ave - 5 mile radius

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### *Population Information*

The population of this area in 2007 is estimated to be 119,420, which is a growth rate of 7.5% over 2000. During the next five years, the population is projected to grow by 3.8%. By comparison, the United States population is expected to grow by 4.9% in the next five years, from its estimated population of 304,141,549.

The current year median age for this population is 32.61, while the average age is 34.42. The current median age for the United States is 36.71 and the average age is 37.46.

### *Race and Ethnicity Information*

The racial composition of this area's current year estimated population is: 63.0% are White alone, 25.5% are Black or African American alone, 0.5% are American-Indian alone, 5.6% are Asian alone, 0.1% are Native Hawaiian and Other Pacific Islander alone, 1.7% are some other race, and 3.7% are two or more races.

The United State's racial composition is: 72.7% are White alone, 12.4% are Black or African American alone, 0.9% are American-Indian alone, 4.4% are Asian alone, 0.2% are Native Hawaiian and Other Pacific Islander alone, 6.6% are some other race, and 2.8% are two or more races.

The area's current estimated Hispanic or Latino population is 3.9%, compared to the United States where the population is 15.2% Hispanic or Latino.

### *Household Information*

There are an estimated 49,724 households in this area which represents a 9.4% growth over 2000. During the next five years households are projected to grow 5.0%. The United States has an estimated 114,694,201 households for the 2007, which is a growth of 8.7% since 2000. Over the next five years household growth is projected to be 5.3%.

### *Income Information*

The estimated median household income in this area for the current year is \$48,317, which is projected to grow 8.0% over the next five years. The United States is projected to have a 10.0% increase from the current year median household income of \$50,142.

The current year estimated per capita income for this area is \$26,811, compared to an estimate of \$25,933 for the United States.

# Executive Summary

## Water Street Project

**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

Summary Prepared for: 39 E Michigan Ave - 5 mile radius

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### *Employment Information*

The population over age 16 is currently estimated at 93,768. The employment status of this labor force is as follows: 0.1% are in the armed forces, 69.8% are employed civilians, 3.0% are unemployed civilians and 27.2% are not in the labor force.

The United States population over age 16 is currently estimated at 238,541,671. The employment status of this labor force is as follows: 0.5% are in the armed forces, 60.2% are employed civilians, 3.6% are unemployed civilians and 35.7% are not in the labor force.

The following occupational categories are for the employed population in this area: 7.1% are in management; 4.2% are in business and financial operations; 20.1% are in professional and related occupations; 14.3% are in service; 7.4% are in health care; 9.5% are in sales; 15.8% are in office support; 0.2% are in farming or other agricultural occupations; 6.5% are in construction, extraction and maintenance; 14.9% are in production, transportation and material moving.

The occupation estimates for the employed population in the United States, are as follows: 8.8% are in management; 4.4% are in business and financial operations; 15.6% are in professional and related occupations; 12.7% are in service; 6.6% are in health care; 11.3% are in sales; 15.4% are in office support; 1.3% are in farming or other agricultural occupations; 9.5% are in construction, extraction and maintenance; 14.4% are in production, transportation and material moving.

### *Education Information*

Currently, it is estimated that 14.4% of the population age 25 and over in this area has earned a master's, professional, or doctorate degree and 20.5% has earned a bachelor's degree. The United States population over 25, has an estimated 8.9% of the population with a master's, professional, or doctorate degree, and 15.8% has earned a bachelor's degree.

### *Housing Information*

53.7% of housing units in the area are estimated to be owner-occupied for the current year. 60.4% of the housing units in the United States are owner-occupied.

The largest segment of the dwellings in this area are estimated to be structures of 1 unit detached, accounting for 46.7% of structures in the area for the current year. Most of structures in the United States are 1 unit detached accounting for 60.8% of structures for the current year.

The largest segment of housing units in this area are estimated to have been built between 1970 and 1979 accounting for 21.6% of structures. The largest segment of housing units in the United States are estimated to have been built between 1970 and 1979 for the current year accounting for 16.2% of structures.

# Executive Summary

## Water Street Project

**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

Summary Prepared for: 39 E Michigan Ave - 7 mile radius

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### *Population Information*

The population of this area in 2007 is estimated to be 208,027, which is a growth rate of 8.6% over 2000. During the next five years, the population is projected to grow by 4.3%. By comparison, the United States population is expected to grow by 4.9% in the next five years, from its estimated population of 304,141,549.

The current year median age for this population is 31.87, while the average age is 34.32. The current median age for the United States is 36.71 and the average age is 37.46.

### *Race and Ethnicity Information*

The racial composition of this area's current year estimated population is: 66.9% are White alone, 18.5% are Black or African American alone, 0.4% are American-Indian alone, 9.4% are Asian alone, 0.0% are Native Hawaiian and Other Pacific Islander alone, 1.4% are some other race, and 3.3% are two or more races.

The United State's racial composition is: 72.7% are White alone, 12.4% are Black or African American alone, 0.9% are American-Indian alone, 4.4% are Asian alone, 0.2% are Native Hawaiian and Other Pacific Islander alone, 6.6% are some other race, and 2.8% are two or more races.

The area's current estimated Hispanic or Latino population is 3.7%, compared to the United States where the population is 15.2% Hispanic or Latino.

### *Household Information*

There are an estimated 81,956 households in this area which represents a 10.1% growth over 2000. During the next five years households are projected to grow 5.2%. The United States has an estimated 114,694,201 households for the 2007, which is a growth of 8.7% since 2000. Over the next five years household growth is projected to be 5.3%.

### *Income Information*

The estimated median household income in this area for the current year is \$51,846, which is projected to grow 8.0% over the next five years. The United States is projected to have a 10.0% increase from the current year median household income of \$50,142.

The current year estimated per capita income for this area is \$28,766, compared to an estimate of \$25,933 for the United States.

# Executive Summary

## Water Street Project

**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

Summary Prepared for: 39 E Michigan Ave - 7 mile radius

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### *Employment Information*

The population over age 16 is currently estimated at 166,758. The employment status of this labor force is as follows: 0.1% are in the armed forces, 66.4% are employed civilians, 2.8% are unemployed civilians and 30.8% are not in the labor force.

The United States population over age 16 is currently estimated at 238,541,671. The employment status of this labor force is as follows: 0.5% are in the armed forces, 60.2% are employed civilians, 3.6% are unemployed civilians and 35.7% are not in the labor force.

The following occupational categories are for the employed population in this area: 8.0% are in management; 4.3% are in business and financial operations; 24.7% are in professional and related occupations; 13.1% are in service; 7.7% are in health care; 9.2% are in sales; 14.8% are in office support; 0.2% are in farming or other agricultural occupations; 5.8% are in construction, extraction and maintenance; 12.2% are in production, transportation and material moving.

The occupation estimates for the employed population in the United States, are as follows: 8.8% are in management; 4.4% are in business and financial operations; 15.6% are in professional and related occupations; 12.7% are in service; 6.6% are in health care; 11.3% are in sales; 15.4% are in office support; 1.3% are in farming or other agricultural occupations; 9.5% are in construction, extraction and maintenance; 14.4% are in production, transportation and material moving.

### *Education Information*

Currently, it is estimated that 20.6% of the population age 25 and over in this area has earned a master's, professional, or doctorate degree and 22.0% has earned a bachelor's degree. The United States population over 25, has an estimated 8.9% of the population with a master's, professional, or doctorate degree, and 15.8% has earned a bachelor's degree.

### *Housing Information*

53.7% of housing units in the area are estimated to be owner-occupied for the current year. 60.4% of the housing units in the United States are owner-occupied.

The largest segment of the dwellings in this area are estimated to be structures of 1 unit detached, accounting for 47.2% of structures in the area for the current year. Most of structures in the United States are 1 unit detached accounting for 60.8% of structures for the current year.

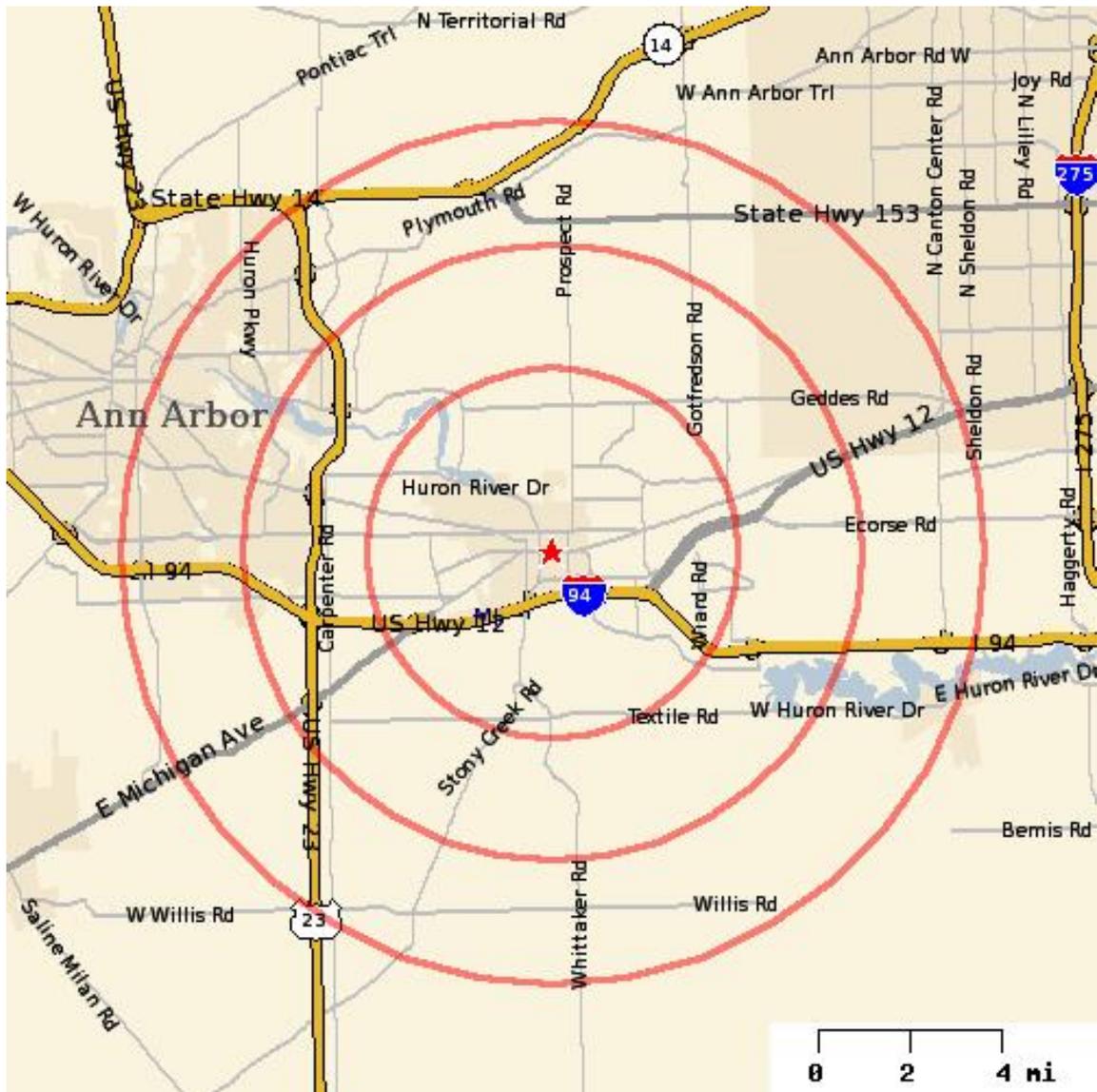
The largest segment of housing units in this area are estimated to have been built between 1970 and 1979 accounting for 21.3% of structures. The largest segment of housing units in the United States are estimated to have been built between 1970 and 1979 for the current year accounting for 16.2% of structures.

# Executive Summary

## Water Street Project

Prepared By: CB Richard Ellis - Detroit  
 Prepared For: City of Ypsilanti

Location	Longitude	Latitude
1. 39 E Michigan Ave - 3 mile radius	-83.6089966893186	42.2411166833146
2. 39 E Michigan Ave - 5 mile radius	-83.6089966893186	42.2411166833146
3. 39 E Michigan Ave - 7 mile radius	-83.6089966893186	42.2411166833146



## General Demographics

The following report outlines the general demographics of the people that reside within the trade area, which is defined as a 5 mile radius. The report will convey information about the residential population, income, housing, education, and employment.

Please note, the Employment that is used in this section is not the same as the one used in the Business Summary. Employment here is used to describe the kind of work in which the residents within the 5 mile trade area are engaged, which can be anywhere geographically. As compared to the Business section that describes Employment as physically within the 5 mile trade area.

### Population

The 2008 estimated population is 119,420 people. This is a 7.45% growth since 2000, which had 111,140 residents and is expected to grow an additional 3.80% by 2013 to 123,962 residents. The average household size is 2.31 people per household, which is close to the national average of about 2.5.

### Household Income and Housing

The average household income within the trade area is \$63,457. This is an increase of 9.34% over the reported income in 2000 and the income is expected to grow 6.42% by 2013. The Average Housing Value is \$174,824. From the available housing, 7% of the houses are not occupied and of the remaining houses, 54% of the homes are occupied by owners and 39% by renters.

### Education

Most of the population in this area have obtained a high school diploma and went on to obtain a Bachelor's degree. Approximately 12% of the population do not have a high school diploma and about 14.5% have a Master's Degree, Professional Degree, and/or Doctoral Degree.

## General Demographics

### Housing Units Built and Occupied

There are a total of 53,358 housing units within the trade area, which have been constructed over many decades and 49,724 units are estimated to be occupied.

1970 – 1979 was one of the busiest construction periods with 21.6% of the housing units built during this time. The next highest construction period was 1999 to present with 16.4% of the housing units built during this time. There has been a significant increase of people moving into the new housing units. During 1995 - 1998, there were 7,070 units occupied or 14.2% and in 1999 and later, there were 32,196 units occupied or 64.7%.

### Employment

There are 65,406 people that have employment on this area, of which 61.9% have a White Collar job type, 21.4% have a Blue Collar job type, and 16.7% are employed in the Service and Farm job type.

A further breakdown shows that approximately 60% of the residents are employed in 5 industries, 17.7% in Manufacturing, 14.6% in Educational Services, 14.2% in Other Technical Services, 13.3% in Health Care and Social Assistance, and 11.6% in Retail Trade. The remaining 25% of the population hold employment in Finance, Wholesale, Scientific, Entertainment and Construction Industries.

# Demographic Report

## Water Street Project



Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius	
<b>POPULATION</b>	2008 Estimated Population	72,072	119,420	208,027
	2013 Projected Population	72,460	123,962	217,029
	2000 Census Population	71,641	111,140	191,506
	1990 Census Population	72,453	103,033	175,289
	Growth 2000-2008	0.60%	7.45%	8.63%
	Growth 2008-2013	0.54%	3.80%	4.33%
	2008 Estimated Median Age	30.66	32.61	31.87
	2008 Estimated Average Age	33.57	34.42	34.32
<b>HOUSEHOLDS</b>	2008 Estimated Households	29,797	49,724	81,956
	2013 Projected Households	30,506	52,221	86,245
	2000 Census Households	28,832	45,457	74,437
	1990 Census Households	27,068	39,558	64,192
	Growth 2000-2008	3.35%	9.39%	10.10%
	Growth 2008-2013	2.38%	5.02%	5.23%
	2008 Est. Average Household Size	2.29	2.31	2.36
	<b>INCOME</b>	2008 Est. Median Household Income	\$41,607	\$48,317
2013 Prj. Median Household Income		\$43,820	\$51,979	\$55,764
2000 Cen. Median Household Income		\$39,072	\$43,766	\$46,760
1990 Cen. Median Household Income		\$30,226	\$32,247	\$33,134
2008 Est. Average Household Income		\$54,305	\$63,457	\$71,698
2008 Estimated Per Capita Income		\$22,810	\$26,811	\$28,766
<b>HOUSING</b>	2008 Estimated Housing Units	31,987	53,358	87,601
	2008 Estimated Occupied Units	29,797 (93.2%)	49,724 (93.2%)	81,956 (93.6%)
	2008 Estimated Vacant Units	2,190 (6.8%)	3,634 (6.8%)	5,645 (6.4%)
	2008 Est. Owner Occupied Units	15,221 (47.6%)	28,635 (53.7%)	47,065 (53.7%)
	2008 Est. Renter Occupied Units	14,576 (45.6%)	21,089 (39.5%)	34,891 (39.8%)
	2008 Est. Median Housing Value	\$137,099	\$153,557	\$176,969
	2008 Est. Average Housing Value	\$151,008	\$174,824	\$217,039



# Demographic Report

## Water Street Project



Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius	
<b>INCOME</b>	2008 Estimated Households	29,797	49,724	81,956
	- Income Less than \$15,000	4,949 (16.6%)	6,625 (13.3%)	10,212 (12.5%)
	- Income \$15,000 to \$24,999	3,485 (11.7%)	5,029 (10.1%)	7,913 (9.7%)
	- Income \$25,000 to \$34,999	4,032 (13.5%)	5,903 (11.9%)	8,912 (10.9%)
	- Income \$35,000 to \$49,999	5,180 (17.4%)	8,142 (16.4%)	12,612 (15.4%)
	- Income \$50,000 to \$74,999	5,444 (18.3%)	9,625 (19.4%)	14,871 (18.1%)
	- Income \$75,000 to \$99,999	3,135 (10.5%)	6,185 (12.4%)	10,071 (12.3%)
	- Income \$100,000 to \$149,999	2,522 (8.5%)	5,592 (11.2%)	10,598 (12.9%)
	- Income \$150,000 to \$249,999	811 (2.7%)	1,927 (3.9%)	4,855 (5.9%)
	- Income \$250,000 to \$499,999	160 (.5%)	440 (.9%)	1,273 (1.6%)
	- Income \$500,000 and over	80 (.3%)	256 (.5%)	639 (.8%)
2008 Est. Average Household Income	\$54,305	\$63,457	\$71,698	
2013 Prj. Average Household Income	\$57,628	\$67,809	\$76,508	
2000 Cen. Avg. Household Income	\$50,890	\$57,532	\$64,355	
1990 Cen. Avg. Household Income	\$36,750	\$40,379	\$42,407	
<b>HOUSEHOLD SIZE</b>	2008 Estimated Households by Household Size	29,797	49,724	81,956
	- 1 Person Household	10,348 (34.7%)	16,550 (33.3%)	25,906 (31.6%)
	- 2 Person Household	9,355 (31.4%)	16,018 (32.2%)	26,622 (32.5%)
	- 3 Person Household	4,722 (15.8%)	7,941 (16.0%)	13,281 (16.2%)
	- 4 Person Household	3,225 (10.8%)	5,641 (11.3%)	9,905 (12.1%)
	- 5 Person Household	1,350 (4.5%)	2,298 (4.6%)	4,033 (4.9%)
	- 6 Person Household	549 (1.8%)	888 (1.8%)	1,520 (1.9%)
	- 7 or More Person Household	248 (.8%)	388 (.8%)	690 (.8%)
2008 Est. Average Household Size	2.29	2.31	2.36	
<b>VEHICLES</b>	2008 Estimated Households by Number of Vehicles	29,797	49,724	81,956
	- Households with No Vehicles	2,729 (9.2%)	3,757 (7.6%)	5,819 (7.1%)
	- Households with 1 Vehicle	12,324 (41.4%)	19,390 (39.0%)	31,420 (38.3%)
	- Households with 2 Vehicles	10,790 (36.2%)	19,867 (40.0%)	33,041 (40.3%)
	- Households with 3 Vehicles	2,877 (9.7%)	5,024 (10.1%)	8,399 (10.2%)
	- Households with 4 Vehicles	812 (2.7%)	1,252 (2.5%)	2,334 (2.8%)
	- Households with 5+ Vehicles	266 (.9%)	433 (.9%)	944 (1.2%)
2008 Est. Average Number of Vehicles	1.59	1.65	1.68	



# Demographic Report

## Water Street Project



Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius	
<b>RACE &amp; ETHNICITY</b>	2008 Estimated Population by Race and Origin	72,072	119,420	208,027
	- White Population	41,450 (57.5%)	75,189 (63.0%)	139,138 (66.9%)
	- Black Population	23,424 (32.5%)	30,475 (25.5%)	38,464 (18.5%)
	- Asian Population	2,895 (4.0%)	6,668 (5.6%)	19,606 (9.4%)
	- Pacific Islander Population	27 (.0%)	60 (.1%)	79 (.0%)
	- American Indian and Alaska Native	338 (.5%)	601 (.5%)	884 (.4%)
	- Other Race Population	1,149 (1.6%)	1,990 (1.7%)	2,890 (1.4%)
	- Two or More Races Population	2,789 (3.9%)	4,438 (3.7%)	6,965 (3.3%)
	- Hispanic Population	2,536 (3.5%)	4,602 (3.9%)	7,681 (3.7%)
	- White Non-Hispanic Population	42,239 (58.6%)	76,055 (63.7%)	139,967 (67.3%)
<b>AGE</b>	2008 Estimated Population by Age	72,072	119,420	208,027
	- Aged 0 to 4 Years	5,030 (7.0%)	8,443 (7.1%)	13,453 (6.5%)
	- Aged 5 to 9 Years	4,870 (6.8%)	8,126 (6.8%)	12,875 (6.2%)
	- Aged 10 to 14 Years	4,558 (6.3%)	7,660 (6.4%)	12,500 (6.0%)
	- Aged 15 to 17 Years	2,337 (3.2%)	4,161 (3.5%)	7,283 (3.5%)
	- Aged 18 to 20 Years	6,091 (8.5%)	7,665 (6.4%)	18,012 (8.7%)
	- Aged 21 to 24 Years	6,178 (8.6%)	8,760 (7.3%)	17,231 (8.3%)
	- Aged 25 to 34 Years	11,707 (16.2%)	19,394 (16.2%)	32,075 (15.4%)
	- Aged 35 to 44 Years	10,682 (14.8%)	18,797 (15.7%)	31,552 (15.2%)
	- Aged 45 to 49 Years	4,201 (5.8%)	7,602 (6.4%)	13,325 (6.4%)
	- Aged 50 to 54 Years	4,120 (5.7%)	7,305 (6.1%)	12,745 (6.1%)
	- Aged 55 to 59 Years	3,696 (5.1%)	6,541 (5.5%)	11,409 (5.5%)
	- Aged 60 to 64 Years	2,852 (4.0%)	4,988 (4.2%)	8,645 (4.2%)
	- Aged 65 to 74 Years	3,219 (4.5%)	5,550 (4.6%)	9,555 (4.6%)
- Aged 75 to 84 Years	1,836 (2.5%)	3,154 (2.6%)	5,366 (2.6%)	
- Aged 85 Years and Older	696 (1.0%)	1,275 (1.1%)	2,001 (1.0%)	
	2008 Estimated Median Age	30.66	32.61	31.87
	2008 Estimated Average Age	33.57	34.42	34.32
<b>EDUCATION</b>	2008 Estimated Population Over 25 by Educational Attainment	43,009	74,605	126,673
	- Less Than 9th Grade	1,656 (3.9%)	2,457 (3.3%)	3,653 (2.9%)
	- High School - No Diploma	4,140 (9.6%)	6,579 (8.8%)	10,052 (7.9%)
	- High School Diploma	9,533 (22.2%)	15,756 (21.1%)	24,080 (19.0%)
	- Some College	11,327 (26.3%)	18,426 (24.7%)	27,166 (21.4%)
	- Associate Degree	3,208 (7.5%)	5,311 (7.1%)	7,845 (6.2%)
	- Bachelors Degree	7,973 (18.5%)	15,302 (20.5%)	27,808 (22.0%)
	- Masters Degree	3,834 (8.9%)	7,487 (10.0%)	16,695 (13.2%)
	- Professional Degree	596 (1.4%)	1,567 (2.1%)	4,159 (3.3%)
	- Doctoral Degree	742 (1.7%)	1,721 (2.3%)	5,216 (4.1%)



# Demographic Report

## Water Street Project



Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius	
<b>HOUSING VALUE</b>	2008 Estimated Owner Occupied Units by Housing Value	15,221	28,635	47,065
	- Valued Less than \$20,000	405 (2.7%)	1,408 (4.9%)	2,552 (5.4%)
	- Valued \$20,000-\$39,999	282 (1.9%)	1,430 (5.0%)	2,337 (5.0%)
	- Valued \$40,000-\$59,999	495 (3.3%)	1,190 (4.2%)	1,641 (3.5%)
	- Valued \$60,000-\$79,999	1,066 (7.0%)	1,755 (6.1%)	2,145 (4.6%)
	- Valued \$80,000-\$99,999	1,618 (10.6%)	2,049 (7.2%)	2,456 (5.2%)
	- Valued \$100,000-\$149,999	4,992 (32.8%)	6,045 (21.1%)	7,768 (16.5%)
	- Valued \$150,000-\$199,999	3,685 (24.2%)	5,897 (20.6%)	8,383 (17.8%)
	- Valued \$200,000-\$299,999	2,140 (14.1%)	6,309 (22.0%)	10,337 (22.0%)
	- Valued \$300,000-\$399,999	336 (2.2%)	1,333 (4.7%)	4,284 (9.1%)
	- Valued \$400,000-\$499,999	122 (.8%)	588 (2.1%)	2,375 (5.0%)
	- Valued \$500,000-\$749,999	47 (.3%)	398 (1.4%)	1,892 (4.0%)
	- Valued \$750,000-\$999,999	22 (.1%)	141 (.5%)	603 (1.3%)
- Valued More than \$1,000,000	13 (.1%)	91 (.3%)	293 (.6%)	
	2008 Est. Median Housing Value	\$137,099	\$153,557	\$176,969
	2008 Est. Average Housing Value	\$151,008	\$174,824	\$217,039
<b>HOUSING TYPE</b>	2008 Estimated Housing Units by Housing Type	31,987	53,358	87,601
	- 1 Unit Detached	15,167 (47.4%)	24,914 (46.7%)	41,352 (47.2%)
	- 1 Unit Attached	1,401 (4.4%)	3,202 (6.0%)	6,277 (7.2%)
	- 2 Units	885 (2.8%)	1,138 (2.1%)	1,863 (2.1%)
	- 3-19 Units	9,476 (29.6%)	13,849 (26.0%)	21,625 (24.7%)
	- 20-49 Units	1,979 (6.2%)	2,650 (5.0%)	4,406 (5.0%)
	- 50+ Units	1,557 (4.9%)	2,225 (4.2%)	3,965 (4.5%)
	- Mobile Home	1,513 (4.7%)	5,363 (10.1%)	8,094 (9.2%)
- Boat, RV, Van or Other	8 (.0%)	17 (.0%)	20 (.0%)	
<b>UNIT BUILT</b>	2008 Estimated Housing Units by Year Structure Built	31,987	53,358	87,601
	- Structure Built After 1999	3,299 (10.3%)	8,766 (16.4%)	15,356 (17.5%)
	- Structure Built 1995 to 1998	1,289 (4.0%)	3,161 (5.9%)	5,476 (6.3%)
	- Structure Built 1990 to 1994	1,211 (3.8%)	2,855 (5.4%)	4,569 (5.2%)
	- Structure Built 1980 to 1989	2,596 (8.1%)	5,849 (11.0%)	9,219 (10.5%)
	- Structure Built 1970 to 1979	7,730 (24.2%)	11,505 (21.6%)	18,667 (21.3%)
	- Structure Built 1960 to 1969	5,796 (18.1%)	8,237 (15.4%)	13,680 (15.6%)
	- Structure Built 1950 to 1959	4,745 (14.8%)	5,980 (11.2%)	9,008 (10.3%)
	- Structure Built 1940 to 1949	2,086 (6.5%)	3,039 (5.7%)	4,491 (5.1%)
- Structure Built Before 1939	3,235 (10.1%)	3,966 (7.4%)	7,136 (8.1%)	
	2008 Est. Median Year Structure Built	1970	1975	1975



# Demographic Report

## Water Street Project



Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius	
<b>SEX</b>	2008 Estimated Population by Sex	72,072	119,420	208,027
	- Male	34,931 (48.5%)	58,589 (49.1%)	103,589 (49.8%)
	- Female	37,141 (51.5%)	60,831 (50.9%)	104,437 (50.2%)
<b>MARITAL STATUS</b>	2008 Estimated Population over 15 by Marital Status	57,614	95,191	169,198
	- Males Never Married	12,330 (21.4%)	18,632 (19.6%)	35,215 (20.8%)
	- Males Married	11,801 (20.5%)	22,135 (23.3%)	40,079 (23.7%)
	- Males Widowed	496 (.9%)	782 (.8%)	1,276 (.8%)
	- Males Divorced	2,875 (5.0%)	4,572 (4.8%)	7,090 (4.2%)
	- Females Never Married	12,958 (22.5%)	17,890 (18.8%)	32,223 (19.0%)
	- Females Married	11,632 (20.2%)	21,950 (23.1%)	39,351 (23.3%)
	- Females Widowed	2,038 (3.5%)	3,460 (3.6%)	5,285 (3.1%)
	- Females Divorced	3,485 (6.0%)	5,771 (6.1%)	8,680 (5.1%)
<b>GQ</b>	2008 Estimated Population in Group Quarters	4,179	4,946	14,979
	- Institutional Group Quarters	240 (5.7%)	842 (17.0%)	2,546 (17.0%)
	- Non-Institutional Group Quarters	3,939 (94.3%)	4,104 (83.0%)	12,433 (83.0%)
<b>FAMILY INCOME</b>	2008 Estimated Families by Income	15,971	27,842	46,665
	- Family Income Less than \$15,000	1,497 (9.4%)	1,992 (7.2%)	2,734 (5.9%)
	- Family Income \$15,000 to \$24,999	1,288 (8.1%)	1,765 (6.3%)	2,701 (5.8%)
	- Family Income \$25,000 to \$34,999	1,776 (11.1%)	2,572 (9.2%)	3,898 (8.4%)
	- Family Income \$35,000 to \$49,999	2,332 (14.6%)	3,662 (13.2%)	5,713 (12.2%)
	- Family Income \$50,000 to \$74,999	3,626 (22.7%)	6,121 (22.0%)	9,211 (19.7%)
	- Family Income \$75,000 to \$99,999	2,480 (15.5%)	4,691 (16.8%)	7,612 (16.3%)
	- Family Income \$100,000 to \$149,999	2,159 (13.5%)	4,857 (17.4%)	8,818 (18.9%)
	- Family Income \$150,000 to \$249,999	615 (3.9%)	1,581 (5.7%)	4,260 (9.1%)
	- Family Income \$250,000 to \$499,999	131 (.8%)	386 (1.4%)	1,157 (2.5%)
- Family Income Over \$500,000	66 (.4%)	216 (.8%)	561 (1.2%)	
	2008 Est. Median Family Income	\$57,091	\$65,635	\$72,325
	2008 Est. Average Family Income	\$63,382	\$73,965	\$84,775
<b>MOVED IN</b>	2008 Estimated Occupied Housing Units by Year Occ. Moved In	29,797	49,724	81,956
	- Moved In 1999 or Later	18,775 (63.0%)	32,196 (64.7%)	53,166 (64.9%)
	- Moved In 1995-1998	4,247 (14.3%)	7,070 (14.2%)	11,352 (13.9%)
	- Moved In 1990-1994	1,774 (6.0%)	3,008 (6.0%)	4,845 (5.9%)
	- Moved In 1980-1989	2,096 (7.0%)	3,368 (6.8%)	5,888 (7.2%)
	- Moved In 1970-1979	1,518 (5.1%)	2,183 (4.4%)	3,659 (4.5%)
	- Moved In 1969 or Earlier	1,388 (4.7%)	1,899 (3.8%)	3,046 (3.7%)

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# Demographic Report

## Water Street Project



Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius	
<b>OCCUPATION</b>	2008 Estimated Employed Population by Occupation	39,035	65,406	110,683
	- Management	2,308 (5.9%)	4,658 (7.1%)	8,816 (8.0%)
	- Business, and Financial Operations	1,526 (3.9%)	2,770 (4.2%)	4,766 (4.3%)
	- Professional and Related	7,092 (18.2%)	13,136 (20.1%)	27,384 (24.7%)
	- Sales	3,698 (9.5%)	6,194 (9.5%)	10,141 (9.2%)
	- Office Support	6,677 (17.1%)	10,351 (15.8%)	16,432 (14.8%)
	- Service	6,176 (15.8%)	9,321 (14.3%)	14,468 (13.1%)
	- Health Care Support	2,643 (6.8%)	4,834 (7.4%)	8,478 (7.7%)
	- Farming, Fishing, and Forestry	67 (.2%)	148 (.2%)	250 (.2%)
	- Construction, Extraction, and Maintenance	2,545 (6.5%)	4,244 (6.5%)	6,394 (5.8%)
- Production, Transportation, and Material Moving	6,303 (16.1%)	9,751 (14.9%)	13,555 (12.2%)	
<b>TRANSPORTATION</b>	2008 Estimated Employed Population Over 16 by Primary Transportation to Work	38,168	64,034	108,295
	- Car, Truck, Van or Motorcycle to Work	29,978 (78.5%)	51,855 (81.0%)	83,555 (77.2%)
	- Carpooled	3,916 (10.3%)	6,305 (9.8%)	9,659 (8.9%)
	- Public Transportation to Work	1,141 (3.0%)	1,680 (2.6%)	3,762 (3.5%)
	- Other Transportation to Work	2,375 (6.2%)	2,895 (4.5%)	8,344 (7.7%)
	- Work at Home	759 (2.0%)	1,299 (2.0%)	2,973 (2.7%)
<b>TRAVEL TIME</b>	2008 Estimated Employed Population Over 16 by Travel Time to Work	38,168	64,034	108,295
	- Travel Time Less than 15 Min	10,952 (28.7%)	17,658 (27.6%)	32,200 (29.7%)
	- Travel Time 15-29 Min	17,102 (44.8%)	28,296 (44.2%)	44,730 (41.3%)
	- Travel Time 30-44 Min	5,913 (15.5%)	10,668 (16.7%)	17,983 (16.6%)
	- Travel Time 45-59 Min	2,016 (5.3%)	3,649 (5.7%)	6,446 (6.0%)
	- Travel Time 60+ Min	1,427 (3.7%)	2,463 (3.8%)	3,963 (3.7%)
	- 2008 Est. Average Travel Time	24.09	24.59	24.11
<b>EMPLOYMENT</b>	Estimated Population Over 16 Years Old by Employment Status	56,797	93,768	166,758
	- Civilian Males	19,775 (34.8%)	33,880 (36.1%)	58,266 (34.9%)
	- Civilian Females	19,259 (33.9%)	31,526 (33.6%)	52,418 (31.4%)
	- Armed Forces Male	17 (.0%)	53 (.1%)	88 (.1%)
	- Armed Forces Female	2 (.0%)	5 (.0%)	14 (.0%)
	- Unemployed Males	1,037 (1.8%)	1,445 (1.5%)	2,461 (1.5%)
	- Unemployed Female	881 (1.6%)	1,328 (1.4%)	2,168 (1.3%)
	- Not in the Labor Force Male	6,245 (11.0%)	10,007 (10.7%)	21,584 (12.9%)
	- Not in the Labor Force Female	9,581 (16.9%)	15,523 (16.6%)	29,761 (17.8%)

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# Demographic Report

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius	
<b>INDUSTRY</b>	2008 Estimated Employed Population by Industry Employed In	39,035	65,406	110,683
	- Agriculture, Forestry, Fishing, Hunting and Mining	55 (.1%)	135 (.2%)	240 (.2%)
	- Construction	1,319 (3.4%)	2,340 (3.6%)	3,576 (3.2%)
	- Manufacturing	6,630 (17.0%)	11,604 (17.7%)	19,278 (17.4%)
	- Wholesale Trade	696 (1.8%)	1,292 (2.0%)	2,181 (2.0%)
	- Retail Trade	4,656 (11.9%)	7,567 (11.6%)	11,756 (10.6%)
	- Transportation, Warehousing and Utilities	1,907 (4.9%)	3,407 (5.2%)	5,342 (4.8%)
	- Information	1,003 (2.6%)	1,651 (2.5%)	3,095 (2.8%)
	- Finance, Insurance and Real Estate	1,883 (4.8%)	3,233 (4.9%)	5,130 (4.6%)
	- Professional, Scientific and Technical Services	1,935 (5.0%)	3,895 (6.0%)	7,830 (7.1%)
	- Management	10 (.0%)	17 (.0%)	44 (.0%)
	- Educational Services	6,110 (15.7%)	9,556 (14.6%)	18,889 (17.1%)
	- Other Services	6,077 (15.6%)	9,277 (14.2%)	14,378 (13.0%)
	- Health Care and Social Assistance	5,124 (13.1%)	8,707 (13.3%)	14,439 (13.0%)
- Arts, Entertainment and Recreation	595 (1.5%)	893 (1.4%)	1,724 (1.6%)	
- Public Administration	1,034 (2.6%)	1,831 (2.8%)	2,781 (2.5%)	
<b>EMPLOYMENT</b>	2008 Estimated Employed Population by Job Type	39,035	65,406	110,683
	- Blue Collar	8,848 (22.7%)	13,995 (21.4%)	19,948 (18.0%)
	- White Collar	23,072 (59.1%)	40,504 (61.9%)	73,917 (66.8%)
<b>EMPLOYMENT</b>	- Service & Farm	7,114 (18.2%)	10,907 (16.7%)	16,818 (15.2%)
	2008 Estimated Employed Population by Class of Worker	39,035	65,406	110,683
	- Federal Government Workers	512 (1.3%)	1,065 (1.6%)	1,735 (1.6%)
	- For-Profit Private Workers	27,582 (70.7%)	46,331 (70.8%)	75,781 (68.5%)
	- Local Government Workers	2,316 (5.9%)	3,592 (5.5%)	5,557 (5.0%)
	- Non-Profit Private Workers	3,806 (9.8%)	6,491 (9.9%)	12,245 (11.1%)
	- Self-Employed Worker	1,286 (3.3%)	2,281 (3.5%)	4,244 (3.8%)
	- State Government Workers	3,430 (8.8%)	5,432 (8.3%)	10,802 (9.8%)
- Unpaid Family Workers	102 (.3%)	213 (.3%)	318 (.3%)	

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# Demographic Report

## Water Street Project



Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius	
<b>ORIGIN</b>	2008 Estimated Hispanic Population by Origin	2,536	4,602	7,681
	- Mexican	1,359 (53.6%)	2,374 (51.6%)	3,756 (48.9%)
	- Puerto Rican	235 (9.3%)	424 (9.2%)	770 (10.0%)
	- Cuban	95 (3.7%)	151 (3.3%)	291 (3.8%)
	- All Others	847 (33.4%)	1,652 (35.9%)	2,863 (37.3%)
<b>HISPANIC BY RACE</b>	2008 Estimated Hispanic Population by Race	2,536	4,602	7,681
	- White	1,107 (43.7%)	2,215 (48.1%)	4,082 (53.1%)
	- Black	164 (6.5%)	248 (5.4%)	387 (5.0%)
	- Am. Indian or Alaska Native	51 (2.0%)	71 (1.5%)	110 (1.4%)
	- Asian	8 (.3%)	25 (.5%)	62 (.8%)
	- Native Haw. Or Pac. Islander	4 (.2%)	6 (.1%)	6 (.1%)
	- Other	917 (36.2%)	1,572 (34.2%)	2,269 (29.5%)
- Two or More	285 (11.2%)	464 (10.1%)	765 (10.0%)	
<b>ASIAN BY CATEGORY</b>	2008 Estimated Asian Population by Category	2,895	6,668	19,606
	- Chinese, except Taiwanese	687 (23.7%)	1,768 (26.5%)	5,996 (30.6%)
	- Filipino	234 (8.1%)	466 (7.0%)	931 (4.7%)
	- Japanese	127 (4.4%)	310 (4.6%)	1,125 (5.7%)
	- Asian Indian	799 (27.6%)	1,948 (29.2%)	5,764 (29.4%)
	- Korean	284 (9.8%)	782 (11.7%)	2,876 (14.7%)
	- Vietnamese	174 (6.0%)	302 (4.5%)	627 (3.2%)
	- Cambodian	16 (.6%)	35 (.5%)	53 (.3%)
	- Hmong	11 (.4%)	17 (.3%)	24 (.1%)
	- Laotian	100 (3.5%)	117 (1.8%)	127 (.6%)
	- Thai	81 (2.8%)	178 (2.7%)	318 (1.6%)
- Other	324 (11.2%)	642 (9.6%)	1,490 (7.6%)	
- Two or More	58 (2.0%)	102 (1.5%)	275 (1.4%)	
<b>LANGUAGE</b>	2008 Estimated Population Over 5 Years Old by Language Spoken at Home	67,042	110,977	194,573
	- Speak Asian or Pacific Island Language at Home	1,529 (2.3%)	3,159 (2.8%)	9,215 (4.7%)
	- Speak IndoEuropean Language at Home	2,337 (3.5%)	4,730 (4.3%)	10,077 (5.2%)
	- Speak Only English at Home	60,099 (89.6%)	98,079 (88.4%)	166,579 (85.6%)
	- Speak Other Language at Home	1,148 (1.7%)	1,963 (1.8%)	3,423 (1.8%)
	- Speak Spanish at Home	1,930 (2.9%)	3,045 (2.7%)	5,280 (2.7%)

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# Demographic Report

## Water Street Project



Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
2008 Estimated Population by Ancestry	72,072	119,420	208,027
- Unclassified	13,517 (18.8%)	21,737 (18.2%)	35,459 (17.0%)
- Arab	863 (1.2%)	1,713 (1.4%)	3,029 (1.5%)
- Czech	199 (.3%)	336 (.3%)	626 (.3%)
- Danish	119 (.2%)	258 (.2%)	520 (.2%)
- Dutch	631 (.9%)	1,160 (1.0%)	2,136 (1.0%)
- English	4,091 (5.7%)	7,442 (6.2%)	13,436 (6.5%)
- French (except Basque)	1,217 (1.7%)	2,275 (1.9%)	4,048 (1.9%)
- French Canadian	597 (.8%)	1,149 (1.0%)	1,994 (1.0%)
- German	7,404 (10.3%)	13,247 (11.1%)	24,017 (11.5%)
- Greek	208 (.3%)	559 (.5%)	1,092 (.5%)
- Hungarian	378 (.5%)	727 (.6%)	1,564 (.8%)
- Irish	4,146 (5.8%)	7,369 (6.2%)	13,909 (6.7%)
- Italian	2,034 (2.8%)	3,416 (2.9%)	6,678 (3.2%)
- Lithuanian	87 (.1%)	163 (.1%)	356 (.2%)
- Norwegian	306 (.4%)	633 (.5%)	1,370 (.7%)
- Other ancestries	26,215 (36.4%)	39,587 (33.1%)	65,153 (31.3%)
- Polish	2,564 (3.6%)	4,636 (3.9%)	9,415 (4.5%)
- Portuguese	25 (.0%)	50 (.0%)	93 (.0%)
- Russian	318 (.4%)	755 (.6%)	2,087 (1.0%)
- Scotch-Irish	543 (.8%)	952 (.8%)	2,001 (1.0%)
- Scottish	994 (1.4%)	1,745 (1.5%)	3,208 (1.5%)
- Slovak	113 (.2%)	237 (.2%)	395 (.2%)
- Sub-Saharan African	1,090 (1.5%)	1,618 (1.4%)	2,064 (1.0%)
- Swedish	373 (.5%)	652 (.5%)	1,557 (.7%)
- Swiss	75 (.1%)	158 (.1%)	437 (.2%)
- Ukrainian	265 (.4%)	442 (.4%)	927 (.4%)
- United States or American	3,191 (4.4%)	5,527 (4.6%)	8,908 (4.3%)
- Welsh	174 (.2%)	390 (.3%)	743 (.4%)
- West Indian (exc Hisp Groups)	335 (.5%)	485 (.4%)	803 (.4%)

ANCESTRY



# Demographic Report

## Water Street Project



Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius	
<b>PRESENCE OF CHILDREN</b>	2008 Estimated Households by Presence of Own Children	29,797	49,724	81,956
	- Single Male Householder	5,014 (16.8%)	8,006 (16.1%)	12,509 (15.3%)
	- Single Female Householder	5,334 (17.9%)	8,544 (17.2%)	13,396 (16.3%)
	- Married-Couple, own children	4,714 (15.8%)	9,169 (18.4%)	16,762 (20.5%)
	- Married-Couple, no own children	5,649 (19.0%)	10,365 (20.8%)	18,305 (22.3%)
	- Male Householder, own children	584 (2.0%)	945 (1.9%)	1,411 (1.7%)
	- Male Householder, no own children	648 (2.2%)	1,024 (2.1%)	1,440 (1.8%)
	- Female Householder, own children	2,795 (9.4%)	4,020 (8.1%)	5,513 (6.7%)
	- Female Householder, no own children	1,581 (5.3%)	2,319 (4.7%)	3,235 (3.9%)
	- Nonfamily, Male Householder	1,819 (6.1%)	2,838 (5.7%)	5,108 (6.2%)
	- Nonfamily, Female Householder	1,660 (5.6%)	2,494 (5.0%)	4,278 (5.2%)
	<b>FAMILIES BY POVERTY STATUS</b>	2008 Estimated Families by Poverty Status	15,971	27,842
- Income At or Above Poverty Level:		14,218 (89.0%)	25,384 (91.2%)	43,272 (92.7%)
- Married-Couple, own children		4,927 (30.8%)	9,379 (33.7%)	16,854 (36.1%)
- Married-Couple, no own children		5,059 (31.7%)	9,523 (34.2%)	17,112 (36.7%)
- Male Householder, own children		582 (3.6%)	942 (3.4%)	1,373 (2.9%)
- Male Householder, no own children		451 (2.8%)	738 (2.7%)	1,056 (2.3%)
- Female Householder, own children		1,979 (12.4%)	3,019 (10.8%)	4,361 (9.3%)
- Female Householder, no own children		1,221 (7.6%)	1,784 (6.4%)	2,515 (5.4%)
- Income Below Poverty Level:		1,705 (10.7%)	2,381 (8.6%)	3,319 (7.1%)
- Married-Couple, own children		219 (1.4%)	374 (1.3%)	633 (1.4%)
- Married-Couple, no own children		124 (.8%)	190 (.7%)	397 (.9%)
- Male Householder, own children		145 (.9%)	235 (.8%)	335 (.7%)
- Male Householder, no own children		49 (.3%)	51 (.2%)	86 (.2%)
- Female Householder, own children		1,102 (6.9%)	1,454 (5.2%)	1,758 (3.8%)
- Female Householder, no own children		66 (.4%)	78 (.3%)	110 (.2%)

Prepared On: 8/4/2008 7:14:54 PM

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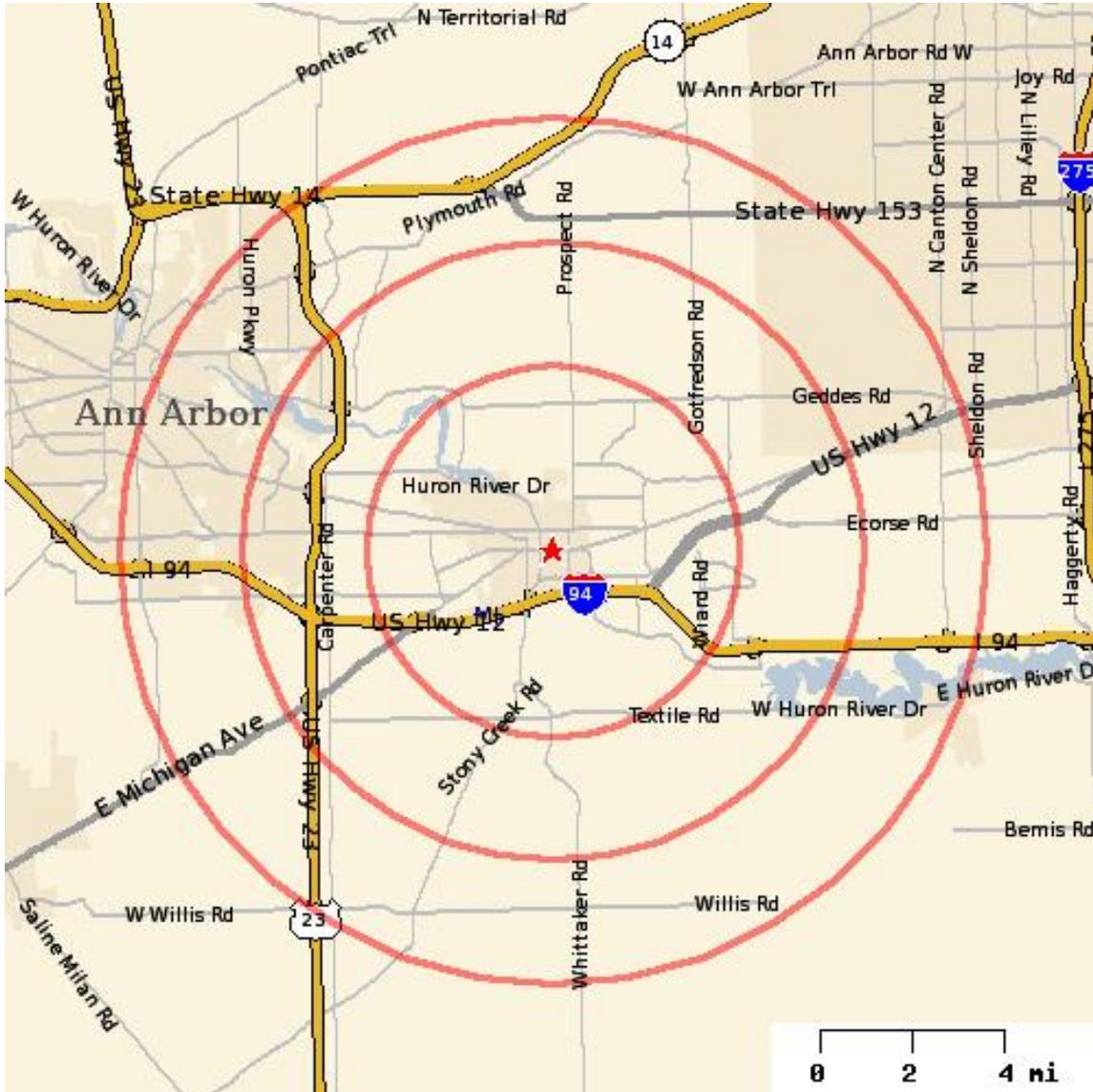
# Demographic Report

## Water Street Project

Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

Location	Longitude	Latitude
1. 39 E Michigan Ave - 3 mile radius	-83.6089966893186	42.2411166833146
2. 39 E Michigan Ave - 5 mile radius	-83.6089966893186	42.2411166833146
3. 39 E Michigan Ave - 7 mile radius	-83.6089966893186	42.2411166833146



## Population and Household Trends

The following report outlines current and projected population and households trends within the defined trade area as defined by Claritas. For the purpose of this report the significant defined trade area is the 5-mile ring radius.

From 2000-2008, the Population grew by 7.5%, with a projected 2008-2013 growth of 3.8%. 2000-2008 Households grew by 9.4%, with a projected 2008-2013 growth of 5.0%. 2000-2008 Families grew by 9.6%, with a projected 2008-2013 growth of 5.2%. 2000-2008 Housing Units grew by 11.6%, with a projected 2008-2013 growth of 4.9% and 2000-2008 Group Quarters grew by 2.3%, with a projected 2008-2013 growth of 1.9%. 2000-2008 Aggregate Income had a growth of 23%, with a projected growth of 14%, and the 2000-2008 Per Capita Income had a growth of 13%, with a projected 2008-2013 growth of 8%.

The 2008 Estimated Median Household Income is \$48,317, with a projected 2013 increase to \$51,979. The 2008 Estimated Median Family is \$65,635, with a projected 2013 increase to \$71,251. The 2008 average Household has a size of 2.31, with a projected 2013 decrease to 2.27. The 2008 average Family has a size of 3.02, with a projected 2013 decrease to 2.99.

Overall, the data may suggest that with a projected growth across the board, with the exception of Household size and Family size. There may be a stronger need for a residential brownstone or multifamily development which caters to the smaller household and family.

# Population and Household Trend

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
2000 Estimated Population	71,641	111,140	191,506
Population Growth 1990-2000	-1.1%	7.9%	9.3%
2000 Estimated Households	28,832	45,457	74,437
Households Growth 1990-2000	6.5%	14.9%	16.0%
2000 Estimated Families	15,713	25,413	42,074
Families Growth 1990-2000	-2.7%	7.1%	10.3%
2000 Estimated Housing Units	30,353	47,804	77,856
Housing Units Growth 1990-2000	5.2%	12.4%	14.0%
2000 Estimated Population in Group Quarters	4,049	4,837	14,537
Grp. Qtrs. Growth 1990-2000	-11.5%	-6.5%	-11.0%
2000 Aggregate Income (\$MM)	\$1,490	\$2,609	\$4,794
Agg. Inc. Growth 1990-2000	53.0%	69.0%	72.0%
2000 Estimated Per Capita Income	\$20,962	\$23,796	\$25,393
Per Capita Inc. Growth 1990-2000	47.0%	50.0%	52.0%
2000 Estimated Households	29,054	45,629	74,488
- Income Less than \$15,000	5,184 (17.8%)	6,795 (14.9%)	10,342 (13.9%)
- Income \$15,000 to \$24,999	3,580 (12.3%)	5,175 (11.3%)	8,127 (10.9%)
- Income \$25,000 to \$34,999	4,240 (14.6%)	6,016 (13.2%)	8,978 (12.1%)
- Income \$35,000 to \$49,999	5,066 (17.4%)	7,912 (17.3%)	12,228 (16.4%)
- Income \$50,000 to \$74,999	5,340 (18.4%)	8,938 (19.6%)	13,936 (18.7%)
- Income \$75,000 to \$99,999	2,824 (9.7%)	5,212 (11.4%)	8,652 (11.6%)
- Income \$100,000 to \$149,999	2,019 (6.9%)	3,850 (8.4%)	7,711 (10.4%)
- Income \$150,000 to \$249,999	644 (2.2%)	1,280 (2.8%)	3,262 (4.4%)
- Income \$250,000 to \$499,999	113 (.4%)	297 (.7%)	844 (1.1%)
- Income \$500,000 and over	45 (.2%)	154 (.3%)	409 (.5%)
2000 Est. Median Household Income	\$39,072	\$43,766	\$46,760
2000 Est. Average Household Income	\$50,890	\$57,532	\$64,355

# Population and Household Trend

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
<b>2000 Estimated Families by Income</b>	<b>15,713</b>	<b>25,413</b>	<b>42,074</b>
- Family Income Less than \$15,000	1,601 (10.2%)	2,070 (8.1%)	2,798 (6.7%)
- Family Income \$15,000 to \$24,999	1,356 (8.6%)	1,938 (7.6%)	3,017 (7.2%)
- Family Income \$25,000 to \$34,999	1,814 (11.5%)	2,526 (9.9%)	3,820 (9.1%)
- Family Income \$35,000 to \$49,999	2,838 (18.1%)	4,221 (16.6%)	6,346 (15.1%)
- Family Income \$50,000 to \$74,999	3,687 (23.5%)	6,081 (23.9%)	9,176 (21.8%)
- Family Income \$75,000 to \$99,999	2,308 (14.7%)	4,124 (16.2%)	6,731 (16.0%)
- Family Income \$100,000 to \$149,999	1,776 (11.3%)	3,407 (13.4%)	6,741 (16.0%)
- Family Income \$150,000 to \$249,999	513 (3.3%)	1,057 (4.2%)	2,868 (6.8%)
- Family Income \$250,000 to \$499,999	94 (.6%)	258 (1.0%)	757 (1.8%)
- Family Income Over \$500,000	44 (.3%)	137 (.5%)	374 (.9%)
2000 Est. Median Family Income	\$52,371	\$58,180	\$63,805
2000 Est. Average Family Income	\$59,574	\$67,050	\$76,585
<b>2000 Estimated Households by Household Size</b>	<b>28,832</b>	<b>45,457</b>	<b>74,437</b>
- 1 Person Household	9,486 (32.9%)	14,711 (32.4%)	23,028 (30.9%)
- 2 Person Household	9,187 (31.9%)	14,851 (32.7%)	24,589 (33.0%)
- 3 Person Household	4,540 (15.7%)	7,095 (15.6%)	11,806 (15.9%)
- 4 Person Household	3,332 (11.6%)	5,316 (11.7%)	9,188 (12.3%)
- 5 Person Household	1,399 (4.9%)	2,186 (4.8%)	3,700 (5.0%)
- 6 Person Household	565 (2.0%)	840 (1.8%)	1,374 (1.8%)
- 7 or More Person Household	323 (1.1%)	458 (1.0%)	753 (1.0%)
2000 Est. Average Household Size	2.36	2.37	2.41
<b>2000 Estimated Families by Family Size</b>	<b>15,713</b>	<b>25,413</b>	<b>42,074</b>
- 2 Person Family	6,433 (40.9%)	10,673 (42.0%)	17,860 (42.4%)
- 3 Person Family	4,039 (25.7%)	6,395 (25.2%)	10,471 (24.9%)
- 4 Person Family	3,056 (19.4%)	4,989 (19.6%)	8,514 (20.2%)
- 5 Person Family	1,339 (8.5%)	2,107 (8.3%)	3,438 (8.2%)
- 6 Person Family	544 (3.5%)	814 (3.2%)	1,214 (2.9%)
- 7 or More Person Family	302 (1.9%)	434 (1.7%)	577 (1.4%)
2000 Est. Average Family Size	3.08	3.07	3.04

# Population and Household Trend

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
<b>2000 Estimated Population by Age</b>	<b>71,641</b>	<b>111,140</b>	<b>191,506</b>
- Aged 0 to 4 Years	5,182 (7.2%)	8,127 (7.3%)	12,845 (6.7%)
- Aged 5 to 9 Years	4,942 (6.9%)	7,522 (6.8%)	11,961 (6.2%)
- Aged 10 to 14 Years	4,155 (5.8%)	6,546 (5.9%)	10,673 (5.6%)
- Aged 15 to 17 Years	2,293 (3.2%)	3,715 (3.3%)	6,111 (3.2%)
- Aged 18 to 20 Years	6,665 (9.3%)	8,064 (7.3%)	18,537 (9.7%)
- Aged 21 to 24 Years	7,918 (11.1%)	10,666 (9.6%)	19,805 (10.3%)
- Aged 25 to 34 Years	12,877 (18.0%)	21,076 (19.0%)	34,592 (18.1%)
- Aged 35 to 44 Years	9,804 (13.7%)	16,294 (14.7%)	27,584 (14.4%)
- Aged 45 to 49 Years	4,394 (6.1%)	7,180 (6.5%)	12,125 (6.3%)
- Aged 50 to 54 Years	3,902 (5.4%)	6,411 (5.8%)	10,943 (5.7%)
- Aged 55 to 59 Years	2,647 (3.7%)	4,358 (3.9%)	7,551 (3.9%)
- Aged 60 to 64 Years	1,821 (2.5%)	2,937 (2.6%)	5,072 (2.6%)
- Aged 65 to 74 Years	2,754 (3.8%)	4,459 (4.0%)	7,580 (4.0%)
- Aged 75 to 84 Years	1,754 (2.4%)	2,803 (2.5%)	4,651 (2.4%)
- Aged 85 Years and Older	531 (.7%)	981 (.9%)	1,477 (.8%)
<b>2000 Estimated Median Age</b>	<b>27.12</b>	<b>28.79</b>	<b>28.01</b>
<b>2000 Estimated Average Age</b>	<b>31.92</b>	<b>32.67</b>	<b>32.56</b>
- Age Over 16	56,558 (78.9%)	87,676 (78.9%)	153,969 (80.4%)
- Age Over 18	55,068 (76.9%)	85,231 (76.7%)	149,916 (78.3%)
- Age Over 21	48,403 (67.6%)	77,166 (69.4%)	131,379 (68.6%)
- Age Over 65	5,039 (7.0%)	8,244 (7.4%)	13,708 (7.2%)
<b>2000 Estimated Population by Sex</b>	<b>71,641</b>	<b>111,140</b>	<b>191,506</b>
- Male	34,439 (48.1%)	54,086 (48.7%)	94,792 (49.5%)
- Female	37,202 (51.9%)	57,054 (51.3%)	96,714 (50.5%)



# Population and Household Trend

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
<b>2000 Estimated Non-Hispanic Population by Race and Origin</b>	<b>69,668</b>	<b>107,861</b>	<b>185,869</b>
- White Population	43,402 (62.3%)	72,217 (67.0%)	132,125 (71.1%)
- Black Population	21,424 (30.8%)	27,000 (25.0%)	33,754 (18.2%)
- Asian Population	2,131 (3.1%)	4,468 (4.1%)	13,425 (7.2%)
- Pacific Islander Population	28 (.0%)	53 (.0%)	68 (.0%)
- American Indian and Alaska Native	283 (.4%)	484 (.4%)	728 (.4%)
- Other Race Population	219 (.3%)	364 (.3%)	585 (.3%)
- Two or More Races Population	2,182 (3.1%)	3,275 (3.0%)	5,184 (2.8%)
<b>2000 Estimated Hispanic Population by Race and Origin</b>	<b>1,973</b>	<b>3,279</b>	<b>5,637</b>
- White Population	35 (1.8%)	51 (1.6%)	81 (1.4%)
- Black Population	8 (.4%)	20 (.6%)	47 (.8%)
- Asian Population	131 (6.6%)	183 (5.6%)	289 (5.1%)
- Pacific Islander Population	4 (.2%)	5 (.2%)	5 (.1%)
- American Indian and Alaska Native	688 (34.9%)	1,104 (33.7%)	1,693 (30.0%)
- Other Race Population	222 (11.3%)	344 (10.5%)	570 (10.1%)
- Two or More Races Population	885 (44.9%)	1,573 (48.0%)	2,952 (52.4%)
<b>2000 Estimated Households by Age of Householder</b>	<b>28,832</b>	<b>45,457</b>	<b>74,437</b>
- Householder Aged 15-24	4,465 (15.5%)	5,853 (12.9%)	9,740 (13.1%)
- Householder Aged 25-34	7,154 (24.8%)	11,561 (25.4%)	18,452 (24.8%)
- Householder Aged 35-44	5,773 (20.0%)	9,539 (21.0%)	15,636 (21.0%)
- Householder Aged 45-54	5,105 (17.7%)	8,384 (18.4%)	13,839 (18.6%)
- Householder Aged 55-59	1,713 (5.9%)	2,783 (6.1%)	4,696 (6.3%)
- Householder Aged 60-64	1,191 (4.1%)	1,897 (4.2%)	3,209 (4.3%)
- Householder Aged 65-69	945 (3.3%)	1,531 (3.4%)	2,545 (3.4%)
- Householder Aged 70-74	903 (3.1%)	1,408 (3.1%)	2,336 (3.1%)
- Householder Aged 75-79	757 (2.6%)	1,155 (2.5%)	1,902 (2.6%)
- Householder Aged 80-84	456 (1.6%)	728 (1.6%)	1,225 (1.6%)
- Householder Aged 85 Plus	282 (1.0%)	521 (1.1%)	828 (1.1%)
- Householder Median Age	39.55	40.32	40.59



# Population and Household Trend

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
2008 Estimated Population	72,072	119,420	208,027
Population Growth 2000-2008	0.6%	7.5%	8.6%
2008 Estimated Households	29,797	49,724	81,956
Households Growth 2000-2008	3.4%	9.4%	10.1%
2008 Estimated Families	15,971	27,842	46,665
Families Growth 2000-2008	1.6%	9.6%	10.9%
2008 Estimated Housing Units	31,987	53,358	87,601
Housing Units Growth 2000-2008	5.4%	11.6%	12.5%
2008 Estimated Population in Group Quarters	4,179	4,946	14,979
Grp. Qtrs. Growth 2000-2008	3.2%	2.3%	3.0%
2008 Aggregate Income (\$MM)	\$1,644	\$3,202	\$5,984
Agg. Inc. Growth 2000-2008	10.0%	23.0%	25.0%
2008 Estimated Per Capita Income	\$22,810	\$26,811	\$28,766
Per Capita Inc. Growth 2000-2008	9.0%	13.0%	13.0%
2008 Estimated Households	29,797	49,724	81,956
- Income Less than \$15,000	4,949 (16.6%)	6,625 (13.3%)	10,212 (12.5%)
- Income \$15,000 to \$24,999	3,485 (11.7%)	5,029 (10.1%)	7,913 (9.7%)
- Income \$25,000 to \$34,999	4,032 (13.5%)	5,903 (11.9%)	8,912 (10.9%)
- Income \$35,000 to \$49,999	5,180 (17.4%)	8,142 (16.4%)	12,612 (15.4%)
- Income \$50,000 to \$74,999	5,444 (18.3%)	9,625 (19.4%)	14,871 (18.1%)
- Income \$75,000 to \$99,999	3,135 (10.5%)	6,185 (12.4%)	10,071 (12.3%)
- Income \$100,000 to \$149,999	2,522 (8.5%)	5,592 (11.2%)	10,598 (12.9%)
- Income \$150,000 to \$249,999	811 (2.7%)	1,927 (3.9%)	4,855 (5.9%)
- Income \$250,000 to \$499,999	160 (.5%)	440 (.9%)	1,273 (1.6%)
- Income \$500,000 and over	80 (.3%)	256 (.5%)	639 (.8%)
2008 Est. Median Household Income	\$41,607	\$48,317	\$51,846
2008 Est. Average Household Income	\$54,305	\$63,457	\$71,698



# Population and Household Trend

## Water Street Project



Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
<b>2008 Estimated Families by Income</b>	<b>15,971</b>	<b>27,842</b>	<b>46,665</b>
- Family Income Less than \$15,000	1,497 (9.4%)	1,992 (7.2%)	2,734 (5.9%)
- Family Income \$15,000 to \$24,999	1,288 (8.1%)	1,765 (6.3%)	2,701 (5.8%)
- Family Income \$25,000 to \$34,999	1,776 (11.1%)	2,572 (9.2%)	3,898 (8.4%)
- Family Income \$35,000 to \$49,999	2,332 (14.6%)	3,662 (13.2%)	5,713 (12.2%)
- Family Income \$50,000 to \$74,999	3,626 (22.7%)	6,121 (22.0%)	9,211 (19.7%)
- Family Income \$75,000 to \$99,999	2,480 (15.5%)	4,691 (16.8%)	7,612 (16.3%)
- Family Income \$100,000 to \$149,999	2,159 (13.5%)	4,857 (17.4%)	8,818 (18.9%)
- Family Income \$150,000 to \$249,999	615 (3.9%)	1,581 (5.7%)	4,260 (9.1%)
- Family Income \$250,000 to \$499,999	131 (.8%)	386 (1.4%)	1,157 (2.5%)
- Family Income Over \$500,000	66 (.4%)	216 (.8%)	561 (1.2%)
2008 Est. Median Family Income	\$57,091	\$65,635	\$72,325
2008 Est. Average Family Income	\$63,382	\$73,965	\$84,775
<b>2008 Estimated Households by Household Size</b>	<b>29,797</b>	<b>49,724</b>	<b>81,956</b>
- 1 Person Household	10,348 (34.7%)	16,550 (33.3%)	25,906 (31.6%)
- 2 Person Household	9,355 (31.4%)	16,018 (32.2%)	26,622 (32.5%)
- 3 Person Household	4,722 (15.8%)	7,941 (16.0%)	13,281 (16.2%)
- 4 Person Household	3,225 (10.8%)	5,641 (11.3%)	9,905 (12.1%)
- 5 Person Household	1,350 (4.5%)	2,298 (4.6%)	4,033 (4.9%)
- 6 Person Household	549 (1.8%)	888 (1.8%)	1,520 (1.9%)
- 7 or More Person Household	248 (.8%)	388 (.8%)	690 (.8%)
2008 Est. Average Household Size	2.29	2.31	2.36
<b>2008 Estimated Families by Family Size</b>	<b>15,971</b>	<b>27,842</b>	<b>46,665</b>
- 2 Person Family	6,699 (41.9%)	11,810 (42.4%)	19,849 (42.5%)
- 3 Person Family	4,227 (26.5%)	7,226 (26.0%)	11,903 (25.5%)
- 4 Person Family	2,993 (18.7%)	5,357 (19.2%)	9,268 (19.9%)
- 5 Person Family	1,291 (8.1%)	2,220 (8.0%)	3,769 (8.1%)
- 6 Person Family	526 (3.3%)	857 (3.1%)	1,339 (2.9%)
- 7 or More Person Family	235 (1.5%)	372 (1.3%)	538 (1.2%)
2008 Est. Average Family Size	3.03	3.02	3.01

# Population and Household Trend

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
<b>2008 Estimated Population by Age</b>	<b>72,072</b>	<b>119,420</b>	<b>208,027</b>
- Aged 0 to 4 Years	5,030 (7.0%)	8,443 (7.1%)	13,453 (6.5%)
- Aged 5 to 9 Years	4,870 (6.8%)	8,126 (6.8%)	12,875 (6.2%)
- Aged 10 to 14 Years	4,558 (6.3%)	7,660 (6.4%)	12,500 (6.0%)
- Aged 15 to 17 Years	2,337 (3.2%)	4,161 (3.5%)	7,283 (3.5%)
- Aged 18 to 20 Years	6,091 (8.5%)	7,665 (6.4%)	18,012 (8.7%)
- Aged 21 to 24 Years	6,178 (8.6%)	8,760 (7.3%)	17,231 (8.3%)
- Aged 25 to 34 Years	11,707 (16.2%)	19,394 (16.2%)	32,075 (15.4%)
- Aged 35 to 44 Years	10,682 (14.8%)	18,797 (15.7%)	31,552 (15.2%)
- Aged 45 to 49 Years	4,201 (5.8%)	7,602 (6.4%)	13,325 (6.4%)
- Aged 50 to 54 Years	4,120 (5.7%)	7,305 (6.1%)	12,745 (6.1%)
- Aged 55 to 59 Years	3,696 (5.1%)	6,541 (5.5%)	11,409 (5.5%)
- Aged 60 to 64 Years	2,852 (4.0%)	4,988 (4.2%)	8,645 (4.2%)
- Aged 65 to 74 Years	3,219 (4.5%)	5,550 (4.6%)	9,555 (4.6%)
- Aged 75 to 84 Years	1,836 (2.5%)	3,154 (2.6%)	5,366 (2.6%)
- Aged 85 Years and Older	696 (1.0%)	1,275 (1.1%)	2,001 (1.0%)
<b>2008 Estimated Median Age</b>	<b>30.66</b>	<b>32.61</b>	<b>31.87</b>
<b>2008 Estimated Average Age</b>	<b>33.57</b>	<b>34.42</b>	<b>34.32</b>
- Age Over 16	56,797 (78.8%)	93,768 (78.5%)	166,758 (80.2%)
- Age Over 18	55,277 (76.7%)	91,030 (76.2%)	161,915 (77.8%)
- Age Over 21	49,187 (68.2%)	83,365 (69.8%)	143,903 (69.2%)
- Age Over 65	5,751 (8.0%)	9,978 (8.4%)	16,922 (8.1%)
<b>2008 Estimated Population by Sex</b>	<b>72,072</b>	<b>119,420</b>	<b>208,027</b>
- Male	34,931 (48.5%)	58,589 (49.1%)	103,589 (49.8%)
- Female	37,141 (51.5%)	60,831 (50.9%)	104,437 (50.2%)



# Population and Household Trend

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
<b>2008 Estimated Non-Hispanic Population by Race and Origin</b>	<b>69,535</b>	<b>114,818</b>	<b>200,346</b>
- White Population	40,344 (58.0%)	72,974 (63.6%)	135,057 (67.4%)
- Black Population	23,260 (33.5%)	30,226 (26.3%)	38,077 (19.0%)
- Asian Population	2,887 (4.2%)	6,642 (5.8%)	19,544 (9.8%)
- Pacific Islander Population	23 (.0%)	54 (.0%)	73 (.0%)
- American Indian and Alaska Native	287 (.4%)	530 (.5%)	775 (.4%)
- Other Race Population	231 (.3%)	418 (.4%)	621 (.3%)
- Two or More Races Population	2,504 (3.6%)	3,974 (3.5%)	6,199 (3.1%)
<b>2008 Estimated Hispanic Population by Race and Origin</b>	<b>2,536</b>	<b>4,602</b>	<b>7,681</b>
- White Population	1,107 (43.7%)	2,215 (48.1%)	4,082 (53.1%)
- Black Population	164 (6.5%)	248 (5.4%)	387 (5.0%)
- Asian Population	8 (.3%)	25 (.5%)	62 (.8%)
- Pacific Islander Population	4 (.2%)	6 (.1%)	6 (.1%)
- American Indian and Alaska Native	51 (2.0%)	71 (1.5%)	110 (1.4%)
- Other Race Population	917 (36.2%)	1,572 (34.2%)	2,269 (29.5%)
- Two or More Races Population	285 (11.2%)	464 (10.1%)	765 (10.0%)
<b>2008 Estimated Households by Age of Householder</b>	<b>29,797</b>	<b>49,724</b>	<b>81,956</b>
- Householder Aged 15-24	4,219 (14.2%)	5,672 (11.4%)	9,477 (11.6%)
- Householder Aged 25-34	6,425 (21.6%)	10,582 (21.3%)	16,819 (20.5%)
- Householder Aged 35-44	6,119 (20.5%)	10,744 (21.6%)	17,442 (21.3%)
- Householder Aged 45-54	5,020 (16.8%)	9,010 (18.1%)	15,244 (18.6%)
- Householder Aged 55-59	2,339 (7.8%)	4,104 (8.3%)	6,956 (8.5%)
- Householder Aged 60-64	1,822 (6.1%)	3,160 (6.4%)	5,356 (6.5%)
- Householder Aged 65-69	1,228 (4.1%)	2,083 (4.2%)	3,491 (4.3%)
- Householder Aged 70-74	894 (3.0%)	1,488 (3.0%)	2,488 (3.0%)
- Householder Aged 75-79	715 (2.4%)	1,192 (2.4%)	2,028 (2.5%)
- Householder Aged 80-84	528 (1.8%)	881 (1.8%)	1,485 (1.8%)
- Householder Aged 85 Plus	384 (1.3%)	686 (1.4%)	1,106 (1.3%)
- Householder Median Age	41.72	42.86	43.34

# Population and Household Trend

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
2013 Estimated Population	72,460	123,962	217,029
Population Growth 2008-2013	0.5%	3.8%	4.3%
2013 Estimated Households	30,506	52,221	86,245
Households Growth 2008-2013	2.4%	5.0%	5.2%
2013 Estimated Families	16,222	29,278	49,243
Families Growth 2008-2013	1.6%	5.2%	5.5%
2013 Estimated Housing Units	32,714	55,995	92,175
Housing Units Growth 2008-2013	2.3%	4.9%	5.2%
2013 Estimated Population in Group Quarters	4,258	5,038	15,260
Grp. Qtrs. Growth 2008-2013	1.9%	1.9%	1.9%
2013 Aggregate Income (\$MM)	\$1,798	\$3,645	\$6,797
Agg. Inc. Growth 2008-2013	9.0%	14.0%	14.0%
2013 Estimated Per Capita Income	\$24,625	\$29,020	\$30,972
Per Capita Inc. Growth 2008-2013	8.0%	8.0%	8.0%
2013 Estimated Households	30,506	52,221	86,245
- Income Less than \$15,000	4,800 (15.7%)	6,471 (12.4%)	10,036 (11.6%)
- Income \$15,000 to \$24,999	3,369 (11.0%)	4,851 (9.3%)	7,683 (8.9%)
- Income \$25,000 to \$34,999	3,876 (12.7%)	5,706 (10.9%)	8,712 (10.1%)
- Income \$35,000 to \$49,999	5,221 (17.1%)	8,140 (15.6%)	12,564 (14.6%)
- Income \$50,000 to \$74,999	5,555 (18.2%)	10,024 (19.2%)	15,576 (18.1%)
- Income \$75,000 to \$99,999	3,330 (10.9%)	6,655 (12.7%)	10,661 (12.4%)
- Income \$100,000 to \$149,999	2,972 (9.7%)	6,771 (13.0%)	12,227 (14.2%)
- Income \$150,000 to \$249,999	1,066 (3.5%)	2,658 (5.1%)	6,245 (7.2%)
- Income \$250,000 to \$499,999	207 (.7%)	605 (1.2%)	1,693 (2.0%)
- Income \$500,000 and over	110 (.4%)	340 (.7%)	847 (1.0%)
2013 Est. Median Household Income	\$43,820	\$51,979	\$55,764
2013 Est. Average Household Income	\$57,628	\$67,809	\$76,508



# Population and Household Trend

## Water Street Project



Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
<b>2013 Estimated Families by Income</b>	<b>16,222</b>	<b>29,278</b>	<b>49,243</b>
- Family Income Less than \$15,000	1,396 (8.6%)	1,875 (6.4%)	2,607 (5.3%)
- Family Income \$15,000 to \$24,999	1,202 (7.4%)	1,630 (5.6%)	2,508 (5.1%)
- Family Income \$25,000 to \$34,999	1,627 (10.0%)	2,354 (8.0%)	3,619 (7.3%)
- Family Income \$35,000 to \$49,999	2,316 (14.3%)	3,663 (12.5%)	5,656 (11.5%)
- Family Income \$50,000 to \$74,999	3,509 (21.6%)	5,959 (20.4%)	9,125 (18.5%)
- Family Income \$75,000 to \$99,999	2,531 (15.6%)	4,909 (16.8%)	7,798 (15.8%)
- Family Income \$100,000 to \$149,999	2,533 (15.6%)	5,783 (19.8%)	10,070 (20.4%)
- Family Income \$150,000 to \$249,999	859 (5.3%)	2,297 (7.8%)	5,581 (11.3%)
- Family Income \$250,000 to \$499,999	160 (1.0%)	523 (1.8%)	1,536 (3.1%)
- Family Income Over \$500,000	89 (.5%)	286 (1.0%)	743 (1.5%)
2013 Est. Median Family Income	\$60,590	\$71,251	\$78,280
2013 Est. Average Family Income	\$67,649	\$79,508	\$91,011
<b>2013 Estimated Households by Household Size</b>	<b>30,506</b>	<b>52,221</b>	<b>86,245</b>
- 1 Person Household	10,984 (36.0%)	17,787 (34.1%)	27,781 (32.2%)
- 2 Person Household	9,491 (31.1%)	16,661 (31.9%)	27,736 (32.2%)
- 3 Person Household	4,810 (15.8%)	8,382 (16.1%)	14,025 (16.3%)
- 4 Person Household	3,169 (10.4%)	5,794 (11.1%)	10,232 (11.9%)
- 5 Person Household	1,319 (4.3%)	2,348 (4.5%)	4,206 (4.9%)
- 6 Person Household	520 (1.7%)	890 (1.7%)	1,595 (1.8%)
- 7 or More Person Household	213 (.7%)	359 (.7%)	670 (.8%)
2013 Est. Average Household Size	2.24	2.27	2.33
<b>2013 Estimated Families by Family Size</b>	<b>16,222</b>	<b>29,278</b>	<b>49,243</b>
- 2 Person Family	6,959 (42.9%)	12,574 (42.9%)	21,100 (42.8%)
- 3 Person Family	4,337 (26.7%)	7,687 (26.3%)	12,648 (25.7%)
- 4 Person Family	2,961 (18.3%)	5,535 (18.9%)	9,618 (19.5%)
- 5 Person Family	1,263 (7.8%)	2,273 (7.8%)	3,937 (8.0%)
- 6 Person Family	498 (3.1%)	861 (2.9%)	1,408 (2.9%)
- 7 or More Person Family	205 (1.3%)	349 (1.2%)	533 (1.1%)
2013 Est. Average Family Size	2.99 (.0%)	2.99 (.0%)	2.98 (.0%)

# Population and Household Trend

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
<b>2013 Estimated Population by Age</b>	<b>72,460</b>	<b>123,962</b>	<b>217,029</b>
- Aged 0 to 4 Years	4,982 (6.9%)	8,613 (6.9%)	13,839 (6.4%)
- Aged 5 to 9 Years	4,812 (6.6%)	8,292 (6.7%)	13,255 (6.1%)
- Aged 10 to 14 Years	4,614 (6.4%)	8,054 (6.5%)	12,994 (6.0%)
- Aged 15 to 17 Years	2,363 (3.3%)	4,416 (3.6%)	7,698 (3.5%)
- Aged 18 to 20 Years	5,906 (8.2%)	7,583 (6.1%)	17,869 (8.2%)
- Aged 21 to 24 Years	4,688 (6.5%)	6,940 (5.6%)	14,736 (6.8%)
- Aged 25 to 34 Years	11,146 (15.4%)	18,506 (14.9%)	31,271 (14.4%)
- Aged 35 to 44 Years	11,143 (15.4%)	19,835 (16.0%)	32,871 (15.1%)
- Aged 45 to 49 Years	4,636 (6.4%)	8,489 (6.8%)	14,562 (6.7%)
- Aged 50 to 54 Years	3,973 (5.5%)	7,483 (6.0%)	13,309 (6.1%)
- Aged 55 to 59 Years	3,817 (5.3%)	7,032 (5.7%)	12,377 (5.7%)
- Aged 60 to 64 Years	3,518 (4.9%)	6,390 (5.2%)	11,114 (5.1%)
- Aged 65 to 74 Years	4,191 (5.8%)	7,523 (6.1%)	13,068 (6.0%)
- Aged 75 to 84 Years	1,858 (2.6%)	3,302 (2.7%)	5,672 (2.6%)
- Aged 85 Years and Older	813 (1.1%)	1,503 (1.2%)	2,395 (1.1%)
- Aged Over 16	57,240 (79.0%)	97,509 (78.7%)	174,369 (80.3%)
- Aged Over 18	55,690 (76.9%)	94,586 (76.3%)	169,245 (78.0%)
- Aged Over 21	49,784 (68.7%)	87,003 (70.2%)	151,375 (69.7%)
- Aged Over 65	6,863 (9.5%)	12,328 (9.9%)	21,135 (9.7%)
2013 Estimated Median Age	29.73	33.36	31.09
2013 Estimated Average Age	34.85	35.72	35.59
<b>2013 Estimated Population by Sex</b>	<b>72,460</b>	<b>123,962</b>	<b>217,029</b>
- Male	35,164 (48.5%)	60,872 (49.1%)	108,056 (49.8%)
- Female	37,296 (51.5%)	63,089 (50.9%)	108,973 (50.2%)



# Population and Household Trend

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
<b>2013 Estimated Non-Hispanic Population by Race and Origin</b>	<b>69,553</b>	<b>118,471</b>	<b>207,945</b>
- White Population	38,691 (55.6%)	72,866 (61.5%)	135,280 (65.1%)
- Black Population	24,184 (34.8%)	32,024 (27.0%)	40,666 (19.6%)
- Asian Population	3,403 (4.9%)	8,083 (6.8%)	23,620 (11.4%)
- Pacific Islander Population	27 (.0%)	58 (.0%)	80 (.0%)
- American Indian and Alaska Native	286 (.4%)	553 (.5%)	800 (.4%)
- Other Race Population	246 (.4%)	446 (.4%)	652 (.3%)
- Two or More Races Population	2,717 (3.9%)	4,441 (3.7%)	6,848 (3.3%)
<b>2013 Estimated Hispanic Population by Race and Origin</b>	<b>2,907</b>	<b>5,491</b>	<b>9,084</b>
- White Population	1,251 (43.0%)	2,656 (48.4%)	4,869 (53.6%)
- Black Population	188 (6.5%)	288 (5.2%)	451 (5.0%)
- Asian Population	10 (.3%)	34 (.6%)	72 (.8%)
- Pacific Islander Population	5 (.2%)	6 (.1%)	6 (.1%)
- American Indian and Alaska Native	56 (1.9%)	78 (1.4%)	124 (1.4%)
- Other Race Population	1,070 (36.8%)	1,886 (34.3%)	2,672 (29.4%)
- Two or More Races Population	327 (11.2%)	542 (9.9%)	891 (9.8%)
<b>2013 Estimated Households by Age of Householder</b>	<b>16,222</b>	<b>29,278</b>	<b>49,243</b>
- Householder Aged 15-24	3,742 (12.3%)	5,118 (9.8%)	8,695 (10.1%)
- Householder Aged 25-34	6,142 (20.1%)	10,147 (19.4%)	16,297 (18.9%)
- Householder Aged 35-44	6,313 (20.7%)	11,202 (21.5%)	17,875 (20.7%)
- Householder Aged 45-54	5,144 (16.9%)	9,529 (18.2%)	16,045 (18.6%)
- Householder Aged 55-59	2,396 (7.9%)	4,359 (8.3%)	7,438 (8.6%)
- Householder Aged 60-64	2,224 (7.3%)	3,999 (7.7%)	6,799 (7.9%)
- Householder Aged 65-69	1,647 (5.4%)	2,909 (5.6%)	4,901 (5.7%)
- Householder Aged 70-74	1,081 (3.5%)	1,856 (3.6%)	3,129 (3.6%)
- Householder Aged 75-79	730 (2.4%)	1,259 (2.4%)	2,140 (2.5%)
- Householder Aged 80-84	522 (1.7%)	900 (1.7%)	1,531 (1.8%)
- Householder Aged 85 Plus	450 (1.5%)	805 (1.5%)	1,314 (1.5%)
- Householder Median Age	43.33	44.60	45.13

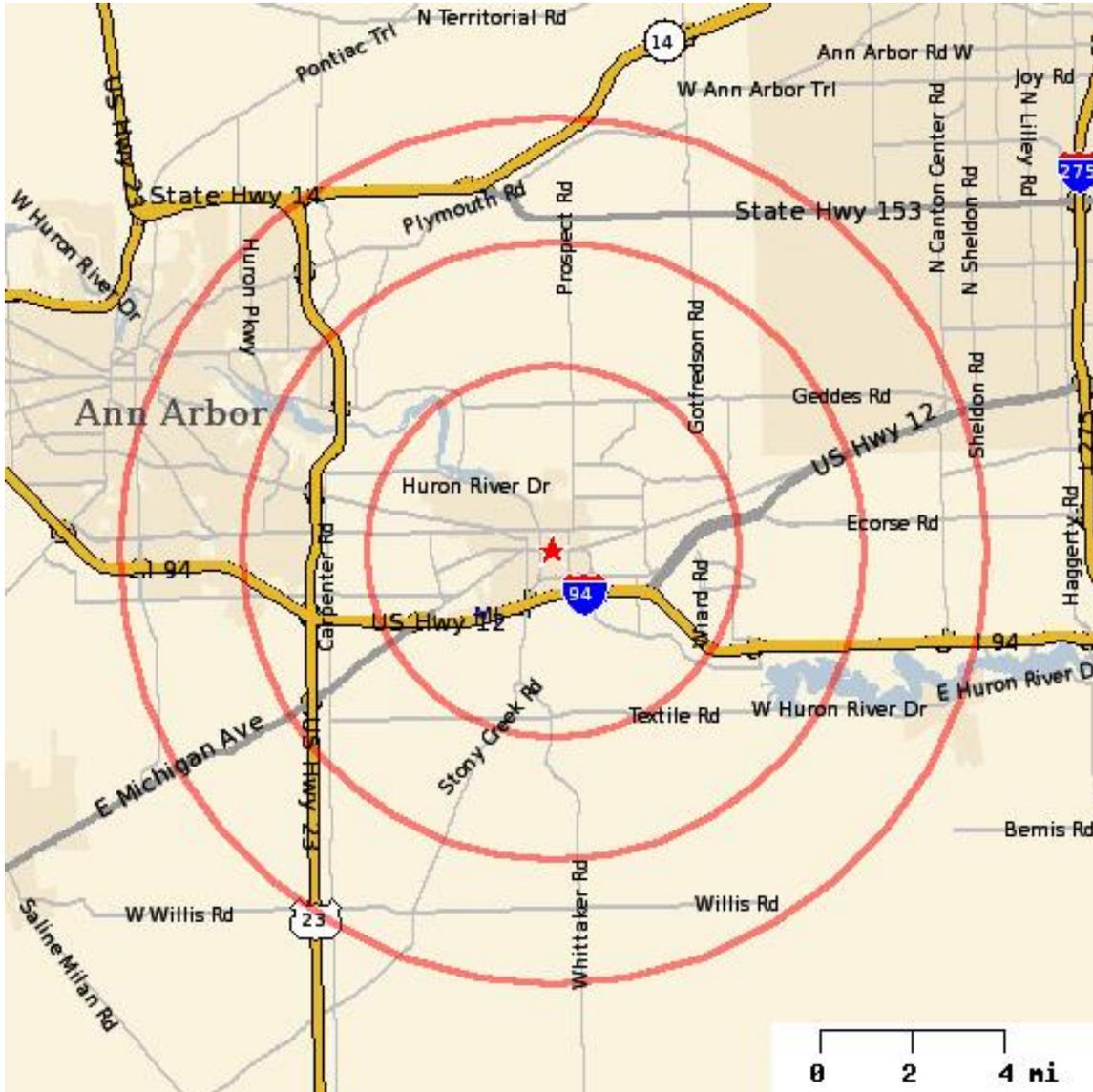
# Population and Household Trend

## Water Street Project

Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

Location	Longitude	Latitude
1. 39 E Michigan Ave - 3 mile radius	-83.6089966893186	42.2411166833146
2. 39 E Michigan Ave - 5 mile radius	-83.6089966893186	42.2411166833146
3. 39 E Michigan Ave - 7 mile radius	-83.6089966893186	42.2411166833146



## Age by Gender by Race

The following report captures the age by gender and as defined by Claritas. For the purpose of this report the significant defined trade area is the 5-mile ring radius.

The segments of composition of this area's current year estimated population is: 31% are White Males with an average of 35.33 years of age, 32% are White Females with an average of 37.13 years of age, 12% are African-American Males with an average of 28.04 years of age, 13% are African-American Females with an average of 29.22 years of age, .003% are American-Indian Males with an average of 29.48 years of age, .002% are American-Indian Females with an average of 26.77 years of age, .03% are Asian Males with an average of 31.86 years of age, .03% are Asian Females with an average of 31.62 years of age, .0003% are Pacific Islander Males with an average of 22.25 years of age, .0002% are Pacific Islander Females with an average of 28.07 years of age, .01% are Other Race Males with an average of 24.68 years of age, .01% of Other Race Females with an average of 24.51 years of age, .02% are Two or More Races Males with an average of 19.93 years of age, .02% are Two or More Races Females with an average of 19.31 years of age, and .02% are Hispanic Origin Males with an average of 26.10 years of age and .02% are Hispanic Origin Females with an average of 25.97 years of age.

Overall, the data may suggest that businesses and services that cater to the White and African-American population between the ages of 28 and 37 are most likely to succeed including such businesses as dining establishments, bars, entertainment venues, fashion retailers, sporting venues, as well as single and multifamily housing units

# Age by Gender by Race

## Water Street Project



Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
<b>White Males</b>	<b>20,272</b>	<b>36,750</b>	<b>68,610</b>
- White Males Aged 0 to 4 Years	1,175 (5.8%)	2,267 (6.2%)	3,826 (5.6%)
- White Males Aged 5 to 9 Years	1,079 (5.3%)	2,162 (5.9%)	3,768 (5.5%)
- White Males Aged 10 to 14 Years	1,082 (5.3%)	2,120 (5.8%)	3,837 (5.6%)
- White Males Aged 15 to 17 Years	598 (2.9%)	1,223 (3.3%)	2,393 (3.5%)
- White Males Aged 18 to 20 Years	1,429 (7.0%)	1,970 (5.4%)	5,602 (8.2%)
- White Males Aged 21 to 24 Years	1,830 (9.0%)	2,705 (7.4%)	5,918 (8.6%)
- White Males Aged 25 to 34 Years	3,541 (17.5%)	6,198 (16.9%)	10,367 (15.1%)
- White Males Aged 35 to 44 Years	3,319 (16.4%)	6,212 (16.9%)	10,751 (15.7%)
- White Males Aged 45 to 49 Years	1,308 (6.5%)	2,546 (6.9%)	4,717 (6.9%)
- White Males Aged 50 to 54 Years	1,271 (6.3%)	2,411 (6.6%)	4,506 (6.6%)
- White Males Aged 55 to 59 Years	1,111 (5.5%)	2,128 (5.8%)	4,081 (5.9%)
- White Males Aged 60 to 64 Years	878 (4.3%)	1,678 (4.6%)	3,104 (4.5%)
- White Males Aged 65 to 74 Years	989 (4.9%)	1,857 (5.1%)	3,441 (5.0%)
- White Males Aged 75 to 84 Years	508 (2.5%)	974 (2.7%)	1,797 (2.6%)
- White Males Aged Over 85 Years	154 (.8%)	301 (.8%)	503 (.7%)
White Male Median Age	33.19	34.56	33.56
White Male Average Age	34.77	35.33	34.98
<b>White Females</b>	<b>21,178</b>	<b>38,438</b>	<b>70,528</b>
- White Females Aged 0 to 4 Years	1,083 (5.1%)	2,223 (5.8%)	3,798 (5.4%)
- White Females Aged 5 to 9 Years	1,057 (5.0%)	2,038 (5.3%)	3,589 (5.1%)
- White Females Aged 10 to 14 Years	997 (4.7%)	1,945 (5.1%)	3,540 (5.0%)
- White Females Aged 15 to 17 Years	537 (2.5%)	1,125 (2.9%)	2,225 (3.2%)
- White Females Aged 18 to 20 Years	1,987 (9.4%)	2,517 (6.5%)	6,212 (8.8%)
- White Females Aged 21 to 24 Years	2,007 (9.5%)	2,906 (7.6%)	5,787 (8.2%)
- White Females Aged 25 to 34 Years	3,266 (15.4%)	5,857 (15.2%)	9,758 (13.8%)
- White Females Aged 35 to 44 Years	3,084 (14.6%)	5,894 (15.3%)	10,217 (14.5%)
- White Females Aged 45 to 49 Years	1,304 (6.2%)	2,575 (6.7%)	4,753 (6.7%)
- White Females Aged 50 to 54 Years	1,351 (6.4%)	2,620 (6.8%)	4,942 (7.0%)
- White Females Aged 55 to 59 Years	1,266 (6.0%)	2,466 (6.4%)	4,561 (6.5%)
- White Females Aged 60 to 64 Years	986 (4.7%)	1,902 (4.9%)	3,440 (4.9%)
- White Females Aged 65 to 74 Years	1,168 (5.5%)	2,208 (5.7%)	3,938 (5.6%)
- White Females Aged 75 to 84 Years	758 (3.6%)	1,453 (3.8%)	2,612 (3.7%)
- White Females Aged Over 85 Years	327 (1.5%)	710 (1.8%)	1,156 (1.6%)
White Female Median Age	33.82	36.01	35.35
White Female Average Age	36.41	37.13	36.58

# Age by Gender by Race

## Water Street Project



Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
African-American Males	10,815	14,359	18,606
- African-American Males Aged 0 to 4 Years	979 (9.1%)	1,260 (8.8%)	1,513 (8.1%)
- African-American Males Aged 5 to 9 Years	1,066 (9.9%)	1,368 (9.5%)	1,608 (8.6%)
- African-American Males Aged 10 to 14 Years	938 (8.7%)	1,247 (8.7%)	1,532 (8.2%)
- African-American Males Aged 15 to 17 Years	454 (4.2%)	641 (4.5%)	856 (4.6%)
- African-American Males Aged 18 to 20 Years	977 (9.0%)	1,127 (7.8%)	1,518 (8.2%)
- African-American Males Aged 21 to 24 Years	735 (6.8%)	930 (6.5%)	1,187 (6.4%)
- African-American Males Aged 25 to 34 Years	1,417 (13.1%)	1,909 (13.3%)	2,570 (13.8%)
- African-American Males Aged 35 to 44 Years	1,539 (14.2%)	2,215 (15.4%)	2,976 (16.0%)
- African-American Males Aged 45 to 49 Years	575 (5.3%)	829 (5.8%)	1,209 (6.5%)
- African-American Males Aged 50 to 54 Years	546 (5.0%)	779 (5.4%)	1,060 (5.7%)
- African-American Males Aged 55 to 59 Years	514 (4.8%)	706 (4.9%)	906 (4.9%)
- African-American Males Aged 60 to 64 Years	398 (3.7%)	501 (3.5%)	653 (3.5%)
- African-American Males Aged 65 to 74 Years	420 (3.9%)	529 (3.7%)	632 (3.4%)
- African-American Males Aged 75 to 84 Years	191 (1.8%)	240 (1.7%)	293 (1.6%)
- African-American Males Aged Over 85 Years	67 (.6%)	77 (.5%)	94 (.5%)
African-American Male Median Age	26.65	28.04	29.17
African-American Male Average Age	32.02	32.60	32.56
African-American Females	12,609	16,115	19,858
- African-American Females Aged 0 to 4 Years	924 (7.3%)	1,176 (7.3%)	1,409 (7.1%)
- African-American Females Aged 5 to 9 Years	1,016 (8.1%)	1,339 (8.3%)	1,594 (8.0%)
- African-American Females Aged 10 to 14 Years	993 (7.9%)	1,312 (8.1%)	1,636 (8.2%)
- African-American Females Aged 15 to 17 Years	477 (3.8%)	629 (3.9%)	797 (4.0%)
- African-American Females Aged 18 to 20 Years	1,295 (10.3%)	1,420 (8.8%)	1,830 (9.2%)
- African-American Females Aged 21 to 24 Years	964 (7.6%)	1,147 (7.1%)	1,412 (7.1%)
- African-American Females Aged 25 to 34 Years	1,825 (14.5%)	2,344 (14.5%)	2,794 (14.1%)

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# Age by Gender by Race

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
- African-American Females Aged 35 to 44 Years	1,781 (14.1%)	2,430 (15.1%)	3,023 (15.2%)
- African-American Females Aged 45 to 49 Years	699 (5.5%)	970 (6.0%)	1,277 (6.4%)
- African-American Females Aged 50 to 54 Years	674 (5.3%)	891 (5.5%)	1,111 (5.6%)
- African-American Females Aged 55 to 59 Years	580 (4.6%)	778 (4.8%)	968 (4.9%)
- African-American Females Aged 60 to 64 Years	435 (3.4%)	543 (3.4%)	659 (3.3%)
- African-American Females Aged 65 to 74 Years	504 (4.0%)	625 (3.9%)	748 (3.8%)
- African-American Females Aged 75 to 84 Years	318 (2.5%)	371 (2.3%)	438 (2.2%)
- African-American Females Aged Over 85 Years	123 (1.0%)	140 (.9%)	162 (.8%)
African-American Female Median Age	28.17	29.22	29.27
African-American Female Average Age	32.11	32.65	31.98



# Age by Gender by Race

## Water Street Project



Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
American-Indian Males	189	347	530
- American-Indian Males Aged 0 to 4 Years	22 (11.6%)	30 (8.6%)	43 (8.1%)
- American-Indian Males Aged 5 to 9 Years	13 (6.9%)	21 (6.1%)	25 (4.7%)
- American-Indian Males Aged 10 to 14 Years	15 (7.9%)	33 (9.5%)	47 (8.9%)
- American-Indian Males Aged 15 to 17 Years	13 (6.9%)	20 (5.8%)	23 (4.3%)
- American-Indian Males Aged 18 to 20 Years	8 (4.2%)	13 (3.7%)	30 (5.7%)
- American-Indian Males Aged 21 to 24 Years	13 (6.9%)	23 (6.6%)	49 (9.2%)
- American-Indian Males Aged 25 to 34 Years	45 (23.8%)	74 (21.3%)	111 (20.9%)
- American-Indian Males Aged 35 to 44 Years	26 (13.8%)	57 (16.4%)	87 (16.4%)
- American-Indian Males Aged 45 to 49 Years	8 (4.2%)	23 (6.6%)	40 (7.5%)
- American-Indian Males Aged 50 to 54 Years	13 (6.9%)	23 (6.6%)	29 (5.5%)
- American-Indian Males Aged 55 to 59 Years	2 (1.1%)	8 (2.3%)	12 (2.3%)
- American-Indian Males Aged 60 to 64 Years	6 (3.2%)	12 (3.5%)	18 (3.4%)
- American-Indian Males Aged 65 to 74 Years	2 (1.1%)	4 (1.2%)	5 (.9%)
- American-Indian Males Aged 75 to 84 Years	4 (2.1%)	7 (2.0%)	8 (1.5%)
- American-Indian Males Aged Over 85 Years	0	0	2 (.4%)
American-Indian Male Median Age	27.35	29.48	29.01
American-Indian Male Average Age	23.63	25.34	24.92
American-Indian Females	149	253	354
- American-Indian Females Aged 0 to 4 Years	11 (7.4%)	21 (8.3%)	26 (7.3%)
- American-Indian Females Aged 5 to 9 Years	16 (10.7%)	22 (8.7%)	25 (7.1%)
- American-Indian Females Aged 10 to 14 Years	15 (10.1%)	22 (8.7%)	29 (8.2%)
- American-Indian Females Aged 15 to 17 Years	10 (6.7%)	12 (4.7%)	19 (5.4%)
- American-Indian Females Aged 18 to 20 Years	12 (8.1%)	13 (5.1%)	24 (6.8%)
- American-Indian Females Aged 21 to 24 Years	16 (10.7%)	25 (9.9%)	32 (9.0%)
- American-Indian Females Aged 25 to 34 Years	34 (22.8%)	58 (22.9%)	83 (23.4%)

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# Age by Gender by Race

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
- American-Indian Females Aged 35 to 44 Years	16 (10.7%)	29 (11.5%)	47 (13.3%)
- American-Indian Females Aged 45 to 49 Years	8 (5.4%)	18 (7.1%)	23 (6.5%)
- American-Indian Females Aged 50 to 54 Years	6 (4.0%)	12 (4.7%)	17 (4.8%)
- American-Indian Females Aged 55 to 59 Years	0	5 (2.0%)	7 (2.0%)
- American-Indian Females Aged 60 to 64 Years	0	3 (1.2%)	6 (1.7%)
- American-Indian Females Aged 65 to 74 Years	4 (2.7%)	8 (3.2%)	12 (3.4%)
- American-Indian Females Aged 75 to 84 Years	1 (.7%)	2 (.8%)	2 (.6%)
- American-Indian Females Aged Over 85 Years	0	3 (1.2%)	4 (1.1%)
American-Indian Female Median Age	23.58	26.77	27.67
American-Indian Female Average Age	17.81	20.71	20.76



# Age by Gender by Race

## Water Street Project



Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
<b>Asian Males</b>	<b>1,485</b>	<b>3,484</b>	<b>10,252</b>
- Asian Males Aged 0 to 4 Years	106 (7.1%)	255 (7.3%)	753 (7.3%)
- Asian Males Aged 5 to 9 Years	63 (4.2%)	188 (5.4%)	565 (5.5%)
- Asian Males Aged 10 to 14 Years	82 (5.5%)	177 (5.1%)	500 (4.9%)
- Asian Males Aged 15 to 17 Years	43 (2.9%)	95 (2.7%)	242 (2.4%)
- Asian Males Aged 18 to 20 Years	59 (4.0%)	113 (3.2%)	999 (9.7%)
- Asian Males Aged 21 to 24 Years	129 (8.7%)	261 (7.5%)	1,026 (10.0%)
- Asian Males Aged 25 to 34 Years	434 (29.2%)	945 (27.1%)	2,443 (23.8%)
- Asian Males Aged 35 to 44 Years	263 (17.7%)	649 (18.6%)	1,809 (17.6%)
- Asian Males Aged 45 to 49 Years	70 (4.7%)	185 (5.3%)	448 (4.4%)
- Asian Males Aged 50 to 54 Years	69 (4.6%)	159 (4.6%)	342 (3.3%)
- Asian Males Aged 55 to 59 Years	61 (4.1%)	155 (4.4%)	331 (3.2%)
- Asian Males Aged 60 to 64 Years	49 (3.3%)	143 (4.1%)	341 (3.3%)
- Asian Males Aged 65 to 74 Years	40 (2.7%)	112 (3.2%)	347 (3.4%)
- Asian Males Aged 75 to 84 Years	16 (1.1%)	42 (1.2%)	93 (.9%)
- Asian Males Aged Over 85 Years	3 (.2%)	5 (.1%)	14 (.1%)
Asian Male Median Age	30.94	31.86	29.08
Asian Male Average Age	28.18	29.55	30.43
<b>Asian Females</b>	<b>1,409</b>	<b>3,183</b>	<b>9,354</b>
- Asian Females Aged 0 to 4 Years	96 (6.8%)	241 (7.6%)	709 (7.6%)
- Asian Females Aged 5 to 9 Years	65 (4.6%)	178 (5.6%)	546 (5.8%)
- Asian Females Aged 10 to 14 Years	65 (4.6%)	156 (4.9%)	446 (4.8%)
- Asian Females Aged 15 to 17 Years	39 (2.8%)	109 (3.4%)	274 (2.9%)
- Asian Females Aged 18 to 20 Years	59 (4.2%)	104 (3.3%)	957 (10.2%)
- Asian Females Aged 21 to 24 Years	139 (9.9%)	243 (7.6%)	921 (9.8%)
- Asian Females Aged 25 to 34 Years	405 (28.7%)	840 (26.4%)	2,223 (23.8%)
- Asian Females Aged 35 to 44 Years	230 (16.3%)	554 (17.4%)	1,470 (15.7%)
- Asian Females Aged 45 to 49 Years	70 (5.0%)	176 (5.5%)	441 (4.7%)
- Asian Females Aged 50 to 54 Years	75 (5.3%)	185 (5.8%)	377 (4.0%)
- Asian Females Aged 55 to 59 Years	68 (4.8%)	157 (4.9%)	343 (3.7%)
- Asian Females Aged 60 to 64 Years	35 (2.5%)	96 (3.0%)	266 (2.8%)
- Asian Females Aged 65 to 74 Years	44 (3.1%)	110 (3.5%)	288 (3.1%)
- Asian Females Aged 75 to 84 Years	11 (.8%)	25 (.8%)	72 (.8%)
- Asian Females Aged Over 85 Years	8 (.6%)	10 (.3%)	22 (.2%)
Asian Female Median Age	30.74	31.62	28.51
Asian Female Average Age	28.22	29.12	29.42



# Age by Gender by Race

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
Pacific Islander Males	17	37	43
- Pacific Islander Males Aged 0 to 4 Years	1 (5.9%)	4 (10.8%)	4 (9.3%)
- Pacific Islander Males Aged 5 to 9 Years	0	1 (2.7%)	1 (2.3%)
- Pacific Islander Males Aged 10 to 14 Years	0	0	0
- Pacific Islander Males Aged 15 to 17 Years	3 (17.6%)	5 (13.5%)	7 (16.3%)
- Pacific Islander Males Aged 18 to 20 Years	5 (29.4%)	6 (16.2%)	7 (16.3%)
- Pacific Islander Males Aged 21 to 24 Years	3 (17.6%)	6 (16.2%)	6 (14.0%)
- Pacific Islander Males Aged 25 to 34 Years	3 (17.6%)	5 (13.5%)	9 (20.9%)
- Pacific Islander Males Aged 35 to 44 Years	1 (5.9%)	5 (13.5%)	6 (14.0%)
- Pacific Islander Males Aged 45 to 49 Years	0	2 (5.4%)	2 (4.7%)
- Pacific Islander Males Aged 50 to 54 Years	0	0	0
- Pacific Islander Males Aged 55 to 59 Years	0	1 (2.7%)	1 (2.3%)
- Pacific Islander Males Aged 60 to 64 Years	1 (5.9%)	1 (2.7%)	1 (2.3%)
- Pacific Islander Males Aged 65 to 74 Years	0	0	0
- Pacific Islander Males Aged 75 to 84 Years	0	0	0
- Pacific Islander Males Aged Over 85 Years	0	0	0
Pacific Islander Male Median Age	20.46	22.25	22.70
Pacific Islander Male Average Age	8.16	8.07	5.35
Pacific Islander Females	10	23	36
- Pacific Islander Females Aged 0 to 4 Years	0	0	3 (8.3%)
- Pacific Islander Females Aged 5 to 9 Years	1 (10.0%)	4 (17.4%)	4 (11.1%)
- Pacific Islander Females Aged 10 to 14 Years	0	0	1 (2.8%)
- Pacific Islander Females Aged 15 to 17 Years	1 (10.0%)	3 (13.0%)	3 (8.3%)
- Pacific Islander Females Aged 18 to 20 Years	1 (10.0%)	3 (13.0%)	5 (13.9%)
- Pacific Islander Females Aged 21 to 24 Years	0	0	3 (8.3%)
- Pacific Islander Females Aged 25 to 34 Years	1 (10.0%)	3 (13.0%)	7 (19.4%)

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# Age by Gender by Race

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
- Pacific Islander Females Aged 35 to 44 Years	4 (40.0%)	6 (26.1%)	6 (16.7%)
- Pacific Islander Females Aged 45 to 49 Years	1 (10.0%)	2 (8.7%)	2 (5.6%)
- Pacific Islander Females Aged 50 to 54 Years	1 (10.0%)	1 (4.3%)	1 (2.8%)
- Pacific Islander Females Aged 55 to 59 Years	0	0	1 (2.8%)
- Pacific Islander Females Aged 60 to 64 Years	0	0	0
- Pacific Islander Females Aged 65 to 74 Years	0	0	0
- Pacific Islander Females Aged 75 to 84 Years	0	0	0
- Pacific Islander Females Aged Over 85 Years	0	0	0
Pacific Islander Female Median Age	35.45	28.07	24.29
Pacific Islander Female Average Age	2.57	5.47	4.53



# Age by Gender by Race

## Water Street Project



Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
Other Race Males	637	1,161	1,697
- Other Race Males Aged 0 to 4 Years	49 (7.7%)	98 (8.4%)	146 (8.6%)
- Other Race Males Aged 5 to 9 Years	66 (10.4%)	123 (10.6%)	155 (9.1%)
- Other Race Males Aged 10 to 14 Years	59 (9.3%)	108 (9.3%)	139 (8.2%)
- Other Race Males Aged 15 to 17 Years	20 (3.1%)	44 (3.8%)	56 (3.3%)
- Other Race Males Aged 18 to 20 Years	46 (7.2%)	71 (6.1%)	147 (8.7%)
- Other Race Males Aged 21 to 24 Years	91 (14.3%)	149 (12.8%)	233 (13.7%)
- Other Race Males Aged 25 to 34 Years	151 (23.7%)	273 (23.5%)	381 (22.5%)
- Other Race Males Aged 35 to 44 Years	74 (11.6%)	150 (12.9%)	228 (13.4%)
- Other Race Males Aged 45 to 49 Years	36 (5.7%)	59 (5.1%)	81 (4.8%)
- Other Race Males Aged 50 to 54 Years	12 (1.9%)	34 (2.9%)	61 (3.6%)
- Other Race Males Aged 55 to 59 Years	9 (1.4%)	14 (1.2%)	22 (1.3%)
- Other Race Males Aged 60 to 64 Years	13 (2.0%)	21 (1.8%)	28 (1.6%)
- Other Race Males Aged 65 to 74 Years	7 (1.1%)	10 (.9%)	11 (.6%)
- Other Race Males Aged 75 to 84 Years	2 (.3%)	5 (.4%)	7 (.4%)
- Other Race Males Aged Over 85 Years	2 (.3%)	3 (.3%)	3 (.2%)
Other Race Male Median Age	24.47	24.68	24.53
Other Race Male Average Age	23.94	23.65	23.22
Other Race Females	511	829	1,193
- Other Race Females Aged 0 to 4 Years	66 (12.9%)	102 (12.3%)	129 (10.8%)
- Other Race Females Aged 5 to 9 Years	39 (7.6%)	66 (8.0%)	89 (7.5%)
- Other Race Females Aged 10 to 14 Years	32 (6.3%)	60 (7.2%)	85 (7.1%)
- Other Race Females Aged 15 to 17 Years	19 (3.7%)	33 (4.0%)	42 (3.5%)
- Other Race Females Aged 18 to 20 Years	50 (9.8%)	66 (8.0%)	130 (10.9%)
- Other Race Females Aged 21 to 24 Years	68 (13.3%)	99 (11.9%)	148 (12.4%)
- Other Race Females Aged 25 to 34 Years	129 (25.2%)	213 (25.7%)	293 (24.6%)
- Other Race Females Aged 35 to 44 Years	64 (12.5%)	116 (14.0%)	172 (14.4%)

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# Age by Gender by Race

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
- Other Race Females Aged 45 to 49 Years	15 (2.9%)	21 (2.5%)	30 (2.5%)
- Other Race Females Aged 50 to 54 Years	7 (1.4%)	20 (2.4%)	29 (2.4%)
- Other Race Females Aged 55 to 59 Years	4 (.8%)	6 (.7%)	12 (1.0%)
- Other Race Females Aged 60 to 64 Years	7 (1.4%)	10 (1.2%)	14 (1.2%)
- Other Race Females Aged 65 to 74 Years	5 (1.0%)	8 (1.0%)	9 (.8%)
- Other Race Females Aged 75 to 84 Years	5 (1.0%)	5 (.6%)	7 (.6%)
- Other Race Females Aged Over 85 Years	2 (.4%)	3 (.4%)	4 (.3%)
Other Race Female Median Age	23.90	24.51	24.25
Other Race Female Average Age	22.16	22.77	21.84



# Age by Gender by Race

## Water Street Project



Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
Two or More Races Males	1,514	2,450	3,851
- Two or More Races Males Aged 0 to 4 Years	267 (17.6%)	400 (16.3%)	596 (15.5%)
- Two or More Races Males Aged 5 to 9 Years	215 (14.2%)	339 (13.8%)	497 (12.9%)
- Two or More Races Males Aged 10 to 14 Years	153 (10.1%)	268 (10.9%)	374 (9.7%)
- Two or More Races Males Aged 15 to 17 Years	72 (4.8%)	130 (5.3%)	197 (5.1%)
- Two or More Races Males Aged 18 to 20 Years	86 (5.7%)	134 (5.5%)	292 (7.6%)
- Two or More Races Males Aged 21 to 24 Years	91 (6.0%)	143 (5.8%)	270 (7.0%)
- Two or More Races Males Aged 25 to 34 Years	251 (16.6%)	380 (15.5%)	602 (15.6%)
- Two or More Races Males Aged 35 to 44 Years	152 (10.0%)	250 (10.2%)	422 (11.0%)
- Two or More Races Males Aged 45 to 49 Years	72 (4.8%)	130 (5.3%)	192 (5.0%)
- Two or More Races Males Aged 50 to 54 Years	52 (3.4%)	91 (3.7%)	150 (3.9%)
- Two or More Races Males Aged 55 to 59 Years	38 (2.5%)	65 (2.7%)	90 (2.3%)
- Two or More Races Males Aged 60 to 64 Years	27 (1.8%)	48 (2.0%)	66 (1.7%)
- Two or More Races Males Aged 65 to 74 Years	20 (1.3%)	47 (1.9%)	69 (1.8%)
- Two or More Races Males Aged 75 to 84 Years	15 (1.0%)	15 (.6%)	17 (.4%)
- Two or More Races Males Aged Over 85 Years	3 (.2%)	10 (.4%)	17 (.4%)
Two or More Races Male Median Age	19.74	19.93	20.66
Two or More Races Male Average Age	23.58	24.32	24.16
Two or More Races Females	1,275	1,988	3,114
- Two or More Races Females Aged 0 to 4 Years	249 (19.5%)	366 (18.4%)	499 (16.0%)
- Two or More Races Females Aged 5 to 9 Years	174 (13.6%)	279 (14.0%)	410 (13.2%)
- Two or More Races Females Aged 10 to 14 Years	127 (10.0%)	212 (10.7%)	334 (10.7%)
- Two or More Races Females Aged 15 to 17 Years	50 (3.9%)	91 (4.6%)	149 (4.8%)
- Two or More Races Females Aged 18 to 20 Years	78 (6.1%)	108 (5.4%)	259 (8.3%)
- Two or More Races Females Aged 21 to 24 Years	93 (7.3%)	122 (6.1%)	240 (7.7%)
- Two or More Races Females Aged 25 to 34 Years	205 (16.1%)	295 (14.8%)	434 (13.9%)

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# Age by Gender by Race

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
- Two or More Races Females Aged 35 to 44 Years	130 (10.2%)	227 (11.4%)	338 (10.9%)
- Two or More Races Females Aged 45 to 49 Years	34 (2.7%)	67 (3.4%)	111 (3.6%)
- Two or More Races Females Aged 50 to 54 Years	44 (3.5%)	78 (3.9%)	120 (3.9%)
- Two or More Races Females Aged 55 to 59 Years	42 (3.3%)	53 (2.7%)	75 (2.4%)
- Two or More Races Females Aged 60 to 64 Years	16 (1.3%)	29 (1.5%)	50 (1.6%)
- Two or More Races Females Aged 65 to 74 Years	16 (1.3%)	33 (1.7%)	55 (1.8%)
- Two or More Races Females Aged 75 to 84 Years	6 (.5%)	15 (.8%)	21 (.7%)
- Two or More Races Females Aged Over 85 Years	9 (.7%)	14 (.7%)	21 (.7%)
Two or More Races Female Median Age	19.47	19.31	19.92
Two or More Races Female Average Age	23.27	23.89	23.96

# Age by Gender by Race

## Water Street Project



Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
Hispanic Origin Males	1,417	2,593	4,343
- Hispanic Origin Males Aged 0 to 4 Years	130 (9.2%)	233 (9.0%)	379 (8.7%)
- Hispanic Origin Males Aged 5 to 9 Years	153 (10.8%)	260 (10.0%)	380 (8.7%)
- Hispanic Origin Males Aged 10 to 14 Years	111 (7.8%)	201 (7.8%)	333 (7.7%)
- Hispanic Origin Males Aged 15 to 17 Years	55 (3.9%)	109 (4.2%)	179 (4.1%)
- Hispanic Origin Males Aged 18 to 20 Years	102 (7.2%)	162 (6.2%)	359 (8.3%)
- Hispanic Origin Males Aged 21 to 24 Years	149 (10.5%)	261 (10.1%)	449 (10.3%)
- Hispanic Origin Males Aged 25 to 34 Years	322 (22.7%)	576 (22.2%)	900 (20.7%)
- Hispanic Origin Males Aged 35 to 44 Years	187 (13.2%)	398 (15.3%)	691 (15.9%)
- Hispanic Origin Males Aged 45 to 49 Years	70 (4.9%)	133 (5.1%)	210 (4.8%)
- Hispanic Origin Males Aged 50 to 54 Years	46 (3.2%)	91 (3.5%)	164 (3.8%)
- Hispanic Origin Males Aged 55 to 59 Years	27 (1.9%)	57 (2.2%)	111 (2.6%)
- Hispanic Origin Males Aged 60 to 64 Years	38 (2.7%)	53 (2.0%)	77 (1.8%)
- Hispanic Origin Males Aged 65 to 74 Years	18 (1.3%)	42 (1.6%)	82 (1.9%)
- Hispanic Origin Males Aged 75 to 84 Years	5 (.4%)	11 (.4%)	22 (.5%)
- Hispanic Origin Males Aged Over 85 Years	2 (.1%)	4 (.2%)	8 (.2%)
Hispanic Origin Male Median Age	25.21	26.10	25.90
Hispanic Origin Male Average Age	25.79	26.34	27.03
Hispanic Origin Females	1,120	2,008	3,338
- Hispanic Origin Females Aged 0 to 4 Years	122 (10.9%)	221 (11.0%)	343 (10.3%)
- Hispanic Origin Females Aged 5 to 9 Years	89 (7.9%)	176 (8.8%)	270 (8.1%)
- Hispanic Origin Females Aged 10 to 14 Years	80 (7.1%)	147 (7.3%)	235 (7.0%)
- Hispanic Origin Females Aged 15 to 17 Years	41 (3.7%)	76 (3.8%)	121 (3.6%)
- Hispanic Origin Females Aged 18 to 20 Years	88 (7.9%)	132 (6.6%)	301 (9.0%)
- Hispanic Origin Females Aged 21 to 24 Years	133 (11.9%)	204 (10.2%)	336 (10.1%)
- Hispanic Origin Females Aged 25 to 34 Years	251 (22.4%)	459 (22.9%)	724 (21.7%)

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# Age by Gender by Race

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
- Hispanic Origin Females Aged 35 to 44 Years	165 (14.7%)	310 (15.4%)	502 (15.0%)
- Hispanic Origin Females Aged 45 to 49 Years	43 (3.8%)	73 (3.6%)	140 (4.2%)
- Hispanic Origin Females Aged 50 to 54 Years	25 (2.2%)	52 (2.6%)	99 (3.0%)
- Hispanic Origin Females Aged 55 to 59 Years	17 (1.5%)	50 (2.5%)	88 (2.6%)
- Hispanic Origin Females Aged 60 to 64 Years	28 (2.5%)	38 (1.9%)	70 (2.1%)
- Hispanic Origin Females Aged 65 to 74 Years	26 (2.3%)	42 (2.1%)	63 (1.9%)
- Hispanic Origin Females Aged 75 to 84 Years	7 (.6%)	14 (.7%)	21 (.6%)
- Hispanic Origin Females Aged Over 85 Years	5 (.4%)	13 (.6%)	26 (.8%)
Hispanic Origin Female Median Age	25.21	25.97	25.78
Hispanic Origin Female Average Age	27.51	27.11	27.29

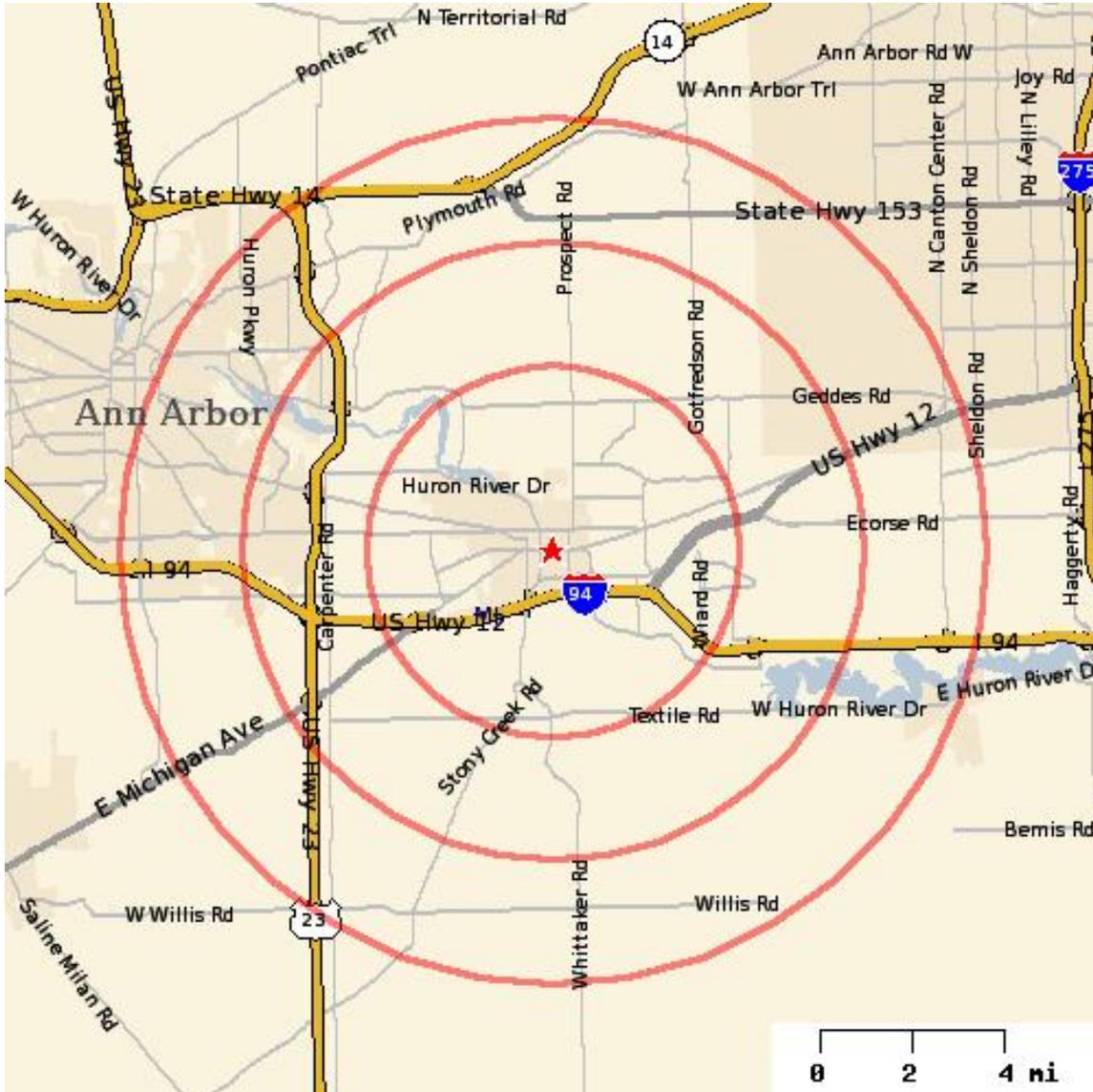
# Age by Gender by Race

## Water Street Project

Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

Location	Longitude	Latitude
1. 39 E Michigan Ave - 3 mile radius	-83.6089966893186	42.2411166833146
2. 39 E Michigan Ave - 5 mile radius	-83.6089966893186	42.2411166833146
3. 39 E Michigan Ave - 7 mile radius	-83.6089966893186	42.2411166833146



## Senior Life

The following report outlines the various demographic information for senior life. Senior life, as defined by Claritas, covers an age range from 45 years to 85 years and older; for the purpose of this report, the age categories have been broken into two sub categories. Age 45-64 is considered "Active Adults" and Age 65-85 and older "Seniors"; the significant defined trade area is the 5-mile ring radius.

The Active Adult segments of this report represent 22.2% of the populated trade area, or 26,436 Active Adults. The report also indicates that there will be an increase of an additional 2,958 Active Adults by 2013. This could indicate that there is a strong potential for an Active Adult residential development. If you use a conservative absorption rate of 2%, this suggests that a 500-600 residential or multi-family development could be quite successful.

The Senior segments of this report represent 8.3% of the populated trade area, or 9,979 Seniors. The report also indicates that there will be an increase of an additional 2,349 Seniors by 2013. This could indicate that there is a potential to absorb 1% of the Seniors for an assisted living or skilled nursing home. The typical build out of a skilled nursing home consists of approximately 120 beds, which represents 1% of this population.

# Senior Life

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
<b>2008 Estimated Population by Age</b>	<b>72,072</b>	<b>119,420</b>	<b>208,027</b>
- Aged 45 to 49 Years	4,201 (5.8%)	7,602 (6.4%)	13,325 (6.4%)
- Aged 50 to 54 Years	4,120 (5.7%)	7,305 (6.1%)	12,745 (6.1%)
- Aged 55 to 59 Years	3,696 (5.1%)	6,541 (5.5%)	11,409 (5.5%)
- Aged 60 to 64 Years	2,852 (4.0%)	4,988 (4.2%)	8,645 (4.2%)
- Aged 65 to 74 Years	3,219 (4.5%)	5,550 (4.6%)	9,555 (4.6%)
- Aged 75 to 84 Years	1,836 (2.5%)	3,154 (2.6%)	5,366 (2.6%)
- Aged 85 Years and Older	696 (1.0%)	1,275 (1.1%)	2,001 (1.0%)
2008 Estimated Median Age	30.66	32.61	31.87
2008 Estimated Average Age	33.57	34.42	34.32
<b>2008 Estimated Males</b>	<b>34,931</b>	<b>58,589</b>	<b>103,589</b>
- Males Aged 45 to 49 Years	2,070 (5.9%)	3,774 (6.4%)	6,688 (6.5%)
- Males Aged 50 to 54 Years	1,963 (5.6%)	3,497 (6.0%)	6,148 (5.9%)
- Males Aged 55 to 59 Years	1,735 (5.0%)	3,076 (5.3%)	5,443 (5.3%)
- Males Aged 60 to 64 Years	1,372 (3.9%)	2,404 (4.1%)	4,210 (4.1%)
- Males Aged 65 to 74 Years	1,479 (4.2%)	2,558 (4.4%)	4,505 (4.3%)
- Males Aged 75 to 84 Years	736 (2.1%)	1,283 (2.2%)	2,215 (2.1%)
- Males Aged 85 Years and Older	228 (.7%)	396 (.7%)	633 (.6%)
2008 Estimated Male Median Age	30.47	32.11	31.35
2008 Estimated Male Average Age	32.74	33.56	33.59
<b>2008 Estimated Females</b>	<b>37,141</b>	<b>60,831</b>	<b>104,437</b>
- Females Aged 45 to 49 Years	2,131 (5.7%)	3,828 (6.3%)	6,637 (6.4%)
- Females Aged 50 to 54 Years	2,158 (5.8%)	3,808 (6.3%)	6,597 (6.3%)
- Females Aged 55 to 59 Years	1,960 (5.3%)	3,465 (5.7%)	5,967 (5.7%)
- Females Aged 60 to 64 Years	1,480 (4.0%)	2,584 (4.2%)	4,435 (4.2%)
- Females Aged 65 to 74 Years	1,741 (4.7%)	2,992 (4.9%)	5,050 (4.8%)
- Females Aged 75 to 84 Years	1,100 (3.0%)	1,871 (3.1%)	3,151 (3.0%)
- Females Aged 85 Years and Older	468 (1.3%)	879 (1.4%)	1,368 (1.3%)
2008 Estimated Female Median Age	30.86	33.12	32.43
2008 Female Average Age	34.30	35.19	35.02

# Senior Life

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
<b>2013 Projected Population by Age</b>	<b>72,460</b>	<b>123,962</b>	<b>217,029</b>
- Aged 45 to 49 Years	4,636 (6.4%)	8,489 (6.8%)	14,562 (6.7%)
- Aged 50 to 54 Years	3,973 (5.5%)	7,483 (6.0%)	13,309 (6.1%)
- Aged 55 to 59 Years	3,817 (5.3%)	7,032 (5.7%)	12,377 (5.7%)
- Aged 60 to 64 Years	3,518 (4.9%)	6,390 (5.2%)	11,114 (5.1%)
- Aged 65 to 74 Years	4,191 (5.8%)	7,523 (6.1%)	13,068 (6.0%)
- Aged 75 to 84 Years	1,858 (2.6%)	3,302 (2.7%)	5,672 (2.6%)
- Aged 85 Years and Older	813 (1.1%)	1,503 (1.2%)	2,395 (1.1%)
2013 Projected Median Age	29.73	33.36	31.09
2013 Projected Average Age	34.85	35.72	35.59
<b>2013 Projected Males</b>	<b>35,164</b>	<b>60,872</b>	<b>108,056</b>
- Males Aged 45 to 49 Years	2,328 (6.6%)	4,288 (7.0%)	7,432 (6.9%)
- Males Aged 50 to 54 Years	1,914 (5.4%)	3,638 (6.0%)	6,506 (6.0%)
- Males Aged 55 to 59 Years	1,820 (5.2%)	3,349 (5.5%)	5,946 (5.5%)
- Males Aged 60 to 64 Years	1,634 (4.6%)	2,984 (4.9%)	5,258 (4.9%)
- Males Aged 65 to 74 Years	1,934 (5.5%)	3,500 (5.7%)	6,205 (5.7%)
- Males Aged 75 to 84 Years	757 (2.2%)	1,343 (2.2%)	2,349 (2.2%)
- Males Aged 85 Years and Older	271 (.8%)	482 (.8%)	770 (.7%)
2013 Projected Male Median Age	32.70	34.25	33.36
2013 Projected Male Average Age	33.97	34.81	34.79
<b>2013 Projected Females</b>	<b>37,296</b>	<b>63,089</b>	<b>108,973</b>
- Females Aged 45 to 49 Years	2,308 (6.2%)	4,200 (6.7%)	7,130 (6.5%)
- Females Aged 50 to 54 Years	2,059 (5.5%)	3,845 (6.1%)	6,803 (6.2%)
- Females Aged 55 to 59 Years	1,997 (5.4%)	3,683 (5.8%)	6,430 (5.9%)
- Females Aged 60 to 64 Years	1,884 (5.1%)	3,406 (5.4%)	5,857 (5.4%)
- Females Aged 65 to 74 Years	2,258 (6.1%)	4,023 (6.4%)	6,863 (6.3%)
- Females Aged 75 to 84 Years	1,101 (3.0%)	1,959 (3.1%)	3,323 (3.0%)
- Females Aged 85 Years and Older	542 (1.5%)	1,021 (1.6%)	1,625 (1.5%)
2013 Projected Female Median Age	33.17	35.32	34.64
2013 Projected Female Average Age	35.63	36.53	36.33



# Senior Life

## Water Street Project



Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
2000 Census Population by Age	71,641	111,140	191,506
- Aged 45 to 49 Years	4,394 (6.1%)	7,180 (6.5%)	12,125 (6.3%)
- Aged 50 to 54 Years	3,902 (5.4%)	6,411 (5.8%)	10,943 (5.7%)
- Aged 55 to 59 Years	2,647 (3.7%)	4,358 (3.9%)	7,551 (3.9%)
- Aged 60 to 64 Years	1,821 (2.5%)	2,937 (2.6%)	5,072 (2.6%)
- Aged 65 to 74 Years	2,754 (3.8%)	4,459 (4.0%)	7,580 (4.0%)
- Aged 75 to 84 Years	1,754 (2.4%)	2,803 (2.5%)	4,651 (2.4%)
- Aged 85 Years and Older	531 (.7%)	981 (.9%)	1,477 (.8%)
2000 Census Median Age	27.12	28.79	28.01
2000 Census Average Age	31.92	32.67	32.56
2000 Census Males	34,439	54,086	94,792
- Males Aged 45 to 49 Years	2,114 (6.1%)	3,458 (6.4%)	5,900 (6.2%)
- Males Aged 50 to 54 Years	1,852 (5.4%)	3,052 (5.6%)	5,300 (5.6%)
- Males Aged 55 to 59 Years	1,293 (3.8%)	2,128 (3.9%)	3,724 (3.9%)
- Males Aged 60 to 64 Years	886 (2.6%)	1,398 (2.6%)	2,463 (2.6%)
- Males Aged 65 to 74 Years	1,175 (3.4%)	1,965 (3.6%)	3,406 (3.6%)
- Males Aged 75 to 84 Years	669 (1.9%)	1,065 (2.0%)	1,799 (1.9%)
- Males Aged 85 Years and Older	155 (.5%)	270 (.5%)	426 (.4%)
2000 Census Male Median Age	27.97	29.47	28.72
2000 Census Male Average Age	31.08	31.78	31.81
2000 Census Females	37,202	57,054	96,714
- Females Aged 45 to 49 Years	2,280 (6.1%)	3,722 (6.5%)	6,225 (6.4%)
- Females Aged 50 to 54 Years	2,049 (5.5%)	3,359 (5.9%)	5,642 (5.8%)
- Females Aged 55 to 59 Years	1,355 (3.6%)	2,229 (3.9%)	3,827 (4.0%)
- Females Aged 60 to 64 Years	935 (2.5%)	1,540 (2.7%)	2,610 (2.7%)
- Females Aged 65 to 74 Years	1,579 (4.2%)	2,494 (4.4%)	4,174 (4.3%)
- Females Aged 75 to 84 Years	1,085 (2.9%)	1,738 (3.0%)	2,852 (2.9%)
- Females Aged 85 Years and Older	376 (1.0%)	711 (1.2%)	1,051 (1.1%)
2000 Census Female Median Age	28.13	30.19	29.45
2000 Census Female Average Age	32.65	33.45	33.26

# Senior Life

## Water Street Project



Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
2008 Estimated Households by Income	29,797	49,724	81,956
- Income Less than \$15,000	4,949 (16.6%)	6,625 (13.3%)	10,212 (12.5%)
- Income \$15,000 to \$24,999	3,485 (11.7%)	5,029 (10.1%)	7,913 (9.7%)
- Income \$25,000 to \$34,999	4,032 (13.5%)	5,903 (11.9%)	8,912 (10.9%)
- Income \$35,000 to \$49,999	5,180 (17.4%)	8,142 (16.4%)	12,612 (15.4%)
- Income \$50,000 to \$74,999	5,444 (18.3%)	9,625 (19.4%)	14,871 (18.1%)
- Income \$75,000 to \$99,999	3,135 (10.5%)	6,185 (12.4%)	10,071 (12.3%)
- Income \$100,000 to \$149,999	2,522 (8.5%)	5,592 (11.2%)	10,598 (12.9%)
- Income \$150,000 to \$249,999	811 (2.7%)	1,927 (3.9%)	4,855 (5.9%)
- Income \$250,000 to \$499,999	160 (.5%)	440 (.9%)	1,273 (1.6%)
- Income \$500,000 and over	80 (.3%)	256 (.5%)	639 (.8%)
2013 Estimated Households by Income	30,506	52,221	86,245
- Income Less than \$15,000	4,800 (15.7%)	6,471 (12.4%)	10,036 (11.6%)
- Income \$15,000 to \$24,999	3,369 (11.0%)	4,851 (9.3%)	7,683 (8.9%)
- Income \$25,000 to \$34,999	3,876 (12.7%)	5,706 (10.9%)	8,712 (10.1%)
- Income \$35,000 to \$49,999	5,221 (17.1%)	8,140 (15.6%)	12,564 (14.6%)
- Income \$50,000 to \$74,999	5,555 (18.2%)	10,024 (19.2%)	15,576 (18.1%)
- Income \$75,000 to \$99,999	3,330 (10.9%)	6,655 (12.7%)	10,661 (12.4%)
- Income \$100,000 to \$149,999	2,972 (9.7%)	6,771 (13.0%)	12,227 (14.2%)
- Income \$150,000 to \$249,999	1,066 (3.5%)	2,658 (5.1%)	6,245 (7.2%)
- Income \$250,000 to \$499,999	207 (.7%)	605 (1.2%)	1,693 (2.0%)
- Income \$500,000 and over	110 (.4%)	340 (.7%)	847 (1.0%)
2000 Census Households by Income	28,832	45,457	74,437
- Income Less than \$15,000	5,184 (18.0%)	6,795 (14.9%)	10,342 (13.9%)
- Income \$15,000 to \$24,999	3,580 (12.4%)	5,175 (11.4%)	8,127 (10.9%)
- Income \$25,000 to \$34,999	4,240 (14.7%)	6,016 (13.2%)	8,978 (12.1%)
- Income \$35,000 to \$49,999	5,066 (17.6%)	7,912 (17.4%)	12,228 (16.4%)
- Income \$50,000 to \$74,999	5,340 (18.5%)	8,938 (19.7%)	13,936 (18.7%)
- Income \$75,000 to \$99,999	2,824 (9.8%)	5,212 (11.5%)	8,652 (11.6%)
- Income \$100,000 to \$149,999	2,019 (7.0%)	3,850 (8.5%)	7,711 (10.4%)
- Income \$150,000 to \$249,999	644 (2.2%)	1,280 (2.8%)	3,262 (4.4%)
- Income \$250,000 to \$499,999	113 (.4%)	297 (.7%)	844 (1.1%)
- Income \$500,000 and over	45 (.2%)	154 (.3%)	409 (.5%)
2008 Est. Median HHld' Income	\$41,607	\$48,317	\$51,846
2013 Prj. Median HHld' Income	\$43,820	\$51,979	\$55,764
2000 Cen. Median HHld' Income	\$39,072	\$43,766	\$46,760
1990 Cen. Median HHld' Income	\$30,226	\$32,247	\$33,134
2008 Est. Average HHld' Income	54,305	63,457	71,698
2008 Est. Per Capita Income	22,810	26,811	28,766

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# Senior Life

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
2008 Estimated Householders 65-74 Years	2,122	3,570	5,980
- Income Less than \$15,000	388 (18.3%)	497 (13.9%)	726 (12.1%)
- Income \$15,000 to \$24,999	365 (17.2%)	511 (14.3%)	787 (13.2%)
- Income \$25,000 to \$34,999	313 (14.8%)	474 (13.3%)	775 (13.0%)
- Income \$35,000 to \$49,999	364 (17.2%)	672 (18.8%)	1,019 (17.0%)
- Income \$50,000 to \$74,999	323 (15.2%)	609 (17.1%)	988 (16.5%)
- Income \$75,000 to \$99,999	139 (6.6%)	293 (8.2%)	563 (9.4%)
- Income \$100,000 to \$124,999	86 (4.1%)	173 (4.8%)	352 (5.9%)
- Income \$125,000 to \$149,999	64 (3.0%)	143 (4.0%)	255 (4.3%)
- Income \$150,000 to \$199,999	46 (2.2%)	85 (2.4%)	223 (3.7%)
- Income \$200,000 and Over	45 (2.1%)	120 (3.4%)	300 (5.0%)
Median Hhld' Income by Hhld'rs 65-74 Years	\$35,172	\$41,319	\$44,872
Average Hhld' Income by Hhld'rs 65-74 Years	\$51,615	\$60,132	\$68,761
2008 Estimated Householders 75-84 Years	1,243	2,073	3,513
- Income Less than \$15,000	356 (28.6%)	516 (24.9%)	724 (20.6%)
- Income \$15,000 to \$24,999	239 (19.2%)	400 (19.3%)	613 (17.4%)
- Income \$25,000 to \$34,999	196 (15.8%)	296 (14.3%)	495 (14.1%)
- Income \$35,000 to \$49,999	205 (16.5%)	309 (14.9%)	571 (16.3%)
- Income \$50,000 to \$74,999	102 (8.2%)	212 (10.2%)	391 (11.1%)
- Income \$75,000 to \$99,999	52 (4.2%)	124 (6.0%)	238 (6.8%)
- Income \$100,000 to \$124,999	36 (2.9%)	91 (4.4%)	170 (4.8%)
- Income \$125,000 to \$149,999	10 (.8%)	27 (1.3%)	99 (2.8%)
- Income \$150,000 to \$199,999	12 (1.0%)	27 (1.3%)	88 (2.5%)
- Income \$200,000 and Over	42 (3.4%)	77 (3.7%)	128 (3.6%)
Median Hhld' Income by Hhld'rs Over 75-84 Years	\$27,024	\$29,487	\$33,811
Average Hhld' Income by Hhld'rs 75-84 Years	\$45,020	\$50,294	\$55,610

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# Senior Life

## Water Street Project



Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
2008 Estimated Householders Over 85 Years	384	686	1,106
- Income Less than \$15,000	123 (32.0%)	193 (28.1%)	279 (25.2%)
- Income \$15,000 to \$24,999	72 (18.8%)	136 (19.8%)	202 (18.3%)
- Income \$25,000 to \$34,999	67 (17.4%)	98 (14.3%)	163 (14.7%)
- Income \$35,000 to \$49,999	66 (17.2%)	96 (14.0%)	162 (14.6%)
- Income \$50,000 to \$74,999	32 (8.3%)	75 (10.9%)	115 (10.4%)
- Income \$75,000 to \$99,999	13 (3.4%)	47 (6.9%)	71 (6.4%)
- Income \$100,000 to \$124,999	3 (.8%)	8 (1.2%)	29 (2.6%)
- Income \$125,000 to \$149,999	5 (1.3%)	16 (2.3%)	32 (2.9%)
- Income \$150,000 to \$199,999	3 (.8%)	5 (.7%)	24 (2.2%)
- Income \$200,000 and Over	5 (1.3%)	13 (1.9%)	30 (2.7%)
Median Hhld' Income by Hhld'rs Over 85 Years	\$24,902	\$26,549	\$29,774
Average Hhld' Income by Hhld'rs Over 85 Years	\$33,345	\$39,734	\$46,646
2013 Estimated Householders 65- 74 Years	2,727	4,765	8,031
- Income Less than \$15,000	470 (17.2%)	609 (12.8%)	890 (11.1%)
- Income \$15,000 to \$24,999	442 (16.2%)	606 (12.7%)	981 (12.2%)
- Income \$25,000 to \$34,999	384 (14.1%)	586 (12.3%)	1,006 (12.5%)
- Income \$35,000 to \$49,999	537 (19.7%)	941 (19.7%)	1,415 (17.6%)
- Income \$50,000 to \$74,999	369 (13.5%)	806 (16.9%)	1,341 (16.7%)
- Income \$75,000 to \$99,999	201 (7.4%)	438 (9.2%)	774 (9.6%)
- Income \$100,000 to \$124,999	109 (4.0%)	249 (5.2%)	508 (6.3%)
- Income \$125,000 to \$149,999	79 (2.9%)	193 (4.1%)	344 (4.3%)
- Income \$150,000 to \$199,999	77 (2.8%)	173 (3.6%)	347 (4.3%)
- Income \$200,000 and Over	72 (2.6%)	173 (3.6%)	436 (5.4%)
Median Hhld' Income by Hhld'rs 65- 74 Years	\$36,973	\$44,160	\$47,470
Average Hhld' Income by Hhld'rs 65- 74 Years	\$55,016	\$64,897	\$72,807

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# Senior Life

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
2013 Estimated Householders 75-84 Years	1,252	2,159	3,671
- Income Less than \$15,000	347 (27.7%)	516 (23.9%)	707 (19.3%)
- Income \$15,000 to \$24,999	230 (18.4%)	374 (17.3%)	572 (15.6%)
- Income \$25,000 to \$34,999	196 (15.7%)	312 (14.5%)	515 (14.0%)
- Income \$35,000 to \$49,999	209 (16.7%)	334 (15.5%)	630 (17.2%)
- Income \$50,000 to \$74,999	122 (9.7%)	252 (11.7%)	462 (12.6%)
- Income \$75,000 to \$99,999	49 (3.9%)	134 (6.2%)	257 (7.0%)
- Income \$100,000 to \$124,999	38 (3.0%)	93 (4.3%)	176 (4.8%)
- Income \$125,000 to \$149,999	15 (1.2%)	43 (2.0%)	120 (3.3%)
- Income \$150,000 to \$199,999	13 (1.0%)	27 (1.3%)	93 (2.5%)
- Income \$200,000 and Over	43 (3.4%)	80 (3.7%)	143 (3.9%)
Median Hhld' Income by Hhld'rs Over 75-84 Years	\$27,529	\$30,726	\$36,078
Average Hhld' Income by Hhld'rs 75-84 Years	\$48,340	\$53,439	\$59,033
2013 Estimated Householders Over 85 Years	450	805	1,314
- Income Less than \$15,000	120 (26.7%)	199 (24.7%)	299 (22.8%)
- Income \$15,000 to \$24,999	105 (23.3%)	175 (21.7%)	254 (19.3%)
- Income \$25,000 to \$34,999	71 (15.8%)	123 (15.3%)	197 (15.0%)
- Income \$35,000 to \$49,999	85 (18.9%)	129 (16.0%)	218 (16.6%)
- Income \$50,000 to \$74,999	34 (7.6%)	68 (8.4%)	123 (9.4%)
- Income \$75,000 to \$99,999	17 (3.8%)	52 (6.5%)	79 (6.0%)
- Income \$100,000 to \$124,999	6 (1.3%)	17 (2.1%)	39 (3.0%)
- Income \$125,000 to \$149,999	5 (1.1%)	13 (1.6%)	36 (2.7%)
- Income \$150,000 to \$199,999	8 (1.8%)	12 (1.5%)	29 (2.2%)
- Income \$200,000 and Over	3 (.7%)	17 (2.1%)	42 (3.2%)
Median Hhld' Income by Hhld'rs Over 85 Years	\$25,163	\$27,639	\$30,691
Average Hhld' Income by Hhld'rs Over 85 Years	\$34,779	\$42,030	\$49,409



# Senior Life

## Water Street Project



Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
2000 Census Householders 65-74 Years	1,848	2,939	4,881
- Income Less than \$15,000	362 (19.6%)	467 (15.9%)	715 (14.6%)
- Income \$15,000 to \$24,999	320 (17.3%)	508 (17.3%)	723 (14.8%)
- Income \$25,000 to \$34,999	367 (19.9%)	496 (16.9%)	745 (15.3%)
- Income \$35,000 to \$49,999	263 (14.2%)	521 (17.7%)	838 (17.2%)
- Income \$50,000 to \$74,999	316 (17.1%)	511 (17.4%)	826 (16.9%)
- Income \$75,000 to \$99,999	98 (5.3%)	178 (6.1%)	425 (8.7%)
- Income \$100,000 to \$124,999	70 (3.8%)	131 (4.5%)	275 (5.6%)
- Income \$125,000 to \$149,999	25 (1.4%)	63 (2.1%)	167 (3.4%)
- Income \$150,000 to \$199,999	25 (1.4%)	54 (1.8%)	177 (3.6%)
- Income \$200,000 and Over	43 (2.3%)	88 (3.0%)	209 (4.3%)
Median Hhld' Income by Hhld'rs 65-74 Years	\$31,728	\$36,021	\$40,765
Average Hhld' Income by Hhld'rs 65-74 Years	\$47,727	\$54,000	\$64,790
2000 Census Householders 75-84 Years	1,214	1,883	3,127
- Income Less than \$15,000	317 (26.1%)	485 (25.8%)	704 (22.5%)
- Income \$15,000 to \$24,999	197 (16.2%)	327 (17.4%)	493 (15.8%)
- Income \$25,000 to \$34,999	151 (12.4%)	231 (12.3%)	429 (13.7%)
- Income \$35,000 to \$49,999	158 (13.0%)	213 (11.3%)	384 (12.3%)
- Income \$50,000 to \$74,999	100 (8.2%)	175 (9.3%)	312 (10.0%)
- Income \$75,000 to \$99,999	71 (5.8%)	110 (5.8%)	187 (6.0%)
- Income \$100,000 to \$124,999	36 (3.0%)	78 (4.1%)	143 (4.6%)
- Income \$125,000 to \$149,999	3 (.2%)	11 (.6%)	77 (2.5%)
- Income \$150,000 to \$199,999	17 (1.4%)	41 (2.2%)	94 (3.0%)
- Income \$200,000 and Over	32 (2.6%)	39 (2.1%)	75 (2.4%)
Median Hhld' Income by Hhld'rs Over 75-84 Years	\$27,403	\$26,938	\$30,632
Average Hhld' Income by Hhld'rs 75-84 Years	\$39,325	\$40,710	\$47,652



# Senior Life

## Water Street Project



Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
2000 Census Householders Over 85 Years	282	521	828
- Income Less than \$15,000	114 (40.4%)	176 (33.8%)	256 (30.9%)
- Income \$15,000 to \$24,999	58 (20.6%)	91 (17.5%)	136 (16.4%)
- Income \$25,000 to \$34,999	37 (13.1%)	57 (10.9%)	108 (13.0%)
- Income \$35,000 to \$49,999	38 (13.5%)	49 (9.4%)	85 (10.3%)
- Income \$50,000 to \$74,999	19 (6.7%)	35 (6.7%)	59 (7.1%)
- Income \$75,000 to \$99,999	10 (3.5%)	16 (3.1%)	30 (3.6%)
- Income \$100,000 to \$124,999	7 (2.5%)	15 (2.9%)	24 (2.9%)
- Income \$125,000 to \$149,999	1 (.4%)	3 (.6%)	22 (2.7%)
- Income \$150,000 to \$199,999	3 (1.1%)	8 (1.5%)	20 (2.4%)
- Income \$200,000 and Over	3 (1.1%)	4 (.8%)	8 (1.0%)
Median Hhld' Income by Hhld'rs Over 85 Years	\$18,046	\$18,285	\$21,692
Average Hhld' Income by Hhld'rs Over 85 Years	\$32,116	\$28,895	\$35,852
2008 Estimated Owner Occupied Units by Housing Value	15,221	28,635	47,065
- Valued Less than \$20,000	405 (2.7%)	1,408 (4.9%)	2,552 (5.4%)
- Valued \$20,000-\$39,999	282 (1.9%)	1,430 (5.0%)	2,337 (5.0%)
- Valued \$40,000-\$59,999	495 (3.3%)	1,190 (4.2%)	1,641 (3.5%)
- Valued \$60,000-\$79,999	1,066 (7.0%)	1,755 (6.1%)	2,145 (4.6%)
- Valued \$80,000-\$99,999	1,618 (10.6%)	2,049 (7.2%)	2,456 (5.2%)
- Valued \$100,000-\$149,999	4,992 (32.8%)	6,045 (21.1%)	7,768 (16.5%)
- Valued \$150,000-\$199,999	3,685 (24.2%)	5,897 (20.6%)	8,383 (17.8%)
- Valued \$200,000-\$299,999	2,140 (14.1%)	6,309 (22.0%)	10,337 (22.0%)
- Valued \$300,000-\$399,999	336 (2.2%)	1,333 (4.7%)	4,284 (9.1%)
- Valued \$400,000-\$499,999	122 (.8%)	588 (2.1%)	2,375 (5.0%)
- Valued \$500,000-\$749,999	47 (.3%)	398 (1.4%)	1,892 (4.0%)
- Valued \$750,000-\$999,999	22 (.1%)	141 (.5%)	603 (1.3%)
- Valued More than \$1,000,000	13 (.1%)	91 (.3%)	293 (.6%)
2008 Estimated Median Housing Value	\$137,099	\$153,557	\$176,969
2008 Estimated Average Housing Value	\$151,008	\$174,824	\$217,039

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# Senior Life

## Water Street Project



Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
2000 Census Owner Occupied Units by Housing Value	14,338	24,713	40,320
- Valued Less than \$20,000	445 (3.1%)	1,449 (5.9%)	2,333 (5.8%)
- Valued \$20,000-\$39,999	381 (2.7%)	1,181 (4.8%)	1,710 (4.2%)
- Valued \$40,000-\$59,999	999 (7.0%)	1,586 (6.4%)	1,943 (4.8%)
- Valued \$60,000-\$79,999	1,852 (12.9%)	2,321 (9.4%)	2,712 (6.7%)
- Valued \$80,000-\$99,999	2,919 (20.4%)	3,358 (13.6%)	4,119 (10.2%)
- Valued \$100,000-\$149,999	4,672 (32.6%)	6,496 (26.3%)	8,962 (22.2%)
- Valued \$150,000-\$199,999	2,141 (14.9%)	4,753 (19.2%)	7,237 (17.9%)
- Valued \$200,000-\$299,999	767 (5.3%)	2,405 (9.7%)	6,546 (16.2%)
- Valued \$300,000-\$399,999	145 (1.0%)	666 (2.7%)	2,651 (6.6%)
- Valued \$400,000-\$499,999	19 (.1%)	256 (1.0%)	1,064 (2.6%)
- Valued \$500,000-\$749,999	26 (.2%)	185 (.7%)	791 (2.0%)
- Valued \$750,000-\$999,999	10 (.1%)	58 (.2%)	253 (.6%)
- Valued More than \$1,000,000	4 (.0%)	53 (.2%)	134 (.3%)
2000 Census Median Housing Value	\$104,815	\$117,156	\$140,582
2000 Census Average Housing Value	\$118,462	\$138,351	\$174,732
2013 Estimated Owner Occupied Units by Housing Value	15,729	30,797	50,729
- Valued Less than \$20,000	389 (2.5%)	1,434 (4.7%)	2,699 (5.3%)
- Valued \$20,000-\$39,999	267 (1.7%)	1,588 (5.2%)	2,718 (5.4%)
- Valued \$40,000-\$59,999	420 (2.7%)	1,193 (3.9%)	1,765 (3.5%)
- Valued \$60,000-\$79,999	926 (5.9%)	1,654 (5.4%)	2,067 (4.1%)
- Valued \$80,000-\$99,999	1,450 (9.2%)	1,981 (6.4%)	2,407 (4.7%)
- Valued \$100,000-\$149,999	4,918 (31.3%)	5,952 (19.3%)	7,611 (15.0%)
- Valued \$150,000-\$199,999	3,748 (23.8%)	5,750 (18.7%)	8,103 (16.0%)
- Valued \$200,000-\$299,999	2,796 (17.8%)	7,655 (24.9%)	11,816 (23.3%)
- Valued \$300,000-\$399,999	500 (3.2%)	1,932 (6.3%)	5,022 (9.9%)
- Valued \$400,000-\$499,999	181 (1.2%)	808 (2.6%)	2,881 (5.7%)
- Valued \$500,000-\$749,999	84 (.5%)	542 (1.8%)	2,421 (4.8%)
- Valued \$750,000-\$999,999	32 (.2%)	189 (.6%)	828 (1.6%)
- Valued More than \$1,000,000	19 (.1%)	120 (.4%)	392 (.8%)
2013 Estimated Median Housing Value	\$144,704	\$163,392	\$187,143
2013 Estimated Average Housing Value	\$162,642	\$187,473	\$229,921

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# Senior Life

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
<b>2008 Estimated Group Quarters Population</b>	<b>4,179</b>	<b>4,946</b>	<b>14,979</b>
Total Institutional	240 (5.7%)	842 (17.0%)	2,546 (17.0%)
- Correctional Institutions	0	301 (6.1%)	1,420 (9.5%)
- Nursing Homes	218 (5.2%)	454 (9.2%)	547 (3.7%)
- Other Institutions	22 (.5%)	87 (1.8%)	579 (3.9%)
Total Non-Institutional	3,939 (94.3%)	4,104 (83.0%)	12,433 (83.0%)
- College Dormitories	3,743 (89.6%)	3,807 (77.0%)	11,904 (79.5%)
- Military Quarters	0	0	0
- Other Non-Institutional	196 (4.7%)	297 (6.0%)	529 (3.5%)
<b>2013 Estimated Group Quarters Population</b>	<b>4,258</b>	<b>5,038</b>	<b>15,260</b>
Total Institutional	243 (5.7%)	854 (17.0%)	2,593 (17.0%)
- Correctional Institutions	0	306 (6.1%)	1,440 (9.4%)
- Nursing Homes	221 (5.2%)	460 (9.1%)	555 (3.6%)
- Other Institutions	22 (.5%)	88 (1.7%)	598 (3.9%)
Total Non-Institutional	4,015 (94.3%)	4,184 (83.0%)	12,667 (83.0%)
- College Dormitories	3,816 (89.6%)	3,882 (77.1%)	12,130 (79.5%)
- Military Quarters	0	0	0
- Other Non-Institutional	199 (4.7%)	303 (6.0%)	537 (3.5%)
<b>2000 Census Group Quarters Population</b>	<b>4,049</b>	<b>4,837</b>	<b>14,537</b>
Total Institutional	230 (5.7%)	856 (17.7%)	2,495 (17.2%)
- Correctional Institutions	0	318 (6.6%)	1,389 (9.6%)
- Nursing Homes	209 (5.2%)	451 (9.3%)	550 (3.8%)
- Other Institutions	21 (.5%)	87 (1.8%)	556 (3.8%)
Total Non-Institutional	3,819 (94.3%)	3,981 (82.3%)	12,042 (82.8%)
- College Dormitories	3,626 (89.6%)	3,689 (76.3%)	11,526 (79.3%)
- Military Quarters	0	0	0
- Other Non-Institutional	193 (4.8%)	291 (6.0%)	516 (3.5%)



# Senior Life

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
2000 Census Mobility and Disability Civilian Non-Institutionalized Persons Age 16 and Over - Total Disability	15,365	21,953	31,477
- Sensory Disability	1,775 (11.6%)	2,767 (12.6%)	4,019 (12.8%)
- Physical Disability	5,125 (33.4%)	7,103 (32.4%)	10,087 (32.0%)
- Mental Disability	2,828 (18.4%)	4,118 (18.8%)	6,158 (19.6%)
- Self-Care Disability	1,622 (10.6%)	2,273 (10.4%)	3,092 (9.8%)
- Go-Outside-Home Disability	4,016 (26.1%)	5,691 (25.9%)	8,121 (25.8%)
2000 Census Mobility and Disability Civilian Non-Institutionalized Persons Age 65 and Over - Total Disability	4,536	6,813	10,266
- Sensory Disability	732 (16.1%)	1,153 (16.9%)	1,740 (16.9%)
- Physical Disability	1,656 (36.5%)	2,389 (35.1%)	3,609 (35.2%)
- Mental Disability	548 (12.1%)	891 (13.1%)	1,312 (12.8%)
- Self-Care Disability	572 (12.6%)	809 (11.9%)	1,192 (11.6%)
- Go-Outside-Home Disability	1,028 (22.7%)	1,571 (23.1%)	2,414 (23.5%)
2000 Census Disability by Sex, Population 65-74	2,789	4,489	7,720
- Male With a Disability	503 (18.0%)	735 (16.4%)	1,129 (14.6%)
- Males No Disabilities	676 (24.2%)	1,219 (27.2%)	2,337 (30.3%)
- Females With a Disability	653 (23.4%)	926 (20.6%)	1,399 (18.1%)
- Females No Disabilities	957 (34.3%)	1,609 (35.8%)	2,855 (37.0%)
2000 Census Disability by Sex, Population Over 75	1,897	3,065	5,122
- Male With a Disability	432 (22.8%)	617 (20.1%)	978 (19.1%)
- Males No Disabilities	295 (15.6%)	559 (18.2%)	959 (18.7%)
- Females With a Disability	720 (38.0%)	1,167 (38.1%)	1,787 (34.9%)
- Females No Disabilities	449 (23.7%)	722 (23.6%)	1,397 (27.3%)
2000 Census Occupied Housing Units, HHldr' 65-74	1,854	3,010	5,199
- With Telephone	1,837 (99.1%)	2,985 (99.2%)	5,157 (99.2%)
- No Telephone	17 (.9%)	25 (.8%)	42 (.8%)
2000 Census Occupied Housing Units, HHldr' Over 75	1,412	2,248	3,791
- With Telephone	1,398 (99.0%)	2,234 (99.4%)	3,766 (99.3%)
- No Telephone	14 (1.0%)	14 (.6%)	24 (.6%)

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# Senior Life

## Water Street Project

Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
<b>2000 Census Families by Poverty Status, Hhldr' 65-74 Income At or Above Poverty Level:</b>	2,542	4,196	7,283
- Married-Couple Family	1,512 (59.5%)	2,572 (61.3%)	4,810 (66.0%)
- Single Male Householder	50 (2.0%)	89 (2.1%)	150 (2.1%)
- Single Female Householder	211 (8.3%)	331 (7.9%)	430 (5.9%)
- Unrelated Individuals	769 (30.3%)	1,203 (28.7%)	1,891 (26.0%)
<b>Income Below Poverty Level:</b>	247	293	437
- Married-Couple Family	53 (21.5%)	63 (21.5%)	127 (29.1%)
- Single Male Householder	5 (2.0%)	7 (2.4%)	12 (2.7%)
- Single Female Householder	54 (21.9%)	56 (19.1%)	60 (13.7%)
- Unrelated Individuals	134 (54.3%)	167 (57.0%)	238 (54.5%)
<b>2000 Census Families by Poverty Status, Hhldr' Over 75 Income At or Above Poverty Level:</b>	1,691	2,737	4,632
- Married-Couple Family	802 (47.4%)	1,328 (48.5%)	2,246 (48.5%)
- Single Male Householder	84 (5.0%)	121 (4.4%)	164 (3.5%)
- Single Female Householder	272 (16.1%)	370 (13.5%)	545 (11.8%)
- Unrelated Individuals	532 (31.5%)	918 (33.5%)	1,677 (36.2%)
<b>Income Below Poverty Level:</b>	206	328	490
- Married-Couple Family	16 (7.8%)	35 (10.7%)	67 (13.7%)
- Single Male Householder	0	0	0
- Single Female Householder	22 (10.7%)	25 (7.6%)	25 (5.1%)
- Unrelated Individuals	168 (81.6%)	268 (81.7%)	398 (81.2%)
<b>2000 Census Average Hhld' Income by Type of Income</b>	\$50,890	\$57,532	\$64,355
- Wage or Salary Income	\$41,525	\$46,292	\$50,698
- Nonfarm Self-Employment Income	\$1,093 (2.6%)	\$1,742 (3.8%)	\$2,612 (5.2%)
- Dividends, or Net Rental Income	\$2,096 (5.0%)	\$2,663 (5.8%)	\$3,923 (7.7%)
- Social Security Income	\$1,888 (4.5%)	\$1,890 (4.1%)	\$1,917 (3.8%)
- Supplemental Security Income	\$235 (.6%)	\$205 (.4%)	\$179 (.4%)
- Public Assistance	\$136 (.3%)	\$96 (.2%)	\$69 (.1%)
- Retirement Income	\$2,873 (6.9%)	\$2,635 (5.7%)	\$2,738 (5.4%)
- Other Types of Income	\$822 (2.0%)	\$850 (1.8%)	\$867 (1.7%)

# Senior Life

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
<b>2008 Estimated Race by Population Aged Over 65</b>	5,751	9,978	16,922
- White	3,904 (67.9%)	7,502 (75.2%)	13,447 (79.5%)
- Black	1,623 (28.2%)	1,981 (19.9%)	2,367 (14.0%)
- Asian	11 (.2%)	24 (.2%)	32 (.2%)
- Pacific Islander	121 (2.1%)	304 (3.0%)	836 (4.9%)
- American Indian and Alaska Native	0	0	0
- Other Race Population	23 (.4%)	34 (.3%)	41 (.2%)
- Two or More Races Population	69 (1.2%)	133 (1.3%)	199 (1.2%)
Population Aged Over 65 of Hispanic Origin	63 (1.1%)	126 (1.3%)	221 (1.3%)
<b>2013 Estimated Race by Population Aged Over 65</b>	6,863	12,328	21,135
- White	4,601 (67.0%)	9,164 (74.3%)	16,508 (78.1%)
- Black	1,931 (28.1%)	2,405 (19.5%)	2,871 (13.6%)
- Asian	13 (.2%)	30 (.2%)	44 (.2%)
- Pacific Islander	195 (2.8%)	486 (3.9%)	1,365 (6.5%)
- American Indian and Alaska Native	3 (.0%)	3 (.0%)	3 (.0%)
- Other Race Population	35 (.5%)	59 (.5%)	70 (.3%)
- Two or More Races Population	86 (1.3%)	182 (1.5%)	274 (1.3%)
Population Aged Over 65 of Hispanic Origin	105 (1.5%)	214 (1.7%)	363 (1.7%)
<b>2000 Census Race by Population Aged Over 65</b>	5,039	8,244	13,708
- White	3,666 (72.8%)	6,499 (78.8%)	11,409 (83.2%)
- Black	1,226 (24.3%)	1,457 (17.7%)	1,682 (12.3%)
- Asian	15 (.3%)	25 (.3%)	33 (.2%)
- Pacific Islander	63 (1.3%)	148 (1.8%)	423 (3.1%)
- American Indian and Alaska Native	1 (.0%)	1 (.0%)	1 (.0%)
- Other Race Population	21 (.4%)	29 (.4%)	39 (.3%)
- Two or More Races Population	46 (.9%)	86 (1.0%)	120 (.9%)
Population Aged Over 65 of Hispanic Origin	55 (1.1%)	89 (1.1%)	151 (1.1%)



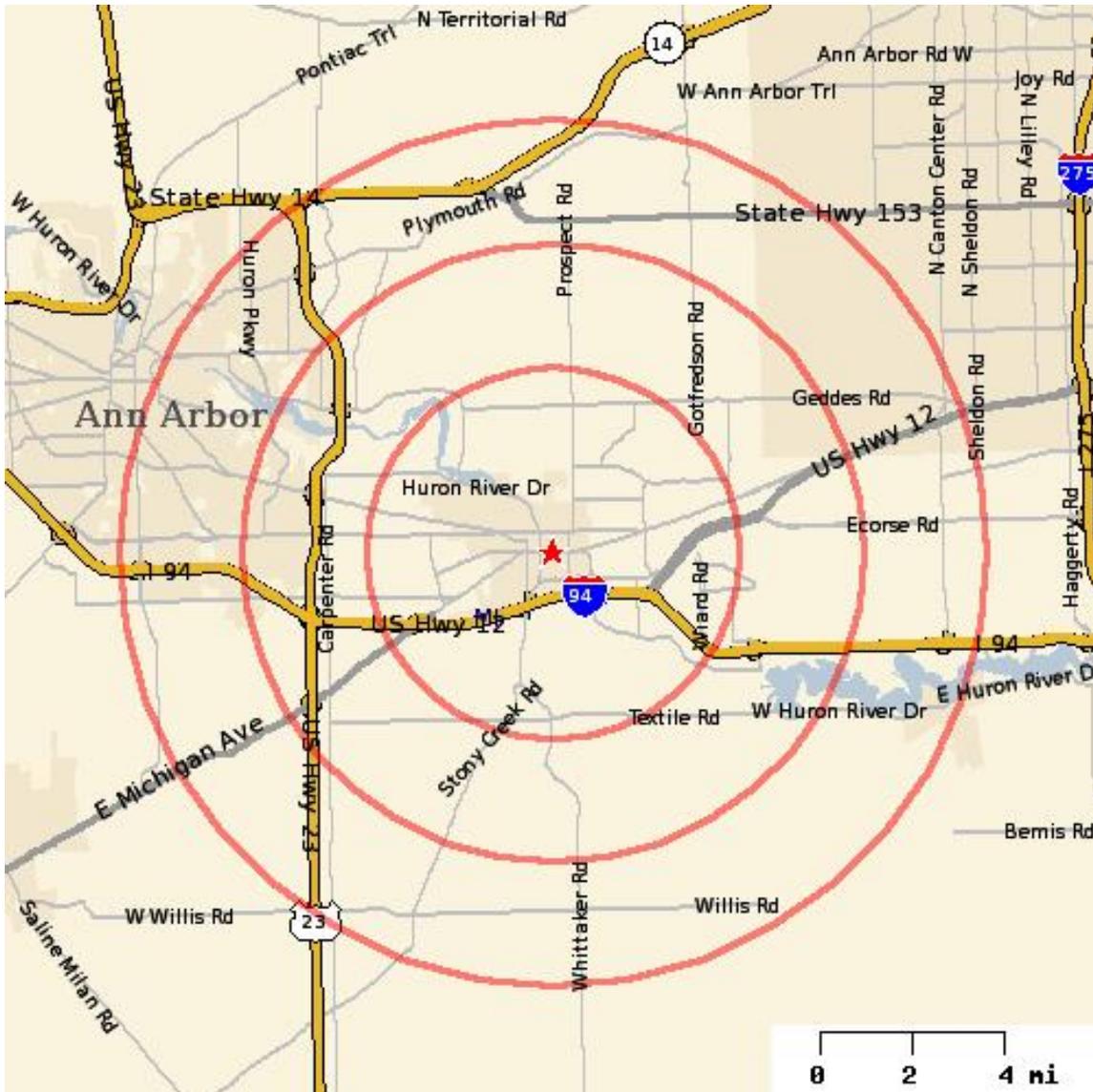
# Senior Life

## Water Street Project

Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

Location	Longitude	Latitude
1. 39 E Michigan Ave - 3 mile radius	-83.6089966893186	42.2411166833146
2. 39 E Michigan Ave - 5 mile radius	-83.6089966893186	42.2411166833146
3. 39 E Michigan Ave - 7 mile radius	-83.6089966893186	42.2411166833146



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## Age by Income

The following report captures the income levels of the various age segments in the market as defined by Claritas. The three largest segments of this report represent Householders between the ages of 25 years old and 54 years old, totaling 61% of the overall consumers in the trade area; for the purpose of this report the significant defined trade area is the 5-mile ring radius.

The majority of consumers between ages 25 and 34 earn between \$35,000 and \$99,999 dollars with an average income of \$54,734. Approximately 22.6% of the consumers in the trade area are earning between \$50,000 and \$74,999. Given the lower cost of living relative to surrounding communities, this could indicate that there is an above average potential to capture consumer dollars from this segment.

The majority of consumers between ages 35 and 44 earn between \$35,000 and \$99,999 dollars with an average income of \$70,728. Approximately 23.7% of the consumers in the trade area are earning between \$50,000 and \$74,999. Given the lower cost of living relative to surrounding communities, coupled with the propensity for consumers in this age category to have moderate savings, this could indicate that there is a strong potential to capture consumer dollars from this segment.

The majority of consumers between ages 45 and 54 earn between \$35,000 and \$99,999 dollars with an average income of \$81,427. Approximately 20.3% of the consumers in the trade area are earning between \$50,000 and \$74,999. Given the lower cost of living relative to surrounding communities, coupled with the propensity for consumers in this age category to have significant savings, this could indicate that there is a very strong potential to capture consumer dollars from this segment.

## Age by Income

It is also noteworthy that the fourth largest segment of consumers, aged between 55 and 64 earns on average \$81,594 per household. This segment comprises an additional 14.1% of the defined trade area.

Overall the data may suggest that businesses, services and residential units that cater to consumers between the ages of 25 and 54 are the most likely to succeed including such businesses as dining establishments, bars, entertainment venues, fashion retailers, sporting venues, as well as single and multifamily housing valued between \$150,000 to \$250,000 per unit.

# Age by Income

## Water Street Project



Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
2008 Estimated Households	29,797	49,724	81,956
- 2008 Estimated Householders Aged Under 25 Years	4,219 (14.2%)	5,672 (11.4%)	9,477 (11.6%)
- 2008 Estimated Householders Aged 25 to 34 Years	6,425 (21.6%)	10,582 (21.3%)	16,819 (20.5%)
- 2008 Estimated Householders Aged 35 to 44 Years	6,119 (20.5%)	10,744 (21.6%)	17,442 (21.3%)
- 2008 Estimated Householders Aged 45 to 54 Years	5,020 (16.8%)	9,010 (18.1%)	15,244 (18.6%)
- 2008 Estimated Householders Aged 55 to 64 Years	4,161 (14.0%)	7,264 (14.6%)	12,312 (15.0%)
- 2008 Estimated Householders Aged 65 to 74 Years	2,122 (7.1%)	3,570 (7.2%)	5,980 (7.3%)
- 2008 Estimated Householders Aged 75 to 84 Years	1,243 (4.2%)	2,073 (4.2%)	3,513 (4.3%)
- 2008 Estimated Householders Age 85 and Over	384 (1.3%)	686 (1.4%)	1,106 (1.3%)
- Householder Median Age	41.72	42.86	43.34
2008 Estimated Householders Aged Under 25 Years	4,219	5,672	9,477
- with Income Less than \$15,000	1,398 (33.1%)	1,720 (30.3%)	3,068 (32.4%)
- with Income \$15,000 to \$24,999	815 (19.3%)	1,091 (19.2%)	1,855 (19.6%)
- with Income \$25,000 to \$34,999	854 (20.2%)	1,111 (19.6%)	1,628 (17.2%)
- with Income \$35,000 to \$49,999	683 (16.2%)	867 (15.3%)	1,362 (14.4%)
- with Income \$50,000 to \$74,999	377 (8.9%)	649 (11.4%)	1,089 (11.5%)
- with Income \$75,000 to \$99,999	51 (1.2%)	155 (2.7%)	298 (3.1%)
- with Income \$100,000 to \$124,999	32 (.8%)	53 (.9%)	108 (1.1%)
- with Income \$125,000 to \$149,999	3 (.1%)	13 (.2%)	24 (.3%)
- with Income \$150,000 to \$199,999	9 (.2%)	21 (.4%)	21 (.2%)
- with Income \$200,000 and Over	3 (.1%)	3 (.1%)	3 (.0%)
- Householder Aged Under 25 Years Median Income	\$23,840	\$25,251	\$23,898
- Householder Aged Under 25 Years Average Income	\$26,994	\$29,782	\$29,174

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# Age by Income

## Water Street Project

Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
2008 Estimated Householders Aged 25 to 34 Years	6,425	10,582	16,819
- with Income Less than \$15,000	881	1,201	1,874
- with Income \$15,000 to \$24,999	879 (13.7%)	1,191 (11.3%)	1,844 (11.0%)
- with Income \$25,000 to \$34,999	1,014 (15.8%)	1,446 (13.7%)	2,246 (13.4%)
- with Income \$35,000 to \$49,999	1,219 (19.0%)	1,873 (17.7%)	2,914 (17.3%)
- with Income \$50,000 to \$74,999	1,337 (20.8%)	2,389 (22.6%)	3,728 (22.2%)
- with Income \$75,000 to \$99,999	681 (10.6%)	1,398 (13.2%)	2,094 (12.5%)
- with Income \$100,000 to \$124,999	271 (4.2%)	694 (6.6%)	1,184 (7.0%)
- with Income \$125,000 to \$149,999	91 (1.4%)	227 (2.1%)	488 (2.9%)
- with Income \$150,000 to \$199,999	33 (.5%)	90 (.9%)	248 (1.5%)
- with Income \$200,000 and Over	44 (.7%)	99 (.9%)	208 (1.2%)
- Householder Aged 25 to 34 Years Median Income	\$39,953	\$46,831	\$47,706
- Householder Aged 25 to 34 Years Average Income	\$48,173	\$54,734	\$57,536
2008 Estimated Householders Aged 35 to 44 Years	6,119	10,744	17,442
- with Income Less than \$15,000	591 (9.7%)	812 (7.6%)	1,264 (7.2%)
- with Income \$15,000 to \$24,999	495 (8.1%)	723 (6.7%)	1,156 (6.6%)
- with Income \$25,000 to \$34,999	708 (11.6%)	1,073 (10.0%)	1,590 (9.1%)
- with Income \$35,000 to \$49,999	1,180 (19.3%)	1,818 (16.9%)	2,768 (15.9%)
- with Income \$50,000 to \$74,999	1,449 (23.7%)	2,550 (23.7%)	3,582 (20.5%)
- with Income \$75,000 to \$99,999	854 (14.0%)	1,786 (16.6%)	2,788 (16.0%)
- with Income \$100,000 to \$124,999	453 (7.4%)	969 (9.0%)	1,669 (9.6%)
- with Income \$125,000 to \$149,999	241 (3.9%)	543 (5.1%)	1,119 (6.4%)
- with Income \$150,000 to \$199,999	129 (2.1%)	284 (2.6%)	830 (4.8%)
- with Income \$200,000 and Over	41 (.7%)	220 (2.0%)	703 (4.0%)
- Householder Aged 35 to 44 Years Median Income	\$51,515	\$58,653	\$62,454
- Householder Aged 35 to 44 Years Average Income	\$60,850	\$70,728	\$80,293

# Age by Income

## Water Street Project

Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
2008 Estimated Householders Aged 45 to 54 Years	5,020	9,010	15,244
- with Income Less than \$15,000	512 (10.2%)	752 (8.3%)	1,009 (6.6%)
- with Income \$15,000 to \$24,999	324 (6.5%)	544 (6.0%)	779 (5.1%)
- with Income \$25,000 to \$34,999	443 (8.8%)	704 (7.8%)	1,033 (6.8%)
- with Income \$35,000 to \$49,999	926 (18.4%)	1,437 (15.9%)	2,110 (13.8%)
- with Income \$50,000 to \$74,999	1,008 (20.1%)	1,825 (20.3%)	2,898 (19.0%)
- with Income \$75,000 to \$99,999	782 (15.6%)	1,409 (15.6%)	2,279 (15.0%)
- with Income \$100,000 to \$124,999	481 (9.6%)	996 (11.1%)	1,854 (12.2%)
- with Income \$125,000 to \$149,999	263 (5.2%)	566 (6.3%)	1,127 (7.4%)
- with Income \$150,000 to \$199,999	183 (3.6%)	468 (5.2%)	975 (6.4%)
- with Income \$200,000 and Over	112 (2.2%)	332 (3.7%)	1,202 (7.9%)
- Householder Aged 45 to 54 Years Median Income	\$58,379	\$64,985	\$73,258
- Householder Aged 45 to 54 Years Average Income	\$70,517	\$81,427	\$98,298
2008 Estimated Householders Aged 55 to 64 Years	4,161	7,264	12,312
- with Income Less than \$15,000	701 (16.8%)	934 (12.9%)	1,268 (10.3%)
- with Income \$15,000 to \$24,999	296 (7.1%)	433 (6.0%)	676 (5.5%)
- with Income \$25,000 to \$34,999	437 (10.5%)	699 (9.6%)	982 (8.0%)
- with Income \$35,000 to \$49,999	538 (12.9%)	1,071 (14.7%)	1,708 (13.9%)
- with Income \$50,000 to \$74,999	814 (19.6%)	1,317 (18.1%)	2,081 (16.9%)
- with Income \$75,000 to \$99,999	562 (13.5%)	973 (13.4%)	1,740 (14.1%)
- with Income \$100,000 to \$124,999	297 (7.1%)	627 (8.6%)	1,151 (9.3%)
- with Income \$125,000 to \$149,999	185 (4.4%)	446 (6.1%)	937 (7.6%)
- with Income \$150,000 to \$199,999	182 (4.4%)	373 (5.1%)	876 (7.1%)
- with Income \$200,000 and Over	164 (3.9%)	406 (5.6%)	909 (7.4%)
- Householder Aged 55 to 64 Years Median Income	\$53,397	\$59,820	\$69,137
- Householder Aged 55 to 64 Years Average Income	\$71,598	\$81,594	\$92,464

# Age by Income

## Water Street Project



Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
2008 Estimated Householders Aged 65 to 74 Years	2,122	3,570	5,980
- with Income Less than \$15,000	388 (18.3%)	497 (13.9%)	726 (12.1%)
- with Income \$15,000 to \$24,999	365 (17.2%)	511 (14.3%)	787 (13.2%)
- with Income \$25,000 to \$34,999	313 (14.8%)	474 (13.3%)	775 (13.0%)
- with Income \$35,000 to \$49,999	364 (17.2%)	672 (18.8%)	1,019 (17.0%)
- with Income \$50,000 to \$74,999	323 (15.2%)	609 (17.1%)	988 (16.5%)
- with Income \$75,000 to \$99,999	139 (6.6%)	293 (8.2%)	563 (9.4%)
- with Income \$100,000 to \$124,999	86 (4.1%)	173 (4.8%)	352 (5.9%)
- with Income \$125,000 to \$149,999	64 (3.0%)	143 (4.0%)	255 (4.3%)
- with Income \$150,000 to \$199,999	46 (2.2%)	85 (2.4%)	223 (3.7%)
- with Income \$200,000 and Over	45 (2.1%)	120 (3.4%)	300 (5.0%)
- Householder Aged 65 to 74 Years Median Income	\$35,172	\$41,319	\$44,872
- Householder Aged 65 to 74 Years Average Income	\$51,615	\$60,132	\$68,761
2008 Estimated Householders Aged 75 to 84 Years	1,243	2,073	3,513
- with Income Less than \$15,000	356 (28.6%)	516 (24.9%)	724 (20.6%)
- with Income \$15,000 to \$24,999	239 (19.2%)	400 (19.3%)	613 (17.4%)
- with Income \$25,000 to \$34,999	196 (15.8%)	296 (14.3%)	495 (14.1%)
- with Income \$35,000 to \$49,999	205 (16.5%)	309 (14.9%)	571 (16.3%)
- with Income \$50,000 to \$74,999	102 (8.2%)	212 (10.2%)	391 (11.1%)
- with Income \$75,000 to \$99,999	52 (4.2%)	124 (6.0%)	238 (6.8%)
- with Income \$100,000 to \$124,999	36 (2.9%)	91 (4.4%)	170 (4.8%)
- with Income \$125,000 to \$149,999	10 (.8%)	27 (1.3%)	99 (2.8%)
- with Income \$150,000 to \$199,999	12 (1.0%)	27 (1.3%)	88 (2.5%)
- with Income \$200,000 and Over	42 (3.4%)	77 (3.7%)	128 (3.6%)
- Householder Aged 75 to 84 Median Income	\$27,024	\$29,487	\$33,811
- Householder Aged 75 to 84 Average Income	\$45,020	\$50,294	\$55,610

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# Age by Income

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
2008 Estimated Householders Aged 85 Years and Older	384	686	1,106
- with Income Less than \$15,000	123 (32.0%)	193 (28.1%)	279 (25.2%)
- with Income \$15,000 to \$24,999	72 (5.8%)	136 (6.6%)	202 (5.8%)
- with Income \$25,000 to \$34,999	67 (5.4%)	98 (4.7%)	163 (4.6%)
- with Income \$35,000 to \$49,999	66 (5.3%)	96 (4.6%)	162 (4.6%)
- with Income \$50,000 to \$74,999	32 (2.6%)	75 (3.6%)	115 (3.3%)
- with Income \$75,000 to \$99,999	13 (1.0%)	47 (2.3%)	71 (2.0%)
- with Income \$100,000 to \$124,999	3 (.2%)	8 (.4%)	29 (.8%)
- with Income \$125,000 to \$149,999	5 (.4%)	16 (.8%)	32 (.9%)
- with Income \$150,000 to \$199,999	3 (.2%)	5 (.2%)	24 (.7%)
- with Income \$200,000 and Over	5 (.4%)	13 (.6%)	30 (.9%)
- Householder Aged 85 and Older Median Income	\$24,902	\$26,549	\$29,774
- Householder Aged 85 and Older Average Income	\$33,345	\$39,734	\$46,646

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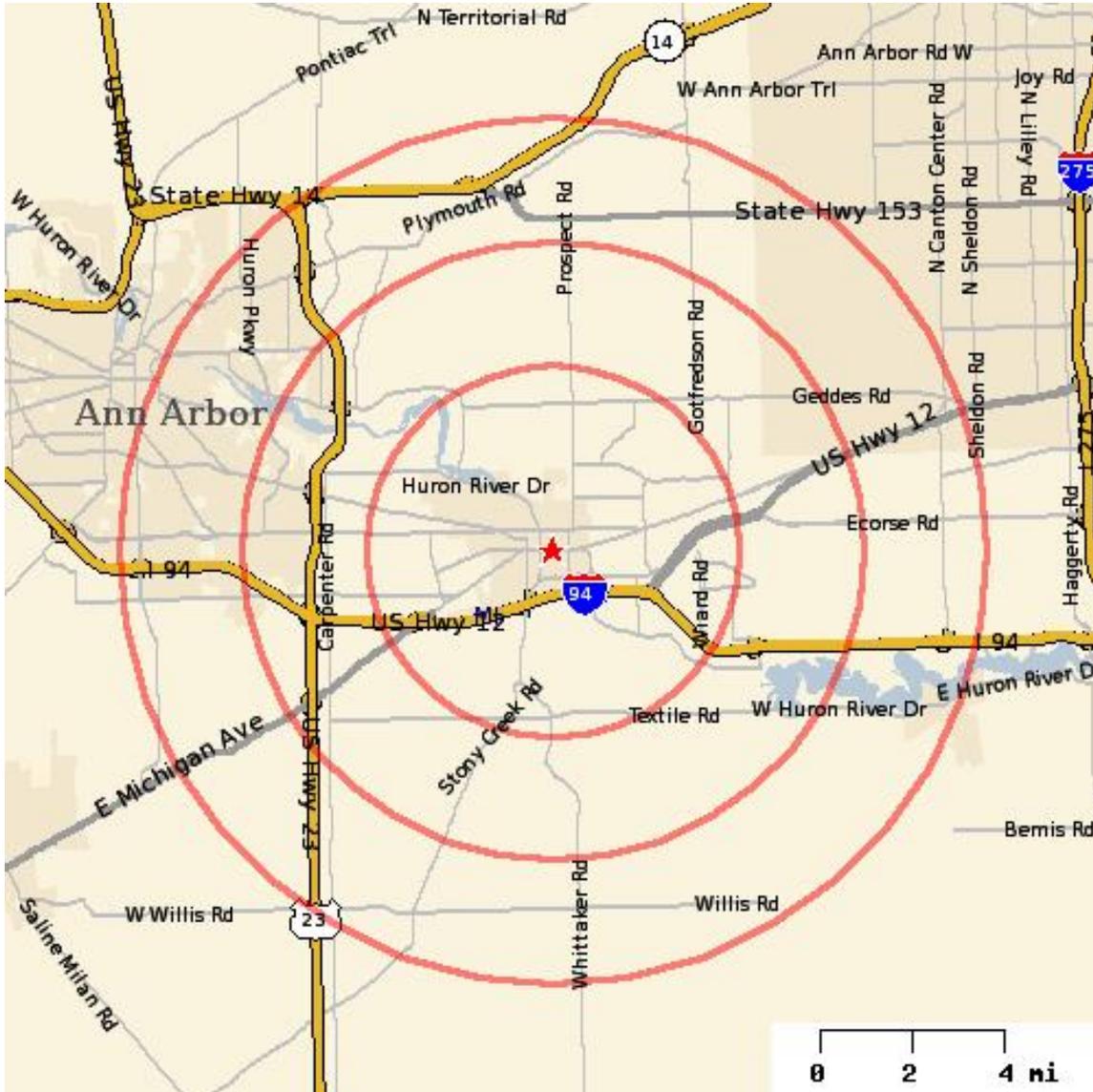
# Age by Income

## Water Street Project

Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

Location	Longitude	Latitude
1. 39 E Michigan Ave - 3 mile radius	-83.6089966893186	42.2411166833146
2. 39 E Michigan Ave - 5 mile radius	-83.6089966893186	42.2411166833146
3. 39 E Michigan Ave - 7 mile radius	-83.6089966893186	42.2411166833146



## Income Trend Summary

The following report outlines current and projected income levels within the defined trade area as well as the projected growth or decline in income during the between the years of 2008 and 2013; for the purpose of this report the significant defined trade area is the 5-mile ring radius.

In order to understand the value of this report as a forecasting tool, one must understand the historic value of the Consumer Price Index ("CPI") to draw a correlation between the increase in the cost of goods and services and the increase or decrease in income.

Using data from the Bureau of Labor Statistics (<http://www.bls.gov/CPI/>) one can see that between the years of 1998 and 2007 the average CPI was 2.6% annually. Assuming the trend remains the same one can expect the CPI to increase between 2.5% and 3.0% annually between 2008 and 2013.

The Income Trend Summary Reports indicate that during that same five year time span the Median Household Income will only increase by \$3,662, from \$48,317 to \$51,979, representing a 7.5% increase while the Average Household Income will only increase by \$4,352, from \$63,457 to \$67,809, representing a 6.8% increase.

The project increase in both the median and average income will not keep pace with the cumulative increase CPI during this window for the allocated 5-mile ring radius trade area. As such there will be less expendable income for the overall trade area relative to the cost of overall goods and services in the market.

# Income Trend

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
2008 Estimated Population	72,072	119,420	208,027
2013 Projected Population	72,460	123,962	217,029
2000 Census Population	71,641	111,140	191,506
1990 Census Population	72,453	103,033	175,289
Growth 2000-2008	0.60%	7.45%	8.63%
Growth 2008-2013	0.54%	3.80%	4.33%
2008 Estimated Households	29,797	49,724	81,956
2013 Projected Households	30,506	52,221	86,245
2000 Census Households	28,832	45,457	74,437
1990 Census Households	27,068	39,558	64,192
Growth 2000-2008	3.35%	9.39%	10.10%
Growth 2008-2013	2.38%	5.02%	5.23%
2008 Estimated Median Household Income	\$41,607	\$48,317	\$51,846
2013 Projected Median Household Income	\$43,820	\$51,979	\$55,764
2000 Census Median Household Income	\$39,072	\$43,766	\$46,760
1990 Census Median Household Income	\$30,226	\$32,247	\$33,134
2008 Estimated Average Household Income	\$54,305	\$63,457	\$71,698
2013 Estimated Average Household Income	\$57,628	\$67,809	\$76,508
2000 Estimated Average Household Income	\$50,890	\$57,532	\$64,355
1990 Estimated Average Household Income	\$36,750	\$40,379	\$42,407
2008 Estimated Per Capita Income	\$22,810	\$26,811	\$28,766
2013 Projected Per Capita Income	\$24,625	\$29,020	\$30,972
2000 Census Per Capita Income	\$20,962	\$23,796	\$25,393
1990 Census Per Capita Income	\$14,248	\$15,872	\$16,653

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# Income Trend

## Water Street Project



Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
<b>1990 Households by Income</b>	<b>27,201</b>	<b>39,740</b>	<b>64,537</b>
- Income Less than \$15,000	6,592 (24.2%)	8,456 (21.3%)	13,245 (20.5%)
- Income \$15,000 to \$24,999	4,774 (17.6%)	6,756 (17.0%)	10,718 (16.6%)
- Income \$25,000 to \$34,999	4,125 (15.2%)	6,315 (15.9%)	10,058 (15.6%)
- Income \$35,000 to \$49,999	5,040 (18.5%)	7,597 (19.1%)	11,290 (17.5%)
- Income \$50,000 to \$74,999	4,643 (17.1%)	6,996 (17.6%)	11,311 (17.5%)
- Income \$75,000 to \$99,999	1,325 (4.9%)	2,199 (5.5%)	4,266 (6.6%)
- Income \$100,000 to \$149,999	596 (2.2%)	1,055 (2.7%)	2,440 (3.8%)
- Income \$150,000 to \$249,999	76 (.3%)	236 (.6%)	807 (1.3%)
- Income \$250,000 to \$499,999	29 (.1%)	98 (.2%)	305 (.5%)
- Income \$500,000 and over	1 (.0%)	31 (.1%)	95 (.1%)
<b>2000 Households by Income</b>	<b>29,054</b>	<b>45,629</b>	<b>74,488</b>
- Income Less than \$15,000	5,184 (17.8%)	6,795 (14.9%)	10,342 (13.9%)
- Income \$15,000 to \$24,999	3,580 (12.3%)	5,175 (11.3%)	8,127 (10.9%)
- Income \$25,000 to \$34,999	4,240 (14.6%)	6,016 (13.2%)	8,978 (12.1%)
- Income \$35,000 to \$49,999	5,066 (17.4%)	7,912 (17.3%)	12,228 (16.4%)
- Income \$50,000 to \$74,999	5,340 (18.4%)	8,938 (19.6%)	13,936 (18.7%)
- Income \$75,000 to \$99,999	2,824 (9.7%)	5,212 (11.4%)	8,652 (11.6%)
- Income \$100,000 to \$149,999	2,019 (6.9%)	3,850 (8.4%)	7,711 (10.4%)
- Income \$150,000 to \$249,999	644 (2.2%)	1,280 (2.8%)	3,262 (4.4%)
- Income \$250,000 to \$499,999	113 (.4%)	297 (.7%)	844 (1.1%)
- Income \$500,000 and over	45 (.2%)	154 (.3%)	409 (.5%)
<b>2008 Households by Income</b>	<b>29,797</b>	<b>49,724</b>	<b>81,956</b>
- Income Less than \$15,000	4,949 (16.6%)	6,625 (13.3%)	10,212 (12.5%)
- Income \$15,000 to \$24,999	3,485 (11.7%)	5,029 (10.1%)	7,913 (9.7%)
- Income \$25,000 to \$34,999	4,032 (13.5%)	5,903 (11.9%)	8,912 (10.9%)
- Income \$35,000 to \$49,999	5,180 (17.4%)	8,142 (16.4%)	12,612 (15.4%)
- Income \$50,000 to \$74,999	5,444 (18.3%)	9,625 (19.4%)	14,871 (18.1%)
- Income \$75,000 to \$99,999	3,135 (10.5%)	6,185 (12.4%)	10,071 (12.3%)
- Income \$100,000 to \$149,999	2,522 (8.5%)	5,592 (11.2%)	10,598 (12.9%)
- Income \$150,000 to \$249,999	811 (2.7%)	1,927 (3.9%)	4,855 (5.9%)
- Income \$250,000 to \$499,999	160 (.5%)	440 (.9%)	1,273 (1.6%)
- Income \$500,000 and over	80 (.3%)	256 (.5%)	639 (.8%)
<b>2013 Households by Income</b>	<b>30,506</b>	<b>52,221</b>	<b>86,245</b>
- Income Less than \$15,000	4,800 (15.7%)	6,471 (12.4%)	10,036 (11.6%)
- Income \$15,000 to \$24,999	3,369 (11.0%)	4,851 (9.3%)	7,683 (8.9%)
- Income \$25,000 to \$34,999	3,876 (12.7%)	5,706 (10.9%)	8,712 (10.1%)
- Income \$35,000 to \$49,999	5,221 (17.1%)	8,140 (15.6%)	12,564 (14.6%)
- Income \$50,000 to \$74,999	5,555 (18.2%)	10,024 (19.2%)	15,576 (18.1%)
- Income \$75,000 to \$99,999	3,330 (10.9%)	6,655 (12.7%)	10,661 (12.4%)
- Income \$100,000 to \$149,999	2,972 (9.7%)	6,771 (13.0%)	12,227 (14.2%)
- Income \$150,000 to \$249,999	1,066 (3.5%)	2,658 (5.1%)	6,245 (7.2%)
- Income \$250,000 to \$499,999	207 (.7%)	605 (1.2%)	1,693 (2.0%)
- Income \$500,000 and over	110 (.4%)	340 (.7%)	847 (1.0%)

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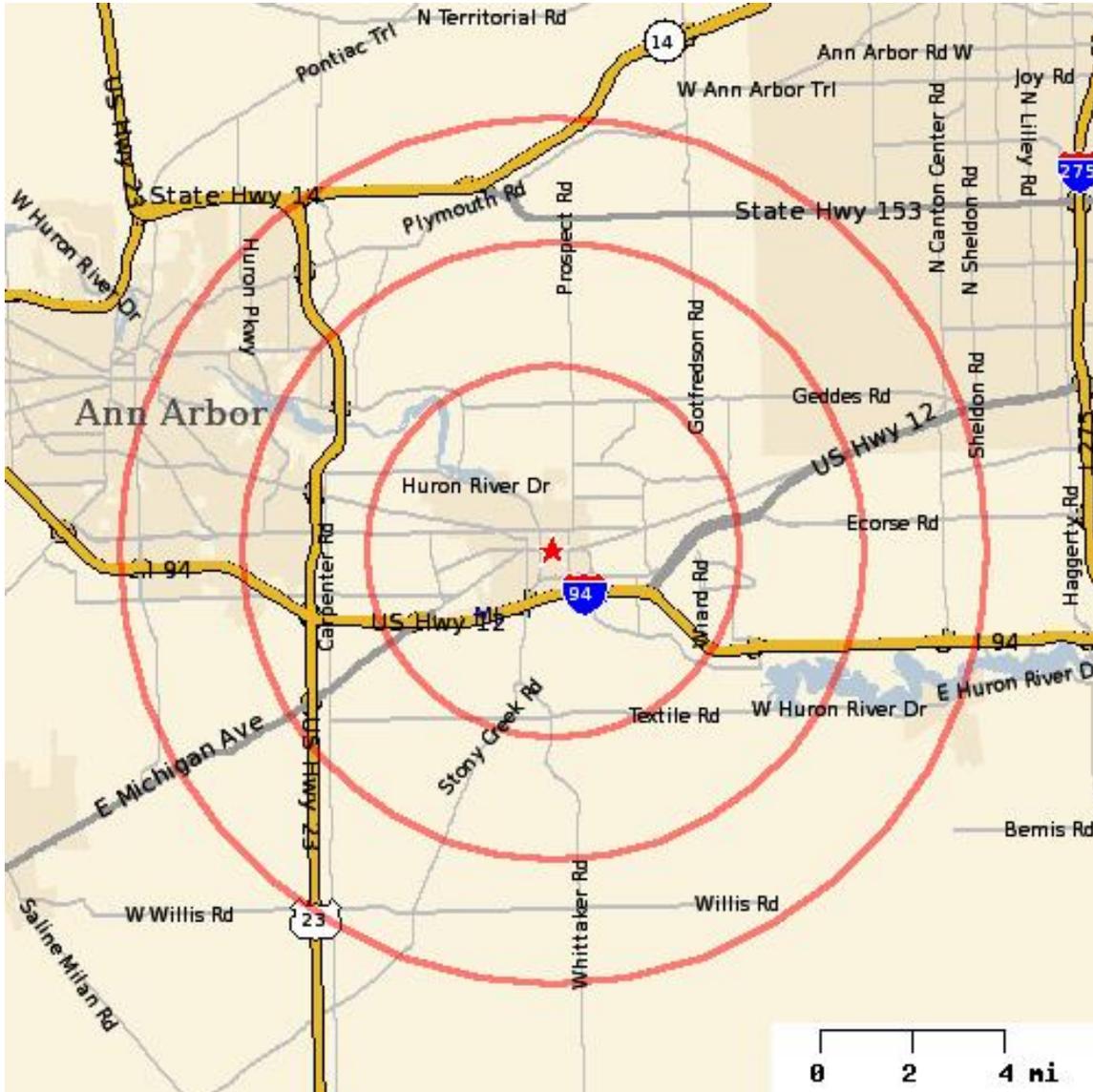


# Income Trend

## Water Street Project

**Prepared By:** CB Richard Ellis - Detroit  
**Prepared For:** City of Ypsilanti

Location	Longitude	Latitude
1. 39 E Michigan Ave - 3 mile radius	-83.6089966893186	42.2411166833146
2. 39 E Michigan Ave - 5 mile radius	-83.6089966893186	42.2411166833146
3. 39 E Michigan Ave - 7 mile radius	-83.6089966893186	42.2411166833146



## Business and Retail Summary

The following report outlines the business and employment environment in the Water Street Project trade area, which is defined to be a 5-mile radius. The businesses are categorized by industry, which is further broken down by more specific businesses that are within the industry. The report will discuss the prominence of each industry within the trade area by indicating the percentage of the people it employs.

The total employee count for the trade area is 59,817, which are found basically in 10 general industries. These are:

1. Agricultural, Forestry and Fishing
2. Mining
3. Construction
4. Manufacturing
5. Transportation, Communication and Utilities
6. Wholesale Industry
7. Retail Trade
8. Finance, Insurance and Real Estate
9. Services
10. Public Administration
11. Non-Classifiable

The top three industries where most of the employees can be found are Services, Retail Trade, and Manufacturing.

Services is the industry that has the highest number of employees of 27,275 or 45.60%. The Services Industry includes businesses such as Hotels, Auto Repair, Motion Pictures, Amusement and Recreation, Health, Legal, and Social Services, Museums, Engineering, and Management Services. It should also be noted that within the Services Industry the most prevalent category is the Health Services, which comprises of nearly half of this Industry with 11,250 employees, which is also has the second highest employees overall.

## Business and Retail Summary

The Retail Trade Industry employs 10,812 employees or 18.08%. The businesses within this industry are Building Materials and Garden Supplies, Food Stores, General Merchandise Stores, Auto Dealers and Service Stations, Apparel and Accessory Stores, Furniture, Furnishing and Equipment, Eating and Drinking Places. The main employer within this Industry is the Eating and Drinking Places, with 4,054 employees.

The Manufacturing Industry has 9,078 employees or 15.18%, and includes manufacturers of Tobacco, Textile, Food and Kindred Products, Lumber and Wood Products, Paper and Allied Products, Chemicals, Petroleum, Rubber, Plastic, Leather, Stone, Metal, Electronics, and Transportation Equipment. The main part of this industry employing 80% of the employee's, is the Manufacturers of Transportation Equipment.

# Business Summary

39 E Michigan Ave



Latitude: 42.24112

Longitude: -83.60899

Radius: 3.00

SIC Code Designation	Employee Count	Business Count	Employees per Business
All Industries	32,210	2,507	12.85
1. Agricultural, Forestry & Fishing	109	31	3.52
010000 - Agricultural Production Crops	0	0	0
020000 - Agricultural Production Livestock	0	0	0
070000 - Agricultural Services	107	30	3.57
080000 - Forestry	0	0	0
090000 - Fishing, Hunting & Trapping	2	1	2.00
2. Mining	0	0	0
100000 - Metal Mining	0	0	0
120000 - Coal Mining	0	0	0
130000 - Oil and Gas Extraction	0	0	0
140000 - Non-metal Minerals, Except Fuels	0	0	0
3. Construction	1,389	146	9.51
150000 - General Building Contractors	936	54	17.33
160000 - Heavy Construction Contractors	74	10	7.40
170000 - Special Trade Contractors	379	82	4.62
4. Manufacturing	4,501	74	60.82
200000 - Food & Kindred Products	24	3	8.00
210000 - Tobacco Manufactures	0	0	0
220000 - Textile Mill Products	1	1	1.00
230000 - Apparel and Other Textile Products	2	1	2.00
240000 - Lumber and Wood Products	64	4	16.00
250000 - Furniture and Fixtures	0	0	0
260000 - Paper and Allied Products	2	2	1.00
270000 - Printing and Publishing	288	13	22.15
280000 - Chemicals and Allied Products	70	2	35.00
290000 - Petroleum and Coal Products	0	0	0
300000 - Rubber & Misc Plastics Products	75	1	75.00
310000 - Leather & Leather Products	1	1	1.00
320000 - Stone, Clay & Glass Products	7	4	1.75
330000 - Primary Metal Industries	11	1	11.00
340000 - Fabricated Metal Products	198	9	22.00
350000 - Industrial Machinery & Equipment	117	10	11.70
360000 - Electric and Electronic Equipment	75	2	37.50
370000 - Transportation Equipment	3,502	7	500.29
380000 - Instruments & Related Products	7	3	2.33
390000 - Miscellaneous Manufacturing Products	57	10	5.70
5. Transportation, Communication & Utilities	1,255	76	16.51
400000 - Railroad Transportation	26	1	26.00
410000 - Local & Interurban Passengers Transit	119	13	9.15
420000 - Trucking & Warehousing	322	19	16.95
430000 - U.S. Postal Service	0	0	0
440000 - Water Transportation	150	1	150.00
450000 - Transportation By Air	268	10	26.80
460000 - Pipe Lines, Except Natural Gas	0	0	0
470000 - Transportation Services	65	15	4.33
480000 - Communication	128	12	10.67
490000 - Electric, Gas, & Sanitary Services	177	5	35.40

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# Business Summary



39 E Michigan Ave

Latitude: 42.24112  
 Longitude: -83.60899  
 Radius: 3.00

SIC Code Designation	Employee Count	Business Count	Employees per Business
All Industries	32,210	2,507	12.85
6. Wholesale Trade	337	50	6.74
500000 - Wholesale Trade-Durable Goods	273	43	6.35
510000 - Wholesale Trade-NonDurable Goods	64	7	9.14
7. Retail Trade	4,901	463	10.59
520000 - Building Materials and Garden Supplies	152	18	8.44
530000 - General Merchandise Stores	454	13	34.92
540000 - Food Stores	577	44	13.11
550000 - Auto Dealers and Service Stations	679	58	11.71
560000 - Apparel and Accessory Stores	69	17	4.06
570000 - Home Furniture, Furnishings & Equipment	167	38	4.39
580000 - Eating & Drinking Places	2,232	159	14.04
590000 - Miscellaneous Retail	571	116	4.92
8. Finance, Insurance & Real Estate	980	193	5.08
600000 - Depository Institutions	177	27	6.56
610000 - Non-Depository Institutions	57	11	5.18
620000 - Security & Commodity Brokers	64	15	4.27
630000 - Insurance Carriers	11	1	11.00
640000 - Insurance Agents, Brokers & Service	105	34	3.09
650000 - Real Estate	562	102	5.51
670000 - Holding & Other Investment Offices	4	3	1.33
9. Services	17,282	1,337	12.93
700000 - Hotels & Other Lodging	189	6	31.50
720000 - Personal Services	587	148	3.97
730000 - Business Services	1,011	97	10.42
750000 - Auto Repair, Services, & Parking	280	79	3.54
760000 - Miscellaneous Repair Services	35	17	2.06
780000 - Motion Pictures	63	7	9.00
790000 - Amusement & Recreation Services	511	40	12.78
800000 - Health Services	8,401	509	16.50
810000 - Legal Services	200	50	4.00
820000 - Educational Services	2,605	74	35.20
830000 - Social Services	1,925	115	16.74
840000 - Museums, Botanical & Zoological Gardens	10	3	3.33
860000 - Membership Organizations	548	128	4.28
870000 - Engineering & Management Services	893	53	16.85
880000 - Private Households	0	0	0
890000 - Miscellaneous Services	24	11	2.18
10. Public Administration	1,117	80	13.96
910000 - Executive, Legislative & General Govt	375	47	7.98
920000 - Justice, Public Order and Safety	214	12	17.83
930000 - Public Finance & Taxation	15	4	3.75
940000 - Admin of Human Resource Programs	447	7	63.86
950000 - Admin of Environmental Quality & Housing	18	4	4.50
960000 - Admin of Economic Programs	13	2	6.50
970000 - National Security & International Affairs	35	4	8.75
11. Non-classifiable	339	57	5.95
990000 - Non-classifiable Establishments	339	57	5.95

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# Business Summary



39 E Michigan Ave

Latitude: 42.24112  
 Longitude: -83.60899  
 Radius: 5.00

SIC Code Designation	Employee Count	Business Count	Employees per Business
All Industries	59,817	4,239	25.60
1. Agricultural, Forestry & Fishing	649	61	10.64
010000 - Agricultural Production Crops	167	6	27.83
020000 - Agricultural Production Livestock	0	0	0
070000 - Agricultural Services	480	54	8.89
080000 - Forestry	0	0	0
090000 - Fishing, Hunting & Trapping	2	1	2.00
2. Mining	5	1	5.00
100000 - Metal Mining	0	0	0
120000 - Coal Mining	0	0	0
130000 - Oil and Gas Extraction	5	1	5.00
140000 - Non-metal Minerals, Except Fuels	0	0	0
3. Construction	2,756	264	10.44
150000 - General Building Contractors	1,083	94	11.52
160000 - Heavy Construction Contractors	164	12	13.67
170000 - Special Trade Contractors	1,509	158	9.55
4. Manufacturing	9,078	135	67.24
200000 - Food & Kindred Products	93	7	13.29
210000 - Tobacco Manufactures	0	0	0
220000 - Textile Mill Products	1	1	1.00
230000 - Apparel and Other Textile Products	2	1	2.00
240000 - Lumber and Wood Products	75	5	15.00
250000 - Furniture and Fixtures	50	1	50.00
260000 - Paper and Allied Products	13	3	4.33
270000 - Printing and Publishing	497	31	16.03
280000 - Chemicals and Allied Products	106	5	21.20
290000 - Petroleum and Coal Products	71	1	71.00
300000 - Rubber & Misc Plastics Products	122	3	40.67
310000 - Leather & Leather Products	1	1	1.00
320000 - Stone, Clay & Glass Products	29	6	4.83
330000 - Primary Metal Industries	13	2	6.50
340000 - Fabricated Metal Products	215	12	17.92
350000 - Industrial Machinery & Equipment	251	22	11.41
360000 - Electric and Electronic Equipment	152	4	38.00
370000 - Transportation Equipment	7,261	9	806.78
380000 - Instruments & Related Products	24	5	4.80
390000 - Miscellaneous Manufacturing Products	102	16	6.38
5. Transportation, Communication & Utilities	2,871	139	20.65
400000 - Railroad Transportation	26	1	26.00
410000 - Local & Interurban Passengers Transit	685	25	27.40
420000 - Trucking & Warehousing	776	41	18.93
430000 - U.S. Postal Service	11	1	11.00
440000 - Water Transportation	152	2	76.00
450000 - Transportation By Air	279	11	25.36
460000 - Pipe Lines, Except Natural Gas	14	1	14.00
470000 - Transportation Services	355	26	13.65
480000 - Communication	288	24	12.00
490000 - Electric, Gas, & Sanitary Services	285	7	40.71

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# Business Summary



39 E Michigan Ave

Latitude: 42.24112  
 Longitude: -83.60899  
 Radius: 5.00

SIC Code Designation	Employee Count	Business Count	Employees per Business
All Industries	59,817	4,239	25.60
6. Wholesale Trade	1,402	103	13.61
500000 - Wholesale Trade-Durable Goods	1,046	82	12.76
510000 - Wholesale Trade-NonDurable Goods	356	21	16.95
7. Retail Trade	10,812	774	13.97
520000 - Building Materials and Garden Supplies	682	38	17.95
530000 - General Merchandise Stores	1,397	28	49.89
540000 - Food Stores	1,727	78	22.14
550000 - Auto Dealers and Service Stations	953	89	10.71
560000 - Apparel and Accessory Stores	213	30	7.10
570000 - Home Furniture, Furnishings & Equipment	427	71	6.01
580000 - Eating & Drinking Places	4,054	238	17.03
590000 - Miscellaneous Retail	1,359	202	6.73
8. Finance, Insurance & Real Estate	2,284	339	6.74
600000 - Depository Institutions	352	46	7.65
610000 - Non-Depository Institutions	320	25	12.80
620000 - Security & Commodity Brokers	102	32	3.19
630000 - Insurance Carriers	17	3	5.67
640000 - Insurance Agents, Brokers & Service	287	53	5.42
650000 - Real Estate	1,182	174	6.79
670000 - Holding & Other Investment Offices	24	6	4.00
9. Services	27,275	2,203	12.38
700000 - Hotels & Other Lodging	271	12	22.58
720000 - Personal Services	958	222	4.32
730000 - Business Services	1,510	175	8.63
750000 - Auto Repair, Services, & Parking	542	116	4.67
760000 - Miscellaneous Repair Services	102	33	3.09
780000 - Motion Pictures	145	20	7.25
790000 - Amusement & Recreation Services	847	71	11.93
800000 - Health Services	11,250	829	13.57
810000 - Legal Services	269	75	3.59
820000 - Educational Services	4,991	107	46.64
830000 - Social Services	3,192	189	16.89
840000 - Museums, Botanical & Zoological Gardens	10	3	3.33
860000 - Membership Organizations	867	191	4.54
870000 - Engineering & Management Services	2,079	143	14.54
880000 - Private Households	0	0	0
890000 - Miscellaneous Services	242	17	14.24
10. Public Administration	2,096	119	17.61
910000 - Executive, Legislative & General Govt	786	69	11.39
920000 - Justice, Public Order and Safety	697	24	29.04
930000 - Public Finance & Taxation	15	4	3.75
940000 - Admin of Human Resource Programs	504	9	56.00
950000 - Admin of Environmental Quality & Housing	18	4	4.50
960000 - Admin of Economic Programs	23	3	7.67
970000 - National Security & International Affairs	53	6	8.83
11. Non-classifiable	589	101	5.83
990000 - Non-classifiable Establishments	589	101	5.83

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# Business Summary



39 E Michigan Ave

Latitude: 42.24112  
 Longitude: -83.60899  
 Radius: 7.00

SIC Code Designation	Employee Count	Business Count	Employees per Business
All Industries	135,829	9,242	21.29
1. Agricultural, Forestry & Fishing	1,122	133	8.44
010000 - Agricultural Production Crops	200	13	15.38
020000 - Agricultural Production Livestock	0	0	0
070000 - Agricultural Services	920	119	7.73
080000 - Forestry	0	0	0
090000 - Fishing, Hunting & Trapping	2	1	2.00
2. Mining	37	2	18.50
100000 - Metal Mining	0	0	0
120000 - Coal Mining	0	0	0
130000 - Oil and Gas Extraction	5	1	5.00
140000 - Non-metal Minerals, Except Fuels	32	1	32.00
3. Construction	4,414	518	8.52
150000 - General Building Contractors	1,590	202	7.87
160000 - Heavy Construction Contractors	209	21	9.95
170000 - Special Trade Contractors	2,615	295	8.86
4. Manufacturing	15,232	312	48.82
200000 - Food & Kindred Products	99	10	9.90
210000 - Tobacco Manufactures	0	0	0
220000 - Textile Mill Products	1	1	1.00
230000 - Apparel and Other Textile Products	2	1	2.00
240000 - Lumber and Wood Products	95	7	13.57
250000 - Furniture and Fixtures	76	3	25.33
260000 - Paper and Allied Products	18	4	4.50
270000 - Printing and Publishing	1,330	76	17.50
280000 - Chemicals and Allied Products	2,063	19	108.58
290000 - Petroleum and Coal Products	142	2	71.00
300000 - Rubber & Misc Plastics Products	122	3	40.67
310000 - Leather & Leather Products	1	1	1.00
320000 - Stone, Clay & Glass Products	91	10	9.10
330000 - Primary Metal Industries	40	8	5.00
340000 - Fabricated Metal Products	466	22	21.18
350000 - Industrial Machinery & Equipment	1,391	54	25.76
360000 - Electric and Electronic Equipment	593	16	37.06
370000 - Transportation Equipment	7,534	17	443.18
380000 - Instruments & Related Products	641	23	27.87
390000 - Miscellaneous Manufacturing Products	527	35	15.06
5. Transportation, Communication & Utilities	4,934	244	20.22
400000 - Railroad Transportation	27	2	13.50
410000 - Local & Interurban Passengers Transit	1,068	43	24.84
420000 - Trucking & Warehousing	1,327	73	18.18
430000 - U.S. Postal Service	79	3	26.33
440000 - Water Transportation	157	4	39.25
450000 - Transportation By Air	706	16	44.13
460000 - Pipe Lines, Except Natural Gas	14	1	14.00
470000 - Transportation Services	417	38	10.97
480000 - Communication	687	48	14.31
490000 - Electric, Gas, & Sanitary Services	452	16	28.25

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# Business Summary



39 E Michigan Ave

Latitude: 42.24112  
 Longitude: -83.60899  
 Radius: 7.00

SIC Code Designation	Employee Count	Business Count	Employees per Business
All Industries	135,829	9,242	21.29
6. Wholesale Trade	3,169	225	14.08
500000 - Wholesale Trade-Durable Goods	2,295	170	13.50
510000 - Wholesale Trade-NonDurable Goods	874	55	15.89
7. Retail Trade	24,872	1,394	17.84
520000 - Building Materials and Garden Supplies	1,236	74	16.70
530000 - General Merchandise Stores	2,295	37	62.03
540000 - Food Stores	2,870	129	22.25
550000 - Auto Dealers and Service Stations	1,397	128	10.91
560000 - Apparel and Accessory Stores	623	75	8.31
570000 - Home Furniture, Furnishings & Equipment	1,600	158	10.13
580000 - Eating & Drinking Places	8,523	414	20.59
590000 - Miscellaneous Retail	6,328	379	16.70
8. Finance, Insurance & Real Estate	8,716	728	11.97
600000 - Depository Institutions	900	94	9.57
610000 - Non-Depository Institutions	609	57	10.68
620000 - Security & Commodity Brokers	3,441	83	41.46
630000 - Insurance Carriers	211	11	19.18
640000 - Insurance Agents, Brokers & Service	576	96	6.00
650000 - Real Estate	2,762	372	7.42
670000 - Holding & Other Investment Offices	217	15	14.47
9. Services	66,233	5,160	12.84
700000 - Hotels & Other Lodging	1,433	50	28.66
720000 - Personal Services	1,703	378	4.51
730000 - Business Services	5,320	379	14.04
750000 - Auto Repair, Services, & Parking	1,283	195	6.58
760000 - Miscellaneous Repair Services	150	58	2.59
780000 - Motion Pictures	257	35	7.34
790000 - Amusement & Recreation Services	1,789	147	12.17
800000 - Health Services	22,015	2,409	9.14
810000 - Legal Services	656	165	3.98
820000 - Educational Services	18,845	231	81.58
830000 - Social Services	4,920	333	14.77
840000 - Museums, Botanical & Zoological Gardens	87	8	10.88
860000 - Membership Organizations	1,856	353	5.26
870000 - Engineering & Management Services	5,435	387	14.04
880000 - Private Households	0	0	0
890000 - Miscellaneous Services	484	32	15.13
10. Public Administration	4,824	202	23.88
910000 - Executive, Legislative & General Govt	1,309	101	12.96
920000 - Justice, Public Order and Safety	1,527	43	35.51
930000 - Public Finance & Taxation	63	9	7.00
940000 - Admin of Human Resource Programs	1,309	15	87.27
950000 - Admin of Environmental Quality & Housing	276	10	27.60
960000 - Admin of Economic Programs	230	10	23.00
970000 - National Security & International Affairs	110	14	7.86
11. Non-classifiable	2,276	324	7.02
990000 - Non-classifiable Establishments	2,276	324	7.02

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# Retail Demographic Summary

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
2008 Estimated Population	72,072	119,420	208,027
2013 Projected Population	72,460	123,962	217,029
2000 Census Population	71,641	111,140	191,506
1990 Census Population	72,453	103,033	175,289
Growth 2000-2008	0.60%	7.45%	8.63%
Growth 2008-2013	0.54%	3.80%	4.33%
2008 Estimated Households	29,797	49,724	81,956
- Income Less than \$15,000	4,949 (16.6%)	6,625 (13.3%)	10,212 (12.5%)
- Income \$15,000 to \$24,999	3,485 (11.7%)	5,029 (10.1%)	7,913 (9.7%)
- Income \$25,000 to \$34,999	4,032 (13.5%)	5,903 (11.9%)	8,912 (10.9%)
- Income \$35,000 to \$49,999	5,180 (17.4%)	8,142 (16.4%)	12,612 (15.4%)
- Income \$50,000 to \$74,999	5,444 (18.3%)	9,625 (19.4%)	14,871 (18.1%)
- Income \$75,000 to \$99,999	3,135 (10.5%)	6,185 (12.4%)	10,071 (12.3%)
- Income \$100,000 to \$149,999	2,522 (8.5%)	5,592 (11.2%)	10,598 (12.9%)
- Income \$150,000 to \$249,999	811 (2.7%)	1,927 (3.9%)	4,855 (5.9%)
- Income \$250,000 to \$499,999	160 (.5%)	440 (.9%)	1,273 (1.6%)
- Income \$500,000 and over	80 (.3%)	256 (.5%)	639 (.8%)
2008 Est. Average Household Income	\$54,305	\$63,457	\$71,698
2013 Prj. Average Household Income	\$57,628	\$67,809	\$76,508
2000 Cen. Avg. Household Income	\$50,890	\$57,532	\$64,355
1990 Cen. Avg. Household Income	\$36,750	\$40,379	\$42,407
2008 Est. Average Household Size	2.29	2.31	2.36
2008 Est. Median Household Income	\$41,607	\$48,317	\$51,846
2013 Prj. Median Household Income	\$43,820	\$51,979	\$55,764
2000 Cen. Median Household Income	\$39,072	\$43,766	\$46,760
1990 Cen. Median Household Income	\$30,226	\$32,247	\$33,134

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# Retail Demographic Summary

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
<b>2008 Estimated Population by Age</b>	<b>72,072</b>	<b>119,420</b>	<b>208,027</b>
- Aged 0 to 4 Years	5,030 (7.0%)	8,443 (7.1%)	13,453 (6.5%)
- Aged 5 to 9 Years	4,870 (6.8%)	8,126 (6.8%)	12,875 (6.2%)
- Aged 10 to 14 Years	4,558 (6.3%)	7,660 (6.4%)	12,500 (6.0%)
- Aged 15 to 17 Years	2,337 (3.2%)	4,161 (3.5%)	7,283 (3.5%)
- Aged 18 to 20 Years	6,091 (8.5%)	7,665 (6.4%)	18,012 (8.7%)
- Aged 21 to 24 Years	6,178 (8.6%)	8,760 (7.3%)	17,231 (8.3%)
- Aged 25 to 34 Years	11,707 (16.2%)	19,394 (16.2%)	32,075 (15.4%)
- Aged 35 to 44 Years	10,682 (14.8%)	18,797 (15.7%)	31,552 (15.2%)
- Aged 45 to 49 Years	4,201 (5.8%)	7,602 (6.4%)	13,325 (6.4%)
- Aged 50 to 54 Years	4,120 (5.7%)	7,305 (6.1%)	12,745 (6.1%)
- Aged 55 to 59 Years	3,696 (5.1%)	6,541 (5.5%)	11,409 (5.5%)
- Aged 60 to 64 Years	2,852 (4.0%)	4,988 (4.2%)	8,645 (4.2%)
- Aged 65 to 74 Years	3,219 (4.5%)	5,550 (4.6%)	9,555 (4.6%)
- Aged 75 to 84 Years	1,836 (2.5%)	3,154 (2.6%)	5,366 (2.6%)
- Aged 85 Years and Older	696 (1.0%)	1,275 (1.1%)	2,001 (1.0%)
2008 Estimated Median Age	30.66	32.61	31.87
2008 Estimated Average Age	33.57	34.42	34.32
<b>2008 Estimated Population Over 25 by Educational Attainment</b>	<b>43,009</b>	<b>74,605</b>	<b>126,673</b>
- Less Than 9th Grade	1,656 (3.9%)	2,457 (3.3%)	3,653 (2.9%)
- High School - No Diploma	4,140 (9.6%)	6,579 (8.8%)	10,052 (7.9%)
- High School Diploma	9,533 (22.2%)	15,756 (21.1%)	24,080 (19.0%)
- Some College	11,327 (26.3%)	18,426 (24.7%)	27,166 (21.4%)
- Associate Degree	3,208 (7.5%)	5,311 (7.1%)	7,845 (6.2%)
- Bachelors Degree	7,973 (18.5%)	15,302 (20.5%)	27,808 (22.0%)
- Masters Degree	3,834 (8.9%)	7,487 (10.0%)	16,695 (13.2%)
- Professional Degree	596 (1.4%)	1,567 (2.1%)	4,159 (3.3%)
- Doctoral Degree	742 (1.7%)	1,721 (2.3%)	5,216 (4.1%)

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# Retail Demographic Summary

## Water Street Project



Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
<b>2008 Estimated Males</b>	<b>34,931</b>	<b>58,589</b>	<b>103,589</b>
- Males Aged 0 to 4 Years	2,599 (7.4%)	4,314 (7.4%)	6,881 (6.6%)
- Males Aged 5 to 9 Years	2,501 (7.2%)	4,201 (7.2%)	6,619 (6.4%)
- Males Aged 10 to 14 Years	2,329 (6.7%)	3,953 (6.7%)	6,429 (6.2%)
- Males Aged 15 to 17 Years	1,204 (3.4%)	2,159 (3.7%)	3,774 (3.6%)
- Males Aged 18 to 20 Years	2,609 (7.5%)	3,435 (5.9%)	8,594 (8.3%)
- Males Aged 21 to 24 Years	2,891 (8.3%)	4,217 (7.2%)	8,689 (8.4%)
- Males Aged 25 to 34 Years	5,842 (16.7%)	9,784 (16.7%)	16,483 (15.9%)
- Males Aged 35 to 44 Years	5,374 (15.4%)	9,539 (16.3%)	16,278 (15.7%)
- Males Aged 45 to 49 Years	2,070 (5.9%)	3,774 (6.4%)	6,688 (6.5%)
- Males Aged 50 to 54 Years	1,963 (5.6%)	3,497 (6.0%)	6,148 (5.9%)
- Males Aged 55 to 59 Years	1,735 (5.0%)	3,076 (5.3%)	5,443 (5.3%)
- Males Aged 60 to 64 Years	1,372 (3.9%)	2,404 (4.1%)	4,210 (4.1%)
- Males Aged 65 to 74 Years	1,479 (4.2%)	2,558 (4.4%)	4,505 (4.3%)
- Males Aged 75 to 84 Years	736 (2.1%)	1,283 (2.2%)	2,215 (2.1%)
- Males Aged 85 Years and Older	228 (.7%)	396 (.7%)	633 (.6%)
- Males Median Age	30.47	32.11	31.35
- Males Average Age	32.74	33.56	33.59
<b>2008 Estimated Females</b>	<b>37,141</b>	<b>60,831</b>	<b>104,437</b>
- Females Aged 0 to 4 Years	2,431 (6.5%)	4,129 (6.8%)	6,572 (6.3%)
- Females Aged 5 to 9 Years	2,369 (6.4%)	3,925 (6.5%)	6,257 (6.0%)
- Females Aged 10 to 14 Years	2,229 (6.0%)	3,707 (6.1%)	6,070 (5.8%)
- Females Aged 15 to 17 Years	1,133 (3.1%)	2,002 (3.3%)	3,509 (3.4%)
- Females Aged 18 to 20 Years	3,482 (9.4%)	4,230 (7.0%)	9,418 (9.0%)
- Females Aged 21 to 24 Years	3,286 (8.8%)	4,543 (7.5%)	8,542 (8.2%)
- Females Aged 25 to 34 Years	5,866 (15.8%)	9,610 (15.8%)	15,592 (14.9%)
- Females Aged 35 to 44 Years	5,308 (14.3%)	9,258 (15.2%)	15,274 (14.6%)
- Females Aged 45 to 49 Years	2,131 (5.7%)	3,828 (6.3%)	6,637 (6.4%)
- Females Aged 50 to 54 Years	2,158 (5.8%)	3,808 (6.3%)	6,597 (6.3%)
- Females Aged 55 to 59 Years	1,960 (5.3%)	3,465 (5.7%)	5,967 (5.7%)
- Females Aged 60 to 64 Years	1,480 (4.0%)	2,584 (4.2%)	4,435 (4.2%)
- Females Aged 65 to 74 Years	1,741 (4.7%)	2,992 (4.9%)	5,050 (4.8%)
- Females Aged 75 to 84 Years	1,100 (3.0%)	1,871 (3.1%)	3,151 (3.0%)
- Females Aged 85 Years and Older	468 (1.3%)	879 (1.4%)	1,368 (1.3%)
- Females Median Age	30.86	33.12	32.43
- Females Average Age	34.30	35.19	35.02



# Retail Demographic Summary

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
2008 Estimated Population by Race and Origin	72,072	119,420	208,027
- White Population	41,450 (57.5%)	75,189 (63.0%)	139,138 (66.9%)
- Black Population	23,424 (32.5%)	30,475 (25.5%)	38,464 (18.5%)
- Asian Population	2,895 (4.0%)	6,668 (5.6%)	19,606 (9.4%)
- Pacific Islander Population	27 (.0%)	60 (.1%)	79 (.0%)
- American Indian and Alaska Native	338 (.5%)	601 (.5%)	884 (.4%)
- Other Race Population	1,149 (1.6%)	1,990 (1.7%)	2,890 (1.4%)
- Two or More Races Population	2,789 (3.9%)	4,438 (3.7%)	6,965 (3.3%)
- Hispanic Population	2,536 (3.5%)	4,602 (3.9%)	7,681 (3.7%)
- White Non-Hispanic Population	42,239 (58.6%)	76,055 (63.7%)	139,967 (67.3%)
2008 Est. Median Housing Value	\$137,099	\$153,557	\$176,969
2008 Est. Average Housing Value	\$151,008	\$174,824	\$217,039
Active Postal Delivery Counts	29,831	51,000	83,643
Possible Postal Delivery Counts	31,822	53,416	86,915
2008 Employees	32,210	59,817	135,829
2008 Establishments	2,507	4,239	9,242



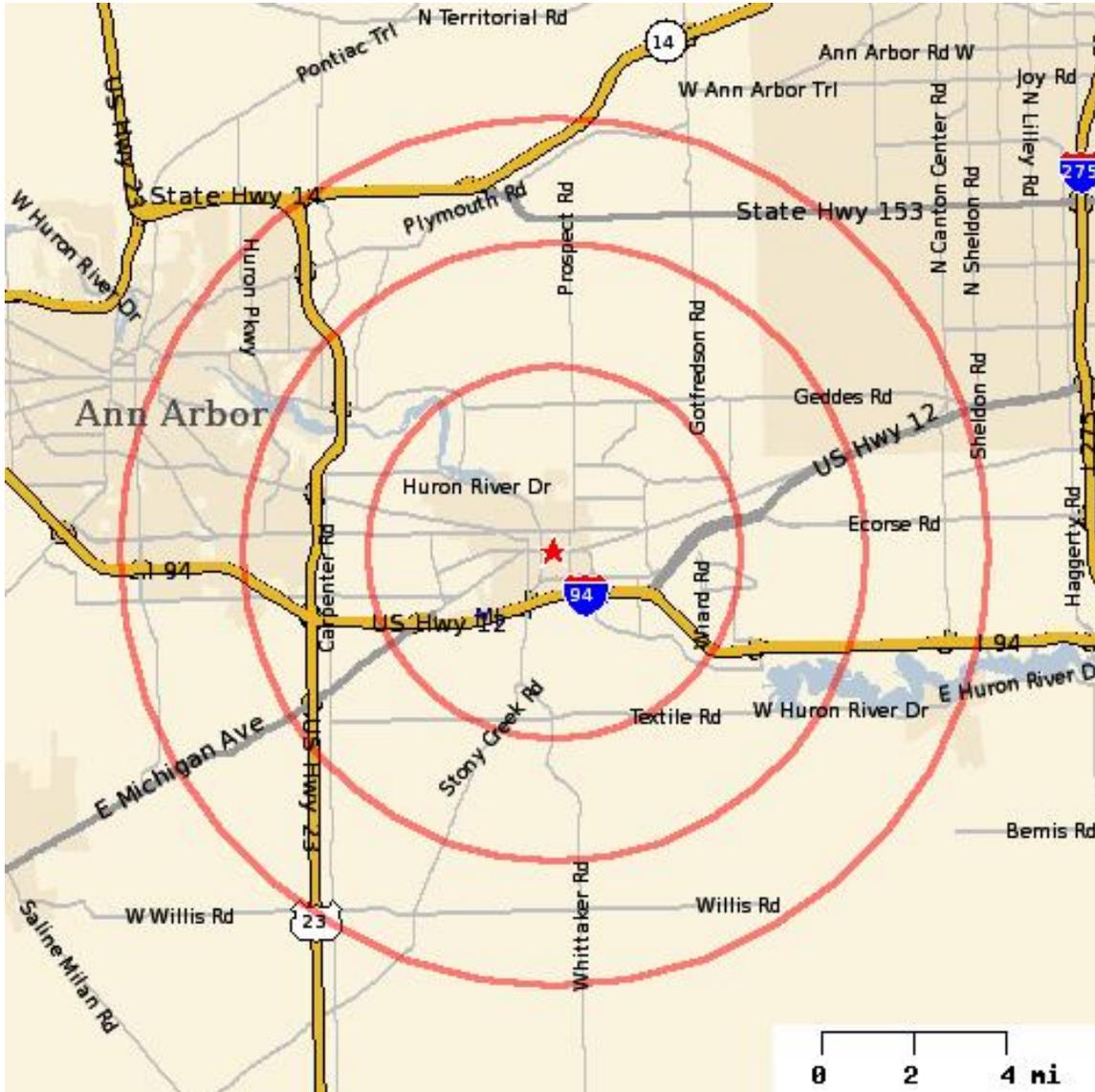
# Retail Demographic Summary

## Water Street Project

Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

Location	Longitude	Latitude
1. 39 E Michigan Ave - 3 mile radius	-83.6089966893186	42.2411166833146
2. 39 E Michigan Ave - 5 mile radius	-83.6089966893186	42.2411166833146
3. 39 E Michigan Ave - 7 mile radius	-83.6089966893186	42.2411166833146



## PRIZM NE Segmentation

The Prizm NE Segmentation report details information about the trade area in terms the socioeconomic rank of households. 66 household segments, which take into account characteristics such as income, education, occupation and home value, are detailed to determine what types of households reside in the area.

In this trade area, 12 Prizm NE segments make up 56.3% of the total number of households. A range of segments are represented here but we can look at the largest segments to find what types of households are dominant. Review of these dominant segments on an individual level reveals that the four largest segments, 47-City Startups and, 35-Boomtown Singles are very similar demographically, the majority of the segments follow suit. These "City Startups" are low income, young (under 45 yrs old), mostly single renters with some college education and segments 22-Young Influentials and, 24-Up-and-Comers, are the next two ranked groups most similar to this segment although with slightly higher incomes. All are urban, post-college segments with propensity toward athletic or outdoor activities and an abundant social life, frequenting bars, restaurants, clubs and other entertainment venues.

The remaining dominant segments mostly own their own homes and are college graduates with white collar management or professional jobs. Incomes range from Midscale to Wealthy and young families are found interspersed in each of the social group, or Urbanicity, settings. Income Producing Assets (IPA) run the range based on the segment location on the scale. Strongly correlated to income and age, this measure of wealth focuses on cash, demand deposits, money markets, stock, mutual funds, and other asset classes that are relatively easy to redeem and move. These groups have a high propensity to shop for fashion, electronics, furniture and they are more likely to dine out at sit-down style restaurants, frequent bars and to attend sporting events.

## PRIZM NE Segmentation

The rundown of dominant segments in this trade area includes:

- 47 – City Startups (11.6%)
- 35 – Boomtown Singles (4.9%)
- 24 – Up-and-Comers (4.8%)
- 22 – Young Influentials (4.7%)
- 27 – Middleberg Managers (4.6%)
- 19 – Home Sweet Home (4.5%)
- 12 – Brite Lites, Lil City (4.4%)
- 53 – Mobility Blues (3.7%)
- 11 – God’s Country (3.4%)
- 30 – Suburban Sprawl (3.4%)
- 63 – Family Thrifts (3.2%)
- 3 – Movers and Shakers (3.1%)

Applying the above listed dominant segments to the Attribute Matrix of lifestyle behaviors we find that these households have a high propensity to travel for business and vacation both domestically and internationally, buy men’s and women’s casual and dress clothing, dine out at full-service style, bar / tavern style, entertainment style, family style and fast casual type restaurants, many own mutual funds, stocks and bonds valued over \$10,000, carry high monthly credit card expenditures. The dominant categories are active with outdoor sports and own exercise equipment, they shop by Internet for a variety of items and they own electronics and accessories for music, personal organization and enjoyment. In addition most segments are educated, typically with some level of college or graduate school attainment, and as consumers they have a propensity to buy media such as books, movies and periodicals. Typical living quarters are apartments, lofts, condominiums and single-family homes; the most dominant groups are accustomed to dense multi-family style living with nearby amenities, typically within walking distance.

# PRIZM NE Segmentation

## WATERSTREET PROJECT



Prepared By: CB RICHARD ELLIS

Prepared For: CITY OF YPSILANTI

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
2007 Estimated Households	29,513	49,581	82,068
- 1 - Upper Crust	138 (.5%)	590 (1.2%)	1,502 (1.8%)
- 2 - Blue Blood Estates	13 (.0%)	43 (.1%)	394 (.5%)
- 3 - Movers & Shakers	769 (2.6%)	1,545 (3.1%)	3,608 (4.4%)
- 4 - Young Digerati	0	0	0
- 5 - Country Squires	85 (.3%)	907 (1.8%)	1,591 (1.9%)
- 6 - Winner's Circle	192 (.7%)	432 (.9%)	2,042 (2.5%)
- 7 - Money & Brains	0	0	0
- 8 - Executive Suites	406 (1.4%)	878 (1.8%)	2,295 (2.8%)
- 9 - Big Fish, Small Pond	31 (.1%)	457 (.9%)	1,169 (1.4%)
- 10 - Second City Elite	811 (2.7%)	911 (1.8%)	1,026 (1.3%)
- 11 - God's Country	160 (.5%)	1,680 (3.4%)	2,581 (3.1%)
- 12 - Brite Lites, Li'l City	2,020 (6.8%)	2,180 (4.4%)	3,581 (4.4%)
- 13 - Upward Bound	751 (2.5%)	764 (1.5%)	834 (1.0%)
- 14 - New Empty Nests	63 (.2%)	180 (.4%)	291 (.4%)
- 15 - Pools & Patios	288 (1.0%)	506 (1.0%)	830 (1.0%)
- 16 - Bohemian Mix	0	0	0
- 17 - Beltway Boomers	101 (.3%)	171 (.3%)	335 (.4%)
- 18 - Kids & Cul-de-Sacs	733 (2.5%)	1,261 (2.5%)	1,683 (2.1%)
- 19 - Home Sweet Home	1,264 (4.3%)	2,242 (4.5%)	2,331 (2.8%)
- 20 - Fast-Track Families	0	469 (.9%)	822 (1.0%)
- 21 - Gray Power	70 (.2%)	366 (.7%)	719 (.9%)
- 22 - Young Influentials	611 (2.1%)	2,339 (4.7%)	3,428 (4.2%)
- 23 - Greenbelt Sports	73 (.2%)	1,352 (2.7%)	2,114 (2.6%)
- 24 - Up-and-Comers	1,928 (6.5%)	2,359 (4.8%)	3,571 (4.4%)
- 25 - Country Casuals	0	381 (.8%)	1,069 (1.3%)
- 26 - The Cosmopolitans	0	0	0
- 27 - Middleburg Managers	2,059 (7.0%)	2,260 (4.6%)	2,818 (3.4%)
- 28 - Traditional Times	21 (.1%)	411 (.8%)	1,055 (1.3%)
- 29 - American Dreams	0	0	0
- 30 - Suburban Sprawl	803 (2.7%)	1,698 (3.4%)	2,875 (3.5%)
- 31 - Urban Achievers	0	0	0
- 32 - New Homesteaders	43 (.1%)	946 (1.9%)	1,688 (2.1%)
- 33 - Big Sky Families	0	3 (.0%)	235 (.3%)
- 34 - White Picket Fences	1,279 (4.3%)	1,350 (2.7%)	1,426 (1.7%)
- 35 - Boomtown Singles	2,099 (7.1%)	2,407 (4.9%)	4,463 (5.4%)

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# PRIZM NE Segmentation

## WATERSTREET PROJECT



Prepared By: CB RICHARD ELLIS

Prepared For: CITY OF YPSILANTI

	39 E Michigan Ave 3 mile radius	39 E Michigan Ave 5 mile radius	39 E Michigan Ave 7 mile radius
2007 Estimated Households	29,513	49,581	82,068
- 36 - Blue-Chip Blues	369 (1.3%)	774 (1.6%)	886 (1.1%)
- 37 - Mayberry-ville	0	667 (1.3%)	2,109 (2.6%)
- 38 - Simple Pleasures	0	42 (.1%)	197 (.2%)
- 39 - Domestic Duos	270 (.9%)	361 (.7%)	370 (.5%)
- 40 - Close-In Couples	0	0	0
- 41 - Sunset City Blues	805 (2.7%)	835 (1.7%)	1,090 (1.3%)
- 42 - Red, White & Blues	3 (.0%)	397 (.8%)	794 (1.0%)
- 43 - Heartlanders	1 (.0%)	96 (.2%)	231 (.3%)
- 44 - New Beginnings	344 (1.2%)	1,596 (3.2%)	3,584 (4.4%)
- 45 - Blue Highways	0	0	8 (.0%)
- 46 - Old Glories	318 (1.1%)	795 (1.6%)	1,085 (1.3%)
- 47 - City Startups	4,984 (16.9%)	5,759 (11.6%)	9,231 (11.2%)
- 48 - Young & Rustic	3 (.0%)	201 (.4%)	844 (1.0%)
- 49 - American Classics	498 (1.7%)	648 (1.3%)	857 (1.0%)
- 50 - Kid Country, USA	1 (.0%)	231 (.5%)	587 (.7%)
- 51 - Shotguns & Pickups	0	0	15 (.0%)
- 52 - Suburban Pioneers	397 (1.3%)	818 (1.6%)	1,228 (1.5%)
- 53 - Mobility Blues	1,794 (6.1%)	1,856 (3.7%)	2,204 (2.7%)
- 54 - Multi-Culti Mosaic	0	0	0
- 55 - Golden Ponds	0	6 (.0%)	20 (.0%)
- 56 - Crossroads Villagers	0	52 (.1%)	219 (.3%)
- 57 - Old Milltowns	1 (.0%)	30 (.1%)	120 (.1%)
- 58 - Back Country Folks	0	0	3 (.0%)
- 59 - Urban Elders	0	0	0
- 60 - Park Bench Seniors	1,079 (3.7%)	1,289 (2.6%)	1,623 (2.0%)
- 61 - City Roots	0	0	0
- 62 - Hometown Retired	441 (1.5%)	456 (.9%)	523 (.6%)
- 63 - Family Thrifts	1,391 (4.7%)	1,564 (3.2%)	1,782 (2.2%)
- 64 - Bedrock America	0	17 (.0%)	80 (.1%)
- 65 - Big City Blues	0	0	0
- 66 - Low-Rise Living	0	0	0
- 67 - Unassigned	0	0	0

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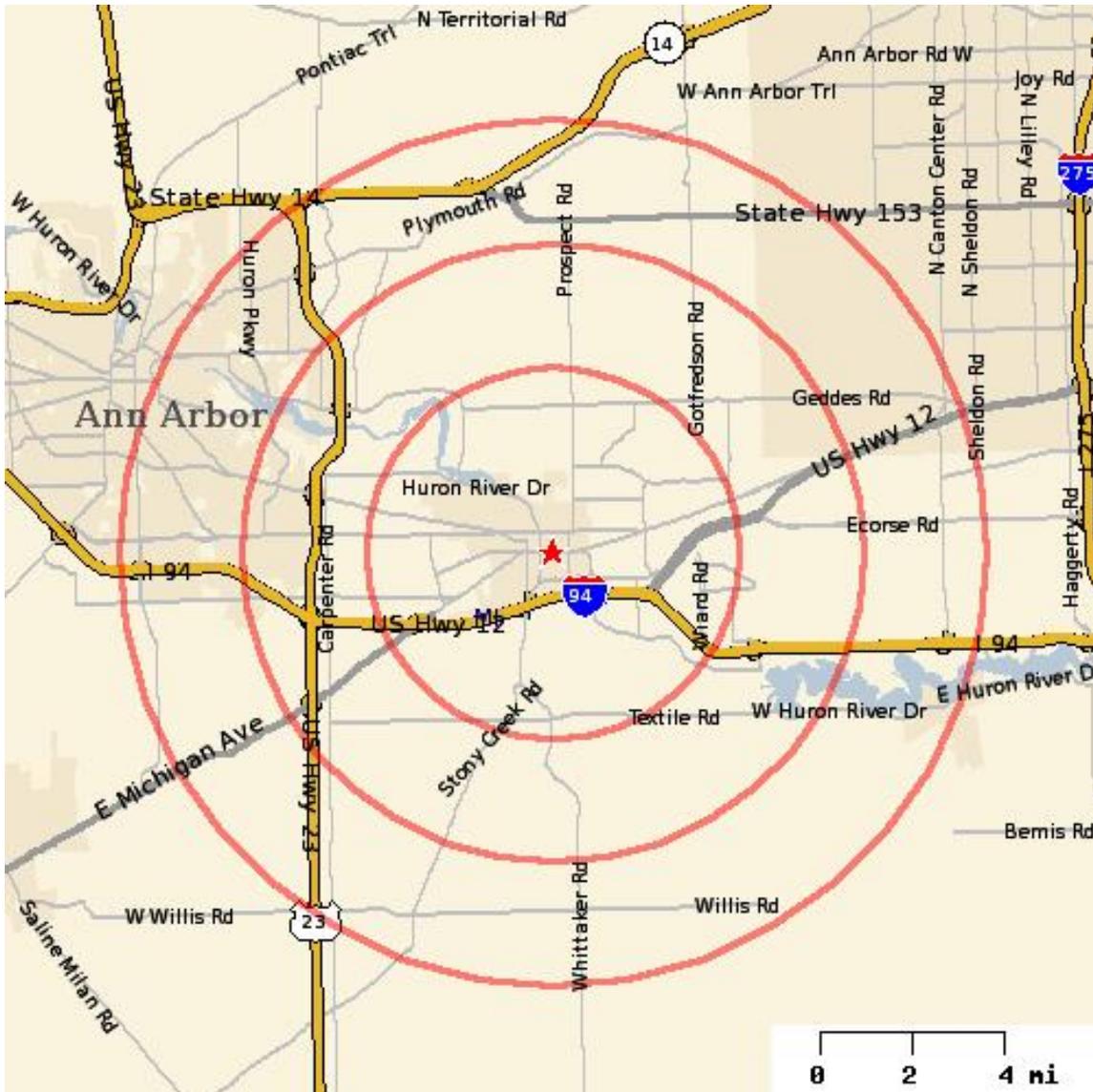
# PRIZM NE Segmentation

## WATERSTREET PROJECT

Prepared By: CB RICHARD ELLIS

Prepared For: CITY OF YPSILANTI

Location	Longitude	Latitude
1. 39 E Michigan Ave - 3 mile radius	-83.6089966893186	42.2411166833146
2. 39 E Michigan Ave - 5 mile radius	-83.6089966893186	42.2411166833146
3. 39 E Michigan Ave - 7 mile radius	-83.6089966893186	42.2411166833146



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## Consumer Expenditure

The following report captures the spending trends of consumers within the defined trade area for specific product types based on the propensity for consumers to shop for particular products; for the purpose of this report the significant defined trade area is the 5-mile ring radius as outlined on pages 4 through 6 of this report.

The report assigns an index to each product type indicating how consumer spending is trending. The index indicates the strength in demand for a specific product type. A positive or strong correlation to spend on a given product type is assigned an index of 100. As the index increases or decreases from the baseline of 100 one can assume the strength of demand of that product type based up on the existing trend.

In addition, the report predicts expected growth in expenditures over a 5 year period between 2007 and 2012, for which the predicted increase in spending is 4%. It is noteworthy that 2008 data was not available for this report at the time of its issuance.

Based on the report several categories scored well with indices of 100 or greater including:

- Women's Apparel (Apparel)
- Infant's Apparel (Apparel)
- Other Apparel (Apparel)
- TV, Radio & Sound Equipment (Entertainment)
- Reading Materials (Entertainment)
- Photographic Equipment (Entertainment)
- Fish and Seafood (Food at Home)
- Breakfast (Food Away from Home)
- Lunch (Food Away from Home)
- Dinner (Food Away from Home)
- Snacks and Non-Alcoholic Beverages (Food Away from Home)
- Food on Trips (Food Away from Home)
- Alcohol (Both at Home and Away from Home)
- Medical Supplies (Health Care)
- Domestic Textiles (Household)
- Small Appliances and Housewares (Household)
- Misc Household Equipment (Household)

## Consumer Expenditure

- Personal Care Products and Services (Personal Items)
- Smoking Products and Supplies (Personal Items)
- Household Services (Shelter and Related)
- Telephone Service (Shelter and Related)
- New Vehicles (Transportation)
- Gasoline (Transportation)
- Rented Vehicles (Transportation)
- Auto Repair (Transportation)
- Education (Miscellaneous)
- Room and Board (Miscellaneous)
- Supplies (Miscellaneous)

The above list suggests that there is propensity for consumers to frequently eat at restaurants or at casual dining establishments; to shop at bookstores or at office supply stores; to shop at home improvement stores or at home supply stores; to shop for personal services, beauty supplies or other personal effects; to shop for telephone/cellular services and home/property maintenance services; and to shop for new vehicles or replacement parts for existing vehicles.

In addition, given the proximity to Eastern Michigan University the report indicates that there is a very strong positive index for student housing and related educational expenses.

It is worth noting that some of the lower indexes for specific product types may be influenced by a short or gap in available product in the immediate trade area. Consumers may be traveling outside of the trade to acquire groceries, prescription medication and other goods or services. The Retail Gap Report by Product Type will further address areas that are deficient in terms of goods and services.

# Consumer Expenditure

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

39 E Michigan Ave - 3 mile radius

	2007 Total in \$M	2012 Total in \$M	2007 Avg per HH	2012 Avg per HH	Growth in Total \$	2007 Market Index
2007 Households	29,513	29,937				
Total Spcfd. Consumer Expenditure	\$1,362.6	\$1,636.0	\$46,171	\$54,647	4.0%	92
<b>Apparel Expenditures:</b>						
Total Apparel	\$129.0	\$145.2	\$4,371	\$4,850	2.5%	95
- Women's Apparel	\$38.0	\$41.8	\$1,287	\$1,396	2.0%	99
- Men's Apparel	\$25.4	\$27.6	\$859	\$921	1.8%	93
- Girl's Apparel	\$7.6	\$8.7	\$256	\$289	2.9%	87
- Boy's Apparel	\$6.4	\$7.1	\$216	\$237	2.3%	89
- Infant's Apparel	\$3.2	\$3.5	\$110	\$118	1.8%	98
- Footwear (ex. Inf.)	\$14.1	\$15.0	\$479	\$501	1.2%	95
- Other Apparel	\$34.4	\$41.5	\$1,165	\$1,388	4.2%	96
<b>Entertainment Expenditures:</b>						
Sports and Recreation	\$35.7	\$44.1	\$1,211	\$1,475	4.7%	81
TV, Radio & Sound Equipment	\$57.2	\$71.8	\$1,939	\$2,400	5.1%	97
Reading Materials	\$16.1	\$17.3	\$545	\$577	1.5%	102
Travel	\$40.3	\$48.0	\$1,366	\$1,603	3.8%	87
Photographic Equipment/Supplies	\$3.4	\$3.5	\$117	\$116	0.1%	99
<b>Food at Home Expenditures:</b>						
Food at Home	\$151.1	\$168.0	\$5,120	\$5,611	2.2%	85
- Cereal	\$7.9	\$7.7	\$267	\$256	-0.5%	91
- Baked Goods	\$14.8	\$15.5	\$502	\$517	0.9%	83
- Fish and Seafood	\$4.1	\$5.2	\$139	\$175	5.5%	100
- Meat	\$29.1	\$31.4	\$986	\$1,049	1.6%	82
- Dairy	\$15.2	\$17.3	\$514	\$577	2.7%	82
- Eggs	\$1.9	\$2.2	\$64	\$72	3.0%	81
- Fresh Milk and Cream	\$3.9	\$4.4	\$131	\$146	2.5%	84
- Other Dairy	\$9.4	\$10.7	\$320	\$359	2.8%	81
- Fruits and Vegetables	\$17.5	\$19.7	\$593	\$657	2.5%	80
- Juices	\$4.9	\$5.2	\$166	\$173	1.1%	91
- Sugar and Sweets	\$10.0	\$11.3	\$338	\$378	2.7%	87
- Fats and Oils	\$1.5	\$1.8	\$52	\$59	3.1%	92
- Nonalcoholic Beverages	\$16.4	\$18.2	\$555	\$609	2.3%	89
- Prepared Foods	\$29.7	\$34.8	\$1,008	\$1,161	3.4%	87

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# Consumer Expenditure

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

39 E Michigan Ave - 3 mile radius

2007 Total in \$M

2012 Total in \$M

2007 Avg per  
HH

2012 Avg per  
HH

Growth in  
Total \$

2007  
Market  
Index

	2007 Total in \$M	2012 Total in \$M	2007 Avg per HH	2012 Avg per HH	Growth in Total \$	2007 Market Index
<b>Food Away from Home and Alcohol</b>						
Food Away From Home	\$149.4	\$178.0	\$5,061	\$5,947	3.8%	99
- Breakfast	\$12.1	\$16.1	\$411	\$539	6.6%	97
- Lunch	\$42.7	\$54.1	\$1,446	\$1,806	5.3%	99
- Dinner	\$43.1	\$45.5	\$1,460	\$1,520	1.1%	100
- Snacks and Non-Alch. Bev	\$20.2	\$27.9	\$685	\$933	7.6%	107
- Catered Affairs	\$1.8	\$1.8	\$62	\$59	-0.5%	88
- Food on Trips	\$29.4	\$32.6	\$997	\$1,090	2.2%	95
Alcoholic Beverages	\$38.0	\$45.6	\$1,289	\$1,523	4.0%	96
- Alcohol at Home	\$25.6	\$31.6	\$869	\$1,057	4.7%	95
- Alcohol away From Home	\$12.4	\$14.0	\$420	\$466	2.5%	99
<b>Health Care Expenditures:</b>						
Health Care	\$101.3	\$141.6	\$3,433	\$4,729	7.9%	83
- Medical Services	\$44.4	\$54.1	\$1,504	\$1,806	4.4%	84
- Prescription Drugs	\$52.6	\$82.3	\$1,784	\$2,750	11.3%	81
- Medical Supplies	\$4.3	\$5.2	\$145	\$173	4.2%	96
<b>Household Equipment Expenditures</b>						
Household Furnishing & Furniture	\$35.3	\$42.8	\$1,198	\$1,429	4.2%	84
- Household Textiles	\$15.0	\$18.0	\$508	\$602	4.0%	84
- Domestic Textiles	\$7.3	\$8.8	\$247	\$294	4.1%	91
- Window and Furn. Covers	\$7.7	\$9.2	\$260	\$308	4.0%	79
- Furniture	\$20.4	\$24.8	\$690	\$827	4.3%	84
- Bedroom Furniture	\$5.8	\$6.9	\$198	\$232	3.8%	87
- Living/Dining Room Furniture	\$8.7	\$10.2	\$296	\$342	3.4%	82
- Other Furniture	\$5.8	\$7.6	\$196	\$254	6.3%	85
Major Household Appliances	\$8.5	\$9.9	\$287	\$332	3.5%	84
Small Appliances and Housewares	\$18.5	\$21.7	\$625	\$723	3.5%	91
Misc Household Equipment	\$14.4	\$17.2	\$489	\$574	3.8%	93
<b>Personal Items Expenditures:</b>						
Personal Care Products and Services	\$30.3	\$35.6	\$1,028	\$1,189	3.5%	99
Personal Expenses and Services	\$37.9	\$45.7	\$1,285	\$1,525	4.1%	79
Smoking Products and Supplies	\$23.8	\$26.4	\$808	\$882	2.2%	99

# Consumer Expenditure

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

39 E Michigan Ave - 3 mile radius

2007 Total in \$M

2012 Total in \$M

2007 Avg per  
HH

2012 Avg per  
HH

Growth in  
Total \$

2007  
Market  
Index

### Miscellaneous Items Expenditures:

Education	\$63.9	\$79.4	\$2,165	\$2,652	4.9%	140
- Room and Board	\$4.2	\$4.2	\$143	\$140	-0.2%	133
- Supplies	\$59.7	\$75.2	\$2,022	\$2,512	5.2%	141
Pet Expenses	\$11.6	\$14.8	\$393	\$495	5.5%	78
All Day Care	\$7.0	\$8.4	\$238	\$280	3.9%	77
Contributions ALL	\$45.2	\$49.5	\$1,532	\$1,653	1.9%	84
Housekeeping Supplies	\$8.7	\$10.3	\$295	\$343	3.6%	81
<b>Shelter and Related Expenditures:</b>						
Household Repairs	\$25.8	\$29.3	\$874	\$979	2.7%	75
Household Services	\$15.9	\$19.7	\$540	\$659	4.8%	97
Housing Expenses	\$34.8	\$40.6	\$1,180	\$1,355	3.3%	95
- Fuels and Utilities	\$3.7	\$4.0	\$125	\$134	1.6%	74
- Telephone Service	\$31.1	\$36.6	\$1,054	\$1,222	3.5%	98
<b>Transportation Expenditures:</b>						
Transportation	\$211.3	\$263.2	\$7,161	\$8,793	4.9%	94
- New Vehicles	\$86.6	\$101.3	\$2,935	\$3,382	3.4%	95
- Used Vehicles	\$59.3	\$75.8	\$2,009	\$2,531	5.6%	97
- Boats, Outboard Motors, etc	\$5.1	\$6.1	\$171	\$203	4.0%	56
- Towing	\$0.3	\$0.3	\$9	\$11	6.6%	124
- Gasoline	\$54.0	\$72.7	\$1,830	\$2,430	6.9%	97
- Diesel	\$0.3	\$0.4	\$11	\$13	3.7%	79
- Rented Vehicles	\$5.8	\$6.7	\$197	\$223	3.0%	95
Automotive Maint./Repair/Other	\$47.8	\$58.5	\$1,620	\$1,954	4.5%	95

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# Consumer Expenditure

## Water Street Project



Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

39 E Michigan Ave - 5 mile radius	2007 Total in \$M	2012 Total in \$M	2007 Avg per HH	2012 Avg per HH	Growth in Total \$	2007 Market Index
2007 Households	49,581	52,064				
Total Spcfd. Consumer Expenditure	\$2,451.9	\$3,073.5	\$49,452	\$59,033	5.0%	99
<b>Apparel Expenditures:</b>						
Total Apparel	\$231.7	\$274.3	\$4,674	\$5,269	3.7%	102
- Women's Apparel	\$66.8	\$77.4	\$1,347	\$1,486	3.2%	104
- Men's Apparel	\$45.5	\$51.9	\$917	\$997	2.8%	99
- Girl's Apparel	\$13.4	\$16.1	\$270	\$310	4.1%	92
- Boy's Apparel	\$11.2	\$13.0	\$226	\$251	3.3%	93
- Infant's Apparel	\$5.7	\$6.5	\$115	\$124	2.7%	102
- Footwear (ex. Inf.)	\$24.7	\$27.5	\$498	\$528	2.3%	99
- Other Apparel	\$64.5	\$81.9	\$1,302	\$1,573	5.4%	107
<b>Entertainment Expenditures:</b>						
Sports and Recreation	\$68.5	\$88.9	\$1,382	\$1,707	5.9%	92
TV, Radio & Sound Equipment	\$100.9	\$132.0	\$2,035	\$2,536	6.2%	102
Reading Materials	\$29.2	\$32.6	\$590	\$627	2.3%	111
Travel	\$76.7	\$95.9	\$1,547	\$1,842	5.0%	99
Photographic Equipment/Supplies	\$6.4	\$6.7	\$128	\$128	1.0%	109
<b>Food at Home Expenditures:</b>						
Food at Home	\$264.3	\$306.7	\$5,330	\$5,891	3.2%	89
- Cereal	\$13.5	\$13.8	\$272	\$264	0.4%	93
- Baked Goods	\$26.3	\$28.7	\$530	\$551	1.9%	88
- Fish and Seafood	\$7.2	\$9.5	\$144	\$183	6.6%	104
- Meat	\$49.9	\$56.2	\$1,006	\$1,079	2.5%	84
- Dairy	\$26.7	\$31.6	\$538	\$608	3.7%	86
- Eggs	\$3.1	\$3.8	\$63	\$72	4.0%	80
- Fresh Milk and Cream	\$6.8	\$7.9	\$136	\$153	3.5%	87
- Other Dairy	\$16.8	\$19.9	\$338	\$383	3.8%	86
- Fruits and Vegetables	\$31.0	\$36.5	\$626	\$701	3.5%	84
- Juices	\$8.4	\$9.3	\$170	\$178	2.0%	93
- Sugar and Sweets	\$17.7	\$20.9	\$357	\$402	3.7%	92
- Fats and Oils	\$2.6	\$3.1	\$53	\$60	4.0%	94
- Nonalcoholic Beverages	\$28.4	\$33.0	\$573	\$633	3.2%	92
- Prepared Foods	\$52.6	\$64.1	\$1,060	\$1,232	4.4%	92

# Consumer Expenditure

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

39 E Michigan Ave - 5 mile radius

2007 Total in \$M

2012 Total in \$M

2007 Avg per  
HH

2012 Avg per  
HH

Growth in  
Total \$

2007  
Market  
Index

	2007 Total in \$M	2012 Total in \$M	2007 Avg per HH	2012 Avg per HH	Growth in Total \$	2007 Market Index
<b>Food Away from Home and Alcohol</b>						
Food Away From Home	\$267.4	\$332.3	\$5,392	\$6,382	4.9%	106
- Breakfast	\$21.4	\$29.6	\$431	\$569	7.7%	102
- Lunch	\$76.0	\$100.5	\$1,532	\$1,931	6.5%	105
- Dinner	\$78.3	\$86.4	\$1,579	\$1,660	2.1%	108
- Snacks and Non-Alch. Bev	\$35.0	\$50.3	\$705	\$967	8.8%	110
- Catered Affairs	\$3.4	\$3.6	\$69	\$68	0.6%	99
- Food on Trips	\$53.3	\$61.8	\$1,076	\$1,187	3.2%	102
Alcoholic Beverages	\$68.0	\$84.7	\$1,372	\$1,627	4.9%	102
- Alcohol at Home	\$45.4	\$58.1	\$915	\$1,115	5.6%	100
- Alcohol away From Home	\$22.7	\$26.7	\$457	\$512	3.5%	108
<b>Health Care Expenditures:</b>						
Health Care	\$180.7	\$262.5	\$3,644	\$5,042	9.1%	88
- Medical Services	\$80.7	\$102.4	\$1,627	\$1,967	5.4%	91
- Prescription Drugs	\$92.3	\$150.3	\$1,861	\$2,887	12.6%	85
- Medical Supplies	\$7.7	\$9.8	\$156	\$188	5.3%	103
<b>Household Equipment Expenditures</b>						
Household Furnishing & Furniture	\$67.3	\$85.5	\$1,356	\$1,642	5.4%	95
- Household Textiles	\$28.7	\$36.3	\$579	\$697	5.3%	96
- Domestic Textiles	\$13.5	\$17.0	\$272	\$327	5.3%	100
- Window and Furn. Covers	\$15.3	\$19.3	\$308	\$371	5.3%	93
- Furniture	\$38.5	\$49.2	\$777	\$944	5.5%	95
- Bedroom Furniture	\$10.8	\$13.5	\$218	\$259	4.9%	96
- Living/Dining Room Furniture	\$16.7	\$20.6	\$337	\$395	4.6%	93
- Other Furniture	\$11.0	\$15.1	\$221	\$290	7.6%	96
Major Household Appliances	\$15.9	\$19.6	\$321	\$376	4.6%	94
Small Appliances and Housewares	\$35.1	\$43.2	\$708	\$830	4.6%	103
Misc Household Equipment	\$27.0	\$33.7	\$545	\$648	5.0%	103
<b>Personal Items Expenditures:</b>						
Personal Care Products and Services	\$53.1	\$64.8	\$1,070	\$1,245	4.4%	103
Personal Expenses and Services	\$73.5	\$93.0	\$1,482	\$1,786	5.3%	91
Smoking Products and Supplies	\$40.4	\$46.4	\$815	\$890	2.9%	100

Prepared On: 8/4/2008 7:15:02 PM

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# Consumer Expenditure

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

39 E Michigan Ave - 5 mile radius

2007 Total in \$M

2012 Total in \$M

2007 Avg per  
HH

2012 Avg per  
HH

Growth in  
Total \$

2007  
Market  
Index

### Miscellaneous Items Expenditures:

Education	\$102.9	\$134.7	\$2,076	\$2,586	6.2%	135
- Room and Board	\$6.1	\$6.4	\$122	\$122	1.0%	114
- Supplies	\$96.9	\$128.3	\$1,954	\$2,464	6.5%	136
Pet Expenses	\$21.9	\$29.3	\$442	\$563	6.8%	88
All Day Care	\$13.7	\$17.2	\$275	\$330	5.2%	90
Contributions ALL	\$90.6	\$102.8	\$1,827	\$1,974	2.7%	100
Housekeeping Supplies	\$15.8	\$19.4	\$318	\$373	4.7%	88
<b>Shelter and Related Expenditures:</b>						
Household Repairs	\$51.7	\$62.0	\$1,043	\$1,192	4.0%	89
Household Services	\$29.1	\$37.8	\$587	\$726	6.0%	105
Housing Expenses	\$60.7	\$73.7	\$1,224	\$1,415	4.3%	98
- Fuels and Utilities	\$6.7	\$7.5	\$134	\$144	2.5%	79
- Telephone Service	\$54.0	\$66.2	\$1,090	\$1,271	4.5%	101
<b>Transportation Expenditures:</b>						
Transportation	\$374.8	\$485.5	\$7,559	\$9,324	5.9%	100
- New Vehicles	\$157.9	\$192.6	\$3,184	\$3,699	4.4%	104
- Used Vehicles	\$99.6	\$132.1	\$2,009	\$2,538	6.5%	97
- Boats, Outboard Motors, etc	\$9.6	\$12.2	\$193	\$234	5.5%	64
- Towing	\$0.4	\$0.5	\$8	\$11	7.9%	115
- Gasoline	\$95.0	\$133.1	\$1,915	\$2,556	8.0%	101
- Diesel	\$0.6	\$0.7	\$12	\$14	4.6%	85
- Rented Vehicles	\$11.8	\$14.2	\$238	\$272	4.0%	115
Automotive Maint./Repair/Other	\$84.7	\$108.2	\$1,708	\$2,079	5.6%	101

Prepared On: 8/4/2008 7:15:02 PM

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# Consumer Expenditure

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

39 E Michigan Ave - 7 mile radius	2007 Total in \$M	2012 Total in \$M	2007 Avg per HH	2012 Avg per HH	Growth in Total \$	2007 Market Index
2007 Households	82,068	86,639				
Total Spcfd. Consumer Expenditure	\$4,423.7	\$5,543.7	\$53,903	\$63,987	5.0%	107
<b>Apparel Expenditures:</b>						
Total Apparel	\$428.2	\$507.7	\$5,217	\$5,860	3.7%	114
- Women's Apparel	\$127.1	\$147.8	\$1,548	\$1,706	3.3%	119
- Men's Apparel	\$84.3	\$96.3	\$1,027	\$1,112	2.8%	111
- Girl's Apparel	\$23.0	\$27.8	\$280	\$321	4.2%	95
- Boy's Apparel	\$18.9	\$22.1	\$230	\$255	3.4%	94
- Infant's Apparel	\$9.5	\$11.0	\$116	\$127	3.0%	104
- Footwear (ex. Inf.)	\$45.2	\$50.4	\$550	\$582	2.3%	109
- Other Apparel	\$120.3	\$152.4	\$1,466	\$1,759	5.3%	121
<b>Entertainment Expenditures:</b>						
Sports and Recreation	\$129.1	\$166.8	\$1,573	\$1,926	5.9%	105
TV, Radio & Sound Equipment	\$180.5	\$235.2	\$2,199	\$2,715	6.1%	110
Reading Materials	\$53.8	\$59.8	\$655	\$691	2.3%	123
Travel	\$144.2	\$179.8	\$1,757	\$2,075	4.9%	112
Photographic Equipment/Supplies	\$11.7	\$12.2	\$142	\$141	1.0%	120
<b>Food at Home Expenditures:</b>						
Food at Home	\$456.0	\$532.1	\$5,557	\$6,142	3.3%	92
- Cereal	\$23.2	\$23.9	\$283	\$275	0.5%	97
- Baked Goods	\$45.7	\$50.1	\$557	\$579	2.0%	92
- Fish and Seafood	\$12.3	\$16.5	\$150	\$190	6.8%	108
- Meat	\$84.7	\$96.2	\$1,032	\$1,110	2.7%	86
- Dairy	\$45.9	\$54.7	\$560	\$631	3.8%	89
- Eggs	\$5.3	\$6.4	\$64	\$74	4.2%	82
- Fresh Milk and Cream	\$11.7	\$13.8	\$142	\$159	3.6%	91
- Other Dairy	\$29.0	\$34.5	\$353	\$398	3.8%	90
- Fruits and Vegetables	\$54.4	\$64.3	\$662	\$742	3.7%	89
- Juices	\$14.4	\$16.0	\$176	\$185	2.2%	97
- Sugar and Sweets	\$31.0	\$36.8	\$378	\$425	3.8%	97
- Fats and Oils	\$4.4	\$5.3	\$54	\$61	4.2%	96
- Nonalcoholic Beverages	\$49.0	\$57.1	\$598	\$659	3.3%	96
- Prepared Foods	\$90.9	\$111.2	\$1,107	\$1,284	4.5%	96

# Consumer Expenditure

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

39 E Michigan Ave - 7 mile radius	2007 Total in \$M	2012 Total in \$M	2007 Avg per HH	2012 Avg per HH	Growth in Total \$	2007 Market Index
<b>Food Away from Home and Alcohol</b>						
Food Away From Home	\$476.3	\$593.2	\$5,804	\$6,847	4.9%	114
- Breakfast	\$37.3	\$51.8	\$454	\$598	7.8%	107
- Lunch	\$135.5	\$180.1	\$1,651	\$2,079	6.6%	113
- Dinner	\$140.1	\$155.0	\$1,707	\$1,789	2.1%	117
- Snacks and Non-Alch. Bev	\$61.8	\$89.2	\$753	\$1,029	8.9%	117
- Catered Affairs	\$6.5	\$6.7	\$79	\$77	0.6%	112
- Food on Trips	\$95.2	\$110.5	\$1,160	\$1,275	3.2%	110
<b>Alcoholic Beverages</b>	\$123.1	\$152.9	\$1,500	\$1,765	4.8%	112
- Alcohol at Home	\$82.1	\$104.6	\$1,000	\$1,208	5.5%	109
- Alcohol away From Home	\$41.0	\$48.3	\$500	\$557	3.5%	118
<b>Health Care Expenditures:</b>						
Health Care	\$313.1	\$456.2	\$3,816	\$5,265	9.1%	92
- Medical Services	\$141.0	\$179.3	\$1,718	\$2,069	5.4%	96
- Prescription Drugs	\$158.5	\$259.6	\$1,932	\$2,996	12.8%	88
- Medical Supplies	\$13.6	\$17.3	\$166	\$199	5.4%	110
<b>Household Equipment Expenditures</b>						
Household Furnishing & Furniture	\$124.4	\$158.1	\$1,516	\$1,824	5.4%	106
- Household Textiles	\$54.1	\$68.2	\$659	\$787	5.2%	109
- Domestic Textiles	\$24.8	\$31.3	\$303	\$362	5.2%	111
- Window and Furn. Covers	\$29.2	\$36.9	\$356	\$425	5.2%	108
- Furniture	\$70.3	\$89.9	\$857	\$1,037	5.6%	104
- Bedroom Furniture	\$19.4	\$24.2	\$236	\$279	5.0%	104
- Living/Dining Room Furniture	\$30.8	\$37.9	\$376	\$438	4.6%	104
- Other Furniture	\$20.1	\$27.8	\$245	\$321	7.6%	106
Major Household Appliances	\$27.7	\$34.1	\$338	\$394	4.6%	99
Small Appliances and Housewares	\$64.9	\$79.9	\$791	\$922	4.6%	115
Misc Household Equipment	\$47.3	\$59.1	\$577	\$683	5.0%	109
<b>Personal Items Expenditures:</b>						
Personal Care Products and Services	\$92.1	\$112.8	\$1,123	\$1,302	4.5%	108
Personal Expenses and Services	\$137.2	\$173.9	\$1,671	\$2,007	5.4%	103
Smoking Products and Supplies	\$64.1	\$73.7	\$782	\$851	3.0%	96

# Consumer Expenditure

## Water Street Project



**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

39 E Michigan Ave - 7 mile radius

	2007 Total in \$M	2012 Total in \$M	2007 Avg per HH	2012 Avg per HH	Growth in Total \$	2007 Market Index
<b>Miscellaneous Items Expenditures:</b>						
Education	\$220.5	\$286.8	\$2,687	\$3,310	6.0%	174
- Room and Board	\$15.4	\$15.8	\$188	\$182	0.5%	175
- Supplies	\$205.1	\$271.0	\$2,499	\$3,128	6.4%	174
Pet Expenses	\$38.4	\$51.6	\$468	\$595	6.9%	93
All Day Care	\$25.0	\$31.4	\$305	\$362	5.1%	99
Contributions ALL	\$185.8	\$206.7	\$2,264	\$2,386	2.3%	124
Housekeeping Supplies	\$27.6	\$34.1	\$337	\$394	4.7%	93
<b>Shelter and Related Expenditures:</b>						
Household Repairs	\$93.6	\$111.7	\$1,140	\$1,289	3.9%	98
Household Services	\$52.7	\$68.8	\$642	\$794	6.1%	115
Housing Expenses	\$103.5	\$126.4	\$1,261	\$1,458	4.4%	101
- Fuels and Utilities	\$11.0	\$12.5	\$134	\$144	2.6%	79
- Telephone Service	\$92.5	\$113.9	\$1,127	\$1,315	4.6%	105
<b>Transportation Expenditures:</b>						
Transportation	\$655.4	\$849.7	\$7,986	\$9,807	5.9%	105
- New Vehicles	\$278.3	\$339.7	\$3,391	\$3,921	4.4%	110
- Used Vehicles	\$169.1	\$225.9	\$2,061	\$2,607	6.7%	99
- Boats, Outboard Motors, etc	\$21.3	\$26.8	\$259	\$310	5.2%	85
- Towing	\$0.7	\$1.0	\$8	\$11	8.3%	120
- Gasoline	\$160.7	\$226.3	\$1,958	\$2,612	8.2%	103
- Diesel	\$1.0	\$1.3	\$13	\$15	4.3%	89
- Rented Vehicles	\$24.2	\$28.8	\$295	\$332	3.8%	143
Automotive Maint./Repair/Other	\$147.3	\$188.9	\$1,795	\$2,181	5.7%	106

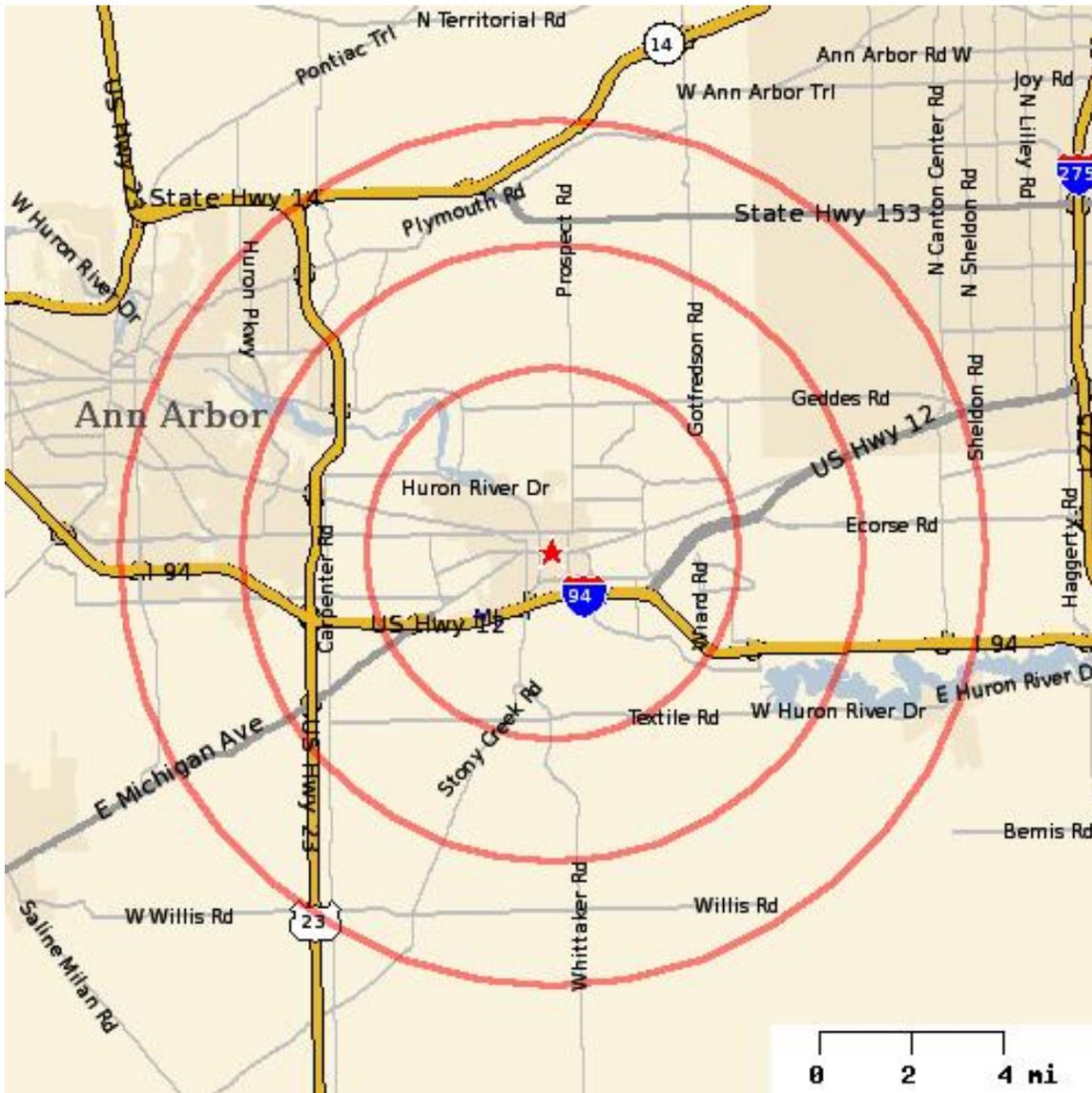
# Consumer Expenditure

## Water Street Project

Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

Location	Longitude	Latitude
1. 39 E Michigan Ave - 3 mile radius	-83.6089966893186	42.2411166833146
2. 39 E Michigan Ave - 5 mile radius	-83.6089966893186	42.2411166833146
3. 39 E Michigan Ave - 7 mile radius	-83.6089966893186	42.2411166833146



## Retail Gap Opportunity Report (By Product)

The following report captures and illustrates where there is a shortage or overage in specific product types available to consumers based upon consumer demand and upon retail supply for each given product type for the defined trade area; for the purpose of this report the significant defined trade area is the 5-mile ring radius as outlined on page 2 of the report, with the exception of the grocery and the drug categories which utilize a 3-mile ring radius as these are typically a convenience / neighborhood type use that draw from a smaller circle thus require more frequent establishments. Data for these uses can be viewed on page 1 of the report.

Overall the trade area shows an opportunity or gap in available supply of \$225,100,000, adjusted for the inclusion of the grocery and drug categories. Translated that means that many product types and services are underrepresented in the trade area(s) including:

- Groceries
- Prescription Medications
- Home Entertainment
- Automotive Purchases
  - New Vehicles
  - Maintenance / Supplies for Self-Repair
  - Fuel
  - Lubricants
- Technology
- Furniture
- Dining Establishments
- Apparel
  - Men's
  - Women's
  - Children's
  - Infants

## Retail Gap Opportunity Report (By Product)

It is noteworthy that the grocery shortage in the 3-mile trade area is \$22.2M which approaches the average annual sales volume for nationally branded grocers of approximately 50,000 square feet in size. Likewise, it is noteworthy that the pharmacy shortage is \$23.7M or approximately three times the average annual sales volume of a nationally branded pharmacy of approximately 14,000 square feet in size.

Under the more traditional 5-mile radius there is an opportunity to capture up to \$75.7M in sales from restaurants (with liquor licenses) and from fast-casual dining establishments. It is noteworthy that if you expand the trade area to a 7-mile ring, there is a shortage of \$133M in this category. Dining establishments are quickly becoming anchors or destinations within development projects which may lead to a strong correlation and opportunity to capture a strong grouping of options.

# Retail Opportunity Gap Report (Product Type)



## Water Street Project

**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

39 E Michigan Ave - 3 mile radius

	2007 Demand (Consumer Exp.) in \$M	2007 Supply (Retail Sales) in \$M	Opportunity (Gap/Surplus) in \$M
Total Retail Stores	\$1,128.4	\$809.5	\$318.9
Alcoholic Drinks	\$12.8	\$13.0	\$-0.2
All Other Merchandise	\$36.2	\$15.5	\$20.7
Audio Equipment, Musical Instruments, and Supplies	\$14.2	\$4.6	\$9.6
Automotive Fuels	\$93.9	\$52.0	\$41.9
Automotive Lubricants	\$39.1	\$19.7	\$19.4
Books	\$11.4	\$6.7	\$4.7
Cars, Trucks, and Other Powered Transportation	\$173.2	\$162.9	\$10.3
Children's Wear	\$10.8	\$6.9	\$3.9
Cigars, Cigarettes, and Tobacco & Smokers' Accessorie	\$22.0	\$14.8	\$7.2
Computer Hardware, Software and Supplies	\$26.9	\$5.1	\$21.8
Curtains, Draperies, Blinds, Slipcovers etc.	\$7.2	\$5.2	\$2.0
Drugs, Health Aids, and Beauty Aids	\$70.4	\$46.5	\$23.8
Flooring & Floor Coverings	\$7.8	\$4.8	\$3.1
Footwear	\$17.6	\$4.7	\$13.0
Furniture and Sleep Equipment	\$18.6	\$10.0	\$8.6
Groceries and Other Foods	\$144.7	\$122.5	\$22.2
Hardware Tools, and Plumbing and Electrical Supplies	\$67.0	\$56.9	\$10.1
Jewelry	\$12.6	\$5.5	\$7.2
Kitchenware and Home furnishings	\$14.5	\$8.2	\$6.3
Lumber and Building Materials	\$48.5	\$79.6	\$-31.1
Major Household Appliances	\$8.3	\$4.0	\$4.3
Meals and Snacks	\$116.4	\$75.8	\$40.6
Men's Wear	\$22.9	\$11.0	\$11.9
Optical Goods	\$2.9	\$0.5	\$2.3
Packaged Liquor, Wine, Beer	\$20.0	\$15.5	\$4.5
Paint and Sundries	\$7.5	\$2.8	\$4.7
Paper and Related Products	\$6.8	\$5.4	\$1.4
Pets, Pet Foods, and Pet Supplies	\$4.6	\$3.3	\$1.4
Photographic Equipment & Supplies	\$2.9	\$1.1	\$1.8
Sewing, Knitting, and Needlework Goods	\$1.8	\$0.7	\$1.1
Small Electric Appliances	\$3.2	\$2.1	\$1.1
Soaps, Detergents, and Household Cleaners	\$5.8	\$6.5	\$-0.7
Sporting Goods	\$13.4	\$5.5	\$7.8
Televisions, Video Recorders, Video Cameras	\$9.0	\$4.6	\$4.3
Toys, Hobby Goods, and Games	\$8.8	\$5.4	\$3.4
Women's, Juniors', and Misses' Wear	\$44.4	\$20.2	\$24.3

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# Retail Opportunity Gap Report (Product Type)



## Water Street Project

**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

39 E Michigan Ave - 5 mile radius

	2007 Demand (Consumer Exp.) in \$M	2007 Supply (Retail Sales) in \$M	Opportunity (Gap/Surplus) in \$M
Total Retail Stores	\$2,025.9	\$1,829.7	\$196.2
Alcoholic Drinks	\$23.4	\$18.3	\$5.1
All Other Merchandise	\$67.7	\$47.6	\$20.1
Audio Equipment, Musical Instruments, and Supplies	\$24.9	\$12.1	\$12.8
Automotive Fuels	\$165.2	\$95.3	\$69.9
Automotive Lubricants	\$68.1	\$44.7	\$23.4
Books	\$17.7	\$20.6	\$-2.9
Cars, Trucks, and Other Powered Transportation	\$304.7	\$182.7	\$121.9
Children's Wear	\$19.1	\$17.8	\$1.4
Cigars, Cigarettes, and Tobacco & Smokers' Accessorie	\$37.3	\$39.3	\$-2.1
Computer Hardware, Software and Supplies	\$48.6	\$15.2	\$33.4
Curtains, Draperies, Blinds, Slipcovers etc.	\$13.6	\$14.0	\$-0.4
Drugs, Health Aids, and Beauty Aids	\$123.4	\$106.3	\$17.1
Flooring & Floor Coverings	\$15.5	\$17.4	\$-1.8
Footwear	\$30.8	\$27.8	\$3.0
Furniture and Sleep Equipment	\$35.4	\$23.5	\$11.9
Groceries and Other Foods	\$253.3	\$395.5	\$-142.2
Hardware Tools, and Plumbing and Electrical Supplies	\$126.9	\$160.0	\$-33.1
Jewelry	\$25.1	\$11.9	\$13.3
Kitchenware and Home furnishings	\$27.9	\$27.1	\$0.8
Lumber and Building Materials	\$95.4	\$165.4	\$-70.0
Major Household Appliances	\$15.5	\$10.0	\$5.4
Meals and Snacks	\$207.5	\$131.8	\$75.7
Men's Wear	\$41.0	\$30.5	\$10.5
Optical Goods	\$5.2	\$2.4	\$2.9
Packaged Liquor, Wine, Beer	\$35.4	\$37.7	\$-2.2
Paint and Sundries	\$15.0	\$15.6	\$-0.7
Paper and Related Products	\$12.3	\$20.3	\$-8.0
Pets, Pet Foods, and Pet Supplies	\$8.6	\$10.5	\$-1.9
Photographic Equipment & Supplies	\$5.4	\$6.6	\$-1.2
Sewing, Knitting, and Needlework Goods	\$3.4	\$2.2	\$1.2
Small Electric Appliances	\$5.7	\$7.3	\$-1.6
Soaps, Detergents, and Household Cleaners	\$10.4	\$19.6	\$-9.2
Sporting Goods	\$25.8	\$16.5	\$9.4
Televisions, Video Recorders, Video Cameras	\$15.9	\$11.4	\$4.5
Toys, Hobby Goods, and Games	\$16.6	\$19.8	\$-3.2
Women's, Juniors', and Misses' Wear	\$78.1	\$44.8	\$33.3

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# Retail Opportunity Gap Report (Product Type)



## Water Street Project

**Prepared By:** CB Richard Ellis - Detroit

**Prepared For:** City of Ypsilanti

39 E Michigan Ave - 7 mile radius

	2007 Demand (Consumer Exp.) in \$M	2007 Supply (Retail Sales) in \$M	Opportunity (Gap/Surplus) in \$M
Total Retail Stores	\$3,577.0	\$2,716.3	\$860.8
Alcoholic Drinks	\$42.4	\$28.3	\$14.1
All Other Merchandise	\$122.9	\$72.5	\$50.4
Audio Equipment, Musical Instruments, and Supplies	\$45.8	\$33.0	\$12.7
Automotive Fuels	\$279.8	\$164.8	\$114.9
Automotive Lubricants	\$116.4	\$60.6	\$55.7
Books	\$37.7	\$31.5	\$6.3
Cars, Trucks, and Other Powered Transportation	\$527.7	\$294.1	\$233.7
Children's Wear	\$32.4	\$22.2	\$10.2
Cigars, Cigarettes, and Tobacco & Smokers' Accessorie	\$59.2	\$54.4	\$4.8
Computer Hardware, Software and Supplies	\$91.1	\$39.2	\$51.9
Curtains, Draperies, Blinds, Slipcovers etc.	\$25.4	\$18.1	\$7.3
Drugs, Health Aids, and Beauty Aids	\$213.0	\$179.8	\$33.2
Flooring & Floor Coverings	\$28.2	\$24.5	\$3.7
Footwear	\$56.3	\$39.3	\$17.1
Furniture and Sleep Equipment	\$64.8	\$28.7	\$36.1
Groceries and Other Foods	\$437.1	\$516.8	\$-79.7
Hardware Tools, and Plumbing and Electrical Supplies	\$218.7	\$226.1	\$-7.3
Jewelry	\$48.7	\$16.9	\$31.8
Kitchenware and Home furnishings	\$52.2	\$35.7	\$16.5
Lumber and Building Materials	\$167.5	\$229.6	\$-62.1
Major Household Appliances	\$26.9	\$18.3	\$8.6
Meals and Snacks	\$369.3	\$236.3	\$133.0
Men's Wear	\$76.1	\$40.6	\$35.6
Optical Goods	\$9.3	\$12.3	\$-3.0
Packaged Liquor, Wine, Beer	\$64.2	\$56.6	\$7.6
Paint and Sundries	\$26.9	\$20.9	\$6.0
Paper and Related Products	\$21.7	\$25.0	\$-3.3
Pets, Pet Foods, and Pet Supplies	\$14.9	\$14.0	\$1.0
Photographic Equipment & Supplies	\$9.9	\$9.7	\$0.1
Sewing, Knitting, and Needlework Goods	\$5.9	\$2.8	\$3.1
Small Electric Appliances	\$10.0	\$8.9	\$1.1
Soaps, Detergents, and Household Cleaners	\$18.3	\$24.6	\$-6.2
Sporting Goods	\$49.7	\$25.4	\$24.3
Televisions, Video Recorders, Video Cameras	\$28.2	\$19.2	\$9.0
Toys, Hobby Goods, and Games	\$29.5	\$23.7	\$5.8
Women's, Juniors', and Misses' Wear	\$148.7	\$61.8	\$86.8

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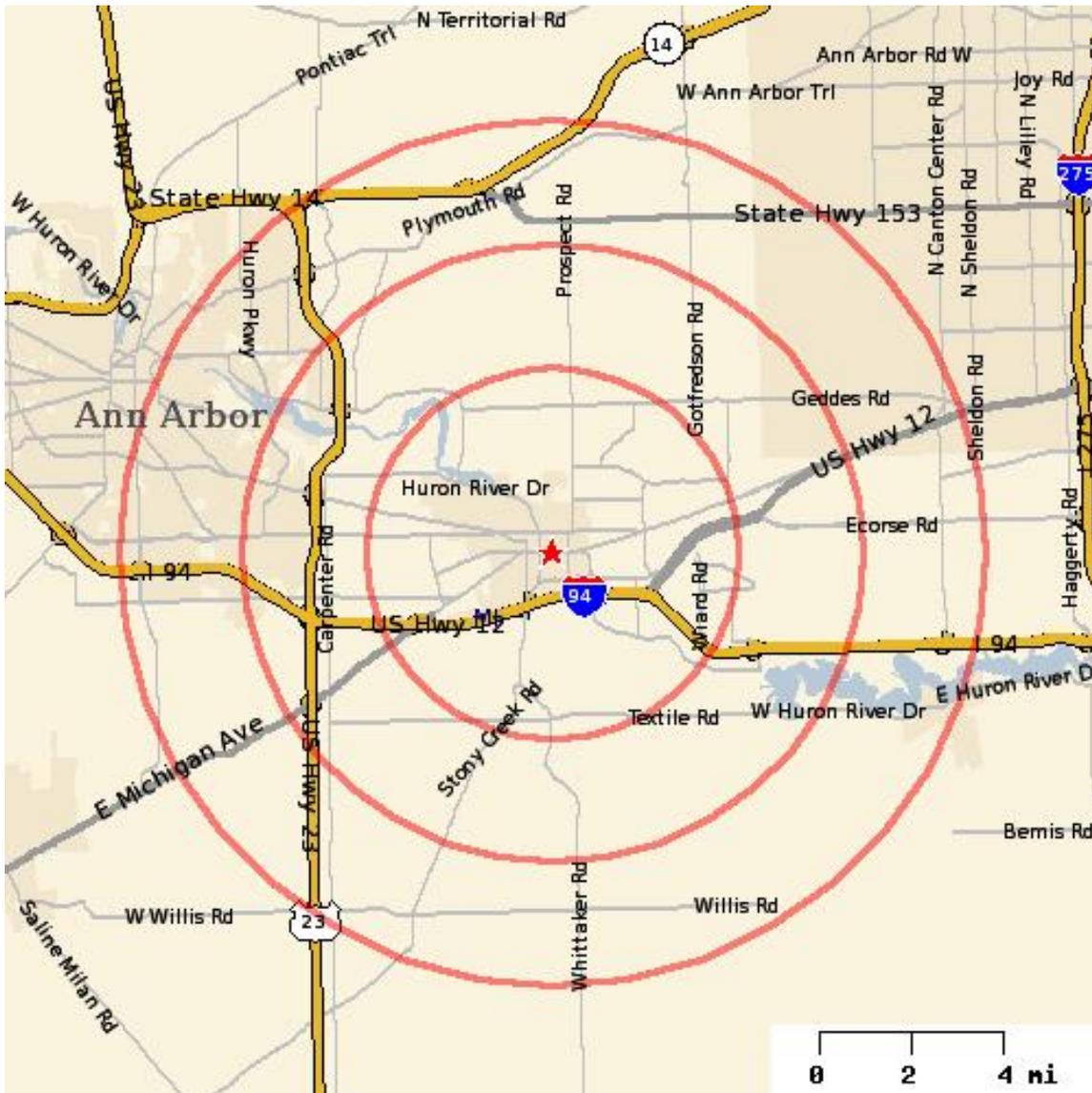
# Retail Opportunity Gap Report (Product Type)

## Water Street Project

Prepared By: CB Richard Ellis - Detroit

Prepared For: City of Ypsilanti

Location	Longitude	Latitude
1. 39 E Michigan Ave - 3 mile radius	-83.6089966893186	42.2411166833146
2. 39 E Michigan Ave - 5 mile radius	-83.6089966893186	42.2411166833146
3. 39 E Michigan Ave - 7 mile radius	-83.6089966893186	42.2411166833146



## Traffic Count Report

### Traffic Counts

The following report captures Average Daily Traffic Counts for all Right-of-Ways within a 3-mile radius of the Water Street Project. The most significant counts are obviously those located along the frontage and within direct proximity to the site. The following summarizes the number of vehicle counts, which correlates in to the number consumer views, passing by the site each day.

Michigan Avenue Vehicle Per Day (vpd) around Water Street Project

E. Michigan Avenue at Lincoln Street has approximately 24,800 vpd.

W. Michigan Avenue at Washington Street has approximately 19,100 vpd.

E. Michigan Avenue at Prospect Street has approximately 27,600 vpd.

W. Michigan Avenue at Adams has approximately 19,900 vpc

N. River Street at Michigan Avenue has approximately 3,500 vpd.

S. Huron Street near Michigan Avenue has approximately 18,200 vpd.

# Traffic Volume Counts

- 39 E Michigan Ave 3 mile radius



Street Name	Cross Street	Year	Avg Daily Traffic Volume	Count Type	Distance from Center (in miles)
N River St	E Michigan Ave	2002	3,469	ADT	0.03
S River St	Parsons St	1994	8,526	ADT	0.04
E Michigan Ave	N Lincoln St	1992	33,911	ADT	0.06
E Michigan Ave	N Lincoln St	2003	24,800	AADT	0.12
W Michigan Ave	N Washington St	2002	19,100	ADT	0.14
S Park St	Parsons St	1992	2,501	ADT	0.15
N Park St	E Michigan Ave	1992	1,407	ADT	0.15
N River St	North St	1999	3,161	ADT	0.15
S Huron St	Ferris St	1998	11,728	ADT	0.21
E Michigan Ave	N Grove St	1995	17,679	AADT	0.21
N Huron St	Pearl St	2002	16,400	ADT	0.21
N Huron St	Pearl St	1995	31,052	AADT	0.23
W Michigan Ave	N Washington St	1992	27,652	ADT	0.23
Ferrier St	N River St	1997	191	ADT	0.24
S Huron St	Ferris St	1997	13,488	ADT	0.24
N Grove St	E Michigan Ave	1999	452	ADT Southbound	0.26
W Michigan Ave	N Washington St	2001	22,147	ADT	0.27
S Grove St	Parsons St	1995	2,970	AADT	0.27
S Huron St	Woodward St	2000	18,200	ADT	0.30
W Michigan Ave	N Washington St	2000	18,000	ADT	0.30
E Michigan Ave	N Prospect Rd	2002	27,600	ADT	0.31
N Huron St	Emmet St	1995	5,352	AADT	0.32
E Cross St	Rice St	1992	4,276	AADT	0.34
E Cross St	N River St	1999	4,479	ADT	0.34
E Cross St	Rice St	1994	9,137	ADT	0.35
N Prospect Rd	E Michigan Ave	1997	6,267	ADT	0.35
S Prospect St	Towner St	1997	8,925	ADT	0.35
N Prospect Rd	Martin Pl	1994	8,572	ADT	0.36
N Adams St	W Michigan Ave	1999	4,248	ADT	0.36
S Huron St	Buffalo St	2003	15,800	AADT	0.36
Washtenaw Rd	N Washington St	1997	3,888	ADT	0.36
W Michigan Ave	N Adams St	2003	19,900	AADT	0.37
S Prospect St	Towner St	1995	7,030	AADT	0.37
W Cross Ave	N Washington St	2000	8,460	ADT	0.38
N River St	Maple St	1997	3,898	ADT	0.39
N Prospect Rd	High St	1995	7,068	AADT	0.39
S Grove St	South St	1995	2,970	AADT	0.40
E Michigan Ave	N Prospect Rd	2001	30,876	ADT	0.41
W Cross Ave	N Washington St	1994	13,136	ADT	0.42
N River St	Maple St	1995	1,602	AADT	0.42
E Cross St	N Grove St	1995	5,391	AADT	0.42
W Cross Ave	N Washington St	2002	10,200	ADT	0.43
N Hamilton St	W Michigan Ave	2003	12,828	ADT	0.43

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# Traffic Volume Counts

- 39 E Michigan Ave 3 mile radius



Street Name	Cross Street	Year	Avg Daily Traffic Volume	Count Type	Distance from Center (in miles)
S Hamilton St	Ferris St	1998	12,140	ADT	0.43
S Hamilton St	Ferris St	1992	13,421	ADT	0.45
W Michigan Ave	N Hamilton St	1998	16,729	ADT	0.45
S Prospect St	Davis St	1995	6,644	AADT	0.46
Ecorse Rd	Emerick St	1995	24,509	ADT	0.46
Spring St	Chidister St	1995	4,451	AADT	0.48
S Grove St	S Prospect St	1997	3,552	ADT	0.49
N Huron St	Florence St	1995	5,352	AADT	0.49
E Michigan Ave	Miles St	1990	21,991	ADT	0.49
N Hamilton St	Emmet St	1995	12,000	AADT	0.49
N Prospect Rd	Maple St	2002	6,657	ADT	0.49
S Huron St	Casler St	1992	10,604	ADT	0.50
Washtenaw Rd	N Hamilton St	1997	13,091	ADT Eastbound	0.50
W Cross Ave	N Adams St	1995	4,062	AADT	0.50
Factory St	S Prospect St	1997	19,713	ADT	0.50
Ecorse Rd	Emerick St	1995	15,136	ADT	0.52
N Hamilton St	W Cross Ave	1992	6,859	ADT	0.53
Factory St	S Prospect St	1995	16,701	AADT	0.53
Ballard St	Pearl St	1997	2,204	ADT	0.53
W Cross Ave	N Hamilton St	2000	10,900	ADT	0.54
N River St	E Forest Ave	1995	1,602	AADT	0.54
Factory St	S Prospect St	1994	10,845	ADT	0.55
Factory St	S Prospect St	1997	3,347	ADT	0.55
Ballard St	Washtenaw Rd	1992	2,536	ADT	0.55
Spring St	Bell St	1997	18,062	ADT	0.56
W Michigan Ave	Congress St	1997	26,413	ADT	0.56
E Michigan Ave	Miles St	1990	19,416	ADT	0.56
N Hamilton St	Florence St	1997	4,904	ADT Southbound	0.57
N Prospect Rd	Oak St	1995	3,463	AADT	0.57
W Cross Ave	N Hamilton St	1997	11,307	ADT	0.57
S Grove St	S Prospect St	1997	6,759	ADT Southbound	0.57
Ecorse Rd	Emerick St	1995	11,053	AADT	0.58
E Forest Ave	N River St	1997	7,316	ADT	0.58
E Forest Ave	Norris St	1995	6,693	AADT	0.59
E Forest Ave	Dwight St	1995	5,145	AADT	0.60
S Huron St	Harriet St	1995	9,797	AADT	0.60
Congress St	W Michigan Ave	1999	3,559	ADT	0.60
S Prospect St	S Grove St	1995	6,257	AADT	0.61
Ecorse Rd	Towner St	2003	11,400	AADT	0.62
N Hamilton St	Olive St	1995	4,667	AADT	0.62
Ballard St	Florence St	1992	4,248	ADT	0.63
N Prospect Rd	E Forest Ave	1995	3,815	AADT	0.63
Hemphill St	E Forest Ave	1992	4,276	AADT	0.63

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# Traffic Volume Counts

- 39 E Michigan Ave 3 mile radius



Street Name	Cross Street	Year	Avg Daily Traffic Volume	Count Type	Distance from Center (in miles)
Washtenaw Rd	Perrin St	2003	9,900	AADT	0.64
W Cross Ave	Ballard St	2003	10,200	AADT	0.64
E Michigan Ave	Johnson St	2003	16,300	AADT	0.64
W Forest Ave	N Adams St	1995	6,068	AADT	0.64
E Forest Ave	Stanley St	1995	3,596	AADT	0.64
S Hamilton St	Harriet St	2000	13,700	ADT	0.64
Ecorse Rd	Parkwood Ave	2002	11,400	ADT	0.64
N Hamilton St	W Forest Ave	1997	4,181	ADT Southbound	0.65
Harriet St	S Hamilton St	1997	16,132	ADT	0.65
S Hamilton St	Harriet St	2003	11,700	AADT	0.65
W Forest Ave	N Hamilton St	1995	5,443	AADT	0.66
N Huron St	W Forest Ave	1997	8,556	ADT Northbound	0.66
W Forest Ave	N Hamilton St	1995	4,818	AADT	0.68
W Cross Ave	Perrin St	1995	22,500	AADT	0.68
Ecorse Rd	Emerick St	2000	11,200	ADT	0.68
Harriet St	S Hamilton St	1997	8,715	ADT	0.69
Ballard St	W Forest Ave	1997	4,743	ADT	0.70
S Hamilton St	Harriet St	1987	14,131	ADT	0.71
S Prospect St	S Grove St	1995	6,963	AADT	0.71
W Cross Ave	College Pl	1992	14,380	ADT	0.71
E Cross St	Campbell Ave	1995	5,677	AADT	0.71
W Michigan Ave	S Normal St	1995	12,419	AADT	0.72
College Pl	W Cross Ave	1992	3,304	ADT	0.73
W Forest Ave	Perrin St	1995	4,188	AADT	0.73
Ecorse Rd	Davis St	1992	12,800	ADT	0.74
S Huron St	Madison Blvd	1995	8,275	AADT	0.74
Davis St	Ecorse Rd	2001	361	ADT	0.75
College Pl	W Cross Ave	1992	6,836	ADT	0.75
Hawkins St	W Michigan Ave	1994	2,323	ADT	0.76
W Cross Ave	N Normal St	1995	22,500	AADT	0.77
N Huron St	Jarvis St	1995	5,352	AADT	0.78
W Forest Ave	Perrin St	1995	4,188	AADT	0.78
Harriet St	Hawkins St	1997	5,443	ADT	0.80
S Summit St	Woods Dr	1997	2,134	ADT	0.80
N Summit St	Grant St	1997	2,830	ADT	0.80
N Prospect Rd	Thomas St	1995	4,167	AADT	0.81
S Huron St	Madison Blvd	1995	8,275	AADT	0.81
I-94	S Grove St	1995	105,989	ADT	0.82
Emerick St	Debby Ct	2000	1,099	ADT	0.83
W Michigan Ave	S Summit St	1995	12,303	AADT	0.85
Holmes Rd	Hemphill St	1988	1,333	ADT	0.86
I-94	Emerick St	1986	75,733	ADT	0.86
Lowell St	St Johns St	1995	4,579	AADT	0.87

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# Traffic Volume Counts

- 39 E Michigan Ave 3 mile radius



Street Name	Cross Street	Year	Avg Daily Traffic Volume	Count Type	Distance from Center (in miles)
Washtenaw Rd	N Summit St	2000	11,200	ADT	0.88
Maplewood Ave	Oaklawn Ave	1997	374	ADT	0.88
N Prospect Rd	Holmes Rd	1997	8,340	ADT	0.89
Oaklawn Ave	Maplewood Ave	1997	434	ADT	0.89
W Cross Ave	N Summit St	1993	18,002	ADT	0.89
N River St	Holmes Rd	1997	2,500	ADT	0.89
Ecorse Rd	Oaklawn Ave	2003	11,300	AADT	0.90
1st Ave	W Michigan Ave	1997	4,643	ADT	0.90
S Hamilton St	I-94	1992	14,675	AADT	0.90
Maplewood Ave	Oaklawn Ave	1997	544	ADT	0.91
E Michigan Ave	Campbell Ave	2003	15,200	AADT	0.91
Maplewood Ave	Oaklawn Ave	1997	268	ADT	0.92
Holmes Rd	Carver Ave	2002	3,643	ADT	0.92
1st Ave	W Michigan Ave	1994	4,284	ADT	0.93
Lowell St	St Johns St	1994	5,177	ADT	0.94
N Prospect Rd	Holmes Rd	1993	7,603	ADT	0.94
N Huron River Dr	Ann St	1995	5,352	AADT	0.94
Washtenaw Rd	W Cross Ave	2002	23,100	ADT	0.96
E Cross St	Hollis Ave	1999	1,151	ADT Westbound	0.98
Congress St	Oakwood St	1995	5,054	AADT	1.00
2nd Ave	W Michigan Ave	1997	23,875	ADT	1.00
W Cross Ave	Washtenaw Rd	1995	7,281	AADT	1.01
Lowell St	St Johns St	1997	1,259	ADT Southbound	1.01
Washtenaw Rd	W Cross Ave	1992	31,644	ADT	1.01
E Forest Ave	Bagley Ave	1995	2,047	AADT	1.01
E Michigan Ave	Burbank Ave	2000	17,900	ADT	1.02
Holmes Rd	Twin Towers St	1995	3,026	AADT	1.02
Washtenaw Rd	W Cross Ave	1992	30,670	ADT	1.05
Redwood Ave	Ecorse Rd	2001	238	ADT	1.07
Oakwood St	Sheridan Ave	1992	2,776	ADT	1.08
Tyler Rd	Pinewood Ave	2001	1,014	ADT	1.09
N Huron River Dr	Ann St	1995	11,498	AADT	1.09
Ecorse Rd	Pinewood Ave	1992	13,267	AADT	1.10
S Grove St	Georgina Dr	1992	9,992	AADT	1.10
Washtenaw Rd	Roosevelt St	2003	23,100	AADT	1.12
W Michigan Ave	S Wallace Blvd	1995	12,185	AADT	1.12
S Grove St	Georgina Dr	1993	12,509	ADT	1.12
Oakwood St	W Circle Dr	1992	11,242	ADT	1.13
S Huron St	Huron St	1992	19,896	ADT	1.13
Tyler Rd	Pinewood Ave	2001	938	ADT	1.14
I-94	Emerick St	2003	114,000	AADT	1.14
S Grove St	Georgina Dr	2001	10,450	ADT	1.17
N Prospect Rd	Terrace Ln	1995	4,519	AADT	1.18

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# Traffic Volume Counts

- 39 E Michigan Ave 3 mile radius



Street Name	Cross Street	Year	Avg Daily Traffic Volume	Count Type	Distance from Center (in miles)
Leforge Rd	Woburn Dr	1997	8,558	ADT	1.19
Ecorse Rd	Wharton St	2002	11,300	ADT	1.22
S Congress St	N Wallace Blvd	1995	5,054	AADT	1.23
N Wallace Blvd	W Cross Ave	2002	18,123	ADT	1.24
I-94	Emerick St	2000	98,300	ADT	1.24
W Michigan Ave	Elder St	2002	24,362	ADT	1.28
E Michigan Ave	Burbank Ave	2002	29,288	ADT	1.28
W Cross Ave	Elbridge St	1995	7,281	AADT	1.28
Huron St	Joe Hall Dr	1995	14,503	AADT	1.28
N Huron River Dr	Leforge Rd	1995	11,498	AADT	1.29
Washtenaw Rd	Roosevelt St	1995	25,241	AADT	1.29
N River St	Holmes Rd	1995	6,166	ADT	1.30
S Mansfield St	Lathers Ave	2002	3,761	ADT	1.32
Duncan Ave	S Harris Rd	2001	294	ADT	1.32
N Congress St	Owendale Ave	2000	4,311	ADT	1.32
S Mansfield St	Lathers Ave	2002	3,763	ADT	1.32
S Congress St	N Mansfield	1998	3,893	ADT	1.32
E Cross St	N Harris Rd	2002	1,998	ADT	1.33
Anna Ave	Washtenaw Rd	1988	480	ADT	1.34
Holmes Rd	Wendell Ave	1995	2,980	AADT	1.34
W Michigan Ave	South Mansfield St	1995	12,185	AADT	1.35
S Harris Rd	Duncan Ave	1995	3,627	AADT	1.35
S Harris Rd	Ford Blvd Trl	1996	3,185	ADT	1.35
Davis St	Glenwood Ave	2001	450	ADT	1.36
N Harris Rd	E Cross St	1996	2,970	ADT	1.37
Wendell Ave	Rambling Rd	1994	1,863	ADT	1.37
W Clark Rd	Bedford Dr	1995	5,101	AADT	1.37
N Prospect Rd	E Clark Rd	2003	7,725	ADT	1.38
Ecorse Rd	Dubie Ave	2003	11,300	AADT	1.38
E Clark Rd	N Prospect Rd	2002	6,916	ADT	1.39
N Mansfield	Pearl St	1995	2,667	AADT	1.39
E Clark Rd	Robby Ln	1995	7,570	ADT	1.40
S Harris Rd	Ecorse Rd	1995	5,204	ADT	1.40
Rambling Rd	Wendell Ave	1994	1,308	ADT	1.41
Rue Vendome	Rue Deauville Blvd	1996	885	ADT	1.41
Russell St	S Ford Blvd	1995	5,600	AADT	1.41
E Forest Ave	N Harris Rd	1995	2,793	ADT	1.41
N Harris Rd	Oak St	1995	9,600	AADT	1.42
Cornell Rd	Roosevelt Blvd	1995	3,648	AADT	1.42
E Clark Rd	N Prospect Rd	2002	9,055	ADT	1.43
Hull Ave	Ruth Ave	1994	657	ADT	1.43
S Harris Rd	Ecorse Rd	1992	10,361	ADT	1.43
Parkwood Ave	Greenlawn Ave	1991	2,418	ADT	1.44

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# Traffic Volume Counts

- 39 E Michigan Ave 3 mile radius



Street Name	Cross Street	Year	Avg Daily Traffic Volume	Count Type	Distance from Center (in miles)
E Michigan Ave	E Grand Blvd	2003	15,300	AADT	1.44
Rue Deauville Blvd	Rue Vendome	1996	793	ADT	1.45
N Prospect Rd	E Clark Rd	1995	7,570	ADT	1.45
Ecorse Rd	Greenlawn Ave	1992	16,355	ADT	1.46
Washtenaw Rd	Mansfield St	1995	24,242	AADT	1.46
N Mansfield	W Cross Ave	1997	3,904	ADT	1.46
W Clark Rd	Leforge Rd	2002	6,150	ADT	1.47
Jay Ave	Janet Ave	1995	660	ADT	1.47
Leforge Rd	W Clark Rd	1999	7,795	ADT	1.47
S Ford Blvd	Russell St	2002	16,652	ADT	1.47
Hull Ave	Ruth Ave	1994	567	ADT	1.48
S Ford Blvd	Russell St	1995	6,024	AADT	1.48
S Ford Blvd	Russell St	1995	6,024	AADT	1.48
S Congress St	N Mansfield	2000	3,328	ADT	1.48
Ruth Ave	Lester Ave	1994	360	ADT	1.48
N Mansfield	W Cross Ave	1997	2,852	ADT	1.48
Wendell Ave	Rambling Rd	1994	907	ADT	1.49
Mansfield St	Washtenaw Rd	1992	2,267	ADT	1.50
W Clark Rd	Green Rd	1993	190	ADT	1.51
Cornell Rd	Ainsley Ave	1998	3,825	ADT	1.51
Washtenaw Rd	Mansfield St	1992	29,661	ADT	1.52
Share Ave	Evelyn Ave	2001	6,733	ADT	1.53
N Harris Rd	Holmes Rd	2002	3,037	ADT	1.53
S Harris Rd	Share St	2001	10,730	ADT	1.54
Ecorse Rd	Hayes St	1992	12,705	ADT	1.54
Hayes St	Ecorse Rd	1992	8,423	ADT	1.55
N Ford Blvd	E Forest Ave	2000	11,646	ADT	1.55
Cornell Cts	Cornell Rd	1995	3,648	AADT	1.57
W Cross Ave	Marion St	1992	15,961	AADT	1.57
S Harris Rd	Share St	2001	9,613	ADT	1.57
E Forest Ave	N Ford Blvd	2002	5,446	ADT	1.57
Share St	S Harris Rd	2001	9	ADT	1.57
N Huron River Dr	Lyman St	1995	11,498	AADT	1.58
I-94	S Huron St	2002	116,000	ADT	1.58
S Grove St	Arthur St	2003	8,281	ADT	1.58
E Michigan Ave	Allen Ave	1995	22,929	AADT	1.60
I-94	S Huron St	2003	115,000	AADT	1.60
E Forest Ave	N Ford Blvd	2000	4,245	ADT	1.61
Leforge Rd	W Clark Rd	1999	2,563	ADT	1.61
Village Ln	S Harris Rd	1995	3,761	AADT	1.61
W Michigan Ave	Meadow Woods Blvd	1995	12,185	AADT	1.62
Evelyn Ave	Marcus St	1999	348	ADT	1.63
Lester Ave	S Harris Rd	1999	477	ADT	1.64

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# Traffic Volume Counts

- 39 E Michigan Ave 3 mile radius



Street Name	Cross Street	Year	Avg Daily Traffic Volume	Count Type	Distance from Center (in miles)
Mac Arthur Blvd	E Clark Rd	1991	6,235	ADT	1.64
Ecorse Rd	Kansas Ave	2002	14,483	ADT	1.64
S Congress St	Merrill Ave	2002	4,369	ADT	1.64
Hunter Ave	Delaware Ave	2001	2,858	ADT	1.65
Holmes Rd	N Ford Blvd	1995	4,069	ADT	1.65
United States Highway 12	Gill Ave	2003	24,400	AADT	1.66
N Prospect Rd	Golden Ln	1995	5,549	AADT	1.66
N Ford Blvd	Holmes Rd	1995	7,722	ADT	1.67
E Forest Ave	Jerome Ave	1995	2,047	AADT	1.68
Lester Ave	S Harris Rd	1999	822	ADT	1.68
Evelyn Ave	Marcus St	1999	463	ADT	1.68
I-94	Emerick St	2000	98,300	ADT	1.68
Hunter Ave	Delaware Ave	2001	1,673	ADT	1.69
Valley Dr	Midvale Ave	1993	672	ADT	1.70
Burns Ave	N Hewitt Rd	1999	106	ADT	1.70
Washtenaw Rd	Courtland St	1996	25,100	AADT	1.70
Foley Ave	S Harris Rd	2001	2,998	ADT	1.70
Packard Rd	W Cross Ave	1995	9,982	AADT	1.71
United States Highway 12	Gill Ave	1997	26,111	ADT	1.72
S Grove St	Arthur St	1995	6,482	AADT	1.73
Lamay Ave	Whitman St	1995	9,600	AADT	1.73
Valley Dr	Midvale Ave	1999	523	ADT	1.74
N Ford Blvd	Holmes Rd	1995	6,245	ADT	1.74
Allen Ave	Bailey Ave	1995	4,003	ADT	1.75
Burns Ave	N Hewitt Rd	1999	169	ADT	1.77
N Huron River Dr	Huron River Service Dr	1995	11,498	AADT	1.78
Marcus St	S Harris Rd	1995	5,397	ADT	1.79
Pageant Ave	E Clark Rd	2001	128	ADT	1.79
Ecorse Rd	United States Highway 12	2002	13,185	ADT	1.80
United States Highway 12	Ecorse Rd	1996	25,046	ADT	1.80
I- 94 Service Dr	Seneca St	1997	2,129	ADT	1.81
Huron St	Joe Hall Dr	2002	32,879	ADT	1.82
Leforge Rd	W Clark Rd	1995	1,054	AADT	1.84
Ecorse Rd	United States Highway 12	1996	32,127	ADT	1.84
Huron River Dr	Civic Center Dr	2002	10,338	ADT	1.85
W Michigan Ave	Gouchnour St	1992	16,813	AADT	1.85
Fox Ave	Seneca St	1997	387	ADT	1.86
N Huron River Dr	Superior Rd	1999	5,268	ADT	1.86
Seneca St	Fox St	1997	1,378	ADT	1.87
Seneca St	Fox St	1997	667	ADT	1.87
S Congress St	S Hewitt Rd	1995	5,054	AADT	1.87
N Ford Blvd	Holmes Rd	2002	9,805	ADT	1.87
Fox Ave	Seneca St	1997	422	ADT	1.87

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# Traffic Volume Counts

- 39 E Michigan Ave 3 mile radius



Street Name	Cross Street	Year	Avg Daily Traffic Volume	Count Type	Distance from Center (in miles)
E Clark Rd	Pageant Ave	1997	8,366	ADT	1.87
S Grove St	S Harris Rd	2002	8,893	ADT	1.89
Valley Dr	Peyton Dr	1997	476	ADT	1.89
S Harris Rd	Clarita St	2002	4,455	ADT	1.90
Ellsworth Rd	S Hewitt Rd	2002	12,384	ADT	1.90
United States Highway 12	Airport Industrial Dr	1993	27,176	ADT	1.91
Packard Rd	Rosedale Rd	2000	11,275	ADT	1.91
N Huron River Dr	Superior Rd	2001	21,531	ADT	1.92
S Hewitt Rd	Colony Way	1995	13,545	AADT	1.92
S Hewitt Rd	Ellsworth Rd	2002	19,618	ADT	1.93
S Hewitt Rd	Ellsworth Rd	2002	25,583	ADT	1.95
Midway Rd	Holmes Rd	1999	2,483	ADT	1.95
Holmes Rd	Midway Rd	1999	5,396	ADT	1.95
Ecorse Rd	United States Highway 12	1995	25,900	AADT	1.96
Whittaker Rd	Brentwood Dr	2002	19,302	ADT	1.96
N Hewitt Rd	Harding Ave	1995	13,545	AADT	1.96
S Grove St	S Harris Rd	2002	12,246	ADT	1.96
Valley Dr	Peyton Dr	1997	7,365	ADT Northbound	1.97
E Michigan Ave	Lakewood	2002	14,700	ADT	1.98
N Hewitt Rd	Burns Ave	1995	13,545	AADT	1.98
Washtenaw Rd	Bellevue St	2003	25,867	ADT	1.98
N Hewitt Rd	Burns Ave	1997	6,715	ADT Southbound	1.98
N Hewitt Rd	Stratford Rd	2002	19,164	ADT	1.98
Berkshire Dr	Wiltshire	2000	1,883	ADT	1.99
Tyler Rd	Lori St	1997	4,203	ADT	1.99
Midway Rd	Holmes Rd	1999	1,599	ADT	1.99
W Michigan Ave	Gouchnour St	2000	30,517	ADT	1.99
N Hewitt Rd	Stratford Rd	2002	17,567	ADT	2.00
Ellsworth Rd	Fairway Trl	2002	23,983	ADT	2.00
Valley Dr	Peyton Dr	1997	267	ADT	2.01
Superior Rd	Indian Hills Dr	2002	5,062	ADT	2.03
E Clark Rd	Midway Rd	1997	4,459	ADT	2.03
Stratford Rd	N Hewitt Rd	1994	180	ADT	2.03
Washtenaw Rd	N Hewitt Rd	2002	18,148	ADT	2.05
N Hewitt Rd	Washtenaw Rd	1995	8,036	ADT	2.05
Fairfield St	Stratford Rd	1994	193	ADT	2.06
Holmes Rd	Midway Rd	1999	5,751	ADT	2.06
I-94	Wiard Rd	1996	71,800	AADT	2.06
Fairfield St	Stratford Rd	1994	284	ADT	2.07
Stratford Rd	Fairfield St	1994	149	ADT	2.08
Superior Rd	Indian Hills Dr	1995	3,398	AADT	2.11
United States Highway 12	Wiard Rd	2000	13,369	ADT	2.11
W Michigan Ave	Gouchnour St	2002	31,959	ADT	2.13

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Street Name	Cross Street	Year	Avg Daily Traffic Volume	Count Type	Distance from Center (in miles)
E Michigan Ave	Spencer Ln	1995	23,979	AADT	2.13
N Hewitt Rd	Washtenaw Rd	1995	13,545	AADT	2.13
Dorothy St	Wismer St	2001	460	ADT	2.14
N Huron River Dr	Gregory St	1995	11,498	AADT	2.14
Burns Ave	Edison Ave	1997	355	ADT	2.15
Ellsworth Rd	Fairway Trl	1995	8,311	AADT	2.16
I-94	W Michigan Ave	1995	105,559	ADT	2.16
Brookside Rd	Packard Rd	1997	503	ADT	2.16
Berkshire Dr	Wiltshire	2000	714	ADT	2.17
United States Highway 12	Wiard Rd	1993	44,586	ADT	2.17
Edison Ave	Burns Ave	1997	816	ADT	2.19
Huron River Dr	Scooner Cove Blvd	1994	4,087	ADT	2.19
N Prospect Rd	Berkshire Dr	2003	8,074	ADT	2.19
Edison Ave	Burns Ave	1997	739	ADT	2.19
Brookside Rd	Packard Rd	1997	574	ADT	2.20
Eastlawn Ave	Boston St	1997	335	ADT	2.21
Burns Ave	Edison Ave	1997	198	ADT	2.21
Packard Rd	W Packard Rd	1995	12,680	AADT	2.22
Spencer Ln	Holmes Rd	2001	878	ADT	2.22
United States Highway 12	Wiard Rd	2003	30,800	AADT	2.22
S Grove St	Cliffs on the Bay	1995	8,040	AADT	2.24
Stony Creek Rd	Hitchingham Rd	2002	5,042	ADT	2.24
Washtenaw Rd	Maulbetsch St	1995	22,239	AADT	2.25
Harry St	Crittendon Ave	2001	1,282	ADT	2.26
I-94	Wiard Rd	2002	97,300	ADT	2.29
Holmes Rd	Centennial Ave	1995	3,174	AADT	2.29
Harry St	Crittendon Ave	1998	1,567	ADT	2.29
George Ave	Harry St	1996	707	ADT	2.29
Michael Dr	Scott Ct	1999	1,099	ADT	2.32
N Huron River Dr	Gregory St	2002	19,772	ADT	2.34
Wiard Rd	United States Highway 12	1996	9,160	ADT	2.34
Tyler Rd	Woodglen Ave	1997	3,641	ADT	2.35
Michael Dr	Scott Ct	1999	454	ADT	2.36
Geddes Rd	Hunters Creek Dr	1995	6,657	AADT	2.36
Leforge Rd	Geddes Rd	2002	3,179	ADT	2.37
Geddes Rd	Hunters Creek Dr	2003	11,006	ADT	2.37
E Michigan Ave	Wiard Rd	2001	17,006	ADT	2.38
Washtenaw Rd	Boston Ave	1992	31,392	ADT	2.38
Whittaker Rd	Brentwood Dr	2002	13,797	ADT	2.38
Superior Rd	Riverwood Dr	1995	3,263	AADT	2.40
N Huron River Dr	Gregory St	1996	17,134	ADT	2.41
N Hewitt Rd	Washtenaw Rd	2002	12,851	ADT	2.41
Geddes Rd	Leforge Rd	1985	6,414	ADT	2.41

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# Traffic Volume Counts

- 39 E Michigan Ave 3 mile radius



Street Name	Cross Street	Year	Avg Daily Traffic Volume	Count Type	Distance from Center (in miles)
United States Highway 12	Wiard Rd	2000	28,600	ADT	2.42
Wiard Rd	Tyler Rd	2002	13,240	ADT	2.42
N Huron River Dr	Gregory St	2002	15,960	ADT	2.42
Geddes Rd	Hunters Creek Dr	2003	8,264	ADT	2.42
Wiard Rd	Tyler Rd	1996	10,987	ADT	2.44
David Ave	Victor Ave	2001	709	ADT	2.45
E Clark Rd	Pasadena St N	1995	3,174	AADT	2.45
Huron River Dr	Spinnaker Way	1994	7,341	ADT	2.46
McAuley Dr	E Huron River Dr	1996	11,237	ADT	2.46
Big Pine Dr	Shawn Dr	2002	656	ADT	2.47
E Huron River Dr	McAuley Dr	1995	10,672	AADT	2.47
E Michigan Ave	Bramble Ln	2001	17,222	ADT	2.47
George Ave	Harry St	1999	663	ADT	2.47
Geddes Rd	Leforge Rd	1985	6,520	ADT	2.48
Wiard Rd	Tyler Rd	1991	18,029	ADT	2.49
Packard Rd	Bergen Ave	1995	15,378	AADT	2.50
N Harris Rd	Geddes Rd	1991	1,232	ADT	2.50
Wiard Blvd	Russett	1997	738	ADT	2.53
Tyler Rd	Wiard Rd	1995	6,200	AADT	2.53
Stony Creek Rd	Hitchingham Rd	2000	4,770	ADT	2.54
Wiard Blvd	Russett	1997	847	ADT	2.55
Ellis Rd	Textile Rd	2003	20,000	AADT	2.55
Ellsworth Rd	Oak Dr	1995	9,809	AADT	2.55
Smith St	Patrick St	1999	859	ADT	2.55
Geddes Rd	Leforge Rd	1995	6,942	AADT	2.56
Wiard Rd	Tyler Rd	2002	9,980	ADT	2.57
Superior Rd	Riverwood St	1999	5,450	ADT	2.57
Huron River Dr	Spinnaker Way	1994	2,175	ADT	2.58
Mc Intosh St	Wiard Blvd	1997	1,294	ADT	2.59
Packard Rd	Rice Ave	2002	17,824	ADT	2.59
Tyler Rd	Wiard Rd	1996	1,553	ADT Westbound	2.61
United States Highway 12	Wiard Rd	1996	20,100	AADT	2.61
Wiard Blvd	Mc Intosh St	1997	1,112	ADT	2.62
Wiard Blvd	Mc Intosh St	1991	2,490	ADT	2.62
I-94	Wiard Rd	2003	89,300	AADT	2.63
Smith St	William Ave	1999	552	ADT	2.63
Geddes Rd	N Harris Rd	1995	4,126	AADT	2.63
Whittaker Rd	Brentwood Dr	2000	10,411	ADT	2.63
S Grove St	Lakeview Ave	1997	10,927	ADT	2.65
W Clark Rd	Golfside Dr	1995	7,187	AADT	2.65
Golfside Dr	Packard St	1995	9,600	AADT	2.65
E Huron River Dr	McAuley Dr	2002	12,482	ADT	2.65
Geddes Rd	Superior Rd	2003	10,822	ADT	2.66

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# Traffic Volume Counts

- 39 E Michigan Ave 3 mile radius



Street Name	Cross Street	Year	Avg Daily Traffic Volume	Count Type	Distance from Center (in miles)
Golfside Dr	Packard St	2002	6,748	ADT	2.66
Ellsworth Rd	Oak Dr	2002	22,434	ADT	2.66
Golfside Dr	Packard St	2002	16,329	ADT	2.67
Washtenaw Rd	Boston Ave	1995	26,525	AADT	2.67
Textile Rd	Meadowview St	1995	5,155	AADT	2.67
Lakeview Ave	S Grove St	1997	1,548	ADT	2.67
Golfside Dr	Sunnydale St	2000	5,230	ADT	2.67
N Prospect Rd	Berkshire Dr	2003	8,038	ADT	2.67
Textile Rd	Meadowview St	2002	10,678	ADT	2.68
E Michigan Ave	Kingsley Trl	1995	21,913	AADT	2.68
Tuttle Hill Rd	Brookwood Ave	1994	297	ADT	2.68
S Grove St	Lakeview Ave	1997	10,990	ADT	2.69
Golfside Dr	Golfside Apartment	1995	20,400	AADT	2.69
Packard St	Golfside Dr	2003	20,238	ADT	2.69
N Harris Rd	Geddes Rd	1998	1,707	ADT	2.70
State St	Wiard Rd	2001	334	ADT	2.71
Superior Rd	Geddes Rd	2003	5,301	ADT	2.71
Textile Rd	Meadowview St	2002	8,430	ADT	2.72
Golfside Dr	Ainsley Rd	1992	10,387	ADT	2.72
Stony Creek Rd	Hitchingham Rd	2000	10,292	ADT	2.72
I-94	Wiard Rd	1988	64,885	ADT	2.73
Geddes Rd	N Harris Rd	1998	7,358	ADT	2.73
Golfside Dr	Sunnydale St	2002	5,230	ADT	2.74
Golfside Dr	Washtenaw Ave	1993	17,242	ADT	2.75
Textile Rd	Hitchingham Rd	2002	7,670	ADT	2.75
Tyler Rd	Bomber St	1995	6,200	AADT	2.75
Washtenaw Ave	Golfside Dr	1992	33,634	ADT	2.75
Geddes Rd	N Harris Rd	1998	7,851	ADT	2.76
Ellsworth Rd	Oak Dr	2002	21,573	ADT	2.78
Big Pine Dr	Shawn Dr	2002	773	ADT	2.78
N Harris Rd	Geddes Rd	1998	309	ADT	2.80
Textile Rd	Hitchingham Rd	2002	7,307	ADT	2.80
Whittaker Rd	Brentwood Dr	2002	13,269	ADT	2.82
Golfside Dr	Twin Lakes Dr	1995	24,000	AADT	2.83
Textile Rd	Big Pine Dr	1992	6,174	AADT	2.84
Textile Rd	Hitchingham Rd	2002	7,811	ADT	2.84
Lakeview Ave	S Pasadena Ave	1994	2,084	ADT	2.85
McCartney Ave	Lakeview Ave	1994	1,929	ADT	2.86
Packard St	Golfside Dr	1995	18,076	AADT	2.87
W Clark Rd	Golfside Dr	2002	18,602	ADT	2.87
Geddes Rd	Superior Rd	2003	8,365	ADT	2.87
Tyler Rd	Bomber St	1988	10,449	ADT	2.90
Ellsworth Rd	E Ellsworth Rd	1996	16,225	ADT	2.90

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# Traffic Volume Counts

- 39 E Michigan Ave 3 mile radius



Street Name	Cross Street	Year	Avg Daily Traffic Volume	Count Type	Distance from Center (in miles)
Lakeview Ave	McCartney Ave	1994	484	ADT	2.91
Hillside Dr	E Ellsworth Rd	1996	381	ADT	2.92
Stony Creek Rd	Hitchingham Rd	2000	6,053	ADT	2.92
Golfside Dr	Bynan Dr	2002	17,024	ADT	2.92
S Grove St	Cottage Ln	2002	8,967	ADT	2.93
Holmes Rd	Ridge Rd	2002	3,442	ADT	2.93
Textile Rd	Par View Dr	1995	4,377	AADT	2.94
W Michigan Ave	Munger Rd	2002	20,000	ADT	2.94
Ridge Rd	Holmes Rd	1995	2,092	AADT	2.94
Tyler Rd	McGregor Ave	2002	3,245	ADT	2.94
McCartney Ave	Lakeview Ave	2003	4,255	ADT	2.96
Washtenaw Ave	Foster Rd	1992	30,670	ADT	2.97
W Clark Rd	Golfside Dr	2002	14,271	ADT	2.98
E Clark Rd	Pasadena St N	2000	3,246	ADT	2.98
Ellsworth Rd	Cloverlawn Ave	1995	11,307	AADT	2.99
Ridge Rd	Holmes Rd	2002	7,443	ADT	2.99



## REQUEST FOR LEGISLATION

September 18, 2008

FROM: April L. McGrath, Assistant City Manager

SUBJECT: Water Street Pricing Structure

### **Exhibit B1-B3**

City Council hired C.B. Richard Ellis (CBRE) in June 2008, to market and broker the Water Street Redevelopment Project. Their responsibilities include research and setting an asking price for the Water Street Properties.

Attached you will find CBRE's suggested asking prices for various parcels of land as defined by the master plan/master marketing plan created in several design vignettes between CBRE, JDA, employees of the City of Ypsilanti, and employees of Washtenaw County. The plan calls for potential development "zones" within the boundaries of the Water Street Project including possible commercial, office, medical, multi-family housing, student housing, senior-assisted living housing and other issues.

CBRE collected approximately 100 comparable sale prices in both Western Wayne County and Washtenaw County focusing primarily on pricing for commercial land and multi-family land sales dating back to 2004; communities included in the search were Ypsilanti, Ypsilanti Township, Belleville, Van Buren Township, Ann Arbor, Saline and Canton. The data was collected from databases such as CoStar as well as from CBRE's Valuation and Appraisal division.

The sales comparables were reviewed and pared down to approximately 40 to 45 properties that shared similar attributes, either in size or in location, yielding a range of values that seemed applicable to the various parcels for sale as a part of the Water Street Project.

As such, CBRE is comfortable in issuing the attached pricing matrix and suggests that the values contained therein are adopted as the guidelines for the Water Street Project. Attached you will find suggested prices. I have attached the following in this order:

- Exhibit B1: Pricing structure
- Exhibit B2: Map showing pricing structure
- Exhibit B3: Water Street Sample Development

Again, the pricing structure is a starting point for negotiations and is subject to change depending the market. Exhibit B2 is reflects the locations of the pricing structure and Exhibit B3 shows what a sample plan might look like as development begins on this site.

Setting an asking price for this property will require City Council approval. As negotiations are finalized with developers, each offer will be brought to City Council for final approval. I am requesting that you approve the pricing structure for the land on Water Street as recommended by CBRE.

RECOMMENDED ACTION: Approval

ATTACHMENTS: Exhibit B1: Pricing structure  
Exhibit B2: Map showing pricing structure  
Exhibit B3: Water Street Sample Development  
Resolution 2008-191 approving pricing recommendations for Water Street land

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CITY MANAGER APPROVAL: \_\_\_\_\_ COUNCIL AGENDA DATE: 9/18/08

CITY MANAGER COMMENTS:

FINANCE DIRECTOR APPROVAL: \_\_\_\_\_

# Water Street Project Ypsilanti, MI CB Richard Ellis Suggested Pricing Schedule

	Area	Size / Acres	Size / SF	Developer / Bulk Asking Price	Asking Price	Partial Sale Asking Price Per Acre	Total Potential Gross Asking Price	Notes
1	A to G	9.7	422,532	\$275,000	\$2,667,500	\$0	\$0	Purchase of Entire Frontage as One
1a	A	1.4	60,984	\$0	\$0	\$425,000	\$595,000	Park / Michigan Corner
1b	B	1.4	60,984	\$0	\$0	\$400,000	\$560,000	Michigan Ave Frontage
1c	C	1.4	60,984	\$0	\$0	\$600,000	\$840,000	River / Michigan Corner
1d	D	2	87,120	\$0	\$0	\$500,000	\$1,000,000	River / Michigan Corner
1e	E	1.5	65,340	\$0	\$0	\$400,000	\$600,000	Michigan Ave Frontage
1f	F	1.4	60,984	\$0	\$0	\$400,000	\$560,000	Water / Michigan Corner
1g	G	1.6	69,696	\$0	\$0	\$400,000	\$640,000	Riverfront Property @ Water St
2	H	3.5	152,460	\$150,000	\$525,000	\$225,000	\$787,500	Live-Work Units
3	I - J	4.4	191,664	\$275,000	\$1,210,000	\$350,000	\$1,540,000	Medical/Office
4	K	5.7	248,292	\$275,000	\$1,567,500	\$375,000	\$2,137,500	Partial Sale pricing for Hotels
5	L	8.8	383,328	\$150,000	\$1,320,000	\$200,000	\$1,760,000	TBD / Senior / Multi-Family
	<b>NET</b>	32.1	1,864,368		<b>\$ 7,290,000</b>		<b>\$ 11,020,000</b>	

ITEMS IN **RED** NOT INCLUDED IN NET ACREAGE CALCULATION AS THEY ARE ACCOUNTED FOR IN LINE ITEM 1

**Pricing Accepted By**

**Date Accepted**

Name:

Title

Name:

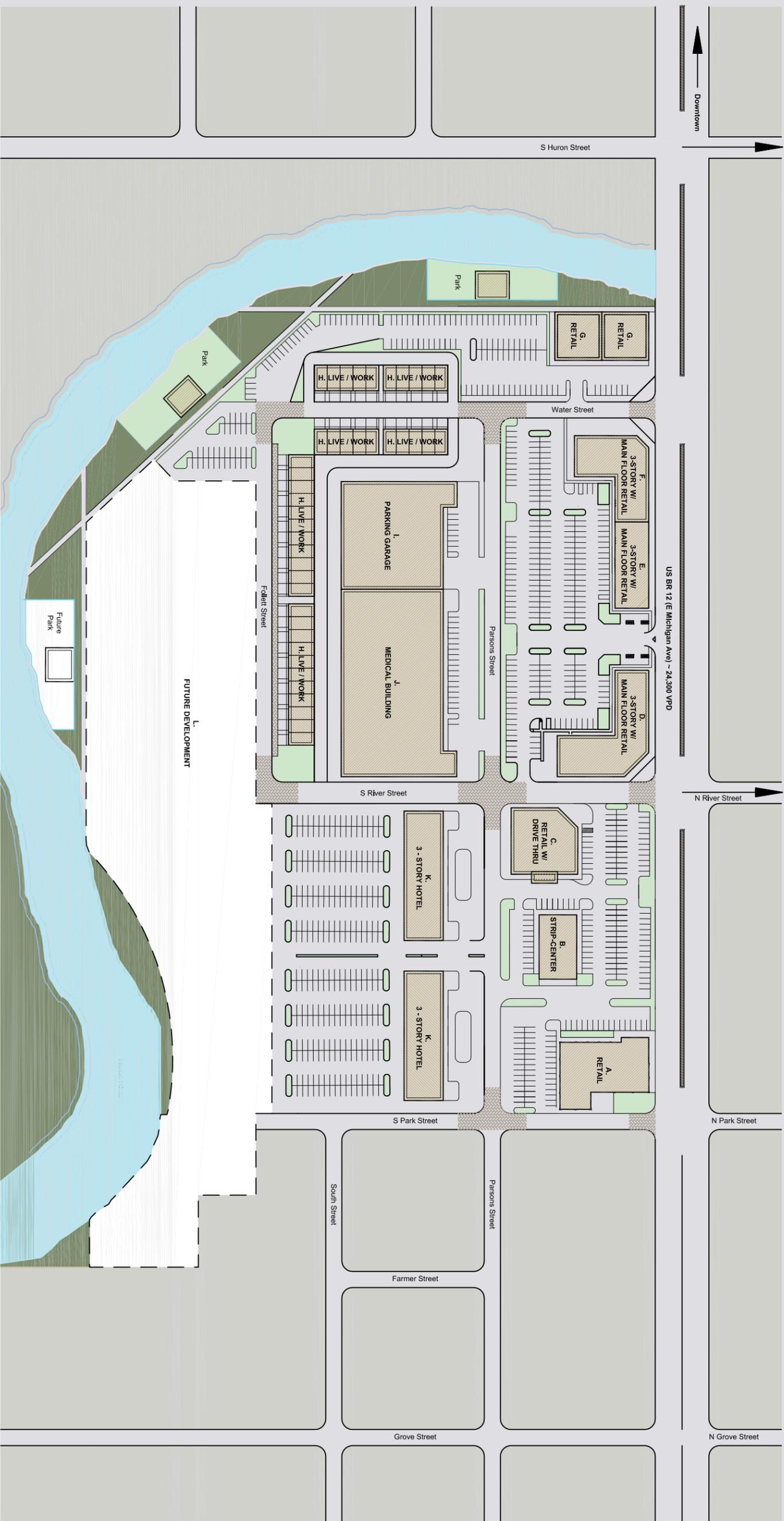
Title





### YPSILANTI - WATER STREET REDEVELOPMENT PRICING PLAN

Development Area	Parcel Size	Building Area	Parking Provided
Development Area A	1.4 Acres	18,000 SF	61 Spaces
Development Area B	1.4 Acres	15,000 SF	75 Spaces
Development Area C	1.4 Acres	15,000 SF	47 Spaces
Development Area D	2.0 Acres	60,000 SF	69 Spaces
Development Area E	1.5 Acres	30,000 SF	68 Spaces
Development Area F	1.4 Acres	45,000 SF	68 Spaces
Development Area G (2 Units)	1.6 Acres	8,000 SF	70 Spaces
Development Area H (42 Units)	3.5 Acres	1,500 per unit = 63,000 SF	2 per unit = 84 and 50 Street Spaces
Development Area I	1.7 Acres	40,000 SF - 120,000 SF	140 Spaces - 420 Spaces
Development Area J	2.7 Acres	70,000 SF - 210,000 SF	28 Street Spaces
Development Area K (2 Units)	5.7 Acres	20,000 SF - 60,000 SF	136 Spaces (Per Unit)
Development Area L (Future)	8.8 Acres	-	-



**YPSILANTI - WATER STREET REDEVELOPMENT SAMPLE MARKETING PLAN**

Development Area	Parcel Size	Building Area	Parking Provided	Development Area	Parcel Size	Building Area	Parking Provided	Development Area	Parcel Size	Building Area	Parking Provided	Development Area	Parcel Size	Building Area	Parking Provided	Development Area	Parcel Size	Building Area	Parking Provided				
Development Area A	1.4 Acres	18,000 SF	61 Spaces	Development Area C	1.4 Acres	15,000 SF	47 Spaces	Development Area E	1.5 Acres	30,000 SF	68 Spaces	Development Area G (2 Units)	1.6 Acres	8,000 SF	70 Spaces	Development Area I	1.7 Acres	40,000 SF - 120,000 SF	140 Spaces - 420 Spaces	Development Area K (2 Units)	5.7 Acres	20,000 SF - 60,000 SF	136 Spaces (Per Unit)
Development Area B	1.4 Acres	15,000 SF	75 Spaces	Development Area D	2.0 Acres	60,000 SF	69 Spaces	Development Area F	1.4 Acres	45,000 SF	68 Spaces	Development Area H (42 Units)	3.5 Acres	1,500 per unit = 63,000 SF	2 per unit = 84 and 50 Street Spaces	Development Area J	2.7 Acres	70,000 SF - 210,000 SF	28 Street Spaces	Development Area L (Future)	8.8 Acres	-	-