

Appendix B:
Market
Study



March 13, 2002

RE: Cross Street Project - Ypsilanti, Michigan

Upon reviewing the Cross Street Neighborhood Improvement Plan, I have noticed several new factors that were not considered in our feasibility study of the area. These are:

- 1) Eastern Michigan University (EMU) has announced plans to construct a 260-car parking deck on the corner of Perrin and Cross Streets.
- 2) EMU also has announced they plan to expand the McKenny Student Union, but no indications have been made of potential uses of the expansion.
- 3) Cross Street has been proposed to add on-street parking on the south side of the street.
- 4) Emmet Street has been proposed to switch from one-way traffic (eastbound) to two-way traffic.

First, the addition of the 260-parking deck will help the district by adding exposure to businesses along Cross Street. The availability of parking, while helpful, will be minimized by the University's limiting the public access to the structure. As I understand it, the University plans to allow limited public access to the structure during off-peak hours, which I assume will be evenings and weekends. As such, while the added parking will benefit businesses along Cross Street, the final effect on the potential for additional retail is minimized.

Next, the expansion of the Student Union will also affect the potential for additional retail, as well as existing businesses along Cross Street. While I understand the University's desire to serve the needs of its students, expanding the Student Union will pull available expenditure potential away from the Cross Street District. However, the Cross Street District also serves the close-in residential population base. As such, the added retail in the Student Union will not be a



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"dollar-for-dollar" exchange. The added retail in the Student Union will actually expand the expenditure potential of the area somewhat due to the added convenience to the students. As such, the final impact on the Cross Street District will be diluted, to some extent.

The addition of on-street parking on Cross Street, as well as the switch to two-way traffic on Emmet Street, will improve both access to the Cross Street businesses, as well as help to ease the parking concerns in the area. Combined, these two changes may well offer the most impact on the district by enabling the close-in residential residents to shop the district on a more frequent basis, for a longer period of time. Additionally, it will enable consumers in other parts of the trade area to visit the district for a longer period of time.

As such, after reviewing the above changes, Market Insite Group has made slight adjustments to our recommended retail for the Cross Street Corridor as follows:

Category	Previous Rec. Additional Retail	Revised Rec. Additional Retail	Difference
Apparel and Accessories	5,000 – 8,000 sq. ft.	5,000 – 8,000 sq. ft.	
Used record/CD store	3,000 – 6,000 sq. ft.	3,500 – 6,000 sq. ft.	+ 500
Entertainment Retail	2,000 – 4,000 sq. ft.	2,000 – 4,000 sq. ft.	
Incubator Art Gallery/Studio	4,000 – 10,000 sq. ft.	4,000 – 10,000 sq. ft.	
Sub/Sandwich/Soup Shop	1,500 – 2,500 sq. ft.	2,000 – 3,000 sq. ft.	+ 500
Total	15,500 – 30,500 sq. ft.	16,500 – 30,500 sq. ft.	+ 1,000

Please note, as before, our recommendations still address the need for the existing bookstores, restaurants and coffee shops to upgrade the existing facilities and product offerings to expand the appeal to area consumers. If the existing businesses do not upgrade, they are at risk to lose sales to stronger competitors entering the market, either in the surrounding area or at the University's expanded Student Union.

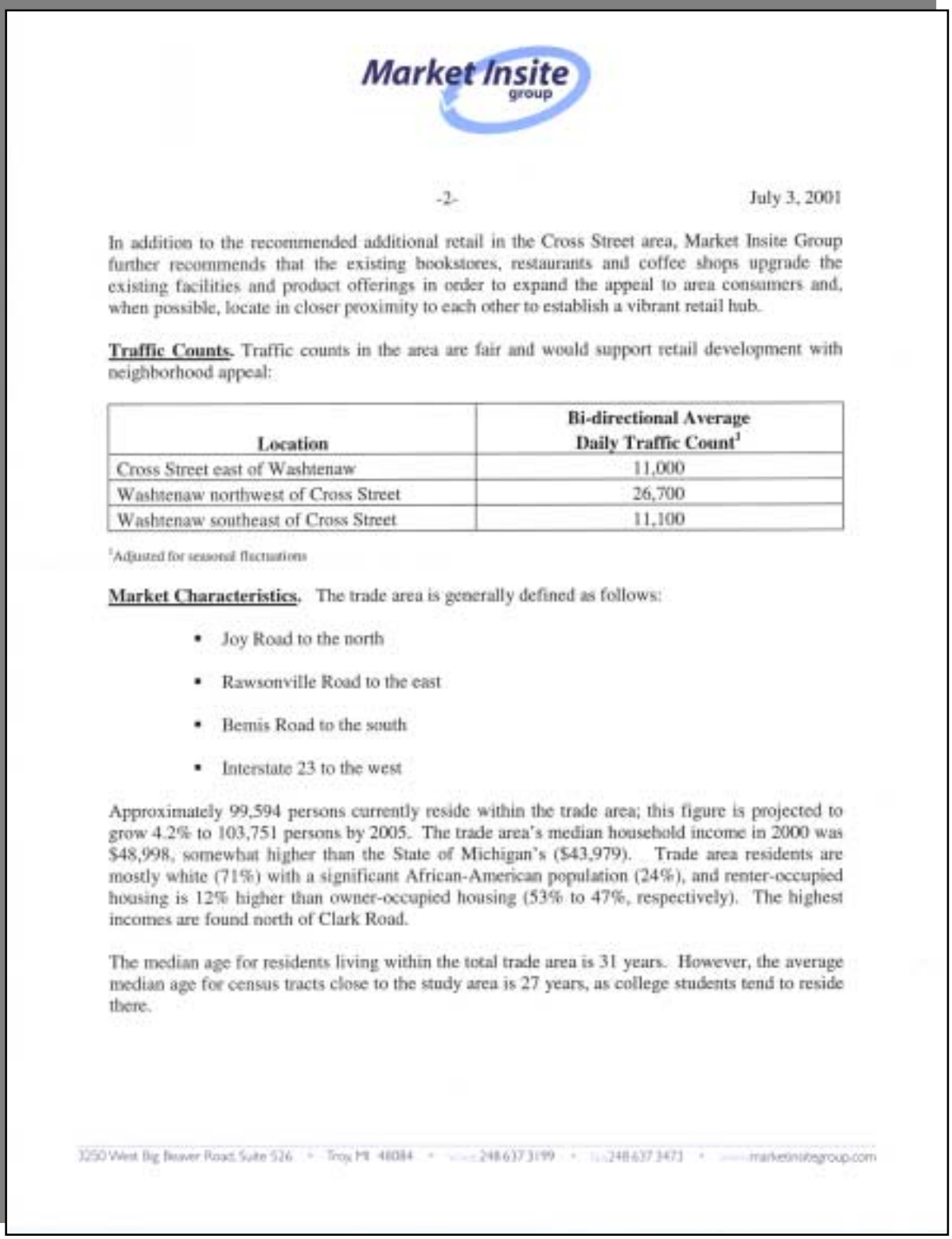
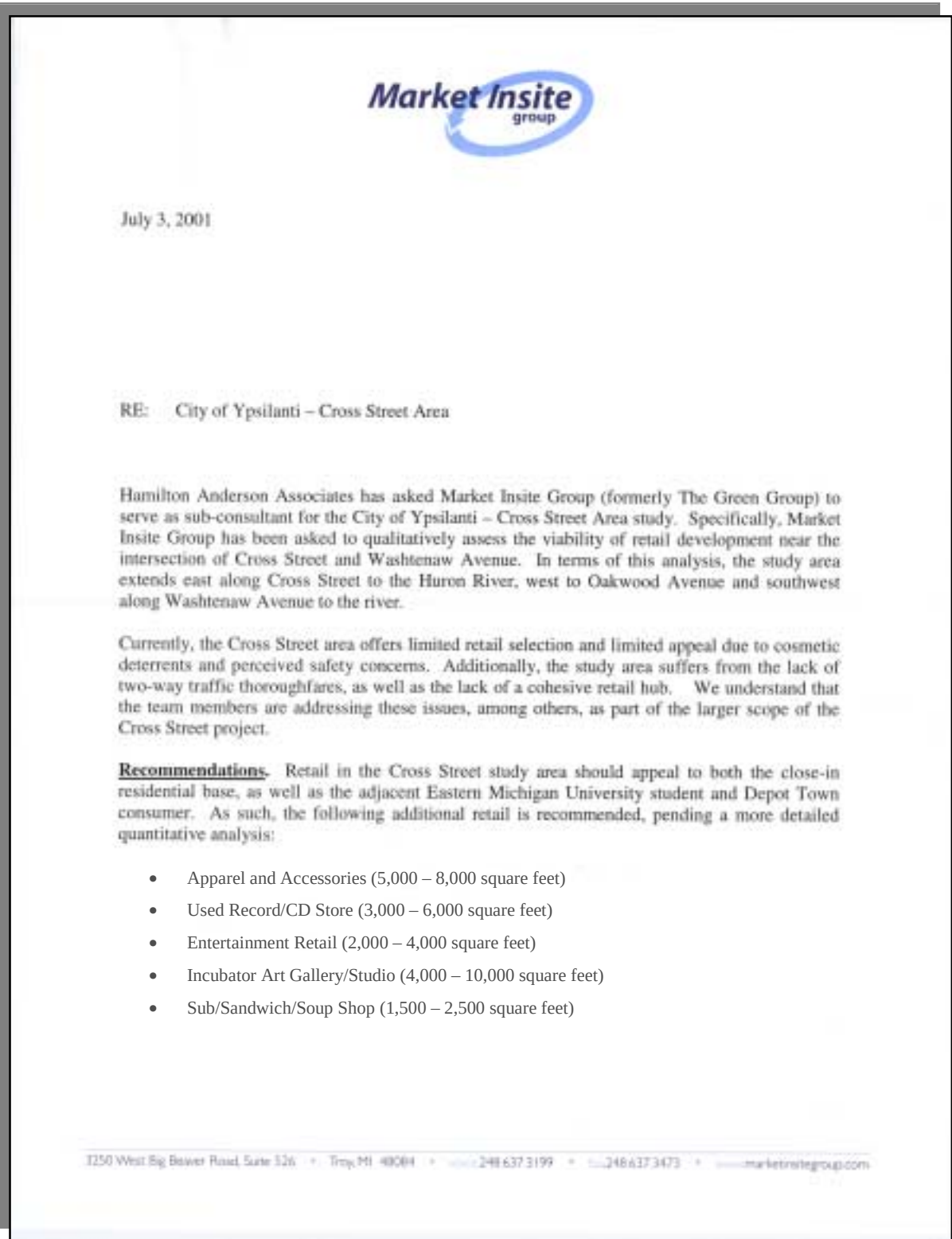
Judith, as always, please contact me should you have any additional questions.

Sincerely,

Jeffrey Hershey
Director of Professional Services

JH:dw

Appendix B



Market Study
(Market Insite Group, July 2001)



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July 3, 2001

Eastern Michigan University Students. According to the Institutional Research Department at Eastern Michigan University, approximately 23,710 students are currently enrolled at the university. Of these, approximately 4,000 live on campus, with the remainder commuting or living nearby. The total average age for EMU students is 27 years and more than half (58%) are female. Approximately 70% are employed part-time on or off campus.

Business Statistics. The following table highlights occupations of the 5,192 employees working within one mile of the intersection of Cross Street and Washtenaw:

Occupation	# of Employees	% of Total
Services	2,425	47%
Retail Trade	1,389	27%
Government	335	6%
Finance - Insurance - Real Estate	328	6%
Manufacturing	172	3%
Other	543	11%

Please refer to the attached detailed population and demographic profiles for the defined trade area.

Competition. As part of this study, we identified all major regional, community and neighborhood shopping centers in and around the defined trade area, as well as all major freestanding retail competitors.

The Cross Street area is anchored by Depot Town to the east and Eastern Michigan University to the west. Depot Town and Ypsilanti's central business district offer unique retailers and restaurants that serve the study area residents; as such, retail in and around the study area tends to compliment, rather than compete with, neighborhood-oriented retail extending east along Michigan Avenue.

The Wal-Mart located in Roundtree Place Shopping Center represents the Cross Street area's most direct community-oriented competition due to its close proximity and easy access. Similarly, the Kmart located at the northeast corner of Golfside and Washtenaw Avenue is convenient and inclusive in terms of study area resident's retail needs.

Briarwood Mall and Arborland Shopping Center, the closest regional shopping centers, will have little impact on the Cross Street area's neighborhood appeal.



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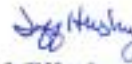
July 3, 2001

The big-box retailers located in the vicinity of Carpenter and Ellsworth Roads (The Home Depot, Staples, Jo-Ann Fabrics, Target, Meijer, and Lowe's) represent the primary community-oriented shopping hub for study area residents. An additional core of big-box retailers is located along Ford Road in Canton Township but, due to its distance from the study area, this hub is secondary. The Big Kmart in Lakewood Shopping Center at Rawsonville Road and the Interstate 94 service drive provides the closest community-oriented competition for customers from the trade area's southeast portions.

Please refer to the attached map and competition tables for more details.

Vern, please contact me should you have any questions concerning this letter and its attachments.

Cordially,


Jeff Hershey
Associate

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Enc.

Appendix B

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CUSTOM SUMMARY REPORT (POP FACTS: FULL DATA REPORT) BY NATIONAL DECISION SYSTEMS 800-866-6510 PREPARED FOR HAMILTON ANDERSON	
CROSS ST STUDY AREA YPSILANTI, MI	COORD: 0.0000 0.0000
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DESCRIPTION	TOTALS
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POPULATION	
2005 PROJECTION	103,751
2000 ESTIMATE	99,594
1990 CENSUS	95,040
1980 CENSUS	89,972
GROWTH 1980 - 1990	5.63%
HOUSEHOLDS	
2005 PROJECTION	40,515
2000 ESTIMATE	38,625
1990 CENSUS	36,126
1980 CENSUS	32,999
GROWTH 1980 - 1990	9.48%
2000 ESTIMATED POPULATION BY RACE	99,594
WHITE	71.02%
BLACK	23.62%
ASIAN & PACIFIC ISLANDER	4.15%
OTHER RACES	1.21%
2000 ESTIMATED POPULATION HISPANIC ORIGIN	99,594 2.23%
OCCUPIED UNITS	36,126
OWNER OCCUPIED	47.07%
RENTER OCCUPIED	52.93%
1990 AVERAGE PERSONS PER HH	2.50
2000 EST. HOUSEHOLDS BY INCOME	38,625
\$150,000 OR MORE	5.00%
\$100,000 TO \$149,999	9.27%
\$ 75,000 TO \$ 99,999	13.52%
\$ 50,000 TO \$ 74,999	21.18%
\$ 35,000 TO \$ 49,999	15.42%
\$ 25,000 TO \$ 34,999	11.62%
\$ 15,000 TO \$ 24,999	11.59%
\$ 5,000 TO \$ 14,999	9.36%
UNDER \$ 5,000	3.03%
2000 EST. AVERAGE HOUSEHOLD INCOME	\$61,159
2000 EST. MEDIAN HOUSEHOLD INCOME	\$48,998
2000 EST. PER CAPITA INCOME	\$24,034

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CUSTOM SUMMARY REPORT (POP FACTS: FULL DATA REPORT) BY NATIONAL DECISION SYSTEMS 800-866-6510 PREPARED FOR HAMILTON ANDERSON	
CROSS ST STUDY AREA YPSILANTI, MI	COORD: 0.0000 0.0000
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DESCRIPTION	TOTALS
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2000 ESTIMATED POPULATION BY SEX	99,594
MALE	48.26%
FEMALE	51.74%
MARITAL STATUS	75,708
SINGLE MALE	20.40%
SINGLE FEMALE	20.63%
MARRIED	42.93%
PREVIOUSLY MARRIED MALE	5.57%
PREVIOUSLY MARRIED FEMALE	10.47%
HOUSEHOLDS WITH CHILDREN	12,290
MARRIED COUPLE FAMILY	64.78%
OTHER FAMILY-MALE HEAD	5.31%
OTHER FAMILY-FEMALE HEAD	28.56%
NON FAMILY	1.34%
2000 ESTIMATED POPULATION BY AGE	99,594
UNDER 5 YEARS	7.09%
5 TO 9 YEARS	7.07%
10 TO 14 YEARS	7.17%
15 TO 17 YEARS	3.65%
18 TO 20 YEARS	7.06%
21 TO 24 YEARS	8.35%
25 TO 29 YEARS	7.83%
30 TO 34 YEARS	8.14%
35 TO 39 YEARS	8.88%
40 TO 49 YEARS	15.18%
50 TO 59 YEARS	9.65%
60 TO 64 YEARS	2.87%
65 TO 69 YEARS	2.20%
70 TO 74 YEARS	1.93%
75 + YEARS	2.93%
MEDIAN AGE	31.09
AVERAGE AGE	32.59

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CUSTOM SUMMARY REPORT (POP FACTS: FULL DATA REPORT) BY NATIONAL DECISION SYSTEMS 800-866-6510 PREPARED FOR HAMILTON ANDERSON		
CROSS ST STUDY AREA YPSILANTI, MI	COORD:	0.0000 0.0000
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DESCRIPTION		TOTALS
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2000 ESTIMATED FEMALE POP. BY AGE		51,525
UNDER 5 YEARS		6.74%
5 TO 9 YEARS		6.74%
10 TO 14 YEARS		6.78%
15 TO 17 YEARS		3.52%
18 TO 20 YEARS		7.64%
21 TO 24 YEARS		8.64%
25 TO 29 YEARS		7.60%
30 TO 34 YEARS		7.96%
35 TO 39 YEARS		8.82%
40 TO 49 YEARS		9.57%
50 TO 59 YEARS		14.94%
60 TO 64 YEARS		2.89%
65 TO 69 YEARS		2.29%
70 TO 74 YEARS		2.11%
75 + YEARS		3.76%
FEMALE MEDIAN AGE		31.47
FEMALE AVERAGE AGE		33.27
POPULATION BY HOUSEHOLD TYPE		95,040
FAMILY HOUSEHOLDS		72.43%
NON-FAMILY HOUSEHOLDS		22.43%
GROUP QUARTERS		5.14%
HOUSEHOLDS BY TYPE		36,126
SINGLE MALE		13.03%
SINGLE FEMALE		14.34%
MARRIED COUPLE		43.07%
OTHER FAMILY-MALE HEAD		3.53%
OTHER FAMILY-FEMALE HEAD		13.20%
NON FAMILY-MALE HEAD		6.84%
NON FAMILY-FEMALE HEAD		6.00%
POPULATION BY URBAN VS. RURAL		95,044
URBAN		93.34%
RURAL		6.66%

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CUSTOM SUMMARY REPORT (POP FACTS: FULL DATA REPORT) BY NATIONAL DECISION SYSTEMS 800-866-6510 PREPARED FOR HAMILTON ANDERSON		
CROSS ST STUDY AREA YPSILANTI, MI	COORD:	0.0000 0.0000
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DESCRIPTION		TOTALS
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FEMALES 16+ WITH CHILDREN 0 - 17: BASE		39,502
WORKING WITH CHILD 0 - 5		5.62%
NOT WORKING WITH CHILD 0 - 5		0.72%
NOT IN LABOR FORCE WITH CHILD 0 - 5		3.78%
WORKING WITH CHILD 6 - 17		9.88%
NOT WORKING WITH CHILD 6 - 17		0.55%
NOT IN LAB. FORCE WITH CHILD 6 - 17		2.72%
WORKING WITH CHILD 0 - 5 & 6 - 18		3.72%
NOT WORKING WITH CHILD 0-5 & 6-18		0.29%
NOT IN LAB. FORCE W/CHILD 0-5 & 6-18		2.33%
WORKING WITH NO CHILDREN		44.17%
NOT WORKING WITH NO CHILDREN		2.44%
NOT IN LAB. FORCE WITH NO CHILD.		23.78%
HH BY AGE BY POVERTY STATUS		36,333
ABOVE POVERTY UNDER AGE 65		76.36%
ABOVE POVERTY AGE 65 +		9.58%
BELOW POVERTY UNDER AGE 65		12.39%
BELOW POVERTY AGE 65 +		1.68%
POPULATION 16+ BY EMPLOYMENT STATUS		74,681
EMPLOYED IN ARMED FORCES		0.12%
EMPLOYED CIVILIANS		68.91%
UNEMPLOYED CIVILIANS		4.55%
NOT IN LABOR FORCE		26.42%
POPULATION 16+ BY OCCUPATION		51,463
EXECUTIVE AND MANAGERIAL		10.10%
PROFESSIONAL SPECIALTY		17.26%
TECHNICAL SUPPORT		4.65%
SALES		9.98%
ADMINISTRATIVE SUPPORT		16.70%
SERVICE: PRIVATE HOUSEHOLD		0.36%
SERVICE: PROTECTIVE		1.82%
SERVICE: OTHER		15.35%
FARMING FORESTRY & FISHING		0.68%
PRECISION PRODUCTION & CRAFT		8.41%
MACHINE OPERATOR		9.44%
TRANS. AND MATERIAL MOVING		2.50%
LABORERS		2.75%

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CUSTOM SUMMARY REPORT (POP FACTS: FULL DATA REPORT) BY NATIONAL DECISION SYSTEMS 800-866-6510 PREPARED FOR HAMILTON ANDERSON		
CROSS ST STUDY AREA YPSILANTI, MI	COORD:	0.0000 0.0000

DESCRIPTION	TOTALS	

FAMILIES BY NUMBER OF WORKERS	21,959	
NO WORKERS	9.89	
ONE WORKER	27.15	
TWO WORKERS	52.24	
THREE + WORKERS	10.72	
HISPANIC POPULATION BY TYPE	95,040	
NOT HISPANIC	98.18	
MEXICAN	0.89	
PUERTO RICAN	0.18	
CUBAN	0.09	
OTHER HISPANIC	0.66	
2000 HISPANICS BY RACE: BASE	2,220	
WHITE	56.44	
BLACK	10.36	
ASIAN	1.08	
OTHER	32.12	
POPULATION BY TRANSPORTATION TO WORK	50,326	
DRIVE ALONE	79.19	
CAR POOL	10.48	
PUBLIC TRANSPORTATION	2.28	
DRIVE MOTORCYCLE	0.07	
WALKED ONLY	5.75	
OTHER MEANS	0.60	
WORKED AT HOME	1.63	
POPULATION BY TRAVEL TIME TO WORK	50,326	
UNDER 10 MINUTES / WORK AT HOME	17.47	
10 TO 29 MINUTES	62.69	
30 TO 59 MINUTES	16.79	
60 TO 89 MINUTES	2.15	
90+ MINUTES	0.90	
AVERAGE TRAVEL TIME IN MINUTES	19.14	
HOUSEHOLDS BY NO. OF VEHICLES	36,157	
NO VEHICLES	8.46	
1 VEHICLE	37.58	
2 VEHICLES	38.21	
3+ VEHICLES	15.75	
ESTIMATED TOTAL VEHICLES	59,446	

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CUSTOM SUMMARY REPORT (POP FACTS: FULL DATA REPORT) BY NATIONAL DECISION SYSTEMS 800-866-6510 PREPARED FOR HAMILTON ANDERSON		
CROSS ST STUDY AREA YPSILANTI, MI	COORD:	0.0000 0.0000

DESCRIPTION	TOTALS	

POPULATION 25+ BY EDUCATION LEVEL	53,711	
ELEMENTARY (0-8)	5.71%	
SOME HIGH SCHOOL (9-11)	13.27%	
HIGH SCHOOL GRADUATE (12)	23.21%	
SOME COLLEGE (13-15)	22.60%	
ASSOCIATES DEGREE ONLY	6.95%	
BACHELORS DEGREE ONLY	17.29%	
GRADUATE DEGREE	10.96%	
POPULATION ENROLLED IN SCHOOL	33,316	
PUBLIC PRE- PRIMARY	4.13%	
PRIVATE PRE- PRIMARY	1.68%	
PUBLIC ELEM/HIGH	38.20%	
PRIVATE ELEM/HIGH	3.90%	
ENROLLED IN COLLEGE	52.10%	
HOUSING UNITS BY OCCUPANCY STATUS	38,703	
OCCUPIED	93.34%	
VACANT	6.66%	
VACANT UNITS	2,577	
FOR RENT	67.60%	
FOR SALE ONLY	8.42%	
SEASONAL	2.87%	
OTHER	21.11%	
OWNER OCCUPIED PROPERTY VALUES	13,546	
UNDER \$25,000	2.58%	
\$25,000 TO \$49,999	27.00%	
\$50,000 TO \$74,999	32.10%	
\$75,000 TO \$99,999	19.44%	
\$100,000 TO \$149,999	13.97%	
\$150,000 TO \$199,999	2.83%	
\$200,000 TO \$299,999	1.23%	
\$300,000 TO \$399,999	0.58%	
\$400,000 TO \$499,999	0.18%	
\$500,000 +	0.08%	
MEDIAN PROPERTY VALUE	\$65,903	
TOTAL RENTAL UNITS	18,682	
MEDIAN RENT	\$427	

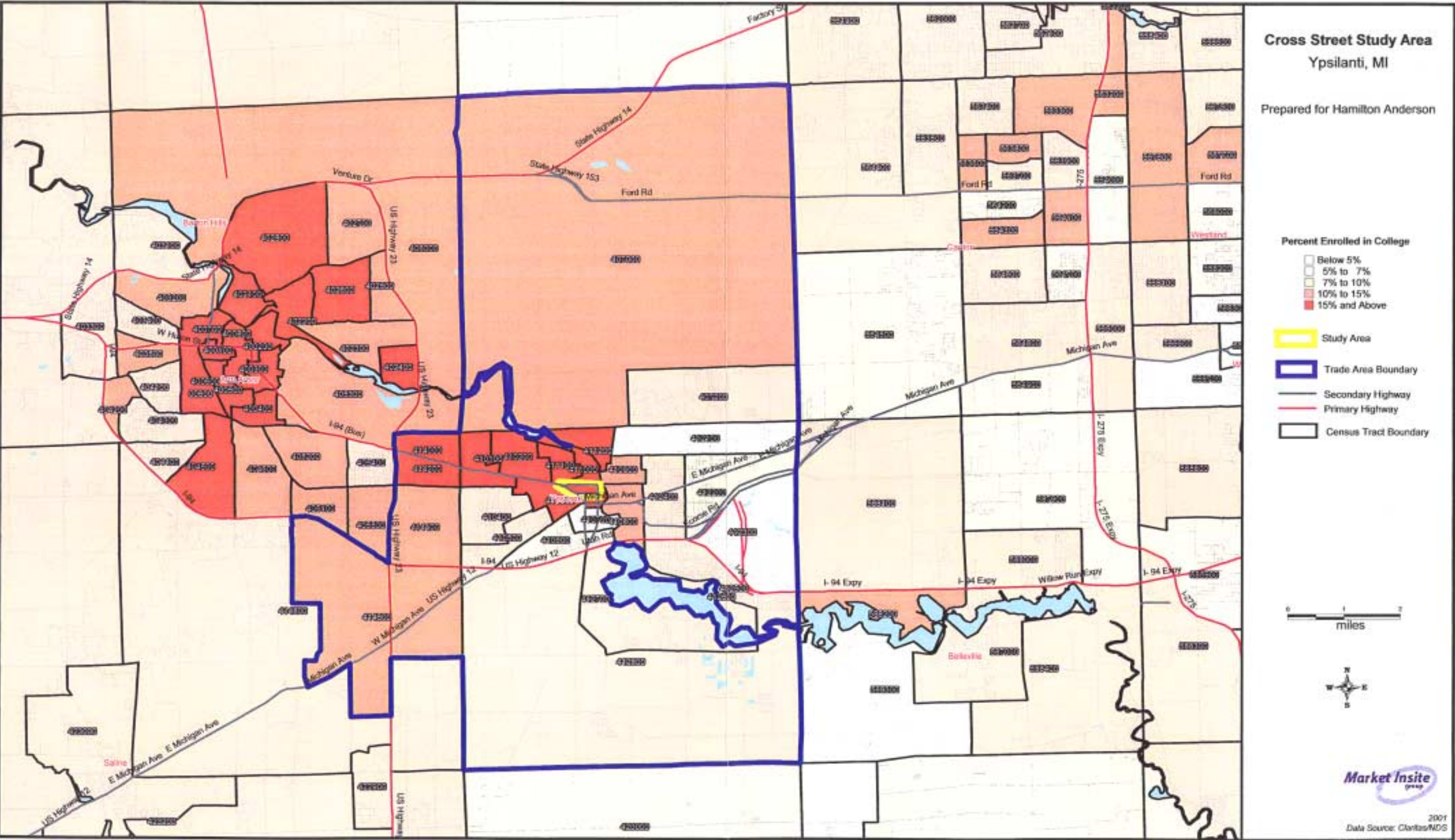
Thur May 31, 2001	CUSTOM SUMMARY REPORT (POP FACTS: FULL DATA REPORT) BY NATIONAL DECISION SYSTEMS 800-866-6510 PREPARED FOR HAMILTON ANDERSON		Page 7
CROSS ST STUDY AREA YPSILANTI, MI	COORD:	0.0000	0.0000

DESCRIPTION	TOTALS		

PERSONS IN UNIT	36,126		
1 PERSON UNITS	27.37%		
2 PERSON UNITS	32.53%		
3 PERSON UNITS	17.61%		
4 PERSON UNITS	13.69%		
5 PERSON UNITS	5.44%		
6 PERSON UNITS	2.03%		
7 + UNITS	1.34%		
YEAR ROUND UNITS IN STRUCTURE	38,703		
SINGLE UNITS DETACHED	42.12%		
SINGLE UNITS ATTACHED	5.11%		
DOUBLE UNITS	2.20%		
3 TO 9 UNITS	17.52%		
10 TO 19 UNITS	15.89%		
20 TO 49 UNITS	7.72%		
50 + UNITS	3.45%		
MOBILE HOME OR TRAILER	5.11%		
ALL OTHER	0.90%		
SINGLE/MULTIPLE UNIT RATIO	1.01		
HOUSING UNITS BY YEAR BUILT	36,157		
BUILT 1989 TO MARCH 1990	2.22%		
BUILT 1985 TO 1988	5.81%		
BUILT 1980 TO 1984	4.62%		
BUILT 1970 TO 1979	30.61%		
BUILT 1960 TO 1969	24.19%		
BUILT 1950 TO 1959	15.95%		
BUILT 1940 TO 1949	6.06%		
BUILT 1939 OR EARLIER	10.55%		

Population and Demographics Characteristics Table Cross St Study Area, Ypsilanti, MI									
Census Tracts	Population- Current Year Estimate	Population- Five Year Projection	Households- Current Year Estimate	Households- Five Year Projection	Seasonal Housing Units	% Enrolled in College	Population in Group Quarters	Average Number of Vehicles Per Household	Persons Per Household
407900	4,504	5,188	1,574	1,822	5	11.10%	0	2.29	2.86
407900	6,334	6,660	2,276	2,417	2	7.77%	0	1.62	2.78
410100	4,582	4,245	2,175	2,220	4	18.09%	0	1.38	1.92
410200	2,543	2,475	1,094	1,092	0	23.35%	30	1.69	2.32
410300	4,171	4,138	1,770	1,709	2	33.21%	108	1.62	2.30
410400	2,892	2,665	1,072	1,401	8	8.49%	0	2.02	2.70
410500	2,097	2,144	971	999	1	3.88%	0	1.36	2.16
410600	2,543	2,442	896	896	2	6.86%	0	1.07	2.84
410700	1,493	1,368	705	672	0	3.94%	68	0.92	1.97
410800	1,883	1,805	802	839	1	11.30%	66	1.58	2.27
410900	1,517	1,481	588	576	0	14.08%	14	1.51	2.56
411000	2,734	2,707	1,245	1,272	2	63.32%	83	1.93	2.15
411100	4,088	3,994	219	174	1	95.10%	3,645	1.11	1.82
411200	2,248	2,214	836	801	0	66.07%	0	1.73	2.79
412100	4,347	4,482	1,628	1,690	3	4.80%	64	1.70	2.62
412200	3,588	3,590	1,393	1,297	2	8.31%	8	1.65	2.75
412300	3,601	3,598	1,188	1,183	1	4.80%	0	1.34	3.27
412400	6,187	6,200	2,117	2,138	4	7.89%	2	1.86	2.45
412500	7,253	7,298	2,517	2,553	4	7.24%	10	1.81	2.87
412600	2,273	2,282	1,371	1,387	10	9.07%	0	1.55	1.66
412700	4,885	6,319	1,819	2,000	1	9.31%	0	1.86	2.67
412800	5,268	5,971	1,669	2,164	3	7.00%	17	2.07	2.77
414000	2,371	2,492	1,173	1,248	7	30.42%	155	1.61	1.89
414200	3,761	4,148	1,585	1,714	3	18.32%	0	1.71	2.37
414300	4,948	6,673	2,213	2,510	2	12.66%	0	1.44	2.24
414900	8,972	9,881	3,717	4,117	6	12.63%	103	1.64	2.39
Total Trade Area	99,594	103,751	38,525	40,515	74	19.19%	4,301	1.89	2.47
Ypsilanti Township	22,125	21,892	7,752	7,652	8	43.66%	3,995	1.47	2.34
Washtenaw County	306,897	325,712	116,706	124,172	886	21.74%	19,737	1.72	2.48
State of Michigan	9,902,714	10,132,117	3,739,958	3,873,359	223,549	8.19%	221,413	1.68	2.59

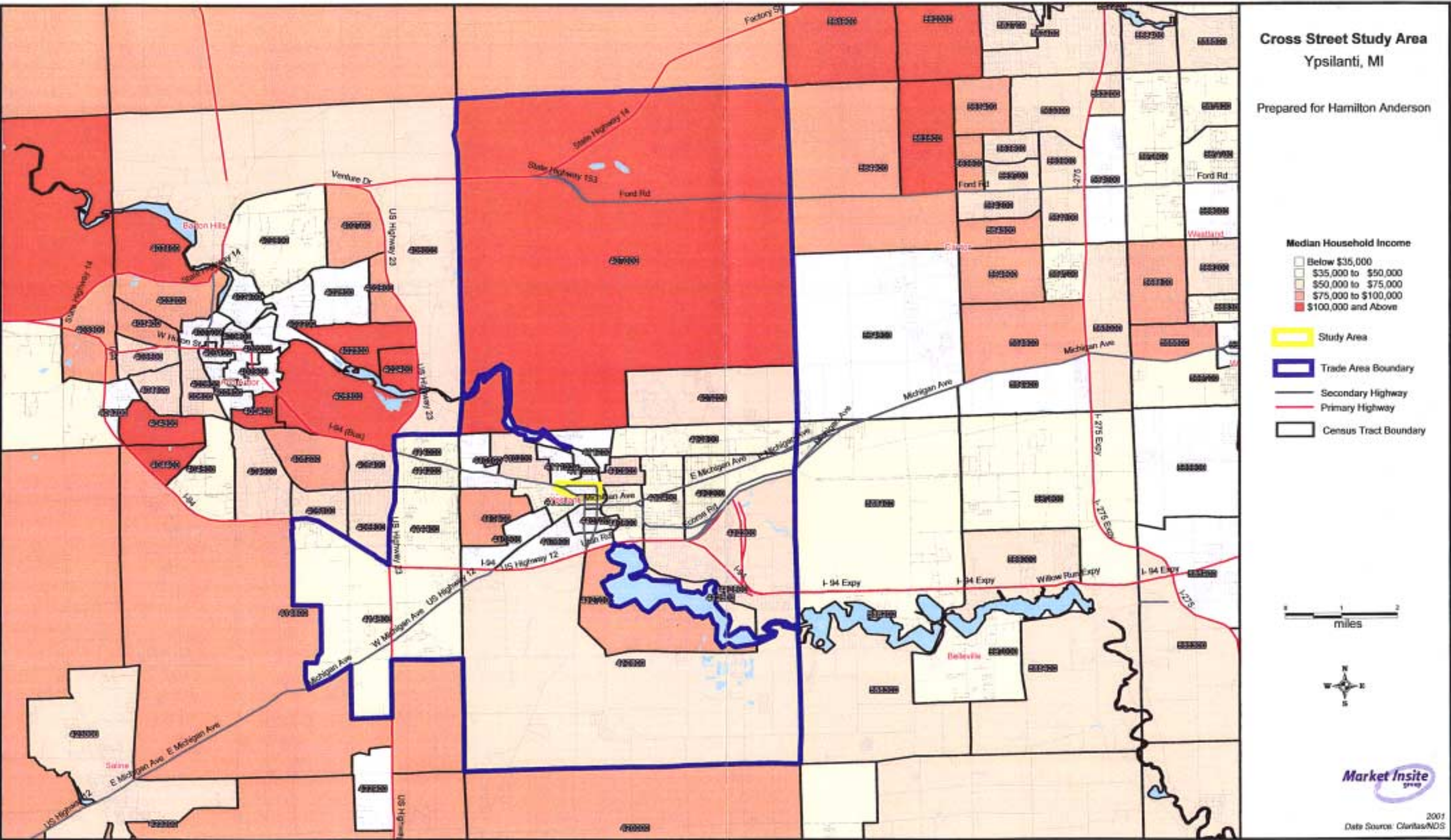
Appendix B



Population and Demographics Characteristics Table Cross St Study Area, Ypsilanti, MI									
Census Tracts	Total Median Age	% of Population Age...						% Single Female	% Single Male
		0-9 Years	10-17 Years	18-29 Years	30-49 Years	50-64 Years	65+ Years		
407000	40.34	12.91%	11.32%	13.67%	29.90%	29.74%	11.43%	10.70%	11.75%
407200	31.13	16.74%	13.97%	15.60%	32.90%	13.42%	5.37%	14.96%	13.43%
410100	29.68	15.70%	9.94%	27.50%	37.65%	8.91%	3.36%	27.60%	23.26%
410200	34.26	13.01%	10.79%	17.67%	33.11%	15.02%	9.58%	17.41%	18.06%
410300	31.54	11.10%	8.08%	27.91%	35.86%	19.60%	6.43%	27.20%	23.16%
410400	36.18	14.76%	11.72%	14.38%	33.16%	17.32%	8.64%	13.07%	13.82%
410500	31.89	16.93%	12.78%	16.83%	34.10%	11.67%	7.46%	21.87%	18.97%
410600	26.50	21.69%	16.42%	18.40%	24.76%	19.71%	9.06%	22.98%	19.34%
410700	39.83	14.04%	9.79%	12.05%	16.44%	13.42%	24.29%	16.22%	14.55%
410800	33.64	14.91%	11.62%	16.71%	36.55%	12.63%	7.18%	15.30%	22.28%
410900	35.43	15.23%	11.73%	14.17%	35.26%	14.30%	8.31%	12.85%	14.89%
411000	24.07	5.45%	8.84%	15.52%	28.64%	4.92%	2.52%	37.91%	45.19%
411100	20.03	1.72%	1.50%	10.38%	5.93%	0.44%	0.02%	54.58%	36.87%
411200	21.86	11.31%	8.77%	25.12%	32.82%	3.94%	1.26%	43.54%	41.14%
412100	35.24	15.90%	12.98%	14.35%	29.86%	14.17%	13.14%	12.00%	12.67%
412200	32.84	16.01%	12.82%	16.36%	31.47%	14.24%	8.58%	11.70%	14.71%
412300	31.80	14.75%	13.41%	19.61%	27.91%	19.22%	8.11%	15.60%	16.06%
412400	34.47	16.20%	11.93%	14.04%	34.57%	13.69%	9.48%	11.73%	14.28%
412500	33.37	16.48%	12.58%	16.06%	31.43%	14.92%	8.52%	12.66%	13.72%
412600	38.36	5.06%	3.92%	22.00%	42.19%	17.58%	9.28%	16.33%	23.93%
412700	32.04	17.39%	12.38%	16.36%	39.22%	12.11%	2.58%	11.97%	15.36%
412800	37.55	12.67%	11.37%	15.36%	32.23%	18.20%	9.97%	16.20%	13.14%
414000	28.79	10.80%	7.34%	35.42%	35.55%	5.99%	1.68%	28.70%	32.37%
414200	34.69	12.04%	9.73%	18.26%	37.52%	14.01%	7.34%	19.96%	19.53%
414400	22.11	14.89%	11.54%	19.83%	34.06%	13.00%	6.61%	26.56%	19.40%
414600	29.88	16.83%	12.37%	21.12%	35.36%	19.06%	4.24%	17.91%	17.95%
Total Trade Area	31.09	14.16%	10.82%	23.24%	32.25%	12.52%	7.06%	26.63%	20.46%
Ypsilanti Township	24.22	10.58%	7.77%	43.18%	26.49%	8.48%	6.49%	32.24%	23.38%
Washtenaw County	33.02	12.39%	9.97%	23.06%	31.85%	14.41%	8.54%	18.86%	21.15%
State of Michigan	39.91	14.42%	11.61%	14.38%	29.68%	15.31%	12.80%	12.87%	14.62%

Population and Demographics Characteristics Table Cross St Study Area, Ypsilanti, MI							
Census Tracts	Median Household Income (est)	Per Capita Income (est)	% of Households With Incomes...				
			\$0-\$20K	\$20K-\$25K	\$25K-\$50K	\$50K-\$75K	\$75K-\$100K
407000	\$101,079	\$51,232	4.51%	5.72%	9.86%	12.71%	17.03%
407200	\$53,074	\$20,952	26.87%	5.89%	8.30%	24.68%	16.04%
410100	\$33,088	\$20,348	29.98%	23.03%	21.82%	15.03%	7.21%
410200	\$60,929	\$32,121	14.98%	11.66%	13.82%	22.60%	14.67%
410300	\$42,336	\$23,387	26.59%	13.73%	15.71%	16.87%	13.98%
410400	\$25,722	\$30,264	8.20%	7.84%	8.76%	19.28%	22.89%
410500	\$34,294	\$19,442	41.92%	8.69%	12.58%	24.31%	5.77%
410600	\$24,096	\$15,485	51.84%	15.68%	11.48%	7.50%	4.00%
410700	\$19,583	\$15,632	57.30%	11.09%	11.77%	11.63%	5.82%
410800	\$41,621	\$21,484	34.91%	8.10%	15.84%	20.82%	8.23%
410900	\$60,530	\$24,457	15.82%	9.36%	13.10%	27.89%	21.94%
411000	\$24,998	\$13,732	51.73%	16.79%	15.66%	7.70%	5.30%
411100	\$16,279	\$5,813	84.92%	5.94%	4.57%	5.48%	0.00%
411200	\$25,357	\$11,900	49.38%	18.38%	11.29%	13.40%	5.89%
412100	\$45,430	\$21,266	28.52%	8.89%	13.14%	21.68%	14.37%
412200	\$42,643	\$16,440	29.46%	10.31%	26.00%	17.83%	14.00%
412300	\$62,661	\$21,771	13.40%	6.73%	9.91%	32.54%	17.18%
412400	\$44,015	\$21,523	22.11%	19.38%	18.73%	24.47%	9.66%
412500	\$62,849	\$23,593	18.59%	6.99%	13.97%	24.16%	22.03%
412600	\$50,065	\$35,373	12.18%	13.56%	23.34%	29.54%	10.93%
412700	\$77,992	\$30,342	3.08%	6.78%	10.78%	28.50%	27.10%
412800	\$72,326	\$30,267	11.53%	5.32%	14.27%	21.12%	17.84%
414000	\$41,340	\$26,074	29.41%	11.00%	22.88%	22.90%	6.00%
414200	\$40,923	\$23,617	18.81%	10.28%	21.51%	26.14%	12.03%
414400	\$42,101	\$26,237	31.68%	11.52%	15.23%	15.49%	9.20%
414600	\$68,834	\$23,815	14.86%	15.50%	21.00%	25.61%	14.86%
Total Trade Area	\$46,398	\$24,034	23.96%	11.62%	15.40%	21.18%	13.52%
Ypsilanti Township	\$34,148	\$17,605	37.75%	13.38%	13.84%	15.83%	9.73%
Washtenaw County	\$93,262	\$26,089	18.59%	8.27%	13.02%	19.64%	14.58%
State of Michigan	\$43,978	\$26,121	29.00%	11.68%	15.48%	29.72%	11.11%

Appendix B

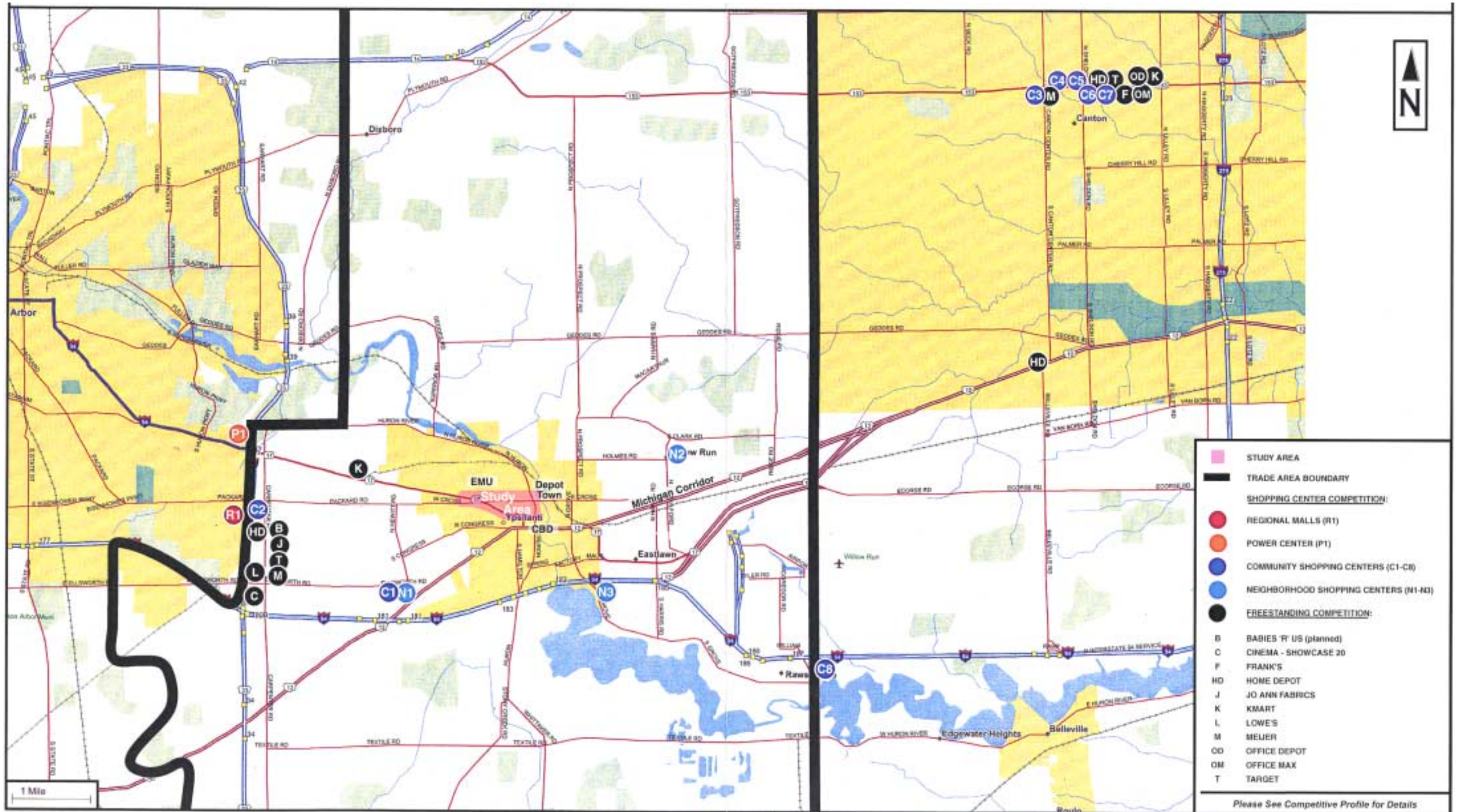


Population and Demographics Characteristics Table Cross St Study Area, Ypsilanti, MI									
Census Tracts	Employment Statistics					Ethnicity			
	% White Collar	% Tech Support	% Adm., Mgt. & Professional Specialty	% Sales	% Adm./ Clarial	% White	% African American	% Hispanic	% Asian / Pacific Is.
407000	75.77%	7.04%	49.57%	8.36%	10.80%	93.90%	1.31%	1.71%	4.02%
407200	59.11%	4.32%	32.00%	6.57%	10.22%	90.71%	49.45%	1.89%	1.83%
410100	83.88%	5.47%	26.93%	0.27%	22.23%	96.79%	38.13%	3.82%	5.12%
410200	80.57%	6.76%	48.30%	11.00%	14.80%	78.71%	18.00%	1.88%	5.91%
410300	67.26%	5.10%	34.23%	10.05%	17.68%	79.88%	14.10%	2.30%	4.82%
410400	70.40%	5.40%	43.74%	8.82%	14.60%	82.81%	15.21%	2.87%	0.83%
410500	61.08%	0.81%	28.74%	16.13%	15.41%	52.46%	42.54%	2.77%	3.77%
410600	34.49%	1.82%	9.72%	4.10%	16.07%	5.48%	90.55%	1.40%	2.88%
410700	48.37%	6.51%	20.52%	8.31%	13.03%	31.16%	66.23%	1.99%	1.44%
410800	50.41%	3.79%	25.37%	7.02%	17.52%	78.02%	20.48%	3.18%	2.33%
410900	67.88%	3.38%	32.30%	12.74%	17.48%	87.54%	8.57%	1.71%	3.16%
411000	90.82%	1.86%	17.92%	15.53%	18.33%	77.49%	18.38%	3.80%	10.78%
411100	99.80%	3.37%	12.48%	15.86%	28.06%	76.12%	18.28%	1.23%	8.89%
411200	59.11%	4.02%	16.07%	14.06%	28.02%	63.84%	36.46%	2.66%	4.93%
412100	41.85%	4.28%	11.91%	8.82%	18.81%	77.73%	20.52%	8.92%	1.09%
412200	30.20%	1.99%	10.24%	9.08%	9.11%	93.62%	2.73%	3.40%	1.37%
412300	30.32%	2.47%	8.39%	5.73%	13.77%	43.66%	58.18%	1.42%	0.44%
412400	44.49%	3.05%	14.20%	11.99%	16.01%	95.33%	2.95%	1.72%	0.91%
412500	64.82%	3.83%	17.01%	6.88%	15.18%	76.26%	21.88%	1.82%	1.58%
412600	72.78%	18.19%	44.09%	5.80%	12.84%	76.71%	15.88%	1.32%	4.84%
412700	66.87%	7.13%	38.77%	8.19%	12.81%	77.51%	18.82%	1.73%	3.58%
412800	52.98%	2.85%	24.64%	0.37%	17.40%	89.99%	6.36%	1.71%	3.04%
414000	72.54%	7.98%	35.51%	11.15%	17.89%	62.98%	27.68%	4.08%	8.31%
414200	88.87%	6.76%	32.54%	12.98%	18.70%	98.83%	18.62%	2.89%	15.48%
414400	78.09%	4.84%	39.52%	11.69%	14.99%	98.30%	29.83%	2.98%	9.78%
414900	65.72%	5.72%	33.91%	9.66%	17.03%	70.45%	22.39%	5.81%	5.04%
Total Trade Area	58.89%	4.85%	27.30%	9.98%	16.79%	71.02%	23.82%	2.23%	4.16%
Ypsilanti Township	60.91%	4.38%	24.81%	12.11%	16.75%	85.18%	27.82%	2.18%	5.59%
Washtenaw County	63.18%	5.78%	37.52%	10.01%	15.17%	80.66%	12.10%	2.80%	6.99%
State of Michigan	55.45%	3.81%	24.48%	11.30%	15.77%	82.35%	14.19%	2.81%	1.87%

Sales Forecast Table Cross St Study Area, Ypsilanti, MI				
Census Tracts	2001 Households	Estimated Sales Per Household	Percent of Sales	Estimated Total Sales
407000	1,624	\$10.00	3.33%	\$16,238
407200	2,304	\$10.00	4.73%	\$23,042
410100	2,189	\$10.00	4.48%	\$21,892
410200	1,681	\$10.00	2.21%	\$10,798
410300	1,770	\$10.00	3.83%	\$17,888
410400	1,878	\$10.00	2.21%	\$18,778
410500	977	\$10.00	2.06%	\$9,766
410600	892	\$10.00	1.83%	\$8,924
410700	498	\$10.00	1.43%	\$4,984
410800	839	\$10.00	1.88%	\$8,394
410900	588	\$10.00	1.20%	\$5,886
411000	1,258	\$10.00	2.56%	\$12,584
411100	218	\$10.00	0.40%	\$2,188
411200	809	\$10.00	1.69%	\$8,086
412100	1,848	\$10.00	3.96%	\$18,484
412200	1,299	\$10.00	2.67%	\$12,994
412300	1,101	\$10.00	2.38%	\$11,008
412400	2,121	\$10.00	4.39%	\$21,208
412500	2,524	\$10.00	5.18%	\$25,242
412600	1,314	\$10.00	2.82%	\$13,142
412700	1,855	\$10.00	3.81%	\$18,552
412800	1,953	\$10.00	4.00%	\$19,528
414000	1,188	\$10.00	2.44%	\$11,888
414200	1,811	\$10.00	3.80%	\$18,108
414400	2,372	\$10.00	4.86%	\$23,724
414900	3,737	\$10.00	7.70%	\$37,370
Total Trade Area	38,003	\$10.00	80.00%	\$380,030
From Beyond	28%			\$97,908
Grand Total				\$487,938

Appendix B

BUSINESS FACTS: DAYTIME EMPLOYMENT REPORT (BUSINESSES) BY CLARITAS INC 800-234-5973 PREPARED FOR HAMILTON ANDERSON			
W CROSS ST AND WASHTENAW RD YPSILANTI, MI		SITE: 662367 COORD: 42:14.74 83:37.57	
BUSINESS EMPLOYMENT BY TYPE	1.0 MILE -----RADIUS-----		
	# BUS	# EMPS	#EMPS/BUS
TOTAL BUSINESSES	693	5192	7.5
RETAIL TRADE	152	1389	9.1
HOME IMPROVEMENT STORES	3	37	12.3
GENERAL MERCHANDISE STORES	1	1	1.0
FOOD STORES	11	56	5.1
AUTO DEALERS & GAS STATIONS	9	142	15.8
APPAREL & ACCESSORY STORES	8	33	4.1
FURNITURE/HOME FURNISHINGS	12	49	4.1
EATING & DRINKING PLACES	58	728	12.6
MISCELLANEOUS RETAIL STORES	50	343	6.9
FINANCE-INSURANCE-REAL EST	66	328	5.0
BANKS, SAVING & LENDING INST	12	91	7.6
SECURITIES BROKERS & INVEST	7	24	3.4
INSURANCE CARRIERS & AGENTS	12	32	2.7
REAL ESTATE-TRUST-HOLDING CO	35	181	5.2
SERVICES	357	2425	6.8
HOTELS & LODGING	1	1	1.0
PERSONAL SERVICES	80	298	3.7
BUSINESS SERVICES	64	423	6.6
MOTION PICTURE & AMUSEMENT	10	50	5.0
HEALTH SERVICES	31	251	8.1
LEGAL SERVICES	29	96	3.3
EDUCATION SERVICES	14	458	32.7
SOCIAL SERVICES	27	256	9.5
OTHER SERVICES	101	592	5.9
AGRICULTURE	7	27	3.9
MINING	0	0	0.0
CONSTRUCTION	31	172	5.5
MANUFACTURING	22	253	11.5
TRANS, COMMUN/PUBLIC UTIL	10	130	13.0
WHOLESALE TRADE	18	133	7.4
GOVERNMENT	30	335	11.2
DAYTIME POPULATION	5192	DAYTIME POP/BUS	7.5
RESIDENTIAL POPULATION	20560	RESIDENTIAL POP/BUS	29.7
			GI: 99



Appendix B

SHOPPING CENTER COMPETITION YPSILANTI TOWNSHIP, MI

Map Code	Competitor	Size (sq. ft.)	Anchors	Anchor Size (sq. ft.)
R1	Brianwood Mall S. State St. & Eisenhower Blvd, north of I-94 Ann Arbor, MI	985,000	Hudson's Jacobson's Dept. Store JC Penney Sears United Artists Theatre	187,000 100,000 168,000 157,000 N/A
P1	Arborland NWC US Hwy 23/Washtenaw Ave. Ann Arbor, MI	385,552	Marshall's Toys 'R' Us Michael's Bed, Bath & Beyond Borders Book Store Circuit City Sports Authority	31,786 48,346 N/A N/A N/A N/A N/A
C1	Roundtree Place SWC Ellsworth Rd./Hewitt Rd. Ypsilanti Township, MI	195,413	Busch's Valu Land Wal-Mart	36,000 114,513
C2	Carpenter Plaza SWC Packard & Carpenter Pittsfield Township, MI	155,630	Kroger Staples T.J. Maxx	N/A N/A N/A
C3	Center Village Ford Rd. & Canton Center Canton Twp., MI	180,000	Kroger	60,000
C4	Canton Landing Ford Rd. & Sheldon Rd. Canton Twp., MI	N/A	Murray's	10,000
C5	New Towne Plaza Ford Rd. & Sheldon Rd. Canton Twp., MI	171,820	Kohl's	91,122
C6	Harvard Square Ford Rd. & Sheldon Rd. Canton Twp., MI	116,000	Kroger	45,000
C7	Unnamed Center Ford Rd. & Morton Taylor Rd. Canton Twp., MI	N/A	ABC Warehouse Pet Supplies Plus	8,000 N/A
C8	Lakewood Shopping Center SEC I-94/Rawsonville Rd. Belleville, MI	215,952	Big K Rite Aid Dunham's	107,000 8,820 N/A

SHOPPING CENTER COMPETITION YPSILANTI TOWNSHIP, MI

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R1	Brianwood Mall S. State St. & Eisenhower Blvd, north of I-94 Ann Arbor, MI	985,000	Hudson's Jacobson's Dept. Store JC Penney Sears United Artists Theatre	187,000 100,000 168,000 157,000 N/A
P1	Arborland NWC US Hwy 23/Washtenaw Ave. Ann Arbor, MI	385,552	Marshall's Toys 'R' Us Michael's Bed, Bath & Beyond Borders Book Store Circuit City Sports Authority	31,786 48,346 N/A N/A N/A N/A N/A
C1	Roundtree Place SWC Ellsworth Rd./Hewitt Rd. Ypsilanti Township, MI	195,413	Busch's Valu Land Wal-Mart	36,000 114,513
C2	Carpenter Plaza SWC Packard & Carpenter Pittsfield Township, MI	155,630	Kroger Staples T.J. Maxx	N/A N/A N/A
C3	Center Village Ford Rd. & Canton Center Canton Twp., MI	180,000	Kroger	60,000
C4	Canton Landing Ford Rd. & Sheldon Rd. Canton Twp., MI	N/A	Murray's	10,000
C5	New Towne Plaza Ford Rd. & Sheldon Rd. Canton Twp., MI	171,820	Kohl's	91,122
C6	Harvard Square Ford Rd. & Sheldon Rd. Canton Twp., MI	116,000	Kroger	45,000
C7	Unnamed Center Ford Rd. & Morton Taylor Rd. Canton Twp., MI	N/A	ABC Warehouse Pet Supplies Plus	8,000 N/A
C8	Lakewood Shopping Center SEC I-94/Rawsonville Rd. Belleville, MI	215,952	Big K Rite Aid Dunham's	107,000 8,820 N/A

**COMPETITIVE RETAIL INVENTORY
CROSS STREET STUDY AREA
YPSILANTI, MICHIGAN**

Retail	Location	Type
Kmart	3100 Washtenaw	Discount Department
Farmer Jack	Adj Kmart on Washtenaw	Grocery Store
Children's Clothing	CBD	Apparel - Children's
Exotikk Afrik	CBD	Apparel - Unisex, Ethnic
Boutique	CBD	Apparel - Women's
Beepers	CBD	Appliances and Electronics
Wireless Toys	CBD	Appliances and Electronics
Auto Parts	CBD	Auto Supply
Party Store	CBD	Convenience
Angel Food Coffee	CBD	Doughnut and Coffee Shop
Antiques	CBD	Home Décor/Accessories
Antiques	CBD	Home Décor/Accessories
Materials Unlimited	CBD	Home Décor/Accessories
Flooring Center	CBD	Home Furnishings
Jewelry	CBD	Jewelry
Musical Instruments	CBD	Musical Instruments
Haab's Restaurant	CBD	Restaurant w/Liquor
Bar & Grill	CBD	Restaurant w/Liquor
Wolverine Restaurant	CBD	Restaurant w/o Liquor
Chinese Restaurant	CBD	Restaurant w/o Liquor
Vietnamese Restaurant	CBD	Restaurant w/o Liquor
Restaurant	CBD	Restaurant w/o Liquor
Eastern Deli	CBD	Restaurant w/o Liquor
Harmony Café	CBD	Restaurant w/o Liquor
Subs	CBD	Restaurants w/o Liquor
Shoe Repair	CBD	Shoe Repair
Bike Store	CBD	Sporting Goods Store
Movies 4 Sale	CBD	Videos
Universal Clothing	Cross St Area	Apparel - Unisex
Art Attack	Cross St Area	Art,Craft,Sewing/Office Supply
Ned's Bookstore	Cross St Area	Bookstore
Mike's Bookstore	Cross St Area	Bookstore
Ted's Campus Drugs	Cross St Area	Convenience
Liquor's Quicker	Cross St Area	Convenience
Party Store	Cross St Area	Convenience
Tom's Party Store	Cross St Area	Convenience
Mudd House	Cross St Area	Doughnut and Coffee Shop
Vinyl Joe's	Cross St Area	Doughnut and Coffee Shop
Solid Rock Coffee House	Cross St Area	Doughnut and Coffee Shop
Scissors	Cross St Area	Hair Salon
One World	Cross St Area	Music Store (CD's, Tapes)
Art Attack	Cross St Area	Office Supply/Art,Craft,Sewing
Cross St Station	Cross St Area	Restaurant w/Liquor
Theo-Door's	Cross St Area	Restaurant w/Liquor
Domino's	Cross St Area	Restaurant w/o Liquor
La Fiesta Mexicana	Cross St Area	Restaurant w/o Liquor
Golden Wall	Cross St Area	Restaurant w/o Liquor
Glenn's Coney Island	Cross St Area	Restaurant w/o Liquor
Tower Inn	Cross St Area	Restaurant w/o Liquor
Electric Beach	Cross St Area	Tan Salon
Apple Annie's & Jim Mc	Depot Town	Apparel-Women's/Home Décor and Accessories
Hon's Flowers	Depot Town	Florist

**COMPETITIVE RETAIL INVENTORY
CROSS STREET STUDY AREA
YPSILANTI, MICHIGAN**

Retail	Location	Type
Farmer's Market	Depot Town	Fruit and Vegetable Market
Sheer Genius/Creative Cuts	Depot Town	Hair Salon
Apple Annie's & Jim Mc	Depot Town	Home Décor and Accessories/Apparel-Women's
Silver Spoon Antiques II	Depot Town	Home Décor/Accessories
Silver Spoon Antiques	Depot Town	Home Décor/Accessories
Ice Cream	Depot Town	Ice Cream Parlor
Olde Towne Coin & Gold	Depot Town	Misc Retail
Cheeky Monkey	Depot Town	Misc Retail
Quinn's Essentials	Depot Town	Misc Retail
The Tea Cozy	Depot Town	Misc Retail
Me 'N My Sisters	Depot Town	Misc Retail
Sidetrack	Depot Town	Restaurant w/Liquor
Candy's Grill	Depot Town	Restaurant w/o Liquor
Tucker's Café	Depot Town	Restaurant w/o Liquor
Vital Signs	Depot Town	Sign Painting/Logos
Mr. Ypsi's Tavern	East of CBD	Restaurant w/Liquor
Rent-A-Center	Gault Village	Appliances and Electronics/Furniture
Dollar Store	Gault Village	Dollar Store
Rite Aid	Gault Village	Drugstore/Pharmacy
Rent-A-Center	Gault Village	Furniture/Appliances and Electronics
Farmer Jack	Gault Village	Grocery Store
Aco Hardware	Gault Village	Hardware
Beauty Supply	Gault Village	Health and Beauty
Cleaners	Gault Village	Laundry
Phat Like That!	Gault Village	Music Store (CD's, Tapes)
Legal Services	Gault Village	Prof. Office
Chinese Carry-Out	Gault Village	Restaurants w/o Liquor
Hollywood Video	Gault Village	Video Rental
Fashion Bug	Lakewood SC	Apparel-Women's
Radio Shack	Lakewood SC	Appliances and Electronics
Video Games and More	Lakewood SC	Computers and Accessories
Big K	Lakewood SC	Discount Department
Dollar Store	Lakewood SC	Dollar Store
Bo-Rics	Lakewood SC	Hair Salon
HairBraiding/Nails	Lakewood SC	Hair/Nail Salon
GNC	Lakewood SC	Health and Beauty
DOC Optical	Lakewood SC	Optical/Vision Care
Petland	Lakewood SC	Pet Supplies
Travel Office	Lakewood SC	Prof. Office
Little Caesar's	Lakewood SC	Restaurant w/o Liquor
Pearl River Restaurant	Lakewood SC	Restaurant w/o Liquor
Denny's	Lakewood SC	Restaurant w/o Liquor
Dunham's	Lakewood SC	Sporting Goods Store
Check 'N Go	Roundtree Place	Check Cashing
Wal-Mart	Roundtree Place	Discount Department
Busch's ValueLand	Roundtree Place	Grocery Store
Fantastic Sam's	Roundtree Place	Hair Salon
Weight Watchers	Roundtree Place	Weight Loss Center
Dots	Roundtree Village	Apparel - Women's
Radio Shack	Roundtree Village	Appliances and Electronics
Rent-A-Center	Roundtree Village	Appliances and Electronics/Furniture
Hallmark	Roundtree Village	Cards and Gifts

Appendix B

COMPETITIVE RETAIL INVENTORY CROSS STREET STUDY AREA YPSILANTI, MICHIGAN

Retail	Location	Type
Dollar Tree	Roundtree Village	Dollar Store
Big Lots	Roundtree Village	Dollar Store
Rent-A-Center	Roundtree Village	Furniture/Appliances and Electronics
Laundromat	Roundtree Village	Laundry
Coney Island	Roundtree Village	Restaurant w/o Liquor
Payless Shoes	Roundtree Village	Shoes-Men's and Women's
The Hook Up	Roundtree Village	Apparel - Women's
Rite Aid	Roundtree Village	Drugstore/Pharmacy
Beauty Supply	Roundtree Village	Health and Beauty
Sally Beauty Supply	Roundtree Village	Health and Beauty
GNC	Roundtree Village	Health and Beauty
Pearle Vision	Roundtree Village	Optical/Vision Care
Bar	Roundtree Village	Restaurant w/Liquor
Bar & Grill	Roundtree Village	Restaurant w/Liquor
Vietnamese Restaurant	Roundtree Village	Restaurant w/o Liquor
Pizza	Roundtree Village	Restaurants w/o Liquor
Archery Supplies	Roundtree Village	Sporting Goods Store
A Child's World	Michigan Corridor	Apparel - Children's
Big Dog Sportswear	Michigan Corridor	Apparel - Unisex
Video Cave	Michigan Corridor	Appliances and Electronics
Auto Zone	Michigan Corridor	Auto Supply
Bill's Party Store	Michigan Corridor	Convenience
ScotFarms Party Store	Michigan Corridor	Convenience
A&W Party Store	Michigan Corridor	Convenience
Party Store	Michigan Corridor	Convenience
Party Store	Michigan Corridor	Convenience
Ypsi Party Store	Michigan Corridor	Convenience
Ypsi Dollar Store	Michigan Corridor	Dollar Store
Value World	Michigan Corridor	Dollar Store
Family Dollar	Michigan Corridor	Dollar Store
Salvation Army	Michigan Corridor	Dollar Store
Baile's Pharmacy	Michigan Corridor	Drugstore/Pharmacy
CVS	Michigan Corridor	Drugstore/Pharmacy
Tyner Furniture	Michigan Corridor	Furniture
Furniture Mart	Michigan Corridor	Furniture
Mattresses	Michigan Corridor	Furniture-Discount
Kroger	Michigan Corridor	Grocery Store
Ypsi Paint & Hardware	Michigan Corridor	Hardware
Beauty Supply	Michigan Corridor	Health and Beauty
Ypsi-Arbor Carpet Co.	Michigan Corridor	Home Furnishings
All Floor	Michigan Corridor	Home Furnishings
Carter Lumber	Michigan Corridor	Home Improvement
Ice Cream Stand	Michigan Corridor	Ice Cream Parlor
Dave's Diamonds and Gold	Michigan Corridor	Jewelry-Discount
Laundromat	Michigan Corridor	Laundry
Cleaners	Michigan Corridor	Laundry
Lewis Casket Store	Michigan Corridor	Misc Retail
Velvet Touch	Michigan Corridor	Misc Retail
Tobacco Rose	Michigan Corridor	Misc Retail
Buy/Sell, Trade	Michigan Corridor	Misc Retail
Nails/Tanning	Michigan Corridor	Nails/Tanning
Idle Hour Tavern	Michigan Corridor	Restaurant w/Liquor

COMPETITIVE RETAIL INVENTORY CROSS STREET STUDY AREA YPSILANTI, MICHIGAN

Retail	Location	Type
Bill's Drive Thru	Michigan Corridor	Restaurant w/o Liquor
Burger King	Michigan Corridor	Restaurant w/o Liquor
McDonald's	Michigan Corridor	Restaurant w/o Liquor
Taco Bell	Michigan Corridor	Restaurant w/o Liquor
Pizza	Michigan Corridor	Restaurant w/o Liquor
Benito's Pizza	Michigan Corridor	Restaurant w/o Liquor
Hungry Howies	Michigan Corridor	Restaurant w/o Liquor
Food Garden	Michigan Corridor	Restaurant w/o Liquor
Grandma's Kitchen	Michigan Corridor	Restaurant w/o Liquor
Big Sky Diner	Michigan Corridor	Restaurant w/o Liquor
City Diner	Michigan Corridor	Restaurant w/o Liquor
Gabriel's Cheese/Steak Hoagies	Michigan Corridor	Restaurant w/o Liquor
Squeeze-In	Michigan Corridor	Restaurant w/o Liquor
French Quarter	Michigan Corridor	Restaurants w/o Liquor
JJ's Pizza & Ribs	Michigan Corridor	Restaurants w/o Liquor
Pizza	Michigan Corridor	Restaurants w/o Liquor
Bass -N- Sport	Michigan Corridor	Sporting Goods Store
OK Men's Wear	Sunrise Plaza	Apparel - Men's
Joy OK Fashions	Sunrise Plaza	Apparel-Women's/Health and Beauty
Wireless Toyz	Sunrise Plaza	Appliances and Electronics
Liquor Store	Sunrise Plaza	Convenience
Dollar Palace	Sunrise Plaza	Dollar Store
Empire Supermarket	Sunrise Plaza	Grocery Store
Metro Pro Hardware	Sunrise Plaza	Hardware
Joy OK Fashions	Sunrise Plaza	Health and Beauty/Apparel-Women's
Laundromat	Sunrise Plaza	Laundry
Dentist	Sunrise Plaza	Medical Office
Nails	Sunrise Plaza	Nail Salon
Insurance	Sunrise Plaza	Prof. Office
Domino's	Sunrise Plaza	Restaurant w/o Liquor
BJ's Baby Backs	Sunrise Plaza	Restaurants w/o Liquor
Tan	Sunrise Plaza	Tanning Salon

