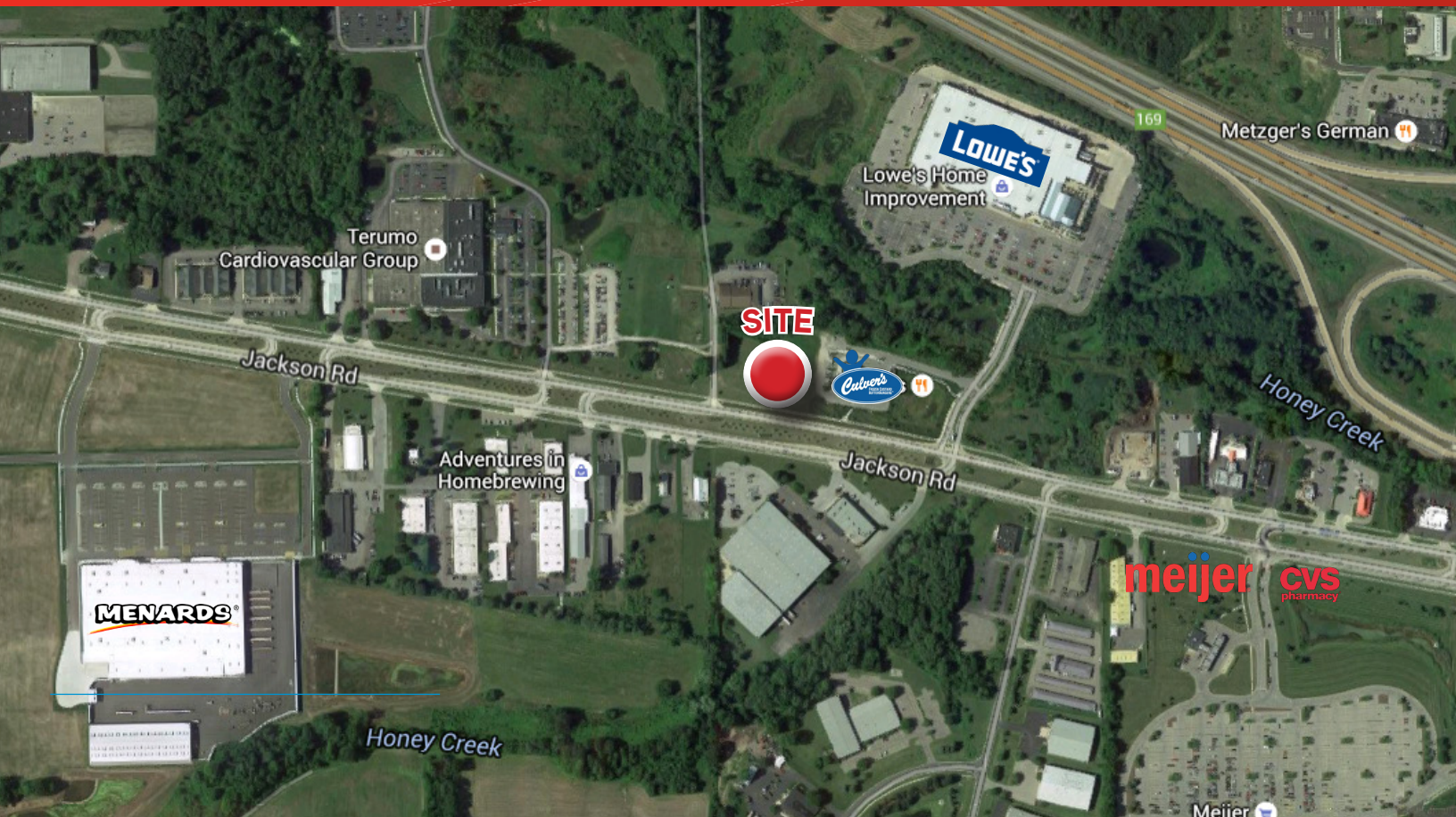


SHOPS OF LOWES PLAZA

Retail Outlot For Sale

JACKSON ROAD & ZEEB ROAD, ANN ARBOR, MICHIGAN



Property Highlights

- > 1.8 Acres Zoned C-2
- > Site Condo
- > Anchored by Lowes & Culver's
- > Excellent Retail Corridor Includes Meijer & Menards
- > Easy Access from I-94 Interchange
- > Infrastructure in Place

> Traffic Counts:

Jackson Road, West of Zeeb Road: 24,000

Zeeb Road, North of Jackson Road: 22,000

Demographics	Category	5 Mile:	10 Mile:	15 Mile:
	Population	53,839	208,173	362,082
	Average Income	\$103,997	\$89,088	\$83,637
	Households	23,546	88,313	150,506

CONTACT US

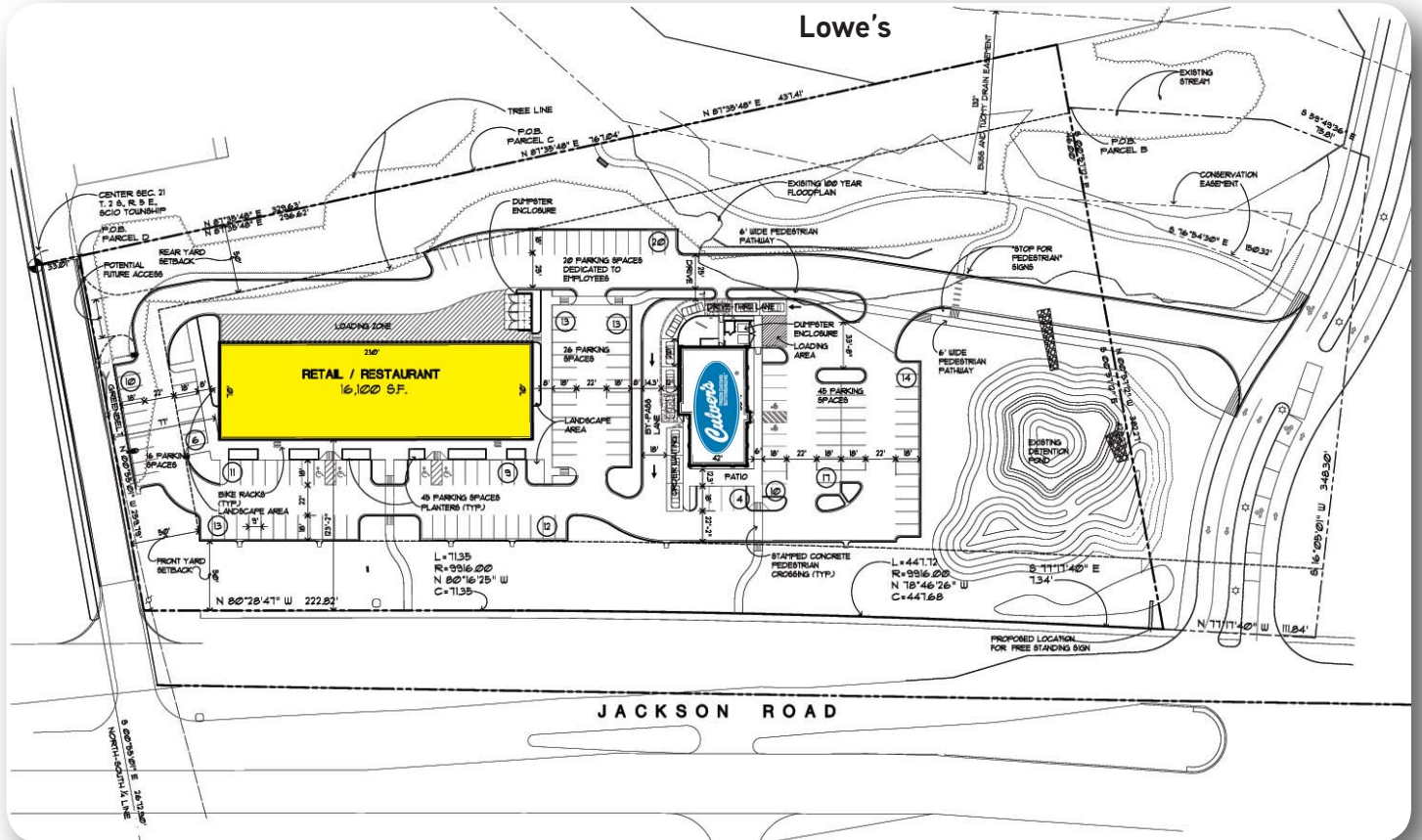
MAX GOLDMAN
248 540 1000 | EXT. 1608
SOUTHFIELD, MI
max.goldman@colliers.com

COLLIERS INTERNATIONAL
2 Corporate Drive
Suite 300
Southfield, MI 48076
www.colliers.com

SHOPS OF LOWES PLAZA

Retail Outlot For Sale

JACKSON ROAD & ZEEB ROAD, ANN ARBOR, MICHIGAN

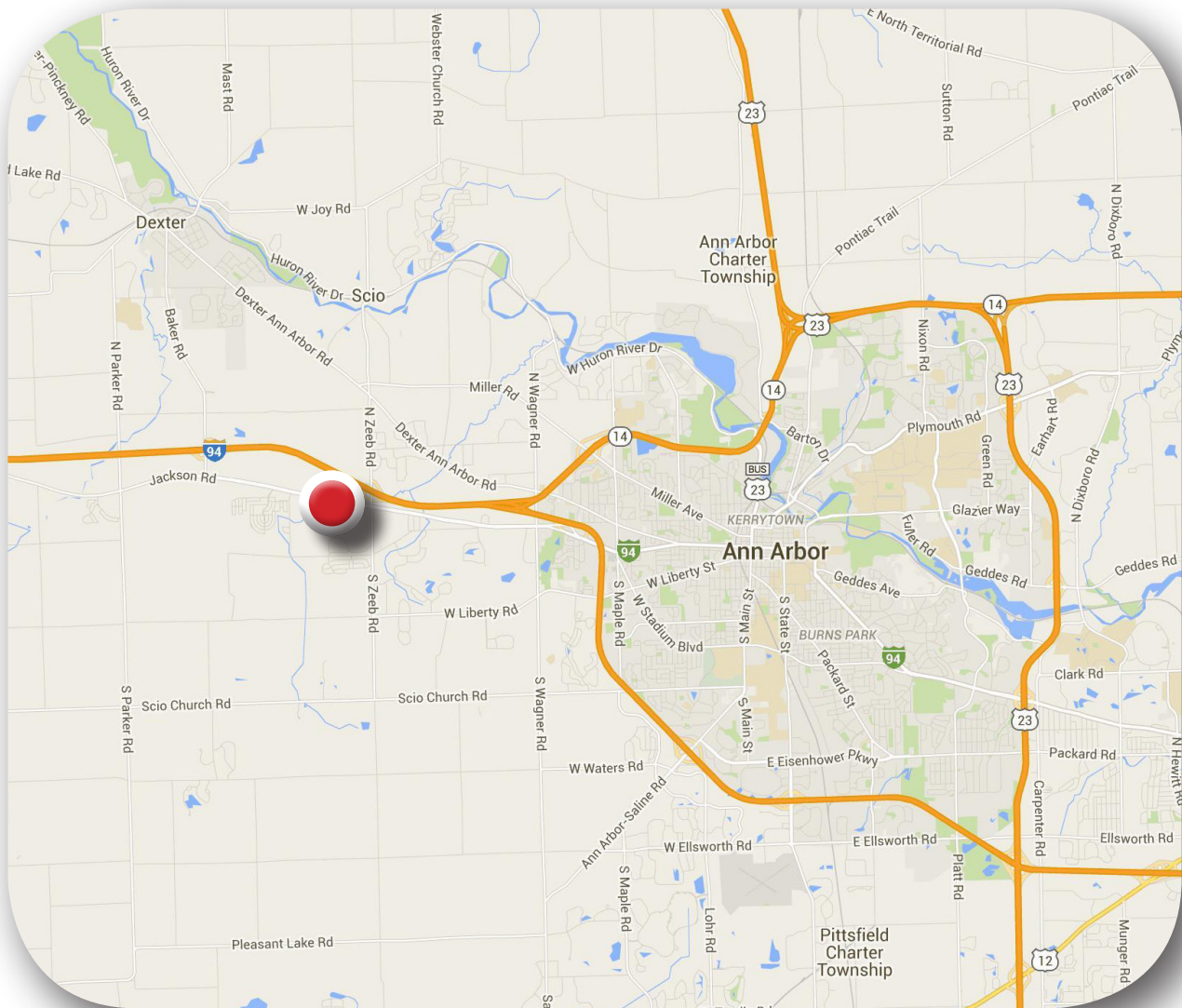


COLLIERS INTERNATIONAL
2 Corporate Drive
Suite 300
Southfield, MI 48076
www.colliers.com

SHOPS OF LOWES PLAZA

Retail Outlot For Sale

JACKSON ROAD & ZEEB ROAD, ANN ARBOR, MICHIGAN

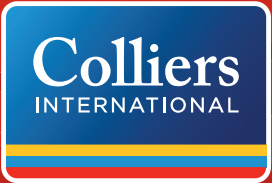


COLLIERS INTERNATIONAL
2 Corporate Drive
Suite 300
Southfield, MI 48076
www.colliers.com

SHOPS OF LOWES PLAZA

Retail Outlot For Sale

JACKSON ROAD & ZEEB ROAD, ANN ARBOR, MICHIGAN



COLLIERS INTERNATIONAL
2 Corporate Drive
Suite 300
Southfield, MI 48076
www.colliers.com

SHOPS OF LOWES PLAZA

Retail Outlot For Sale

JACKSON ROAD & ZEEB ROAD, ANN ARBOR, MICHIGAN



Scio Township, which enjoys an Ann Arbor mailing address, is a growing area and population has increased from 15,759 in 2000 to 19,612 today. Children attend either Dexter Schools or Ann Arbor Schools, based on residence within the township. Scio Township real estate is desirable and residential communities began to flourish in the 1990's due to proximity to Ann Arbor, University of Michigan, medical campuses and excellent regional transportation. Jackson Road is a thriving commercial corridor that has experienced retail expansion with solid performance and a strong anchor base.

- › Average income is among the highest in Washtenaw County and there is a wide variety of housing options.
- › Over the past ten years, the population grew by 27%.
- › There are more than 900 businesses on Scio's registers.
- › The Township offers a full range of services – fire, EMT, and police. It also provides water and wastewater treatment for those businesses and homes located in the sewer district.
- › Scio is within easy reach of SE Michigan's major thoroughfares (I-94, M-14, I-96, US-23). For most residents and workers, Scio is only a ten-minute drive from the City of Ann Arbor.

Two outstanding public school systems serve township residents – Ann Arbor and Dexter. Both have excellent ratings and are considered among the best districts in the State of Michigan.

CONTACT US

MAX GOLDMAN
248 540 1000 | EXT. 1608
SOUTHFIELD, MI
max.goldman@colliers.com

COLLIERS INTERNATIONAL
2 Corporate Drive
Suite 300
Southfield, MI 48076
www.colliers.com

EXPANDED PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.2904/-83.8477

RF5

5940 Jackson Rd

Ann Arbor, MI 48103

Population

	3 mi radius	5 mi radius	10 mi radius
Estimated Population (2015)	14,003	53,034	206,440
Projected Population (2020)	14,067	53,383	208,692
Census Population (2010)	14,252	54,026	208,678
Census Population (2000)	11,725	48,815	195,898
Projected Annual Growth (2015 to 2020)	65 0.1%	349 0.1%	2,253 0.2%
Historical Annual Growth (2010 to 2015)	-249 -0.4%	-992 -0.4%	-2,238 -0.2%
Historical Annual Growth (2000 to 2010)	2,527 2.2%	5,211 1.1%	12,781 0.7%
Estimated Population Density (2015)	495 psm	676 psm	657 psm
Trade Area Size	28.26 sq mi	78.51 sq mi	314.03 sq mi

Households

Estimated Households (2015)	5,755	23,086	87,542
Projected Households (2020)	5,924	23,803	90,765
Census Households (2010)	5,616	22,511	84,744
Census Households (2000)	4,550	20,141	77,321
Estimated Households with Children (2015)	1,947 33.8%	6,726 29.1%	21,148 24.2%
Estimated Average Household Size (2015)	2.43	2.28	2.21

Average Household Income

Estimated Average Household Income (2015)	\$109,961	\$104,646	\$89,188
Projected Average Household Income (2020)	\$116,376	\$110,695	\$94,267
Estimated Average Family Income (2015)	\$141,086	\$144,227	\$134,149

Median Household Income

Estimated Median Household Income (2015)	\$90,222	\$85,182	\$69,975
Projected Median Household Income (2020)	\$94,701	\$89,242	\$73,065
Estimated Median Family Income (2015)	\$117,821	\$113,239	\$102,909

Per Capita Income

Estimated Per Capita Income (2015)	\$45,211	\$45,614	\$38,299
Projected Per Capita Income (2020)	\$49,029	\$49,420	\$41,472
Estimated Per Capita income 5 Year Growth	\$3,818 8.4%	\$3,806 8.3%	\$3,173 8.3%
Estimated Average Household Net Worth (2015)	\$760,454	\$720,698	\$617,132

Daytime Demos (2015)

Total Businesses	1,111	2,760	13,704
Total Employees	12,873	30,212	170,407
Company Headquarter Businesses	12 1.1%	17 0.6%	116 0.8%
Company Headquarter Employees	1,859 14.4%	4,742 15.7%	34,363 20.2%
Employee Population per Business	11.6	10.9	12.4
Residential Population per Business	12.6	19.2	15.1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

EXPANDED PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.2904/-83.8477

RF5

5940 Jackson Rd	3 mi radius		5 mi radius		10 mi radius	
Ann Arbor, MI 48103						
Race & Ethnicity						
White (2015)	11,620	83.0%	43,472	82.0%	157,978	76.5%
Black or African American (2015)	665	4.7%	3,146	5.9%	13,777	6.7%
American Indian or Alaska Native (2015)	30	0.2%	137	0.3%	537	0.3%
Asian (2015)	1,061	7.6%	3,867	7.3%	25,195	12.2%
Hawaiian or Pacific Islander (2015)	3	-	20	-	75	-
Other Race (2015)	133	1.0%	616	1.2%	2,295	1.1%
Two or More Races (2015)	490	3.5%	1,775	3.3%	6,582	3.2%
Not Hispanic or Latino Population (2015)	13,441	96.0%	50,588	95.4%	197,171	95.5%
Hispanic or Latino Population (2015)	562	4.0%	2,446	4.6%	9,269	4.5%
Not Hispanic or Latino Population (2020)	13,312	94.6%	50,156	94.0%	196,562	94.2%
Hispanic or Latino Population (2020)	755	5.4%	3,227	6.0%	12,131	5.8%
Not Hispanic or Latino Population (2010)	13,759	96.5%	51,864	96.0%	200,481	96.1%
Hispanic or Latino Population (2010)	493	3.5%	2,162	4.0%	8,197	3.9%
Not Hispanic or Latino Population (2000)	11,526	98.3%	47,737	97.8%	190,136	97.1%
Hispanic or Latino Population (2000)	199	1.7%	1,078	2.2%	5,762	2.9%
Projected Hispanic Annual Growth (2015 to 2020)	193	6.9%	782	6.4%	2,862	6.2%
Historic Hispanic Annual Growth (2000 to 2015)	363	12.2%	1,368	8.5%	3,507	4.1%
Age Distribution (2015)						
Age Under 5	775	5.5%	2,936	5.5%	9,712	4.7%
Age 5 to 9 Years	942	6.7%	3,283	6.2%	10,267	5.0%
Age 10 to 14 Years	997	7.1%	3,385	6.4%	10,651	5.2%
Age 15 to 19 Years	912	6.5%	3,041	5.7%	19,208	9.3%
Age 20 to 24 Years	647	4.6%	2,838	5.4%	26,204	12.7%
Age 25 to 29 Years	816	5.8%	3,949	7.4%	18,862	9.1%
Age 30 to 34 Years	854	6.1%	3,752	7.1%	13,882	6.7%
Age 35 to 39 Years	888	6.3%	3,444	6.5%	11,520	5.6%
Age 40 to 44 Years	1,021	7.3%	3,656	6.9%	11,625	5.6%
Age 45 to 49 Years	1,090	7.8%	3,826	7.2%	12,316	6.0%
Age 50 to 54 Years	1,102	7.9%	3,875	7.3%	12,458	6.0%
Age 55 to 59 Years	1,095	7.8%	4,081	7.7%	12,457	6.0%
Age 60 to 64 Years	1,013	7.2%	3,615	6.8%	11,248	5.4%
Age 65 to 74 Years	1,178	8.4%	4,394	8.3%	14,952	7.2%
Age 75 to 84 Years	483	3.4%	2,024	3.8%	7,262	3.5%
Age 85 Years or Over	190	1.4%	935	1.8%	3,816	1.8%
Median Age	39.9		39.3		35.7	
Gender Age Distribution (2015)						
Female Population	7,253	51.8%	27,319	51.5%	104,970	50.8%
Age 0 to 19 Years	1,779	24.5%	6,196	22.7%	24,459	23.3%
Age 20 to 64 Years	4,474	61.7%	16,978	62.1%	65,690	62.6%
Age 65 Years or Over	999	13.8%	4,146	15.2%	14,821	14.1%
Female Median Age	40.4		40.3		37.0	
Male Population	6,750	48.2%	25,715	48.5%	101,470	49.2%
Age 0 to 19 Years	1,848	27.4%	6,449	25.1%	25,379	25.0%
Age 20 to 64 Years	4,051	60.0%	16,058	62.4%	64,881	63.9%
Age 65 Years or Over	851	12.6%	3,208	12.5%	11,209	11.0%
Male Median Age	39.4		38.2		34.6	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

EXPANDED PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.2904/-83.8477

RF5

5940 Jackson Rd	3 mi radius		5 mi radius		10 mi radius	
Ann Arbor, MI 48103						
Household Income Distribution (2015)						
HH Income \$200,000 or More	751	13.1%	2,560	11.1%	7,318	8.4%
HH Income \$150,000 to \$199,999	644	11.2%	2,349	10.2%	6,817	7.8%
HH Income \$100,000 to \$149,999	1,022	17.8%	4,195	18.2%	13,489	15.4%
HH Income \$75,000 to \$99,999	722	12.5%	3,009	13.0%	9,741	11.1%
HH Income \$50,000 to \$74,999	856	14.9%	3,629	15.7%	14,194	16.2%
HH Income \$35,000 to \$49,999	589	10.2%	2,542	11.0%	10,196	11.6%
HH Income \$25,000 to \$34,999	470	8.2%	1,675	7.3%	7,761	8.9%
HH Income \$15,000 to \$24,999	363	6.3%	1,491	6.5%	7,096	8.1%
HH Income Under \$15,000	337	5.9%	1,637	7.1%	10,930	12.5%
HH Income \$35,000 or More	4,584	79.7%	18,283	79.2%	61,754	70.5%
HH Income \$75,000 or More	3,139	54.5%	12,112	52.5%	37,365	42.7%
Housing (2015)						
Total Housing Units	5,901		23,730		90,622	
Housing Units Occupied	5,755	97.5%	23,086	97.3%	87,542	96.6%
Housing Units Owner-Occupied	4,673	81.2%	16,736	72.5%	49,773	56.9%
Housing Units, Renter-Occupied	1,082	18.8%	6,349	27.5%	37,769	43.1%
Housing Units, Vacant	147	2.5%	645	2.7%	3,080	3.4%
Marital Status (2015)						
Never Married	3,179	28.2%	13,400	30.9%	76,110	43.3%
Currently Married	6,237	55.3%	22,867	52.7%	74,391	42.3%
Separated	163	1.4%	1,005	2.3%	4,254	2.4%
Widowed	465	4.1%	1,880	4.3%	6,525	3.7%
Divorced	1,244	11.0%	4,279	9.9%	14,530	8.3%
Household Type (2015)						
Population Family	10,995	78.5%	38,147	71.9%	122,350	59.3%
Population Non-Family	2,984	21.3%	14,583	27.5%	71,182	34.5%
Population Group Quarters	24	0.2%	305	0.6%	12,908	6.3%
Family Households	3,933	68.3%	13,957	60.5%	45,294	51.7%
Non-Family Households	1,822	31.7%	9,129	39.5%	42,247	48.3%
Married Couple with Children	1,469	23.6%	5,075	22.2%	16,011	21.5%
Average Family Household Size	2.8		2.7		2.7	
Household Size (2015)						
1 Person Households	1,455	25.3%	7,244	31.4%	30,955	35.4%
2 Person Households	2,179	37.9%	8,221	35.6%	30,003	34.3%
3 Person Households	878	15.3%	3,263	14.1%	11,482	13.1%
4 Person Households	790	13.7%	2,864	12.4%	9,459	10.8%
5 Person Households	314	5.4%	1,045	4.5%	3,604	4.1%
6 or More Person Households	140	2.4%	448	1.9%	2,039	2.3%
Household Vehicles (2015)						
Households with 0 Vehicles Available	75	1.3%	1,061	4.6%	7,553	8.6%
Households with 1 Vehicles Available	1,732	30.1%	8,037	34.8%	33,242	38.0%
Households with 2 or More Vehicles Available	3,948	68.6%	13,987	60.6%	46,747	53.4%
Total Vehicles Available	11,194		41,364		145,881	
Average Vehicles Per Household	1.9		1.8		1.7	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

EXPANDED PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.2904/-83.8477

RF5

5940 Jackson Rd

Ann Arbor, MI 48103

3 mi radius

5 mi radius

10 mi radius

Labor Force (2015)

Estimated Labor Population Age 16 Years or Over	11,130		42,939		174,279	
Estimated Civilian Employed	7,460	67.0%	29,104	67.8%	104,639	60.0%
Estimated Civilian Unemployed	258	2.3%	904	2.1%	4,422	2.5%
Estimated in Armed Forces	5	-	15	-	61	-
Estimated Not in Labor Force	3,406	30.6%	12,917	30.1%	65,158	37.4%
Unemployment Rate	2.3%		2.1%		2.5%	

Occupation (2010)

Occupation: Population Age 16 Years or Over	7,166		27,681		99,793	
Management, Business, Financial Operations	1,299	18.1%	4,626	16.7%	15,654	15.7%
Professional, Related	2,520	35.2%	11,122	40.2%	38,892	39.0%
Service	906	12.6%	3,614	13.1%	15,319	15.4%
Sales, Office	1,515	21.1%	5,427	19.6%	19,630	19.7%
Farming, Fishing, Forestry	22	0.3%	101	0.4%	231	0.2%
Construct, Extraction, Maintenance	389	5.4%	1,149	4.2%	3,713	3.7%
Production, Transport Material Moving	517	7.2%	1,643	5.9%	6,354	6.4%
White Collar Workers	74.4%		76.5%		74.3%	
Blue Collar Workers	25.6%		23.5%		25.7%	

Consumer Expenditure (2015)

Total Household Expenditure	\$434 M		\$1.68 B		\$5.64 B	
Total Non-Retail Expenditure	\$237 M	54.7%	\$918 M	54.6%	\$3.07 B	54.4%
Total Retail Expenditure	\$196 M	45.3%	\$763 M	45.4%	\$2.57 B	45.6%
Apparel	\$15.3 M	3.5%	\$59.0 M	3.5%	\$198 M	3.5%
Contributions	\$22.0 M	5.1%	\$82.9 M	4.9%	\$265 M	4.7%
Education	\$18.1 M	4.2%	\$69.4 M	4.1%	\$226 M	4.0%
Entertainment	\$24.7 M	5.7%	\$95.3 M	5.7%	\$317 M	5.6%
Food and Beverages	\$61.4 M	14.2%	\$239 M	14.2%	\$813 M	14.4%
Furnishings and Equipment	\$15.5 M	3.6%	\$59.7 M	3.6%	\$197 M	3.5%
Gifts	\$11.9 M	2.7%	\$45.5 M	2.7%	\$148 M	2.6%
Health Care	\$32.8 M	7.6%	\$129 M	7.6%	\$440 M	7.8%
Household Operations	\$13.5 M	3.1%	\$51.6 M	3.1%	\$167 M	3.0%
Miscellaneous Expenses	\$6.15 M	1.4%	\$24.2 M	1.4%	\$82.1 M	1.5%
Personal Care	\$5.58 M	1.3%	\$21.7 M	1.3%	\$72.9 M	1.3%
Personal Insurance	\$3.58 M	0.8%	\$13.6 M	0.8%	\$44.0 M	0.8%
Reading	\$971 K	0.2%	\$3.77 M	0.2%	\$12.6 M	0.2%
Shelter	\$90.0 M	20.7%	\$348 M	20.7%	\$1.17 B	20.7%
Tobacco	\$2.28 M	0.5%	\$9.05 M	0.5%	\$32.1 M	0.6%
Transportation	\$79.5 M	18.3%	\$309 M	18.4%	\$1.04 B	18.5%
Utilities	\$30.6 M	7.0%	\$120 M	7.1%	\$413 M	7.3%

Educational Attainment (2015)

Adult Population Age 25 Years or Over	13,244		52,562		181,195	
Elementary (Grade Level 0 to 8)	156	1.2%	719	1.4%	2,863	1.6%
Some High School (Grade Level 9 to 11)	335	2.5%	1,398	2.7%	6,656	3.7%
High School Graduate	1,295	9.8%	4,031	7.7%	14,895	8.2%
Some College	1,772	13.4%	5,790	11.0%	20,538	11.3%
Associate Degree Only	676	5.1%	2,111	4.0%	7,324	4.0%
Bachelor Degree Only	2,466	18.6%	10,497	20.0%	36,373	20.1%
Graduate Degree	6,544	49.4%	28,015	53.3%	92,546	51.1%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

EXPANDED PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.2904/-83.8477

RF5

5940 Jackson Rd		3 mi radius		5 mi radius		10 mi radius	
Ann Arbor, MI 48103							
Units In Structure (2010)							
1 Detached Unit	3,893	69.3%	15,817	70.3%	45,877	54.1%	
1 Attached Unit	225	4.0%	984	4.4%	6,407	7.6%	
2 to 4 Units	192	3.4%	1,495	6.6%	6,857	8.1%	
5 to 9 Units	163	2.9%	966	4.3%	8,360	9.9%	
10 to 19 Units	270	4.8%	1,185	5.3%	6,789	8.0%	
20 to 49 Units	50	0.9%	434	1.9%	3,486	4.1%	
50 or More Units	38	0.7%	579	2.6%	4,658	5.5%	
Mobile Home or Trailer	784	14.0%	1,052	4.7%	2,306	2.7%	
Other Structure	-	-	-	-	2	-	
Homes Built By Year (2010)							
Homes Built 2005 or later	319	5.7%	960	4.3%	3,373	4.0%	
Homes Built 2000 to 2004	729	13.0%	2,066	9.2%	6,538	7.7%	
Homes Built 1990 to 1999	1,246	22.2%	3,704	16.5%	14,021	16.5%	
Homes Built 1980 to 1989	1,093	19.5%	2,293	10.2%	9,881	11.7%	
Homes Built 1970 to 1979	548	9.8%	2,702	12.0%	14,166	16.7%	
Homes Built 1960 to 1969	572	10.2%	3,010	13.4%	12,019	14.2%	
Homes Built 1950 to 1959	450	8.0%	3,523	15.6%	9,746	11.5%	
Homes Built Before 1949	659	11.7%	4,253	18.9%	14,999	17.7%	
Home Values (2010)							
Home Values \$1,000,000 or More	35	0.8%	138	0.8%	452	0.9%	
Home Values \$500,000 to \$999,999	304	6.6%	873	5.3%	2,685	5.5%	
Home Values \$400,000 to \$499,999	246	5.4%	793	4.8%	2,083	4.3%	
Home Values \$300,000 to \$399,999	527	11.5%	2,011	12.3%	5,444	11.2%	
Home Values \$200,000 to \$299,999	903	19.7%	3,829	23.4%	10,649	21.9%	
Home Values \$150,000 to \$199,999	567	12.4%	2,542	15.5%	7,822	16.0%	
Home Values \$100,000 to \$149,999	532	11.6%	2,040	12.5%	7,133	14.6%	
Home Values \$70,000 to \$99,999	357	7.8%	1,430	8.7%	4,680	9.6%	
Home Values \$50,000 to \$69,999	216	4.7%	791	4.8%	2,694	5.5%	
Home Values \$25,000 to \$49,999	320	7.0%	913	5.6%	2,577	5.3%	
Home Values Under \$25,000	570	12.5%	1,024	6.2%	2,516	5.2%	
Owner-Occupied Median Home Value	\$176,772		\$192,756		\$187,480		
Renter-Occupied Median Rent	\$876		\$848		\$843		
Transportation To Work (2010)							
Drive to Work Alone	6,040	85.2%	21,100	77.7%	70,504	72.6%	
Drive to Work in Carpool	480	6.8%	2,024	7.5%	6,933	7.1%	
Travel to Work by Public Transportation	49	0.7%	672	2.5%	4,803	4.9%	
Drive to Work on Motorcycle	-	-	59	0.2%	132	0.1%	
Walk or Bicycle to Work	105	1.5%	1,476	5.4%	9,101	9.4%	
Other Means	31	0.4%	149	0.5%	345	0.4%	
Work at Home	384	5.4%	1,688	6.2%	5,338	5.5%	
Travel Time (2010)							
Travel to Work in 14 Minutes or Less	1,799	26.8%	8,043	31.6%	30,589	33.3%	
Travel to Work in 15 to 29 Minutes	3,054	45.6%	10,914	42.8%	37,613	41.0%	
Travel to Work in 30 to 59 Minutes	1,448	21.6%	5,135	20.2%	19,330	21.1%	
Travel to Work in 60 Minutes or More	403	6.0%	1,387	5.4%	4,284	4.7%	
Average Minutes Travel to Work	19.9		18.5		18.8		

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.