

FOR LEASE > RETAIL SPACE

# Shelby Town Center

45178 MARKET STREET, SHELBY TOWNSHIP, MICHIGAN



## Property Amenities

- > 1,800 SF Available
- > Located Directly Across from the 1.5 Million SF Lakeside Regional Mall
- > The Lakeside Area is a Dynamic Marketplace with Numerous National Tenants Best-Known for Shopping, Entertainment & Dining Options

### > **Tenant Roster:**

- Achatz Pies
- Gamestop
- FedEx Kinko's
- Relax the Back
- Sahara Restaurant
- Eyeglass World

### Demographics

Category	1 Mile:	3 Mile:	5 Mile:
Population	10,943	102,161	239,770
Average Income	\$57,096	\$72,105	\$76,141
Households	5,655	44,193	97,754

## CONTACT US

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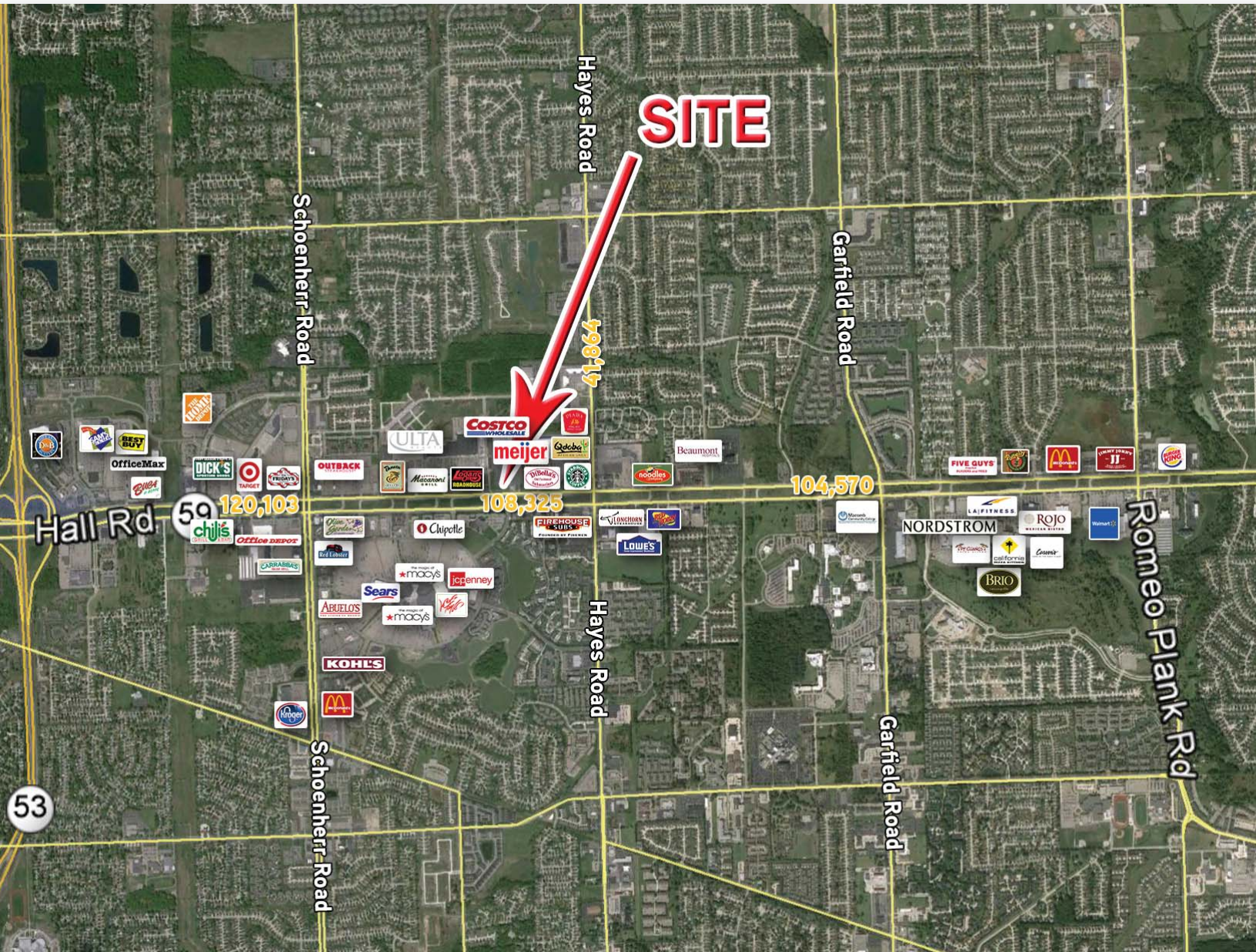
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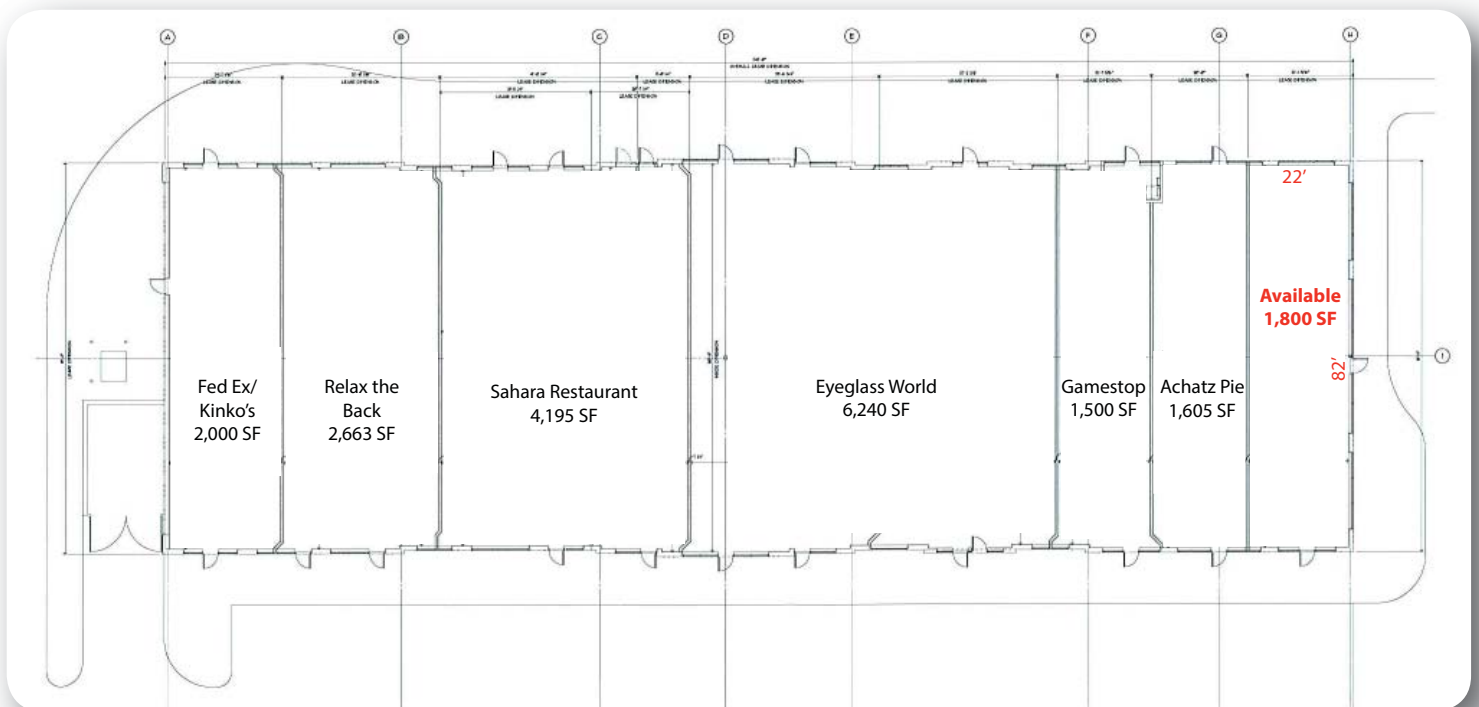


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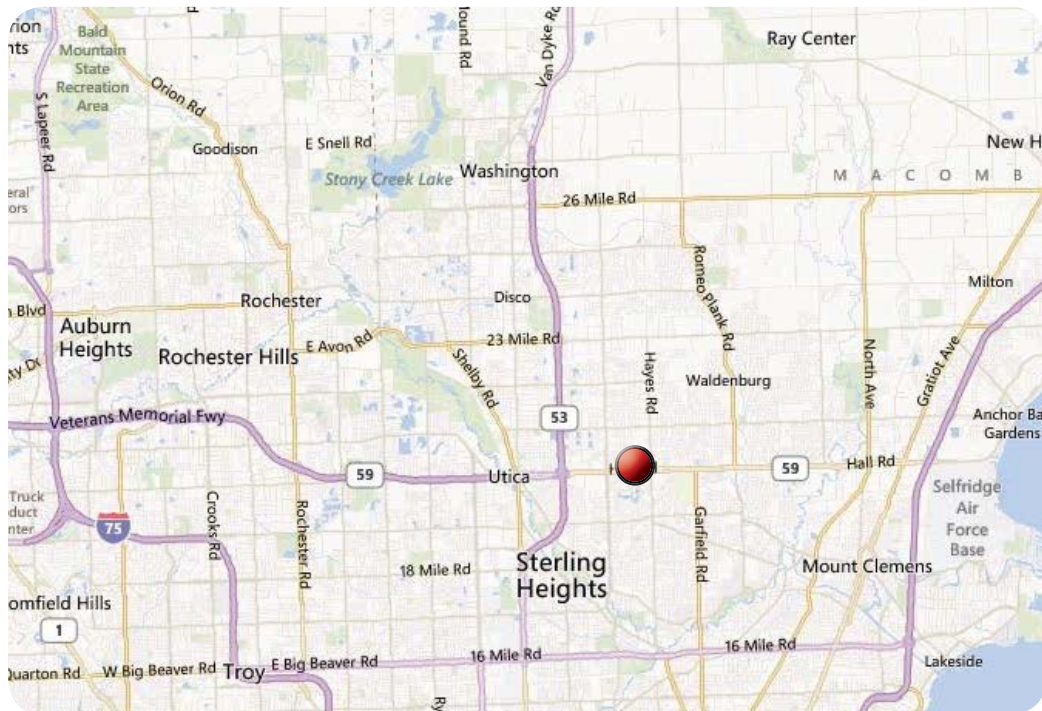
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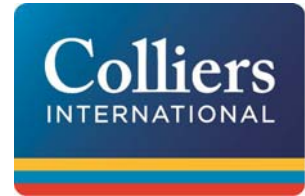
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# EXPANDED PROFILE

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



Lat/Lon: 42.6284/-82.9810

RF5

## 45179 Market St

## Shelby Charter Township, MI 48315

1 mi radius

3 mi radius

5 mi radius

### Population

Estimated Population (2015)	10,943		102,161		239,770	
Projected Population (2020)	11,143		103,964		245,331	
Census Population (2010)	10,777		102,420		241,293	
Census Population (2000)	9,051		95,878		210,882	
Projected Annual Growth (2015 to 2020)	200	0.4%	1,802	0.4%	5,561	0.5%
Historical Annual Growth (2010 to 2015)	166	0.3%	-259	-0.1%	-1,523	-0.1%
Historical Annual Growth (2000 to 2010)	1,726	1.9%	6,542	0.7%	30,411	1.4%
Estimated Population Density (2015)	3,485	psm	3,615	psm	3,054	psm
Trade Area Size	3.14	sq mi	28.26	sq mi	78.51	sq mi

### Households

Estimated Households (2015)	5,655		44,193		97,754	
Projected Households (2020)	5,860		45,715		101,720	
Census Households (2010)	5,299		42,207		93,828	
Census Households (2000)	4,180		37,269		80,440	
Estimated Households with Children (2015)	1,005	17.8%	11,744	26.6%	29,112	29.8%
Estimated Average Household Size (2015)	1.88		2.30		2.43	

### Average Household Income

Estimated Average Household Income (2015)	\$57,096		\$72,105		\$76,141	
Projected Average Household Income (2020)	\$60,401		\$76,295		\$80,435	
Estimated Average Family Income (2015)	\$83,472		\$90,517		\$94,175	

### Median Household Income

Estimated Median Household Income (2015)	\$43,705		\$59,774		\$64,476	
Projected Median Household Income (2020)	\$45,303		\$62,413		\$67,535	
Estimated Median Family Income (2015)	\$68,385		\$76,174		\$80,139	

### Per Capita Income

Estimated Per Capita Income (2015)	\$29,710		\$31,223		\$31,154	
Projected Per Capita Income (2020)	\$31,966		\$33,579		\$33,460	
Estimated Per Capita income 5 Year Growth	\$2,256	7.6%	\$2,356	7.5%	\$2,305	7.4%
Estimated Average Household Net Worth (2015)	\$393,831		\$507,271		\$531,308	

### Daytime Demos (2015)

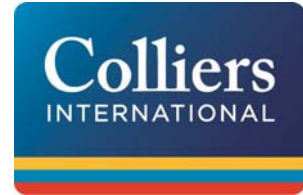
Total Businesses	791		4,388		9,095	
Total Employees	11,710		45,721		100,058	
Company Headquarter Businesses	1	0.2%	8	0.2%	33	0.4%
Company Headquarter Employees	14	0.1%	74	0.2%	2,709	2.7%
Employee Population per Business	14.8		10.4		11.0	
Residential Population per Business	13.8		23.3		26.4	

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45179 Market St

Shelby Charter Township, MI 48315

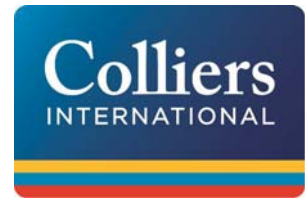
	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2015)	9,121	83.3%	90,395	88.5%	208,152	86.8%
Black or African American (2015)	1,002	9.2%	5,684	5.6%	15,441	6.4%
American Indian or Alaska Native (2015)	26	0.2%	210	0.2%	530	0.2%
Asian (2015)	495	4.5%	3,425	3.4%	9,474	4.0%
Hawaiian or Pacific Islander (2015)	3	-	14	-	34	-
Other Race (2015)	93	0.8%	680	0.7%	1,751	0.7%
Two or More Races (2015)	204	1.9%	1,754	1.7%	4,389	1.8%
Not Hispanic or Latino Population (2015)	10,623	97.1%	99,493	97.4%	233,269	97.3%
Hispanic or Latino Population (2015)	320	2.9%	2,668	2.6%	6,501	2.7%
Not Hispanic or Latino Population (2020)	10,716	96.2%	100,369	96.5%	236,513	96.4%
Hispanic or Latino Population (2020)	427	3.8%	3,595	3.5%	8,818	3.6%
Not Hispanic or Latino Population (2010)	10,502	97.5%	100,119	97.8%	235,591	97.6%
Hispanic or Latino Population (2010)	275	2.5%	2,301	2.2%	5,702	2.4%
Not Hispanic or Latino Population (2000)	8,865	97.9%	94,487	98.5%	207,361	98.3%
Hispanic or Latino Population (2000)	187	2.1%	1,392	1.5%	3,520	1.7%
Projected Hispanic Annual Growth (2015 to 2020)	107	6.7%	927	6.9%	2,317	7.1%
Historic Hispanic Annual Growth (2000 to 2015)	133	4.8%	1,276	6.1%	2,981	5.6%
Age Distribution (2015)						
Age Under 5	417	3.8%	4,766	4.7%	12,351	5.2%
Age 5 to 9 Years	416	3.8%	5,268	5.2%	14,119	5.9%
Age 10 to 14 Years	521	4.8%	6,144	6.0%	15,520	6.5%
Age 15 to 19 Years	523	4.8%	6,250	6.1%	15,275	6.4%
Age 20 to 24 Years	761	7.0%	6,617	6.5%	15,323	6.4%
Age 25 to 29 Years	831	7.6%	6,432	6.3%	14,396	6.0%
Age 30 to 34 Years	708	6.5%	5,863	5.7%	14,033	5.9%
Age 35 to 39 Years	536	4.9%	5,815	5.7%	14,578	6.1%
Age 40 to 44 Years	598	5.5%	6,376	6.2%	16,169	6.7%
Age 45 to 49 Years	628	5.7%	7,305	7.2%	17,504	7.3%
Age 50 to 54 Years	709	6.5%	7,990	7.8%	18,193	7.6%
Age 55 to 59 Years	686	6.3%	8,216	8.0%	18,192	7.6%
Age 60 to 64 Years	658	6.0%	7,212	7.1%	16,018	6.7%
Age 65 to 74 Years	1,081	9.9%	9,307	9.1%	21,264	8.9%
Age 75 to 84 Years	928	8.5%	5,301	5.2%	10,972	4.6%
Age 85 Years or Over	944	8.6%	3,300	3.2%	5,862	2.4%
Median Age	45.1		42.5		41.0	
Gender Age Distribution (2015)						
Female Population	6,184	56.5%	53,471	52.3%	123,216	51.4%
Age 0 to 19 Years	915	14.8%	10,912	20.4%	27,630	22.4%
Age 20 to 64 Years	3,260	52.7%	31,860	59.6%	73,589	59.7%
Age 65 Years or Over	2,009	32.5%	10,699	20.0%	21,997	17.9%
Female Median Age	49.5		44.5		42.6	
Male Population	4,759	43.5%	48,690	47.7%	116,555	48.6%
Age 0 to 19 Years	962	20.2%	11,516	23.7%	29,634	25.4%
Age 20 to 64 Years	2,854	60.0%	29,967	61.5%	70,818	60.8%
Age 65 Years or Over	944	19.8%	7,208	14.8%	16,102	13.8%
Male Median Age	40.2		40.4		39.4	

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## 45179 Market St

## Shelby Charter Township, MI 48315

1 mi radius

3 mi radius

5 mi radius

### Household Income Distribution (2015)

HH Income \$200,000 or More	75	1.3%	1,285	2.9%	3,208	3.3%
HH Income \$150,000 to \$199,999	184	3.2%	2,227	5.0%	5,629	5.8%
HH Income \$100,000 to \$149,999	658	11.6%	6,567	14.9%	16,720	17.1%
HH Income \$75,000 to \$99,999	728	12.9%	6,383	14.4%	13,726	14.0%
HH Income \$50,000 to \$74,999	964	17.1%	9,012	20.4%	19,366	19.8%
HH Income \$35,000 to \$49,999	761	13.5%	6,119	13.8%	13,169	13.5%
HH Income \$25,000 to \$34,999	791	14.0%	4,592	10.4%	9,533	9.8%
HH Income \$15,000 to \$24,999	735	13.0%	4,340	9.8%	8,328	8.5%
HH Income Under \$15,000	758	13.4%	3,668	8.3%	8,075	8.3%
HH Income \$35,000 or More	3,370	59.6%	31,593	71.5%	71,817	73.5%
HH Income \$75,000 or More	1,645	29.1%	16,462	37.3%	39,283	40.2%

### Housing (2015)

Total Housing Units	5,823		45,435		101,046	
Housing Units Occupied	5,655	97.1%	44,193	97.3%	97,754	96.7%
Housing Units Owner-Occupied	2,638	46.7%	32,910	74.5%	76,051	77.8%
Housing Units, Renter-Occupied	3,017	53.3%	11,283	25.5%	21,703	22.2%
Housing Units, Vacant	168	2.9%	1,242	2.7%	3,292	3.3%

### Marital Status (2015)

Never Married	3,129	32.6%	25,403	29.5%	57,149	28.9%
Currently Married	3,826	39.9%	43,430	50.5%	104,053	52.6%
Separated	302	3.1%	2,151	2.5%	4,776	2.4%
Widowed	1,229	12.8%	6,268	7.3%	12,609	6.4%
Divorced	1,104	11.5%	8,731	10.2%	19,194	9.7%

### Household Type (2015)

Population Family	6,434	58.8%	77,984	76.3%	189,555	79.1%
Population Non-Family	4,188	38.3%	23,729	23.2%	47,932	20.0%
Population Group Quarters	321	2.9%	448	0.4%	2,284	1.0%
Family Households	2,496	44.1%	27,733	62.8%	65,218	66.7%
Non-Family Households	3,159	55.9%	16,460	37.2%	32,536	33.3%
Married Couple with Children	609	15.9%	8,531	19.6%	21,784	20.9%
Average Family Household Size	2.6		2.8		2.9	

### Household Size (2015)

1 Person Households	2,860	50.6%	14,611	33.1%	28,532	29.2%
2 Person Households	1,545	27.3%	14,492	32.8%	32,336	33.1%
3 Person Households	616	10.9%	6,431	14.6%	14,781	15.1%
4 Person Households	403	7.1%	5,429	12.3%	13,377	13.7%
5 Person Households	164	2.9%	2,270	5.1%	6,022	6.2%
6 or More Person Households	67	1.2%	960	2.2%	2,704	2.8%

### Household Vehicles (2015)

Households with 0 Vehicles Available	728	12.9%	2,815	6.4%	5,325	5.4%
Households with 1 Vehicles Available	2,532	44.8%	15,502	35.1%	31,756	32.5%
Households with 2 or More Vehicles Available	2,395	42.3%	25,876	58.6%	60,673	62.1%
Total Vehicles Available	8,304		79,674		182,430	
Average Vehicles Per Household	1.5		1.8		1.9	

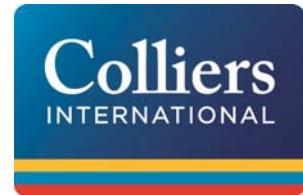
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## 45179 Market St

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1 mi radius

3 mi radius

5 mi radius

### Labor Force (2015)

Estimated Labor Population Age 16 Years or Over	9,462		84,679		194,550	
Estimated Civilian Employed	5,209	55.1%	51,497	60.8%	118,814	61.1%
Estimated Civilian Unemployed	330	3.5%	3,119	3.7%	7,062	3.6%
Estimated in Armed Forces	-	-	51	0.1%	89	-
Estimated Not in Labor Force	3,923	41.5%	30,011	35.4%	68,584	35.3%
Unemployment Rate	3.5%		3.7%		3.6%	

### Occupation (2010)

Occupation: Population Age 16 Years or Over	4,648		47,234		109,278	
Management, Business, Financial Operations	664	14.3%	6,814	14.4%	16,445	15.0%
Professional, Related	1,105	23.8%	10,366	21.9%	24,277	22.2%
Service	899	19.3%	8,563	18.1%	18,577	17.0%
Sales, Office	1,252	26.9%	13,195	27.9%	30,458	27.9%
Farming, Fishing, Forestry	6	0.1%	81	0.2%	201	0.2%
Construct, Extraction, Maintenance	194	4.2%	2,717	5.8%	6,571	6.0%
Production, Transport Material Moving	529	11.4%	5,497	11.6%	12,749	11.7%
White Collar Workers		65.0%		64.3%		65.1%
Blue Collar Workers		35.0%		35.7%		34.9%

### Consumer Expenditure (2015)

Total Household Expenditure	\$270 M		\$2.48 B		\$5.69 B	
Total Non-Retail Expenditure	\$145 M	53.7%	\$1.34 B	54.2%	\$3.09 B	54.3%
Total Retail Expenditure	\$125 M	46.3%	\$1.13 B	45.8%	\$2.60 B	45.7%
Apparel	\$9.30 M	3.4%	\$85.8 M	3.5%	\$198 M	3.5%
Contributions	\$10.8 M	4.0%	\$104 M	4.2%	\$243 M	4.3%
Education	\$9.26 M	3.4%	\$87.6 M	3.5%	\$206 M	3.6%
Entertainment	\$14.9 M	5.5%	\$139 M	5.6%	\$319 M	5.6%
Food and Beverages	\$40.4 M	14.9%	\$365 M	14.7%	\$835 M	14.7%
Furnishings and Equipment	\$9.00 M	3.3%	\$84.9 M	3.4%	\$196 M	3.5%
Gifts	\$6.37 M	2.4%	\$60.2 M	2.4%	\$140 M	2.5%
Health Care	\$22.8 M	8.4%	\$201 M	8.1%	\$456 M	8.0%
Household Operations	\$7.17 M	2.7%	\$69.2 M	2.8%	\$161 M	2.8%
Miscellaneous Expenses	\$4.15 M	1.5%	\$36.9 M	1.5%	\$84.2 M	1.5%
Personal Care	\$3.51 M	1.3%	\$32.1 M	1.3%	\$73.7 M	1.3%
Personal Insurance	\$1.85 M	0.7%	\$17.9 M	0.7%	\$41.7 M	0.7%
Reading	\$602 K	0.2%	\$5.50 M	0.2%	\$12.6 M	0.2%
Shelter	\$55.9 M	20.7%	\$510 M	20.6%	\$1.17 B	20.6%
Tobacco	\$1.81 M	0.7%	\$15.5 M	0.6%	\$34.8 M	0.6%
Transportation	\$51.4 M	19.0%	\$474 M	19.1%	\$1.09 B	19.1%
Utilities	\$21.2 M	7.8%	\$187 M	7.6%	\$426 M	7.5%

### Educational Attainment (2015)

Adult Population Age 25 Years or Over	9,852		86,860		200,121	
Elementary (Grade Level 0 to 8)	637	6.5%	5,459	6.3%	12,428	6.2%
Some High School (Grade Level 9 to 11)	1,266	12.8%	8,289	9.5%	19,175	9.6%
High School Graduate	2,696	27.4%	21,181	24.4%	46,380	23.2%
Some College	2,170	22.0%	18,283	21.0%	40,218	20.1%
Associate Degree Only	652	6.6%	7,565	8.7%	17,316	8.7%
Bachelor Degree Only	1,179	12.0%	12,265	14.1%	29,939	15.0%
Graduate Degree	1,252	12.7%	13,819	15.9%	34,664	17.3%

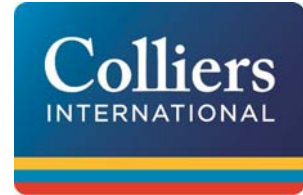
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## Shelby Charter Township, MI 48315

### Units In Structure (2010)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	1,465	27.6%	24,165	57.3%	58,734	62.6%
1 Attached Unit	1,001	18.9%	6,367	15.1%	11,991	12.8%
2 to 4 Units	252	4.8%	1,581	3.7%	2,923	3.1%
5 to 9 Units	737	13.9%	3,092	7.3%	5,952	6.3%
10 to 19 Units	647	12.2%	2,330	5.5%	3,940	4.2%
20 to 49 Units	225	4.2%	924	2.2%	1,817	1.9%
50 or More Units	923	17.4%	1,998	4.7%	3,643	3.9%
Mobile Home or Trailer	50	0.9%	1,751	4.1%	4,827	5.1%
Other Structure	-	-	-	-	1	-

### Homes Built By Year (2010)

Homes Built 2005 or later	482	9.1%	1,857	4.4%	4,929	5.3%
Homes Built 2000 to 2004	525	9.9%	3,980	9.4%	11,000	11.7%
Homes Built 1990 to 1999	1,274	24.0%	8,004	19.0%	19,073	20.3%
Homes Built 1980 to 1989	1,552	29.3%	9,539	22.6%	15,749	16.8%
Homes Built 1970 to 1979	598	11.3%	8,467	20.1%	17,493	18.6%
Homes Built 1960 to 1969	265	5.0%	3,289	7.8%	10,114	10.8%
Homes Built 1950 to 1959	237	4.5%	3,729	8.8%	7,843	8.4%
Homes Built Before 1949	367	6.9%	3,341	7.9%	7,627	8.1%

### Home Values (2010)

Home Values \$1,000,000 or More	7	0.3%	124	0.4%	344	0.5%
Home Values \$500,000 to \$999,999	24	1.0%	412	1.3%	1,119	1.5%
Home Values \$400,000 to \$499,999	25	1.0%	440	1.4%	1,312	1.8%
Home Values \$300,000 to \$399,999	188	7.4%	1,912	6.0%	5,275	7.2%
Home Values \$200,000 to \$299,999	479	18.8%	6,561	20.6%	15,849	21.5%
Home Values \$150,000 to \$199,999	556	21.9%	7,613	23.9%	16,024	21.7%
Home Values \$100,000 to \$149,999	605	23.8%	6,101	19.2%	13,271	18.0%
Home Values \$70,000 to \$99,999	332	13.0%	3,348	10.5%	7,623	10.3%
Home Values \$50,000 to \$69,999	160	6.3%	1,576	5.0%	3,836	5.2%
Home Values \$25,000 to \$49,999	88	3.5%	1,733	5.4%	3,912	5.3%
Home Values Under \$25,000	78	3.1%	2,011	6.3%	5,171	7.0%
Owner-Occupied Median Home Value	\$153,775		\$156,879		\$160,530	
Renter-Occupied Median Rent	\$675		\$661		\$711	

### Transportation To Work (2010)

Drive to Work Alone	4,125	90.3%	41,081	88.5%	94,709	88.5%
Drive to Work in Carpool	272	6.0%	3,173	6.8%	7,495	7.0%
Travel to Work by Public Transportation	16	0.4%	232	0.5%	565	0.5%
Drive to Work on Motorcycle	-	-	-	-	31	-
Walk or Bicycle to Work	68	1.5%	575	1.2%	1,152	1.1%
Other Means	27	0.6%	210	0.5%	439	0.4%
Work at Home	58	1.3%	1,147	2.5%	2,606	2.4%

### Travel Time (2010)

Travel to Work in 14 Minutes or Less	1,161	25.7%	10,792	23.8%	22,048	21.1%
Travel to Work in 15 to 29 Minutes	1,530	33.9%	15,605	34.5%	37,219	35.7%
Travel to Work in 30 to 59 Minutes	1,499	33.2%	15,372	34.0%	36,985	35.4%
Travel to Work in 60 Minutes or More	321	7.1%	3,503	7.7%	8,139	7.8%
Average Minutes Travel to Work	23.7		24.3		25.2	

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