



248-851-5000

HARRY.COHN@COHNCOMMERCIAL.COM
6230 ORCHARD LAKE RD, STE. 110, WEST BLOOMFIELD, MI 48322

FORMER KROGER UP TO 49,466 SQUARE FEET



3860 DIXIE HIGHWAY, SAGINAW, MICHIGAN

FEATURES:

- Average Household Income: \$32,452
- 24-HOUR TRAFFIC COUNT: 15,432 cars
- Approximately 620 designated parking
- Shopping Center For Sale

| DEMOGRAPHICS: | <u>1 MILE</u> | <u>3 MILE</u> | <u>5 MILE</u> |
|------------------|---------------|---------------|---------------|
| POPULATION | 7,027 | 32,984 | 75,823 |
| HOUSEHOLD INCOME | \$32,452 | \$36,305 | \$44,278 |

*Data collected from 2010 Census. Information obtained are from reliable industry sources and deemed accurate, but not guaranteed.

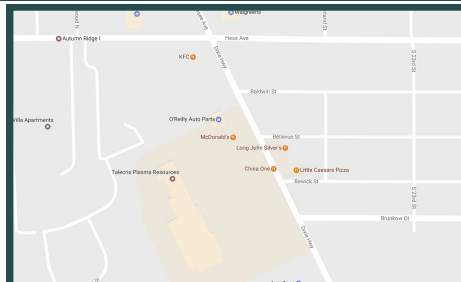
NEIGHBORING TENANTS



Domino's

Talecris Plasma Resources
GRIFOLS

DENTAL Dreams
dentistry for KIDS and ADULTS





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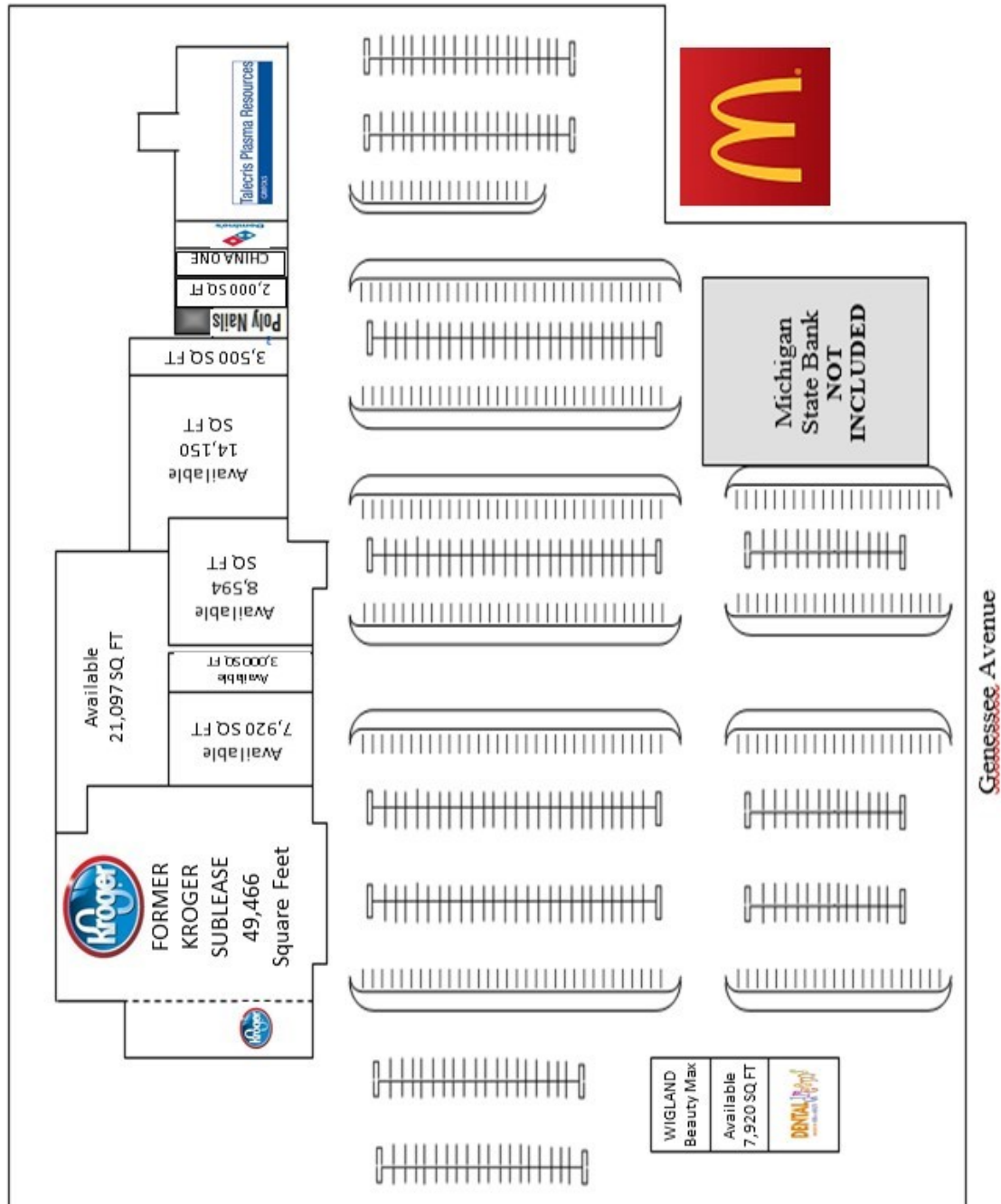
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PHOTOS



SITE PLAN



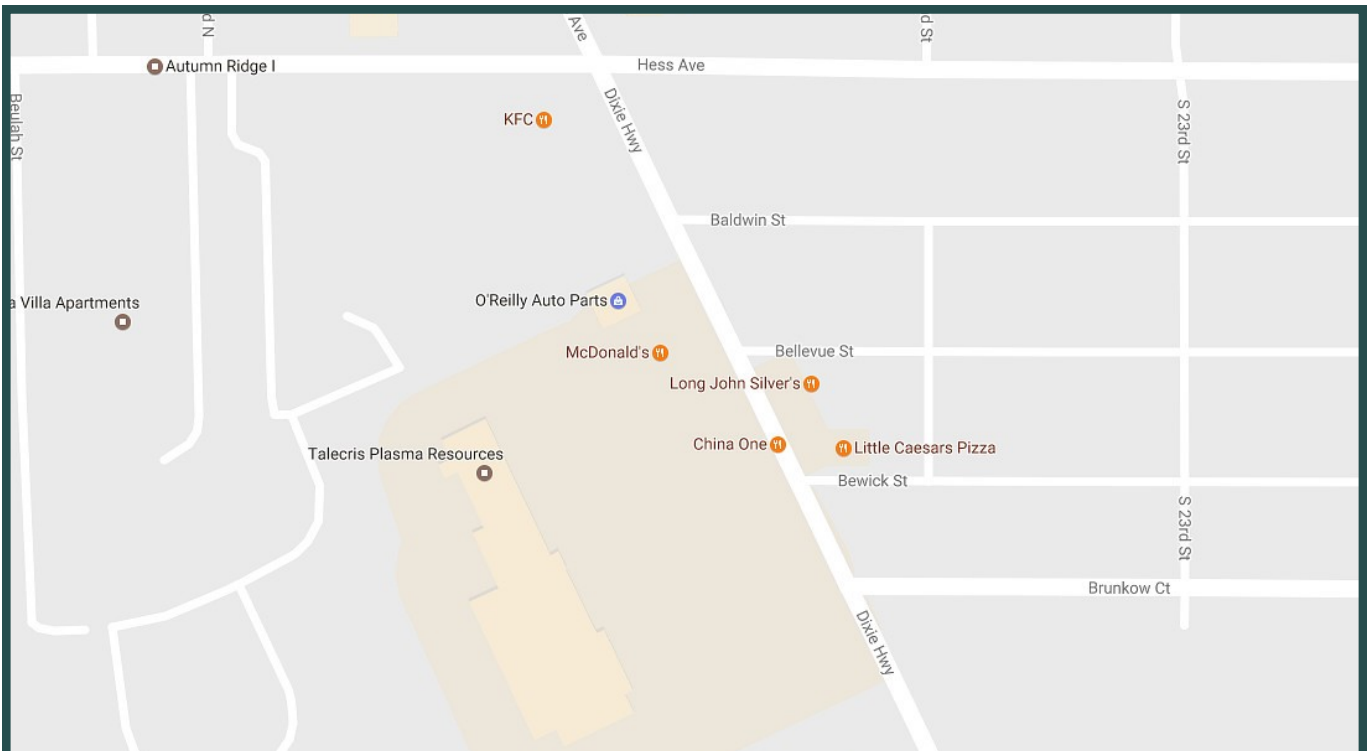


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MAPS



COMPLETE PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups

Cohn Commercial Properties, Inc.

Lat/Lon: 43.3967/-83.9124



RFULL9

3860 Dixie Hwy

Saginaw, MI 48601-4205

1 mi radius

3 mi radius

5 mi radius

Population

| | | | |
|--------------------------------------|------------------|-------------------|-------------------|
| Estimated Population (2016) | 7,027 | 32,984 | 75,823 |
| Projected Population (2021) | 6,834 | 32,612 | 74,368 |
| Census Population (2010) | 7,473 | 34,564 | 80,228 |
| Census Population (2000) | 9,192 | 43,660 | 93,857 |
| Projected Annual Growth (2016-2021) | -193 -0.6% | -372 -0.2% | -1,455 -0.4% |
| Historical Annual Growth (2010-2016) | -446 -1.0% | -1,579 -0.8% | -4,405 -0.9% |
| Historical Annual Growth (2000-2010) | -1,719 -1.9% | -9,096 -2.1% | -13,629 -1.5% |
| Estimated Population Density (2016) | 2,238 <i>psm</i> | 1,167 <i>psm</i> | 966 <i>psm</i> |
| Trade Area Size | 3.1 <i>sq mi</i> | 28.3 <i>sq mi</i> | 78.5 <i>sq mi</i> |

Households

| | | | |
|--------------------------------------|------------|--------------|--------------|
| Estimated Households (2016) | 3,055 | 13,525 | 31,270 |
| Projected Households (2021) | 3,190 | 14,349 | 32,892 |
| Census Households (2010) | 3,093 | 13,473 | 31,517 |
| Census Households (2000) | 3,401 | 15,699 | 35,636 |
| Projected Annual Growth (2016-2021) | 134 0.9% | 824 1.2% | 1,622 1.0% |
| Historical Annual Change (2000-2016) | -346 -0.6% | -2,173 -0.9% | -4,367 -0.8% |

Average Household Income

| | | | |
|---|----------------|--------------|--------------|
| Estimated Average Household Income (2016) | \$32,452 | \$36,305 | \$44,278 |
| Projected Average Household Income (2021) | \$35,570 | \$40,020 | \$48,999 |
| Census Average Household Income (2010) | \$28,266 | \$29,961 | \$37,857 |
| Census Average Household Income (2000) | \$33,479 | \$36,240 | \$41,102 |
| Projected Annual Change (2016-2021) | \$3,118 1.9% | \$3,715 2.0% | \$4,722 2.1% |
| Historical Annual Change (2000-2016) | -\$1,027 -0.2% | \$65 - | \$3,176 0.5% |

Median Household Income

| | | | |
|--|----------------|--------------|--------------|
| Estimated Median Household Income (2016) | \$23,023 | \$27,620 | \$35,664 |
| Projected Median Household Income (2021) | \$24,959 | \$30,133 | \$39,002 |
| Census Median Household Income (2010) | \$22,335 | \$24,282 | \$32,051 |
| Census Median Household Income (2000) | \$25,600 | \$24,769 | \$31,309 |
| Projected Annual Change (2016-2021) | \$1,936 1.7% | \$2,512 1.8% | \$3,338 1.9% |
| Historical Annual Change (2000-2016) | -\$2,578 -0.6% | \$2,851 0.7% | \$4,355 0.9% |

Per Capita Income

| | | | |
|--|--------------|--------------|--------------|
| Estimated Per Capita Income (2016) | \$14,136 | \$15,080 | \$18,563 |
| Projected Per Capita Income (2021) | \$16,629 | \$17,804 | \$21,980 |
| Census Per Capita Income (2010) | \$11,697 | \$11,679 | \$14,872 |
| Census Per Capita Income (2000) | \$12,331 | \$12,884 | \$15,454 |
| Projected Annual Change (2016-2021) | \$2,493 3.5% | \$2,724 3.6% | \$3,418 3.7% |
| Historical Annual Change (2000-2016) | \$1,805 0.9% | \$2,196 1.1% | \$3,108 1.3% |
| Estimated Average Household Net Worth (2016) | \$161,235 | \$179,605 | \$212,771 |

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Calculated using Weighted Block Centroid from Block Groups

Cohn Commercial Properties, Inc.

Lat/Lon: 43.3967/-83.9124



RFULL9

3860 Dixie Hwy

Saginaw, MI 48601-4205

1 mi radius

3 mi radius

5 mi radius

Race and Ethnicity

| | | | | | | |
|---|-------|-------|--------|-------|--------|-------|
| Total Population (2016) | 7,027 | | 32,984 | | 75,823 | |
| White (2016) | 1,808 | 25.7% | 7,783 | 23.6% | 36,921 | 48.7% |
| Black or African American (2016) | 4,571 | 65.0% | 22,078 | 66.9% | 31,485 | 41.5% |
| American Indian or Alaska Native (2016) | 57 | 0.8% | 186 | 0.6% | 368 | 0.5% |
| Asian (2016) | 13 | 0.2% | 90 | 0.3% | 465 | 0.6% |
| Hawaiian or Pacific Islander (2016) | 4 | 0.1% | 8 | - | 20 | - |
| Other Race (2016) | 281 | 4.0% | 1,580 | 4.8% | 3,491 | 4.6% |
| Two or More Races (2016) | 294 | 4.2% | 1,259 | 3.8% | 3,074 | 4.1% |
| Population < 18 (2016) | 1,822 | 25.9% | 8,428 | 25.6% | 18,362 | 24.2% |
| White Not Hispanic | 237 | 13.0% | 920 | 10.9% | 5,362 | 29.2% |
| Black or African American | 1,247 | 68.4% | 5,936 | 70.4% | 8,794 | 47.9% |
| Asian | 1 | 0.1% | 13 | 0.2% | 99 | 0.5% |
| Other Race Not Hispanic | 105 | 5.8% | 403 | 4.8% | 1,094 | 6.0% |
| Hispanic | 232 | 12.7% | 1,155 | 13.7% | 3,013 | 16.4% |
| Not Hispanic or Latino Population (2016) | 6,223 | 88.6% | 28,801 | 87.3% | 65,995 | 87.0% |
| Not Hispanic White | 1,508 | 24.2% | 6,179 | 21.5% | 32,586 | 49.4% |
| Not Hispanic Black or African American | 4,471 | 71.8% | 21,619 | 75.1% | 30,739 | 46.6% |
| Not Hispanic American Indian or Alaska Native | 39 | 0.6% | 131 | 0.5% | 247 | 0.4% |
| Not Hispanic Asian | 11 | 0.2% | 84 | 0.3% | 427 | 0.6% |
| Not Hispanic Hawaiian or Pacific Islander | 1 | - | 4 | - | 12 | - |
| Not Hispanic Other Race | 5 | 0.1% | 45 | 0.2% | 113 | 0.2% |
| Not Hispanic Two or More Races | 189 | 3.0% | 740 | 2.6% | 1,871 | 2.8% |
| Hispanic or Latino Population (2016) | 804 | 11.4% | 4,183 | 12.7% | 9,828 | 13.0% |
| Hispanic White | 300 | 37.3% | 1,605 | 38.4% | 4,335 | 44.1% |
| Hispanic Black or African American | 100 | 12.4% | 459 | 11.0% | 746 | 7.6% |
| Hispanic American Indian or Alaska Native | 18 | 2.3% | 55 | 1.3% | 121 | 1.2% |
| Hispanic Asian | 2 | 0.2% | 6 | 0.1% | 39 | 0.4% |
| Hispanic Hawaiian or Pacific Islander | 3 | 0.3% | 4 | 0.1% | 7 | 0.1% |
| Hispanic Other Race | 276 | 34.3% | 1,535 | 36.7% | 3,377 | 34.4% |
| Hispanic Two or More Races | 105 | 13.1% | 519 | 12.4% | 1,203 | 12.2% |
| Not Hispanic or Latino Population (2010) | 6,628 | 88.7% | 30,201 | 87.4% | 69,943 | 87.2% |
| Hispanic or Latino Population (2010) | 845 | 11.3% | 4,362 | 12.6% | 10,286 | 12.8% |
| Not Hispanic or Latino Population (2000) | 8,178 | 89.0% | 38,453 | 88.1% | 83,674 | 89.2% |
| Hispanic or Latino Population (2000) | 1,015 | 11.0% | 5,207 | 11.9% | 10,183 | 10.8% |
| Not Hispanic or Latino Population (2021) | 6,019 | 88.1% | 28,274 | 86.7% | 64,143 | 86.3% |
| Hispanic or Latino Population (2021) | 815 | 11.9% | 4,337 | 13.3% | 10,224 | 13.7% |
| Projected Annual Growth (2016-2021) | 11 | 0.3% | 154 | 0.7% | 396 | 0.8% |
| Historical Annual Growth (2000-2010) | -169 | -1.7% | -844 | -1.6% | 103 | 0.1% |

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Lat/Lon: 43.3967/-83.9124



RFULL9

3860 Dixie Hwy

Saginaw, MI 48601-4205

1 mi radius

3 mi radius

5 mi radius

Total Age Distribution (2016)

| | | | | | | |
|----------------------|-------|-------|--------|-------|--------|-------|
| Total Population | 7,027 | | 32,984 | | 75,823 | |
| Age Under 5 Years | 530 | 7.5% | 2,422 | 7.3% | 5,397 | 7.1% |
| Age 5 to 9 Years | 528 | 7.5% | 2,427 | 7.4% | 5,152 | 6.8% |
| Age 10 to 14 Years | 504 | 7.2% | 2,282 | 6.9% | 4,969 | 6.6% |
| Age 15 to 19 Years | 466 | 6.6% | 2,342 | 7.1% | 5,147 | 6.8% |
| Age 20 to 24 Years | 522 | 7.4% | 2,480 | 7.5% | 5,562 | 7.3% |
| Age 25 to 29 Years | 472 | 6.7% | 2,146 | 6.5% | 5,403 | 7.1% |
| Age 30 to 34 Years | 379 | 5.4% | 1,764 | 5.3% | 4,698 | 6.2% |
| Age 35 to 39 Years | 344 | 4.9% | 1,731 | 5.2% | 4,155 | 5.5% |
| Age 40 to 44 Years | 376 | 5.4% | 1,788 | 5.4% | 4,201 | 5.5% |
| Age 45 to 49 Years | 370 | 5.3% | 1,857 | 5.6% | 4,423 | 5.8% |
| Age 50 to 54 Years | 422 | 6.0% | 1,971 | 6.0% | 4,815 | 6.4% |
| Age 55 to 59 Years | 494 | 7.0% | 2,345 | 7.1% | 5,245 | 6.9% |
| Age 60 to 64 Years | 473 | 6.7% | 2,146 | 6.5% | 4,646 | 6.1% |
| Age 65 to 69 Years | 415 | 5.9% | 1,829 | 5.5% | 3,835 | 5.1% |
| Age 70 to 74 Years | 311 | 4.4% | 1,372 | 4.2% | 2,925 | 3.9% |
| Age 75 to 79 Years | 184 | 2.6% | 857 | 2.6% | 1,980 | 2.6% |
| Age 80 to 84 Years | 123 | 1.7% | 606 | 1.8% | 1,521 | 2.0% |
| Age 85 Years or Over | 114 | 1.6% | 620 | 1.9% | 1,748 | 2.3% |
| Median Age | 36.1 | | 36.2 | | 36.4 | |
| Age 19 Years or Less | 2,028 | 28.9% | 9,473 | 28.7% | 20,665 | 27.3% |
| Age 20 to 64 Years | 3,852 | 54.8% | 18,228 | 55.3% | 43,148 | 56.9% |
| Age 65 Years or Over | 1,147 | 16.3% | 5,283 | 16.0% | 12,010 | 15.8% |

Female Age Distribution (2016)

| | | | | | | |
|----------------------|-------|-------|--------|-------|--------|-------|
| Female Population | 3,850 | 54.8% | 17,766 | 53.9% | 39,822 | 52.5% |
| Age Under 5 Years | 251 | 6.5% | 1,173 | 6.6% | 2,653 | 6.7% |
| Age 5 to 9 Years | 251 | 6.5% | 1,213 | 6.8% | 2,530 | 6.4% |
| Age 10 to 14 Years | 238 | 6.2% | 1,082 | 6.1% | 2,395 | 6.0% |
| Age 15 to 19 Years | 232 | 6.0% | 1,159 | 6.5% | 2,442 | 6.1% |
| Age 20 to 24 Years | 301 | 7.8% | 1,328 | 7.5% | 2,847 | 7.1% |
| Age 25 to 29 Years | 279 | 7.2% | 1,220 | 6.9% | 2,878 | 7.2% |
| Age 30 to 34 Years | 213 | 5.5% | 981 | 5.5% | 2,484 | 6.2% |
| Age 35 to 39 Years | 199 | 5.2% | 999 | 5.6% | 2,254 | 5.7% |
| Age 40 to 44 Years | 218 | 5.7% | 1,015 | 5.7% | 2,214 | 5.6% |
| Age 45 to 49 Years | 211 | 5.5% | 1,025 | 5.8% | 2,338 | 5.9% |
| Age 50 to 54 Years | 223 | 5.8% | 1,044 | 5.9% | 2,508 | 6.3% |
| Age 55 to 59 Years | 291 | 7.6% | 1,309 | 7.4% | 2,787 | 7.0% |
| Age 60 to 64 Years | 268 | 7.0% | 1,185 | 6.7% | 2,550 | 6.4% |
| Age 65 to 69 Years | 238 | 6.2% | 1,002 | 5.6% | 2,068 | 5.2% |
| Age 70 to 74 Years | 174 | 4.5% | 772 | 4.3% | 1,628 | 4.1% |
| Age 75 to 79 Years | 110 | 2.9% | 508 | 2.9% | 1,166 | 2.9% |
| Age 80 to 84 Years | 76 | 2.0% | 359 | 2.0% | 913 | 2.3% |
| Age 85 Years or Over | 75 | 2.0% | 394 | 2.2% | 1,167 | 2.9% |
| Female Median Age | 38.1 | | 37.9 | | 38.2 | |
| Age 19 Years or Less | 973 | 25.3% | 4,627 | 26.0% | 10,019 | 25.2% |
| Age 20 to 64 Years | 2,203 | 57.2% | 10,104 | 56.9% | 22,860 | 57.4% |
| Age 65 Years or Over | 674 | 17.5% | 3,035 | 17.1% | 6,942 | 17.4% |

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Saginaw, MI 48601-4205

1 mi radius

3 mi radius

5 mi radius

Male Age Distribution (2016)

| | | | | | | |
|----------------------|-------|-------|--------|-------|--------|-------|
| Male Population | 3,177 | 45.2% | 15,218 | 46.1% | 36,001 | 47.5% |
| Age Under 5 Years | 278 | 8.8% | 1,249 | 8.2% | 2,744 | 7.6% |
| Age 5 to 9 Years | 277 | 8.7% | 1,214 | 8.0% | 2,623 | 7.3% |
| Age 10 to 14 Years | 265 | 8.4% | 1,200 | 7.9% | 2,574 | 7.1% |
| Age 15 to 19 Years | 234 | 7.4% | 1,184 | 7.8% | 2,705 | 7.5% |
| Age 20 to 24 Years | 221 | 6.9% | 1,152 | 7.6% | 2,716 | 7.5% |
| Age 25 to 29 Years | 194 | 6.1% | 926 | 6.1% | 2,525 | 7.0% |
| Age 30 to 34 Years | 166 | 5.2% | 783 | 5.1% | 2,214 | 6.1% |
| Age 35 to 39 Years | 145 | 4.6% | 732 | 4.8% | 1,901 | 5.3% |
| Age 40 to 44 Years | 158 | 5.0% | 773 | 5.1% | 1,987 | 5.5% |
| Age 45 to 49 Years | 159 | 5.0% | 833 | 5.5% | 2,084 | 5.8% |
| Age 50 to 54 Years | 199 | 6.3% | 927 | 6.1% | 2,308 | 6.4% |
| Age 55 to 59 Years | 203 | 6.4% | 1,037 | 6.8% | 2,458 | 6.8% |
| Age 60 to 64 Years | 205 | 6.4% | 961 | 6.3% | 2,096 | 5.8% |
| Age 65 to 69 Years | 177 | 5.6% | 827 | 5.4% | 1,767 | 4.9% |
| Age 70 to 74 Years | 137 | 4.3% | 600 | 3.9% | 1,297 | 3.6% |
| Age 75 to 79 Years | 74 | 2.3% | 349 | 2.3% | 814 | 2.3% |
| Age 80 to 84 Years | 46 | 1.5% | 247 | 1.6% | 608 | 1.7% |
| Age 85 Years or Over | 39 | 1.2% | 226 | 1.5% | 581 | 1.6% |
| Male Median Age | 33.1 | | 33.8 | | 34.3 | |
| Age 19 Years or Less | 1,055 | 33.2% | 4,846 | 31.8% | 10,645 | 29.6% |
| Age 20 to 64 Years | 1,649 | 51.9% | 8,124 | 53.4% | 20,288 | 56.4% |
| Age 65 Years or Over | 473 | 14.9% | 2,248 | 14.8% | 5,068 | 14.1% |

Males per 100 Females (2016)

| | | | | | | |
|----------------------|-----|-------|-----|-------|-----|-------|
| Overall Comparison | 83 | | 86 | | 90 | |
| Age Under 5 Years | 111 | 52.5% | 106 | 51.6% | 103 | 50.8% |
| Age 5 to 9 Years | 110 | 52.4% | 100 | 50.0% | 104 | 50.9% |
| Age 10 to 14 Years | 111 | 52.7% | 111 | 52.6% | 107 | 51.8% |
| Age 15 to 19 Years | 101 | 50.2% | 102 | 50.5% | 111 | 52.6% |
| Age 20 to 24 Years | 73 | 42.3% | 87 | 46.5% | 95 | 48.8% |
| Age 25 to 29 Years | 69 | 41.0% | 76 | 43.2% | 88 | 46.7% |
| Age 30 to 34 Years | 78 | 43.7% | 80 | 44.4% | 89 | 47.1% |
| Age 35 to 39 Years | 73 | 42.2% | 73 | 42.3% | 84 | 45.7% |
| Age 40 to 44 Years | 73 | 42.1% | 76 | 43.2% | 90 | 47.3% |
| Age 45 to 49 Years | 75 | 42.9% | 81 | 44.8% | 89 | 47.1% |
| Age 50 to 54 Years | 89 | 47.1% | 89 | 47.0% | 92 | 47.9% |
| Age 55 to 59 Years | 70 | 41.1% | 79 | 44.2% | 88 | 46.9% |
| Age 60 to 64 Years | 76 | 43.3% | 81 | 44.8% | 82 | 45.1% |
| Age 65 to 69 Years | 74 | 42.7% | 82 | 45.2% | 85 | 46.1% |
| Age 70 to 74 Years | 79 | 44.0% | 78 | 43.7% | 80 | 44.3% |
| Age 75 to 79 Years | 67 | 40.1% | 69 | 40.7% | 70 | 41.1% |
| Age 80 to 84 Years | 61 | 37.7% | 69 | 40.8% | 67 | 40.0% |
| Age 85 Years or Over | 52 | 34.3% | 57 | 36.4% | 50 | 33.2% |
| Age 19 Years or Less | 108 | 52.0% | 105 | 51.2% | 106 | 51.5% |
| Age 20 to 39 Years | 73 | 42.2% | 79 | 44.3% | 89 | 47.2% |
| Age 40 to 64 Years | 76 | 43.3% | 81 | 44.8% | 88 | 46.9% |
| Age 65 Years or Over | 70 | 41.3% | 74 | 42.6% | 73 | 42.2% |

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Household Type (2016)

| | | | | | | |
|---------------------------------------|----------|-------|----------|-------|----------|-------|
| Total Households | 3,055 | | 13,525 | | 31,270 | |
| Households with Children | 1,021 | 33.4% | 4,520 | 33.4% | 9,981 | 31.9% |
| Average Household Size | 2.3 | | 2.4 | | 2.4 | |
| Household Density per Square Mile | 973 | | 479 | | 398 | |
| Population Family | 5,616 | 79.9% | 26,528 | 80.4% | 59,556 | 78.5% |
| Population Non-Family | 1,392 | 19.8% | 5,832 | 17.7% | 14,260 | 18.8% |
| Population Group Quarters | 19 | 0.3% | 624 | 1.9% | 2,007 | 2.6% |
| Family Households | 1,817 | 59.5% | 8,384 | 62.0% | 19,134 | 61.2% |
| Married Couple Households | 701 | 38.6% | 3,344 | 39.9% | 9,586 | 50.1% |
| Other Family Households | 1,116 | 61.4% | 5,040 | 60.1% | 9,548 | 49.9% |
| Family Households with Children | 1,011 | 55.6% | 4,485 | 53.5% | 9,864 | 51.6% |
| Married Couple with Children | 238 | 23.6% | 1,155 | 25.8% | 3,540 | 35.9% |
| Other Family Households with Children | 773 | 76.4% | 3,330 | 74.2% | 6,324 | 64.1% |
| Family Households No Children | 806 | 44.4% | 3,899 | 46.5% | 9,270 | 48.4% |
| Married Couple No Children | 463 | 57.4% | 2,188 | 56.1% | 6,046 | 65.2% |
| Other Family Households No Children | 343 | 42.6% | 1,710 | 43.9% | 3,224 | 34.8% |
| Non-Family Households | 1,238 | 40.5% | 5,142 | 38.0% | 12,135 | 38.8% |
| Non-Family Households with Children | 10 | 0.8% | 35 | 0.7% | 117 | 1.0% |
| Non-Family Households No Children | 1,228 | 99.2% | 5,106 | 99.3% | 12,019 | 99.0% |
| Average Family Household Size | 3.1 | | 3.2 | | 3.1 | |
| Average Family Income | \$35,309 | | \$41,664 | | \$51,843 | |
| Median Family Income | \$26,787 | | \$34,185 | | \$43,991 | |
| Average Non-Family Household Size | 1.1 | | 1.1 | | 1.2 | |

Marital Status (2016)

| | | | | | | |
|---------------------------------|-------|-------|--------|-------|--------|-------|
| Population Age 15 Years or Over | 5,465 | | 25,853 | | 60,305 | |
| Never Married | 2,823 | 51.7% | 12,805 | 49.5% | 25,780 | 42.7% |
| Currently Married | 1,028 | 18.8% | 6,130 | 23.7% | 19,338 | 32.1% |
| Previously Married | 1,615 | 29.5% | 6,919 | 26.8% | 15,186 | 25.2% |
| Separated | 196 | 12.1% | 1,265 | 18.3% | 2,524 | 16.6% |
| Widowed | 462 | 28.6% | 1,806 | 26.1% | 4,205 | 27.7% |
| Divorced | 957 | 59.3% | 3,848 | 55.6% | 8,457 | 55.7% |

Educational Attainment (2016)

| | | | | | | |
|--|-------|-------|--------|-------|--------|-------|
| Adult Population Age 25 Years or Over | 4,478 | | 21,032 | | 49,596 | |
| Elementary (Grade Level 0 to 8) | 280 | 6.3% | 1,316 | 6.3% | 2,343 | 4.7% |
| Some High School (Grade Level 9 to 11) | 828 | 18.5% | 3,052 | 14.5% | 6,100 | 12.3% |
| High School Graduate | 1,602 | 35.8% | 7,690 | 36.6% | 17,933 | 36.2% |
| Some College | 1,129 | 25.2% | 5,536 | 26.3% | 12,352 | 24.9% |
| Associate Degree Only | 245 | 5.5% | 1,414 | 6.7% | 4,042 | 8.1% |
| Bachelor Degree Only | 298 | 6.6% | 1,426 | 6.8% | 4,559 | 9.2% |
| Graduate Degree | 96 | 2.1% | 598 | 2.8% | 2,267 | 4.6% |
| Any College (Some College or Higher) | 1,768 | 39.5% | 8,974 | 42.7% | 23,220 | 46.8% |
| College Degree + (Bachelor Degree or Higher) | 394 | 8.8% | 2,024 | 9.6% | 6,826 | 13.8% |

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COMPLETE PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups

Cohn Commercial Properties, Inc.

Lat/Lon: 43.3967/-83.9124



RFULL9

3860 Dixie Hwy

Saginaw, MI 48601-4205

1 mi radius

3 mi radius

5 mi radius

Housing

| | | | | | | |
|--------------------------------------|-------|-------|--------|-------|--------|-------|
| Total Housing Units (2016) | 3,365 | | 15,312 | | 35,152 | |
| Total Housing Units (2010) | 3,474 | | 15,895 | | 36,374 | |
| Historical Annual Growth (2010-2016) | -109 | -0.5% | -583 | -0.6% | -1,223 | -0.6% |
| Housing Units Occupied (2016) | 3,055 | 90.8% | 13,525 | 88.3% | 31,270 | 89.0% |
| Housing Units Owner-Occupied | 1,704 | 55.8% | 7,826 | 57.9% | 20,002 | 64.0% |
| Housing Units Renter-Occupied | 1,352 | 44.2% | 5,699 | 42.1% | 11,268 | 36.0% |
| Housing Units Vacant (2016) | 309 | 10.1% | 1,787 | 13.2% | 3,882 | 12.4% |

Household Size (2016)

| | | | | | | |
|-----------------------------|-------|-------|--------|-------|--------|-------|
| Total Households | 3,055 | | 13,525 | | 31,270 | |
| 1 Person Households | 1,107 | 36.2% | 4,572 | 33.8% | 10,451 | 33.4% |
| 2 Person Households | 900 | 29.5% | 3,992 | 29.5% | 9,713 | 31.1% |
| 3 Person Households | 477 | 15.6% | 2,127 | 15.7% | 4,762 | 15.2% |
| 4 Person Households | 291 | 9.5% | 1,435 | 10.6% | 3,384 | 10.8% |
| 5 Person Households | 177 | 5.8% | 810 | 6.0% | 1,722 | 5.5% |
| 6 Person Households | 61 | 2.0% | 316 | 2.3% | 730 | 2.3% |
| 7 or More Person Households | 42 | 1.4% | 272 | 2.0% | 508 | 1.6% |

Household Income Distribution (2016)

| | | | | | | |
|----------------------------------|-----|-------|-------|-------|-------|-------|
| HH Income \$200,000 or More | 39 | 1.3% | 86 | 0.6% | 350 | 1.1% |
| HH Income \$150,000 to \$199,999 | 10 | 0.3% | 168 | 1.2% | 377 | 1.2% |
| HH Income \$125,000 to \$149,999 | 19 | 0.6% | 128 | 0.9% | 589 | 1.9% |
| HH Income \$100,000 to \$124,999 | 53 | 1.7% | 324 | 2.4% | 1,259 | 4.0% |
| HH Income \$75,000 to \$99,999 | 128 | 4.2% | 721 | 5.3% | 2,510 | 8.0% |
| HH Income \$50,000 to \$74,999 | 324 | 10.6% | 1,845 | 13.6% | 4,944 | 15.8% |
| HH Income \$35,000 to \$49,999 | 447 | 14.6% | 1,824 | 13.5% | 4,942 | 15.8% |
| HH Income \$25,000 to \$34,999 | 389 | 12.7% | 1,819 | 13.4% | 4,213 | 13.5% |
| HH Income \$15,000 to \$24,999 | 559 | 18.3% | 2,252 | 16.6% | 4,658 | 14.9% |
| HH Income \$10,000 to \$14,999 | 368 | 12.0% | 1,356 | 10.0% | 2,462 | 7.9% |
| HH Income Under \$10,000 | 721 | 23.6% | 3,003 | 22.2% | 4,966 | 15.9% |

Household Vehicles (2016)

| | | | | | | |
|--|-------|-------|--------|-------|--------|-------|
| Households 0 Vehicles Available | 752 | 24.6% | 2,940 | 21.7% | 4,899 | 15.7% |
| Households 1 Vehicle Available | 1,406 | 46.0% | 6,068 | 44.9% | 13,017 | 41.6% |
| Households 2 Vehicles Available | 680 | 22.3% | 3,273 | 24.2% | 9,791 | 31.3% |
| Households 3 or More Vehicles Available | 218 | 7.1% | 1,245 | 9.2% | 3,563 | 11.4% |
| Total Vehicles Available | 3,486 | | 16,845 | | 44,605 | |
| Average Vehicles per Household | 1.1 | | 1.2 | | 1.4 | |
| Owner-Occupied Household Vehicles | 2,571 | 73.7% | 12,444 | 73.9% | 34,281 | 76.9% |
| Average Vehicles per Owner-Occupied Household | 1.5 | | 1.6 | | 1.7 | |
| Renter-Occupied Household Vehicles | 915 | 26.3% | 4,401 | 26.1% | 10,324 | 23.1% |
| Average Vehicles per Renter-Occupied Household | 0.7 | | 0.8 | | 0.9 | |

Travel Time (2010)

| | | | | | | |
|--------------------------------------|-------|-------|-------|-------|--------|-------|
| Worker Base Age 16 years or Over | 1,816 | | 8,352 | | 24,701 | |
| Travel to Work in 14 Minutes or Less | 651 | 35.8% | 3,058 | 36.6% | 10,007 | 40.5% |
| Travel to Work in 15 to 29 Minutes | 864 | 47.6% | 3,605 | 43.2% | 9,300 | 37.7% |
| Travel to Work in 30 to 59 Minutes | 232 | 12.8% | 1,188 | 14.2% | 3,598 | 14.6% |
| Travel to Work in 60 Minutes or More | 41 | 2.2% | 255 | 3.1% | 1,056 | 4.3% |
| Work at Home | 29 | 1.6% | 245 | 2.9% | 740 | 3.0% |
| Average Minutes Travel to Work | 16.9 | | 17.1 | | 16.4 | |

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Cohn Commercial Properties, Inc.

Lat/Lon: 43.3967/-83.9124



RFULL9

| 3860 Dixie Hwy | 1 mi radius | | 3 mi radius | | 5 mi radius | |
|--|-------------|-------|-------------|-------|-------------|-------|
| Saginaw, MI 48601-4205 | | | | | | |
| Transportation To Work (2010) | | | | | | |
| Worker Base Age 16 years or Over | 1,816 | | 8,352 | | 24,701 | |
| Drive to Work Alone | 1,489 | 82.0% | 6,874 | 82.3% | 20,595 | 83.4% |
| Drive to Work in Carpool | 181 | 10.0% | 731 | 8.7% | 2,226 | 9.0% |
| Travel to Work by Public Transportation | 32 | 1.8% | 166 | 2.0% | 410 | 1.7% |
| Drive to Work on Motorcycle | 1 | - | 3 | - | 46 | 0.2% |
| Bicycle to Work | - | - | 87 | 1.0% | 178 | 0.7% |
| Walk to Work | 56 | 3.1% | 127 | 1.5% | 338 | 1.4% |
| Other Means | 29 | 1.6% | 119 | 1.4% | 167 | 0.7% |
| Work at Home | 29 | 1.6% | 245 | 2.9% | 740 | 3.0% |
| Daytime Demographics (2016) | | | | | | |
| Total Businesses | 176 | | 1,322 | | 3,089 | |
| Total Employees | 1,911 | | 28,620 | | 51,735 | |
| Company Headquarter Businesses | - | - | 5 | 0.4% | 20 | 0.7% |
| Company Headquarter Employees | - | - | 6,118 | 21.4% | 6,654 | 12.9% |
| Employee Population per Business | 10.9 to 1 | | 21.7 to 1 | | 16.7 to 1 | |
| Residential Population per Business | 39.9 to 1 | | 25.0 to 1 | | 24.5 to 1 | |
| Adj. Daytime Demographics Age 16 Years or Over | 5,037 | | 43,092 | | 81,269 | |
| Labor Force | | | | | | |
| Labor Population Age 16 Years or Over (2016) | 5,388 | | 25,459 | | 59,406 | |
| Labor Force Total Males (2016) | 2,317 | 43.0% | 11,351 | 44.6% | 27,598 | 46.5% |
| Male Civilian Employed | 922 | 39.8% | 4,635 | 40.8% | 13,716 | 49.7% |
| Male Civilian Unemployed | 107 | 4.6% | 520 | 4.6% | 1,153 | 4.2% |
| Males in Armed Forces | - | - | - | - | 3 | - |
| Males Not in Labor Force | 1,288 | 55.6% | 6,195 | 54.6% | 12,725 | 46.1% |
| Labor Force Total Females (2016) | 3,072 | 57.0% | 14,108 | 55.4% | 31,808 | 53.5% |
| Female Civilian Employed | 1,341 | 43.7% | 6,352 | 45.0% | 16,153 | 50.8% |
| Female Civilian Unemployed | 63 | 2.1% | 365 | 2.6% | 737 | 2.3% |
| Females in Armed Forces | - | - | - | - | - | - |
| Females Not in Labor Force | 1,667 | 54.3% | 7,391 | 52.4% | 14,918 | 46.9% |
| Unemployment Rate | | 3.2% | | 3.5% | | 3.2% |
| Labor Force Growth (2010-2016) | 403 | 21.7% | 2,342 | 27.1% | 4,331 | 17.0% |
| Male Labor Force Growth (2010-2016) | 276 | 42.8% | 1,364 | 41.7% | 2,554 | 22.9% |
| Female Labor Force Growth (2010-2016) | 127 | 10.4% | 978 | 18.2% | 1,777 | 12.4% |
| Occupation (2010) | | | | | | |
| Occupation Population Age 16 Years or Over | 1,860 | | 8,645 | | 25,538 | |
| Occupation Total Males | 646 | 34.7% | 3,272 | 37.8% | 11,162 | 43.7% |
| Occupation Total Females | 1,214 | 65.3% | 5,374 | 62.2% | 14,375 | 56.3% |
| Management, Business, Financial Operations | 139 | 7.5% | 709 | 8.2% | 2,364 | 9.3% |
| Professional, Related | 251 | 13.5% | 1,238 | 14.3% | 4,363 | 17.1% |
| Service | 528 | 28.4% | 2,752 | 31.8% | 6,686 | 26.2% |
| Sales, Office | 460 | 24.7% | 1,980 | 22.9% | 6,794 | 26.6% |
| Farming, Fishing, Forestry | 2 | 0.1% | 79 | 0.9% | 147 | 0.6% |
| Construction, Extraction, Maintenance | 75 | 4.0% | 329 | 3.8% | 1,261 | 4.9% |
| Production, Transport, Material Moving | 405 | 21.8% | 1,558 | 18.0% | 3,923 | 15.4% |
| White Collar Workers | 850 | 45.7% | 3,927 | 45.4% | 13,521 | 52.9% |
| Blue Collar Workers | 1,010 | 54.3% | 4,718 | 54.6% | 12,017 | 47.1% |

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RFULL9

3860 Dixie Hwy

Saginaw, MI 48601-4205

1 mi radius

3 mi radius

5 mi radius

Units In Structure (2010)

| | | | | | | |
|------------------------|-------|-------|--------|-------|--------|-------|
| Total Units | 3,093 | | 13,473 | | 31,517 | |
| 1 Detached Unit | 2,181 | 70.5% | 10,182 | 75.6% | 24,707 | 78.4% |
| 1 Attached Unit | 82 | 2.7% | 452 | 3.4% | 949 | 3.0% |
| 2 Units | 128 | 4.1% | 489 | 3.6% | 1,361 | 4.3% |
| 3 to 4 Units | 149 | 4.8% | 435 | 3.2% | 895 | 2.8% |
| 5 to 9 Units | 170 | 5.5% | 697 | 5.2% | 1,147 | 3.6% |
| 10 to 19 Units | 49 | 1.6% | 236 | 1.8% | 762 | 2.4% |
| 20 to 49 Units | 45 | 1.4% | 170 | 1.3% | 300 | 1.0% |
| 50 or More Units | 166 | 5.4% | 491 | 3.6% | 790 | 2.5% |
| Mobile Home or Trailer | 123 | 4.0% | 320 | 2.4% | 606 | 1.9% |
| Other Structure | - | - | - | - | 1 | - |

Homes Built By Year (2010)

| | | | | | | |
|---------------------------|----------|-------|----------|-------|----------|-------|
| Homes Built 2005 or later | 108 | 3.5% | 527 | 3.9% | 843 | 2.7% |
| Homes Built 2000 to 2004 | 161 | 5.2% | 562 | 4.2% | 1,109 | 3.5% |
| Homes Built 1990 to 1999 | 184 | 5.9% | 756 | 5.6% | 1,821 | 5.8% |
| Homes Built 1980 to 1989 | 333 | 10.8% | 962 | 7.1% | 1,890 | 6.0% |
| Homes Built 1970 to 1979 | 396 | 12.8% | 1,758 | 13.0% | 3,877 | 12.3% |
| Homes Built 1960 to 1969 | 599 | 19.4% | 2,229 | 16.5% | 4,771 | 15.1% |
| Homes Built 1950 to 1959 | 604 | 19.5% | 2,544 | 18.9% | 6,232 | 19.8% |
| Homes Built 1940 to 1949 | 291 | 9.4% | 1,159 | 8.6% | 3,001 | 9.5% |
| Homes Built Before 1939 | 418 | 13.5% | 2,976 | 22.1% | 7,972 | 25.3% |
| Median Age of Homes | 49.0 yrs | | 52.4 yrs | | 54.7 yrs | |

Home Values (2010)

| | | | | | | |
|------------------------------------|----------|-------|----------|-------|----------|-------|
| Owner Specified Housing Units | 1,717 | | 7,775 | | 20,261 | |
| Home Values \$1,000,000 or More | 1 | - | 15 | 0.2% | 35 | 0.2% |
| Home Values \$750,000 to \$999,999 | - | - | 2 | - | 14 | 0.1% |
| Home Values \$500,000 to \$749,999 | 6 | 0.3% | 23 | 0.3% | 104 | 0.5% |
| Home Values \$400,000 to \$499,999 | 6 | 0.4% | 38 | 0.5% | 116 | 0.6% |
| Home Values \$300,000 to \$399,999 | 21 | 1.2% | 94 | 1.2% | 326 | 1.6% |
| Home Values \$250,000 to \$299,999 | 28 | 1.6% | 108 | 1.4% | 324 | 1.6% |
| Home Values \$200,000 to \$249,999 | 33 | 1.9% | 186 | 2.4% | 613 | 3.0% |
| Home Values \$175,000 to \$199,999 | 28 | 1.6% | 147 | 1.9% | 523 | 2.6% |
| Home Values \$150,000 to \$174,999 | 42 | 2.5% | 262 | 3.4% | 893 | 4.4% |
| Home Values \$125,000 to \$149,999 | 68 | 4.0% | 305 | 3.9% | 1,063 | 5.2% |
| Home Values \$100,000 to \$124,999 | 88 | 5.2% | 462 | 5.9% | 1,836 | 9.1% |
| Home Values \$90,000 to \$99,999 | 85 | 4.9% | 462 | 5.9% | 1,350 | 6.7% |
| Home Values \$80,000 to \$89,999 | 87 | 5.1% | 503 | 6.5% | 1,637 | 8.1% |
| Home Values \$70,000 to \$79,999 | 112 | 6.5% | 515 | 6.6% | 1,777 | 8.8% |
| Home Values \$60,000 to \$69,999 | 115 | 6.7% | 520 | 6.7% | 1,601 | 7.9% |
| Home Values \$50,000 to \$59,999 | 200 | 11.7% | 791 | 10.2% | 1,983 | 9.8% |
| Home Values \$35,000 to \$49,999 | 277 | 16.1% | 1,034 | 13.3% | 2,160 | 10.7% |
| Home Values \$25,000 to \$34,999 | 225 | 13.1% | 1,042 | 13.4% | 1,738 | 8.6% |
| Home Values \$10,000 to \$24,999 | 244 | 14.2% | 1,035 | 13.3% | 1,759 | 8.7% |
| Home Values Under \$10,000 | 50 | 2.9% | 230 | 3.0% | 411 | 2.0% |
| Owner-Occupied Median Home Value | \$51,736 | | \$57,366 | | \$72,960 | |
| Renter-Occupied Median Rent | \$429 | | \$450 | | \$469 | |

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Saginaw, MI 48601-4205

1 mi radius

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5 mi radius

Total Annual Consumer Expenditure (2016)

| | | | |
|------------------------------|----------|-----------|----------|
| Total Household Expenditure | \$102 M | \$482 M | \$1.26 B |
| Total Non-Retail Expenditure | \$54.0 M | \$257 M | \$674 M |
| Total Retail Expenditure | \$47.7 M | \$225 M | \$584 M |
| Apparel | \$3.52 M | \$16.7 M | \$43.5 M |
| Contributions | \$3.75 M | \$17.9 M | \$47.9 M |
| Education | \$3.35 M | \$15.9 M | \$41.1 M |
| Entertainment | \$5.48 M | \$26.1 M | \$68.9 M |
| Food and Beverages | \$15.7 M | \$74.0 M | \$191 M |
| Furnishings and Equipment | \$3.16 M | \$15.1 M | \$40.6 M |
| Gifts | \$2.21 M | \$10.5 M | \$28.1 M |
| Health Care | \$8.93 M | \$41.8 M | \$108 M |
| Household Operations | \$2.53 M | \$12.1 M | \$32.4 M |
| Miscellaneous Expenses | \$1.56 M | \$7.35 M | \$19.2 M |
| Personal Care | \$1.33 M | \$6.29 M | \$16.4 M |
| Personal Insurance | \$652 K | \$3.12 M | \$8.35 M |
| Reading | \$222 K | \$1.05 M | \$2.76 M |
| Shelter | \$21.2 M | \$100.0 M | \$260 M |
| Tobacco | \$773 K | \$3.58 M | \$9.02 M |
| Transportation | \$19.0 M | \$90.8 M | \$240 M |
| Utilities | \$8.37 M | \$39.3 M | \$101 M |

Monthly Household Consumer Expenditure (2016)

| | | | |
|------------------------------|---------------|---------------|---------------|
| Total Household Expenditure | \$2,775 | \$2,967 | \$3,352 |
| Total Non-Retail Expenditure | \$1,474 53.1% | \$1,582 53.3% | \$1,795 53.5% |
| Total Retail Expenditures | \$1,301 46.9% | \$1,386 46.7% | \$1,558 46.5% |
| Apparel | \$96 3.5% | \$103 3.5% | \$116 3.5% |
| Contributions | \$102 3.7% | \$110 3.7% | \$128 3.8% |
| Education | \$91 3.3% | \$98 3.3% | \$110 3.3% |
| Entertainment | \$150 5.4% | \$161 5.4% | \$184 5.5% |
| Food and Beverages | \$427 15.4% | \$456 15.4% | \$509 15.2% |
| Furnishings and Equipment | \$86 3.1% | \$93 3.1% | \$108 3.2% |
| Gifts | \$60 2.2% | \$65 2.2% | \$75 2.2% |
| Health Care | \$244 8.8% | \$257 8.7% | \$287 8.6% |
| Household Operations | \$69 2.5% | \$75 2.5% | \$86 2.6% |
| Miscellaneous Expenses | \$43 1.5% | \$45 1.5% | \$51 1.5% |
| Personal Care | \$36 1.3% | \$39 1.3% | \$44 1.3% |
| Personal Insurance | \$18 0.6% | \$19 0.6% | \$22 0.7% |
| Reading | \$6 0.2% | \$6 0.2% | \$7 0.2% |
| Shelter | \$578 20.8% | \$616 20.8% | \$693 20.7% |
| Tobacco | \$21 0.8% | \$22 0.7% | \$24 0.7% |
| Transportation | \$519 18.7% | \$559 18.9% | \$640 19.1% |
| Utilities | \$228 8.2% | \$242 8.2% | \$269 8.0% |

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