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### **Hemlock Plaza - Build-to-Suit**

LOCATION: 176 South Hemlock Road – Hemlock, MI 48626  
Near the corner of Hemlock Road & M-46, Village of Hemlock

TYPE OF CENTER: Neighborhood Shopping Center

GLA: 37,378 sq.ft.

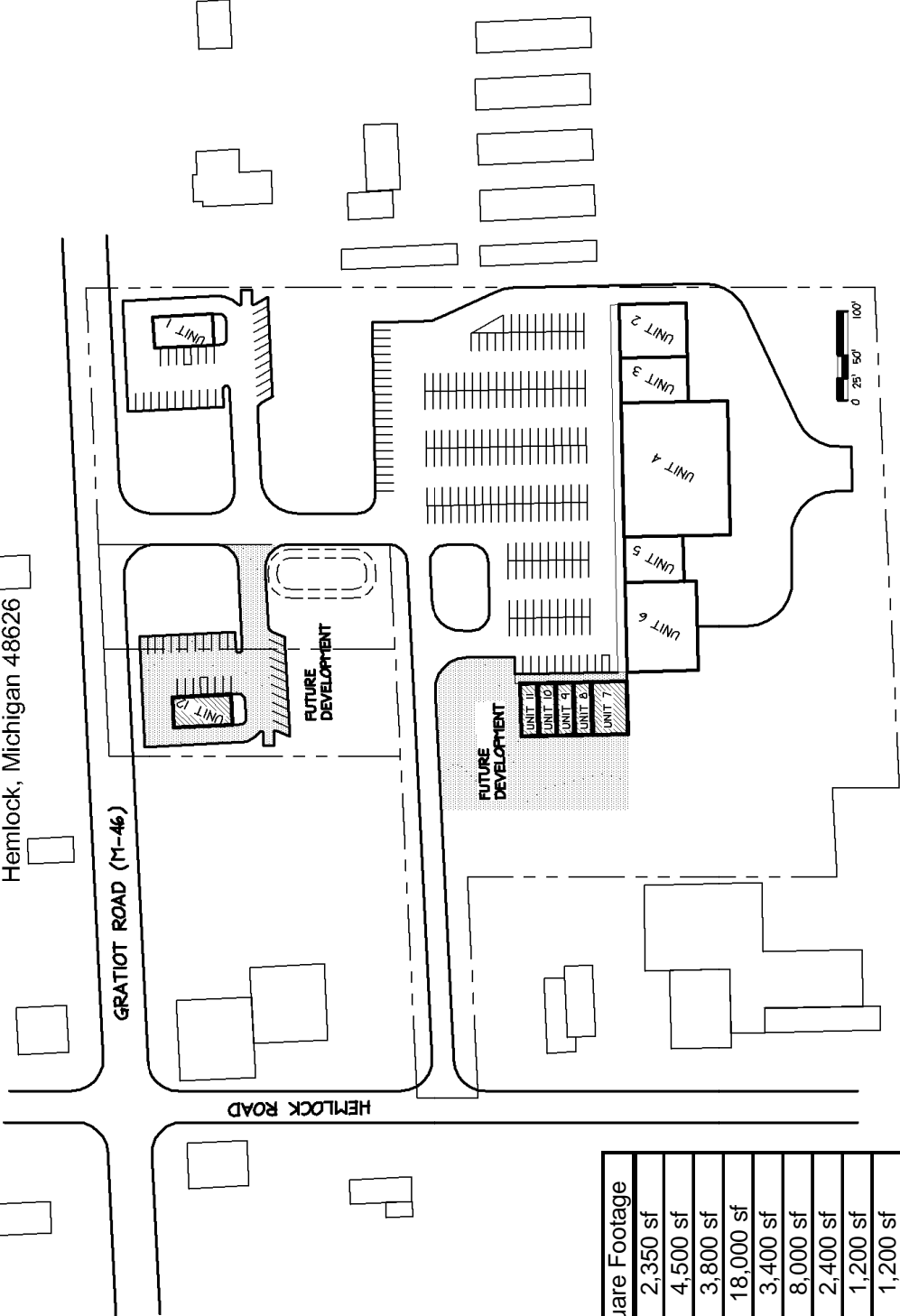
TENANTS: Anchor tenants - Ric's Food Center and Family Dollar; Other tenants include Curves for Women and Hemlock Physical Therapy; new Subway on out pad

BUILD-TO-SUIT: Spaces 7-11 – 1,200 sq.ft. – 2,400 sq.ft.\*  
Free Standing Space 12 – 2,350 sq.ft.  
\*Maximum Contiguous – 7,000 sq.ft.

ASKING RENT: \$12.00/sq.ft. – NNN (\$2.07/sq.ft.)

| <b>DEMOGRAPHICS</b>          | <b>1 mile</b>   | <b>3 mile</b>   | <b>5 mile</b>   |
|------------------------------|-----------------|-----------------|-----------------|
| <b>2008 Total Population</b> | <b>1,601</b>    | <b>3,645</b>    | <b>8,318</b>    |
| <b>2008 MHHI</b>             | <b>\$52,160</b> | <b>\$51,691</b> | <b>\$51,093</b> |
| <b>% White Population</b>    | <b>97.94%</b>   | <b>97.70%</b>   | <b>97.46%</b>   |
| <b>% Black Population</b>    | <b>0.19%</b>    | <b>0.14%</b>    | <b>0.17%</b>    |
| <b>% Other Population</b>    | <b>1.63%</b>    | <b>1.76%</b>    | <b>1.77%</b>    |

Richland Plaza East, L.L.C  
 176 S. Hemlock Road  
 Hemlock, Michigan 48626



| Unit No. | Tenant           | Square Footage |
|----------|------------------|----------------|
| 1        | Subway           | 2,350 sf       |
| 2        | Daycare          | 4,500 sf       |
| 3        | Curves           | 3,800 sf       |
| 4        | Ric's Foods      | 18,000 sf      |
| 5        | Physical Therapy | 3,400 sf       |
| 6        | Family Dollar    | 8,000 sf       |
| 7        | Available        | 2,400 sf       |
| 8        | Available        | 1,200 sf       |
| 9        | Available        | 1,200 sf       |
| 10       | Available        | 1,200 sf       |
| 11       | Available        | 1,200 sf       |
| 12       | Available        | 2,350 sf       |

**HEMLOCK PLAZA  
176 S. HEMLOCK ROAD  
HEMLOCK, MI 48626**



**HEMLOCK PLAZA  
176 S. HEMLOCK ROAD  
HEMLOCK, MI 48626**



SUBWAY

EXPANSION  
AREA  
BUILD-TO-  
SUIT  
2,350 sq. ft.

EXPANSION  
AREA  
BUILD-TO-SUIT  
1,200 sq. ft.-  
2,400 sq. ft.

HEMLOCK PLAZA  
RIC'S FOOD CENTER, FAMILY DOLLAR,  
CURVES, HEMLOCK PHYSICAL  
THERAPY


46

W Gratiot Rd

S Hemlock Rd

Washington St

TSON St



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# Demographics for 176 Hemlock Plaza, Hemlock, MI 48626

| Population                              | 1-mi.  | 3-mi.  | 5-mi.  |
|---|--------|--------|--------|
| 2008 Male Population                    | 762    | 1,772  | 4,065  |
| 2008 Female Population                  | 839    | 1,873  | 4,254  |
| % 2008 Male Population                  | 47.60% | 48.61% | 48.86% |
| % 2008 Female Population                | 52.40% | 51.39% | 51.14% |
| 2008 Total Adult Population             | 1,177  | 2,712  | 6,363  |
| 2008 Total Daytime Population           | 1,385  | 3,395  | 6,571  |
| 2008 Total Daytime Work Population      | 652    | 1,490  | 2,607  |
| 2008 Median Age Total Population        | 37     | 37     | 40     |
| 2008 Median Age Adult Population        | 46     | 46     | 48     |
| 2008 Age 0-5                            | 147    | 312    | 618    |
| 2008 Age 6-13                           | 201    | 433    | 902    |
| 2008 Age 14-17                          | 76     | 188    | 434    |
| 2008 Age 18-20                          | 68     | 150    | 319    |
| 2008 Age 21-24                          | 46     | 140    | 307    |
| 2008 Age 25-29                          | 99     | 211    | 412    |
| 2008 Age 30-34                          | 103    | 214    | 460    |
| 2008 Age 35-39                          | 118    | 259    | 538    |
| 2008 Age 40-44                          | 101    | 267    | 671    |
| 2008 Age 45-49                          | 108    | 251    | 629    |
| 2008 Age 50-54                          | 85     | 239    | 621    |
| 2008 Age 55-59                          | 117    | 291    | 694    |
| 2008 Age 60-64                          | 80     | 207    | 518    |
| 2008 Age 65-69                          | 89     | 171    | 422    |
| 2008 Age 70-74                          | 48     | 96     | 249    |
| 2008 Age 75-79                          | 46     | 87     | 213    |
| 2008 Age 80-84                          | 39     | 73     | 175    |
| 2008 Age 85+                            | 28     | 56     | 136    |
| % 2008 Age 0-5                          | 9.19%  | 8.56%  | 7.43%  |
| % 2008 Age 6-13                         | 12.57% | 11.88% | 10.84% |
| % 2008 Age 14-17                        | 4.75%  | 5.16%  | 5.22%  |
| % 2008 Age 18-20                        | 4.25%  | 4.12%  | 3.84%  |
| % 2008 Age 21-24                        | 2.88%  | 3.84%  | 3.69%  |
| % 2008 Age 25-29                        | 6.19%  | 5.79%  | 4.95%  |
| % 2008 Age 30-34                        | 6.44%  | 5.87%  | 5.53%  |
| % 2008 Age 35-39                        | 7.38%  | 7.11%  | 6.47%  |
| % 2008 Age 40-44                        | 6.32%  | 7.33%  | 8.07%  |
| % 2008 Age 45-49                        | 6.75%  | 6.89%  | 7.56%  |
| % 2008 Age 50-54                        | 5.32%  | 6.56%  | 7.47%  |
| % 2008 Age 55-59                        | 7.32%  | 7.98%  | 8.34%  |
| % 2008 Age 60-64                        | 5.00%  | 5.68%  | 6.23%  |
| % 2008 Age 65-69                        | 5.57%  | 4.69%  | 5.07%  |
| % 2008 Age 70-74                        | 3.00%  | 2.63%  | 2.99%  |
| % 2008 Age 75-79                        | 2.88%  | 2.39%  | 2.56%  |
| % 2008 Age 80-84                        | 2.44%  | 2.00%  | 2.10%  |
| % 2008 Age 85+                          | 1.75%  | 1.54%  | 1.64%  |
| 2008 White Population                   | 1,567  | 3,562  | 8,107  |
| 2008 Black Population                   | 3      | 5      | 14     |
| 2008 Asian/Hawaiian/Pacific Islander    | 1      | 8      | 35     |
| 2008 American Indian/Alaska Native      | 3      | 7      | 15     |
| 2008 Other Population (Incl 2+ Races)   | 26     | 64     | 147    |
| 2008 Hispanic Population                | 52     | 98     | 214    |
| 2008 Non-Hispanic Population            | 1,549  | 3,547  | 8,104  |
| % 2008 White Population                 | 97.94% | 97.70% | 97.46% |
| % 2008 Black Population                 | 0.19%  | 0.14%  | 0.17%  |
| % 2008 Asian/Hawaiian/Pacific Islander  | 0.06%  | 0.22%  | 0.42%  |
| % 2008 American Indian/Alaska Native    | 0.19%  | 0.19%  | 0.18%  |
| % 2008 Other Population (Incl 2+ Races) | 1.63%  | 1.76%  | 1.77%  |
| % 2008 Hispanic Population              | 3.25%  | 2.69%  | 2.57%  |
| % 2008 Non-Hispanic Population          | 96.75% | 97.31% | 97.43% |
| 2000 Non-Hispanic White                 | 1,556  | 3,558  | 8,043  |
| 2000 Non-Hispanic Black                 | n/a    | n/a    | 1      |

|   |        |        |        |
|---|--------|--------|--------|
| 2000 Non-Hispanic Amer Indian/Alaska Native   | n/a    | 4      | 11     |
| 2000 Non-Hispanic Asian                       | n/a    | 17     | 50     |
| 2000 Non-Hispanic Hawaiian/Pacific Islander   | n/a    | n/a    | n/a    |
| 2000 Non-Hispanic Some Other Race             | n/a    | n/a    | 1      |
| 2000 Non-Hispanic Two or More Races           | 1      | 15     | 38     |
| % 2000 Non-Hispanic White                     | 99.94% | 99.00% | 98.76% |
| % 2000 Non-Hispanic Black                     | 0.00%  | 0.00%  | 0.01%  |
| % 2000 Non-Hispanic Amer Indian/Alaska Native | 0.00%  | 0.11%  | 0.14%  |
| % 2000 Non-Hispanic Asian                     | 0.00%  | 0.47%  | 0.61%  |
| % 2000 Non-Hispanic Hawaiian/Pacific Islander | 0.00%  | 0.00%  | 0.00%  |
| % 2000 Non-Hispanic Some Other Race           | 0.00%  | 0.00%  | 0.01%  |
| % 2000 Non-Hispanic Two or More Races         | 0.06%  | 0.42%  | 0.47%  |

**Population Change**

|                               | <b>1-mi.</b> | <b>3-mi.</b> | <b>5-mi.</b> |
|-------------------------------|--------------|--------------|--------------|
| Total Employees               | n/a          | n/a          | n/a          |
| Total Establishments          | n/a          | n/a          | n/a          |
| 2008 Total Population         | 1,601        | 3,645        | 8,318        |
| 2008 Total Households         | 674          | 1,439        | 3,376        |
| Population Change 1990-2008   | 93           | 27           | 443          |
| Household Change 1990-2008    | 106          | 175          | 619          |
| % Population Change 1990-2008 | 6.17%        | 0.75%        | 5.63%        |
| % Household Change 1990-2008  | 18.66%       | 13.84%       | 22.45%       |
| Population Change 2000-2008   | -13          | -61          | -153         |
| Household Change 2000-2008    | 45           | 83           | 171          |
| % Population Change 2000-2008 | -0.81%       | -1.65%       | -1.81%       |
| % Households Change 2000-2008 | 7.15%        | 6.12%        | 5.34%        |

**Housing**

|                                      | <b>1-mi.</b> | <b>3-mi.</b> | <b>5-mi.</b> |
|--------------------------------------|--------------|--------------|--------------|
| 2000 Total Housing Units             | 659          | 1,421        | 3,355        |
| 2000 Occupied Housing Units          | 629          | 1,356        | 3,204        |
| 2000 Owner Occupied Housing Units    | 489          | 1,159        | 2,883        |
| 2000 Renter Occupied Housing Units   | 140          | 197          | 321          |
| 2000 Vacant Housing Units            | 30           | 64           | 151          |
| % 2000 Occupied Housing Units        | 95.45%       | 95.43%       | 95.50%       |
| % 2000 Owner Occupied Housing Units  | 74.20%       | 81.62%       | 85.93%       |
| % 2000 Renter Occupied Housing Units | 21.24%       | 13.87%       | 9.57%        |
| % 2000 Vacant Housing Units          | 4.55%        | 4.51%        | 4.50%        |

**Income**

|   | <b>1-mi.</b> | <b>3-mi.</b> | <b>5-mi.</b> |
|---|--------------|--------------|--------------|
| 2008 Median Household Income                | \$52,160     | \$51,691     | \$51,093     |
| 2008 Per Capita Income                      | \$24,322     | \$24,142     | \$27,514     |
| 2008 Average Household Income               | \$57,774     | \$61,151     | \$67,790     |
| 2008 Household Income < \$10,000            | 49           | 73           | 169          |
| 2008 Household Income \$10,000-\$14,999     | 19           | 45           | 121          |
| 2008 Household Income \$15,000-\$19,999     | 46           | 88           | 243          |
| 2008 Household Income \$20,000-\$24,999     | 27           | 71           | 196          |
| 2008 Household Income \$25,000-\$29,999     | 33           | 60           | 138          |
| 2008 Household Income \$30,000-\$34,999     | 17           | 76           | 189          |
| 2008 Household Income \$35,000-\$39,999     | 33           | 56           | 133          |
| 2008 Household Income \$40,000-\$44,999     | 55           | 101          | 223          |
| 2008 Household Income \$45,000-\$49,999     | 33           | 104          | 221          |
| 2008 Household Income \$50,000-\$59,999     | 118          | 266          | 512          |
| 2008 Household Income \$60,000-\$74,999     | 119          | 266          | 547          |
| 2008 Household Income \$75,000-\$99,999     | 71           | 137          | 404          |
| 2008 Household Income \$100,000-\$124,999   | 26           | 46           | 162          |
| 2008 Household Income \$125,000-\$149,999   | 14           | 30           | 58           |
| 2008 Household Income \$150,000-\$199,999   | 1            | 5            | 20           |
| 2008 Household Income \$200,000-\$249,999   | 4            | 4            | 10           |
| 2008 Household Income \$250,000-\$499,999   | 10           | 10           | 31           |
| 2008 Household Income \$500,000+            | n/a          | n/a          | 1            |
| 2008 Household Income \$200,000+            | 14           | 14           | 41           |
| % 2008 Household Income < \$10,000          | 7.26%        | 5.08%        | 5.00%        |
| % 2008 Household Income \$10,000-\$14,999   | 2.81%        | 3.13%        | 3.58%        |
| % 2008 Household Income \$15,000-\$19,999   | 6.81%        | 6.12%        | 7.19%        |
| % 2008 Household Income \$20,000-\$24,999   | 4.00%        | 4.94%        | 5.80%        |
| % 2008 Household Income \$25,000-\$29,999   | 4.89%        | 4.17%        | 4.09%        |
| % 2008 Household Income \$30,000-\$34,999   | 2.52%        | 5.29%        | 5.60%        |
| % 2008 Household Income \$35,000-\$39,999   | 4.89%        | 3.89%        | 3.94%        |
| % 2008 Household Income \$40,000-\$44,999   | 8.15%        | 7.02%        | 6.60%        |
| % 2008 Household Income \$45,000-\$49,999   | 4.89%        | 7.23%        | 6.54%        |
| % 2008 Household Income \$50,000-\$59,999   | 17.48%       | 18.50%       | 15.16%       |
| % 2008 Household Income \$60,000-\$74,999   | 17.63%       | 18.50%       | 16.19%       |
| % 2008 Household Income \$75,000-\$99,999   | 10.52%       | 9.53%        | 11.96%       |
| % 2008 Household Income \$100,000-\$124,999 | 3.85%        | 3.20%        | 4.80%        |
| % 2008 Household Income \$125,000-\$149,999 | 2.07%        | 2.09%        | 1.72%        |
| % 2008 Household Income \$150,000-\$199,999 | 0.15%        | 0.35%        | 0.59%        |

|   |       |       |       |
|---|-------|-------|-------|
| % 2008 Household Income \$200,000-\$249,999 | 0.59% | 0.28% | 0.30% |
| % 2008 Household Income \$250,000-\$499,999 | 1.48% | 0.70% | 0.92% |
| % 2008 Household Income \$500,000+          | 0.00% | 0.00% | 0.03% |
| % 2008 Household Income \$200,000+          | 2.07% | 0.97% | 1.21% |

| <b>Retail Sales Volume</b>                   | <b>1-mi.</b> | <b>3-mi.</b> | <b>5-mi.</b> |
|--|--------------|--------------|--------------|
| 2008 Children/Infants Clothing Stores        | \$194,299    | \$477,012    | \$1,294,380  |
| 2008 Jewelry Stores                          | \$145,603    | \$359,288    | \$974,622    |
| 2008 Mens Clothing Stores                    | \$289,100    | \$702,193    | \$1,955,213  |
| 2008 Shoe Stores                             | \$274,424    | \$657,866    | \$1,804,771  |
| 2008 Womens Clothing Stores                  | \$537,658    | \$1,267,492  | \$3,535,963  |
| 2008 Automobile Dealers                      | \$4,237,039  | \$9,582,794  | \$24,218,098 |
| 2008 Automotive Parts/Acc/Repair Stores      | \$470,361    | \$1,105,236  | \$2,937,534  |
| 2008 Other Motor Vehicle Dealers             | \$133,707    | \$321,422    | \$881,745    |
| 2008 Tire Dealers                            | \$125,519    | \$298,394    | \$791,136    |
| 2008 Hardware Stores                         | \$58,611     | \$139,859    | \$351,294    |
| 2008 Home Centers                            | \$452,874    | \$978,196    | \$2,485,388  |
| 2008 Nursery/Garden Centers                  | \$133,251    | \$316,743    | \$826,737    |
| 2008 Outdoor Power Equipment Stores          | \$66,320     | \$136,938    | \$309,154    |
| 2008 Paint/Wallpaper Stores                  | \$18,567     | \$39,394     | \$97,449     |
| 2008 Appliance/TV/Other Electronics Stores   | \$325,519    | \$801,144    | \$2,227,839  |
| 2008 Camera/Photographic Supplies Stores     | \$59,867     | \$139,646    | \$371,848    |
| 2008 Computer/Software Stores                | \$189,944    | \$432,921    | \$1,149,105  |
| 2008 Beer/Wine/Liquor Stores                 | \$209,692    | \$512,890    | \$1,399,202  |
| 2008 Convenience/Specialty Food Stores       | \$476,139    | \$1,032,330  | \$2,603,178  |
| 2008 Restaurant Expenditures                 | \$1,955,120  | \$4,923,435  | \$12,988,657 |
| 2008 Supermarkets/Other Grocery excl Conv    | \$2,646,620  | \$6,131,361  | \$16,246,549 |
| 2008 Furniture Stores                        | \$369,755    | \$869,781    | \$2,321,099  |
| 2008 Home Furnishings Stores                 | \$205,375    | \$513,343    | \$1,436,872  |
| 2008 Gen Merch/Appliance/Furniture Stores    | \$3,220,823  | \$7,615,921  | \$20,582,120 |
| 2008 Gasoline Stations w/ Convenience Stores | \$1,937,630  | \$4,587,650  | \$12,834,288 |
| 2008 Other Gasoline Stations                 | \$1,461,491  | \$3,555,319  | \$10,231,110 |
| 2008 Department Stores excl Leased Depts     | \$3,546,343  | \$8,417,066  | \$22,809,960 |
| 2008 General Merchandise Stores              | \$2,851,069  | \$6,746,141  | \$18,261,022 |
| 2008 Other Health/Personal Care Stores       | \$268,923    | \$607,936    | \$1,555,854  |
| 2008 Pharmacies/Drug Stores                  | \$1,283,194  | \$2,964,755  | \$7,843,781  |
| 2008 Pet/Pet Supplies Stores                 | \$186,845    | \$425,873    | \$1,137,689  |
| 2008 Book/Periodical/Music Stores            | \$39,022     | \$104,994    | \$399,804    |
| 2008 Hobby/Toy/Game Stores                   | \$133,865    | \$246,811    | \$511,838    |
| 2008 Musical Instrument/Supplies Stores      | \$35,335     | \$81,851     | \$213,113    |
| 2008 Sewing/Needlework/Piece Goods Stores    | \$9,249      | \$22,672     | \$71,365     |
| 2008 Sporting Goods Stores                   | \$91,272     | \$329,350    | \$1,113,484  |
| 2008 Video Tape Stores - Retail              | \$29,383     | \$69,627     | \$186,802    |

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