

Retail Real Estate America

Market: Detroit MI MSA (2160)

Shopping Center Market Overview - Flash Report

		Center Type	#	GLA	# Encl	GLA/Encl	# Strip	GLA/Strip
Total Centers:	410							
Total Centers w/ GLA:	371	Neighborhood	225	9,172,446	6	208,571	186	8,073,186
Total GLA:	63,898,357	Community	135	20,928,525	8	1,599,489	126	19,148,811
Avg. GLA Per Center:	172,233	Regional	34	14,687,190	2	1,332,744	32	13,354,446
		Super-Regional	16	19,110,196	16	19,110,196	0	0
		Total	410	63,898,357	32	22,251,000	344	40,576,443

Top Ten Centers by Size

	Center Size	#	GLA	# Encl	GLA/Encl	# Strip	GLA/Strip
NORTHLAND SHOPPING CENTER	GLA Unknown	39	0	0	0	26	0
Southfield, MI	1-49,999 SF	96	2,444,482	5	133,000	80	2,032,582
FAIRLANE TOWN CENTER	50,000-74,999 SF	43	2,622,170	0	0	35	2,121,810
Dearborn, MI	75,000-99,999 SF	48	4,105,794	1	75,571	46	3,918,794
LAKESIDE MALL	100,000-249,999 SF	123	17,900,194	7	1,327,489	115	16,392,480
Sterling Heights, MI	250,000-399,999 SF	27	8,327,001	1	272,000	26	8,055,001
THE SOMERSET COLLECTION	400,000-799,999 SF	19	10,169,061	3	2,113,285	16	8,055,776
Troy, MI	800,000-999,999 SF	5	4,384,492	5	4,384,492	0	0
OAKLAND MALL	1,000,000+ SF	10	13,945,163	10	13,945,163	0	0
Troy, MI	Total	410	63,898,357	32	22,251,000	344	40,576,443
GREAT LAKES CROSSING							
Auburn Hills, MI							
EASTLAND CENTER							
Harper Woods, MI							
SUMMIT PLACE MALL	Const. Activity	#	GLA	# Encl	GLA/Encl	# Strip	GLA/Strip
Waterford, MI	Planned/Proposed	2	63,925	0	0	2	63,925
TWELVE OAKS MALL	New Construction	0	0	0	0	0	0
Novi, MI	Expanding	2	486,602	0	0	2	486,602
WESTLAND SHOPPING CENTER	Renovating	1	109,523	0	0	1	109,523
Westland, MI	Expand. & Renov.	0	0	0	0	0	0
	Total	5	660,050	0	0	5	660,050

Supply/Demand Stats

		Market Positioning	#	GLA	# Encl	GLA/Encl	# Strip	GLA/Strip
2004 Population:	4,470,754	Airport	0	0	0	0	0	0
2004 Households:	1,716,904	Auto Mall	1	6,370	0	0	1	6,370
GLA/Capita:	14.29	Catalog	0	0	0	0	0	0
GLA/HH:	37.22	Convenience Center	1	18,000	0	0	1	18,000
Benchmark US GLA/Capita:	18.06	Discount	1	120,000	0	0	1	120,000
GLA/Cap Index Value:	78.57	Entertainment	0	0	0	0	0	0
2004 Ave HH Income:	\$69,479	Factory Outlet	3	429,200	1	11,000	2	418,200
2004 Median HH Income:	\$53,256	Home Improvement	0	0	0	0	0	0

Demographic Source

			#	GLA	# Encl	GLA/Encl	# Strip	GLA/Strip
Claritas Inc.		LifeStyle	1	375,000	0	0	1	375,000
		Off-Price	4	1,831,988	1	1,376,000	2	275,763
		Power Center	23	9,230,436	0	0	23	9,230,436
		Service-Oriented	7	308,333	0	0	7	308,333
		Specialty	3	374,271	1	20,000	2	354,271
		Traditional	311	43,646,554	22	15,014,866	290	28,740,259
		Upscale/Fashion	9	6,090,134	5	5,772,134	4	318,000
		Unknown	46	1,468,071	2	57,000	10	411,811
		Total	410	63,898,357	32	22,251,000	344	40,576,443

Centers By Year Opened	Unknown	Before 1960	1960-1969	1970-1979	1980-1989	1990-1999	2000-Present	Total
Neighborhood	71	18	19	35	44	23	15	225
Community	14	13	19	32	30	23	4	135
Regional	1	4	2	2	9	11	5	34
Super-Regional	0	2	7	4	1	2	0	16
Total	86	37	47	73	84	59	24	410

Retail Real Estate America

Market: Detroit MI MSA (2160)

Shopping Center Market Overview - Trend Report

Centers by Year Open	Unknown	Before 1960	1960-1969	1970-1979	1980-1989	1990-1999	2000-Present	Total
Total Centers	86	37	47	73	84	59	24	410
Total Centers w/GLA	57	37	46	73	79	55	24	371
Total GLA(000s)	4,138	8,428	12,610	12,661	10,930	10,856	4,276	63,899
Average GLA per Center	72,596	227,784	274,130	173,438	138,354	197,382	178,167	172,235

Centers Type

Neighborhood	71	18	19	35	44	23	15	225
Community	14	13	19	32	30	23	4	135
Regional	1	4	2	2	9	11	5	34
Super-Regional	0	2	7	4	1	2	0	16
Total	86	37	47	73	84	59	24	410

Center Size

GLA Unknown	29	0	1	0	5	4	0	39
1-49,999 SF	29	5	8	11	23	11	9	96
50,000-74,999 SF	9	4	8	10	7	4	1	43
75,000-99,999 SF	4	9	2	14	10	4	5	48
100,000-249,999 SF	14	12	18	31	26	19	3	123
250,000-399,999 SF	0	3	2	2	8	10	2	27
400,000-799,999 SF	1	2	1	1	4	6	4	19
800,000-999,999 SF	0	0	3	1	1	0	0	5
1,000,000+ SF	0	2	4	3	0	1	0	10
Total	86	37	47	73	84	59	24	410

Construction Activity

Planned/Proposed	1	0	0	0	0	0	1	2
New Construction	0	0	0	0	0	0	0	0
Expanding	1	0	0	0	0	1	0	2
Renovating	0	0	0	1	0	0	0	1
Expand. & Renov.	0	0	0	0	0	0	0	0
Total	2	0	0	1	0	1	1	5

Market Positioning

Airport	0	0	0	0	0	0	0	0
Auto Mall	0	0	0	0	0	1	0	1
Catalog	0	0	0	0	0	0	0	0
Convenience Center	1	0	0	0	0	0	0	1
Discount	1	0	0	0	0	0	0	1
Entertainment	0	0	0	0	0	0	0	0
Factory Outlet	0	0	0	1	1	1	0	3
Home Improvement	0	0	0	0	0	0	0	0
LifeStyle	0	0	0	0	0	0	1	1
Off-Price	0	1	0	0	2	1	0	4
Power Center	1	2	1	2	6	8	3	23
Service-Oriented	0	0	0	2	5	0	0	7
Specialty	0	0	1	0	1	1	0	3
Traditional	64	31	36	57	59	45	19	311
Upscale/Fashion	0	0	1	5	2	0	1	9
Unknown	19	3	8	6	8	2	0	46
Total	86	37	47	73	84	59	24	410

Retail Real Estate America

Market: Detroit MI MSA (2160)

SHOPPING CENTER MARKET OVERVIEW - Major Players Report

Rank	Top Owners	Centers Owned in MSA	GLA Owned in MSA	Average Center Size
1	The Taubman Company	3	4,097,000	1,365,666
2	Ramco-Gershenson Properties Trust	13	3,542,243	272,480
3	The Rouse Company	2	2,324,000	1,162,000
4	GP Northland Center LLC	1	1,854,000	1,854,000
5	Forbes Company	1	1,444,000	1,444,000
6	Shopco Advisory Corp.	1	1,364,000	1,364,000
7	New Plan Excel Realty Trust, Inc.	6	1,219,049	203,174
8	Schostak Brothers & Company, Inc.	4	1,046,756	261,689
9	Gregory Greenfield & Associates Ltd	1	1,036,000	1,036,000
10	Developers Diversified Realty Corp.	2	1,003,343	501,671

Rank	Top Leasing Agents	Centers Leased in MSA	GLA Leased in MSA	Average Center Size
1	Schostak Brothers & Company, Inc.	12	5,066,275	422,189
2	The Taubman Company	3	4,097,000	1,365,666
3	Ramco-Gershenson Properties Trust	12	3,418,816	284,901
4	Friedman Real Estate Group Inc	33	3,306,760	100,204
5	The Rouse Company	2	2,324,000	1,162,000
6	Jones Lang LaSalle	2	2,072,000	1,036,000
7	Jager Management, Inc.	1	1,854,000	1,854,000
8	LaKritz-Weber & Company	18	1,818,970	101,053
9	Lormax Stern Development Company	5	1,752,016	350,403
10	Oakland Mall	2	1,601,061	800,530

Rank	Top Management Companies	Centers Managed in MSA	GLA Managed in MSA	Average Center Size
1	Schostak Brothers & Company, Inc.	11	3,553,502	323,045
2	The Taubman Company	2	2,906,000	1,453,000
3	Ramco-Gershenson Properties Trust	11	2,842,302	258,391
4	Jager Management, Inc.	1	1,854,000	1,854,000
5	Fairlane Town Center	1	1,530,000	1,530,000
6	Lakeside Mall	1	1,458,000	1,458,000
7	The Rouse Company	1	1,458,000	1,458,000
8	Forbes Company	1	1,444,000	1,444,000
9	Oakland Mall	1	1,400,000	1,400,000
10	Great Lakes Crossing	1	1,376,000	1,376,000

Rank	Largest Centers in MSA	Total GLA	Associated Companies	Year Open	Const Status	Market Pos Strategy	Enclosed/ Strip
1	NORTHLAND SHOPPING CENTER	1,854,000	GP Northland Center LLC (O) Jager Management, Inc. (L/M)	1954	No Activity	Traditional	Enclosed
2	FAIRLANE TOWN CENTER	1,530,000	The Taubman Company (O/L/M) Fairlane Town Center (M)	1976	No Activity	Upscale/Fashion	Enclosed
3	LAKESIDE MALL	1,458,000	The Rouse Company (O/L/M) Lakeside Mall (M)	1976	No Activity	Traditional	Enclosed
4	THE SOMERSET COLLECTION	1,444,000	Forbes Company (O/L/M)	1969	No Activity	Upscale/Fashion	Enclosed
5	OAKLAND MALL	1,400,000	Oakland Mall (L/M)	1968	No Activity	Traditional	Enclosed
6	GREAT LAKES CROSSING	1,376,000	The Taubman Company (O/L/M) Great Lakes Crossing (M)	1998	No Activity	Off Price	Enclosed
7	EASTLAND CENTER	1,364,000	Shopco Advisory Corp. (O/L/M)	1957	No Activity	Traditional	Enclosed
8	SUMMIT PLACE MALL	1,292,163	Summit Place Mall (L/M)	1962	No Activity	Traditional	Enclosed
9	TWELVE OAKS MALL	1,191,000	The Taubman Company (O/L) Twelve Oaks Mall (M)	1977	No Activity	Upscale/Fashion	Enclosed
10	WESTLAND SHOPPING CENTER	1,036,000	Gregory Greenfield & Associates Ltd (O) Jones Lang LaSalle (L/M)	1965	No Activity	Traditional	Enclosed

Retail Real Estate America

Market: Detroit MI MSA (2160)

RETAIL MARKET OVERVIEW - Retail Market Overview Statistics

Total Stores by Shopping Center Size in this Market

Store Group Category	Centers of Unknown Size	Neighborhood Centers	Community Centers	Regional Centers	Super Regional Centers	All Size Centers
Accessories	0	28	39	15	215	297
Apparel	2	91	228	134	588	1,043
Automotive	5	20	16	4	3	48
Bldg Mtls/Hardware	1	29	40	13	2	85
Financial	5	79	57	18	21	180
Food	8	153	125	20	58	364
Food Services	14	247	233	121	225	840
General Merch	1	48	115	68	81	313
Gifts/Specialty	4	54	83	38	112	291
Health Related	10	156	172	54	82	474
Hobby/Spec Interest	1	31	58	54	90	234
Appliances/Music	4	37	52	29	53	175
Home Furnishings	1	41	63	40	49	194
Offices(Not Financial)	0	52	33	15	15	115
Other Retail	6	93	96	50	89	334
Personal Services	23	364	312	70	138	907
Recreation/Community	1	20	22	14	16	73
Total	86	1,543	1,744	757	1,837	5,967

Specific Category- Selected Groups	Centers of Unknown Size	Neighborhood Centers	Community Centers	Regional Centers	Super Regional Centers	All Size Centers
Apparel						
Formal Wear	0	7	6	2	21	36
Children	1	7	15	12	59	94
Ladies	0	28	102	66	195	391
Men	0	9	24	6	46	85
Shoes	0	22	55	28	138	243
Unisex	1	18	26	20	129	194
Food						
Bakery	0	14	4	0	1	19
Candy/Nuts	0	4	8	1	16	29
Convenience Market	0	8	2	0	1	11
Dairy Prod	0	1	0	0	0	1
Deli	0	18	10	2	6	36
Health Fd	0	1	1	0	1	3
Liquor	0	8	1	0	0	9
Meat	4	9	4	1	2	20
Specialty Food	0	6	9	2	17	34
Supermarket	3	53	61	10	1	128
Grocery	1	8	8	1	0	18
Lm/Gourmet	0	1	2	0	0	3
Wholesale Food	0	2	2	0	0	4
Bagel	0	8	6	0	0	14
Coffee	0	12	7	3	13	35
General Merchandise						
Dept Store	1	3	5	15	48	72
Disc Store	0	41	87	45	16	189
Off-Price	0	3	20	2	17	42
Catalog	0	0	0	0	0	0
Supercenter	0	0	2	3	0	5
Warehouse Club	0	1	1	3	0	5

Retail Real Estate America

Market: Detroit MI MSA (2160)

RETAIL MARKET OVERVIEW - Major Shopping Center Retail Players Report

These are major retailers in the market that locate in shopping centers. The numbers are total stores located in the specified size shopping center within the market.

Rank	Top Department Stores	Total	Unknown	Neighborhood	Community	Regional	Super Regional
1	Sears	12	0	0	0	2	10
2	Marshall Fields	11	0	0	0	0	11
3	JCPenney	10	0	0	1	1	8
4	Kohl's	10	0	0	3	4	3
5	Mervyn's	9	0	0	0	6	3

Rank	Top Discount Stores	Total	Unknown	Neighborhood	Community	Regional	Super Regional
1	Dollar Tree	18	0	0	7	7	4
2	T.J.Maxx	17	0	1	8	5	3
3	Target	16	0	0	3	10	3
4	Big Kmart	14	0	0	13	1	0
5	Family Dollar Store	11	0	8	3	0	0

Rank	Top Supermarkets	Total	Unknown	Neighborhood	Community	Regional	Super Regional
1	Kroger	49	0	18	29	1	1
2	Farmer Jack	46	3	11	24	8	0
3	A & P	12	0	8	4	0	0
4	Chatham Super Mkt.	5	0	5	0	0	0
5	Foodland	2	0	2	0	0	0

Rank	Top Retailers All Categories	Total	Unknown	Neighborhood	Community	Regional	Super Regional
1	Radio Shack	52	0	10	22	10	10
2	GNC	49	0	3	20	12	14
3	Kroger	49	0	18	29	1	1
4	Farmer Jack	46	3	11	24	8	0
5	Subway	46	0	19	14	6	7
6	H & R Block	43	0	14	20	5	4
7	Blockbuster Video	40	1	15	21	2	1
8	CVS	39	1	15	22	1	0
9	Rite Aid Pharmacy	39	0	20	19	0	0
10	Payless ShoeSource	38	0	3	13	10	12
11	Little Caesars Pizza	33	3	16	11	0	3
12	ACO Hardware	26	0	5	20	1	0
13	Fashion Bug	26	0	2	17	7	0
14	Hallmark Cards	26	0	13	11	1	1
15	Foot Locker	23	0	3	4	1	15
16	Bath & Body Works	22	0	0	3	7	12
17	D.O.C. Optical	21	0	2	10	2	7
18	Fantastic Sam's	21	1	13	6	1	0
19	Sally Beauty Supply	20	0	0	12	8	0
20	Dot's	19	0	3	10	6	0

Retail Real Estate America

Market: Detroit MI MSA (2160)

RETAIL MARKET OVERVIEW - Major Retail Report - Selected Categories All Locations

These are major retailers with five or more locations in the market in selected categories. The numbers are total stores located in the market either in the shopping center or as freestanding, non-center locations.

Mass Merchandisers	Office Locations	Units	Category Killers	Office Locations	Units
Family Dollar Stores Inc	Matthews, NC	45	RadioShack	Fort Worth, TX	75
Dollar Tree	Chesapeake, VA	38	AutoZone	Memphis, TN	53
Big Kmart Discount Dept Stores	Troy, MI	32	Do It Best Corp	Fort Wayne, IN	49
Target Stores	Minneapolis, MN	27	Ace Hardware Corp	Oak Brook, IL	46
Dollar General	Goodlettsville, TN	24	Murrays Discount Auto Parts	Belleville, MI	42
Big Lots Inc	Columbus, OH	20	Home Depot Inc	Atlanta, GA	35
Wal Mart Stores	Bentonville, AR	16	TruServ Corp	Chicago, IL	35
Dollar Castle	Farmington, MI	15	Pet Supplies Plus	Farmington, MI	25
Value City Dept Stores Inc	Columbus, OH	5	OfficeMax Inc	Beachwood, OH	20
Total		222	Franks Nursery & Crafts	Troy, MI	20
			Kohls Dept Stores	Menomonee Falls, WI	15
			Waldenbooks	Ann Arbor, MI	15
Supermarkets	Office Locations	Units	Michaels Stores Inc	Irving, TX	15
Kroger Co/Great Lakes Div	Westerville, OH	77	Office Depot	Delray Beach, FL	14
Great A & P Tea Co/Farmer Jack	Detroit, MI	71	Advance Stores Co Inc	Roanoke, VA	13
Meijer Inc	Grand Rapids, MI	25	Barnes & Noble College Books	New York, NY	12
Gordon Food Service	Grand Rapids, MI	16	Lowes Companies	Mooreville, NC	12
Food Basics USA	Paterson, NJ	11	Borders	Ann Arbor, MI	12
Aldi Inc/Webberville Div	Webberville, MI	10	Sears Merchandise Group	Hoffman Estates, IL	12
Super Kmart Centers	Troy, MI	7	Staples Inc	Framingham, MA	12
VGs Food Centers Inc	Fenton, MI	5	Best Buy Co Inc	Minneapolis, MN	11
Save-A-Lot	Earth City, MO	5	Bed Bath & Beyond Inc	Union, NJ	11
Total		227	Barnes & Noble Inc	New York, NY	11
			Marshall Fields	Minneapolis, MN	11
Drug/HBC Stores	Office Locations	Units	J C Penney Co Inc	Plano, TX	11
CVS Corp	Woonsocket, RI	197	Circuit City Stores Inc	Richmond, VA	11
Rite Aid Central Region 55	Toledo, OH	129	Toys R Us	Wayne, NJ	11
Walgreen Co	Deerfield, IL	74	Kay Bee Toy Stores	Pittsfield, MA	10
Sav Mor Drug Stores Inc	Novi, MI	28	PETsMART	Phoenix, AZ	10
Henry Ford Health Systems	Franklin, MI	14	Sears Hardware	Hoffman Estates, IL	9
Sav On Drugs Inc	Southfield, MI	12	Mervyns California	Hayward, CA	9
St John Health System	Grosse Pointe, MI	11	Petco Inc	San Diego, CA	9
Rite Aid Central Region 53	Waterford, MI	10	Linens N Things	Clifton, NJ	7
Knight Drugs	Birmingham, MI	9	Sports Authority Inc	Denver, CO	7
Total		484	Tractor Supply Co	Nashville, TN	6
			Dicks Clothing & Sporting Goods	Coraopolis, PA	6
Convenience Stores	Office Locations	Units	Pep Boys Manny Moe & Jack	Philadelphia, PA	5
Speedway SuperAmerica LLC	Enon, OH	124	Gander Mountain	Minneapolis, MN	5
Exxon Mobil Fuel Mktg/MidAmer	Channahon, IL	38	Babies R Us	Wayne, NJ	5
Meijer Convenience Stores	Grand Rapids, MI	21	Total		697
BP - Getting Ready Division	Naperville, IL	20			
Sunrise Convenience Stores Inc	Richmond, MI	19			
Speedy Q Markets Inc	Smiths Creek, MI	12			
Macs Convenience Stores LLC	Columbus, IN	12			
In N Out Food Stores Inc	Detroit, MI	11			
J & S Management	Roseville, MI	9			
Knight Enterprises Inc	Novi, MI	8			
Costco Gas Kiosks	Issaquah, WA	5			
Auto City Service	Fenton, MI	5			
Total		284			

Retail Real Estate America

Market: Detroit MI MSA (2160)

DEMOGRAPHIC MARKET OVERVIEW - Summary Level

Demand/Supply	Households	Income	Median Age	Years	Pop by Sex	%
2004 Centers 410	2004 HHs 1,716,904	Med HH 2004 53,256	2000 Census 35.5		2000	
2004 GLA Centers 63,898,357	2009 HHs 1,741,920	Med HH 2009 58,613	2004 Est 36.5		Male 48.57	
2004 Population 4,470,754	04-09 HH Chg 1.46%	Med HH 04-09 Chg 10.06%	2900 Proj 37.3		Female% 51.43	
2004 GLA/Capita 14.29		Ave HH 2004 69,479				
+/- Natl GLA/capita -21.43%	Sales/HH	Ave HH 2009 77,318	Average Age	Years	2004	
2009 Population 4,499,834	2004 34,136	Ave HH 04-09 Chg 2.58%	2000 Census 36.2		Male 48.66	
90-04 Annl Pop Chg 0.34%	2009 38,730	04-09 Inc vs Natl -6.64%	2004 Est 36.9		Female 51.34	
04-09 Annl Pop Chg 0.13%	Chg % 13.46		2009 Proj 37.6		2009	
					Male 48.74	
					Female 51.26	

DEMOGRAPHIC MARKET TREND OVERVIEW - Population Profile by Age

Age	2000 Census		2004 Estimates		2009 Projections	
	Population	%	Population	%	Population	%
0-4	310,638	6.99	302,820	6.77	294,233	6.54
5-9	346,656	7.80	320,871	7.18	312,849	6.95
10-14	334,154	7.52	341,901	7.65	327,320	7.27
15-17	185,341	4.17	191,505	4.28	198,035	4.40
18-20	156,476	3.52	161,361	3.61	166,224	3.69
21-24	204,154	4.60	209,062	4.68	212,067	4.71
25-34	647,677	14.58	604,066	13.51	582,098	12.94
35-44	731,968	16.48	707,135	15.82	674,439	14.99
45-49	329,490	7.42	350,448	7.84	354,271	7.87
50-54	285,289	6.42	309,249	6.92	324,805	7.22
55-59	213,932	4.82	246,784	5.52	273,626	6.08
60-64	159,475	3.59	181,558	4.06	207,455	4.61
65-74	280,674	6.32	271,616	6.08	285,579	6.35
75-84	195,241	4.40	201,210	4.50	203,906	4.53
85+	60,386	1.36	71,168	1.59	82,927	1.84
TOTAL	4,441,551	100.00	4,470,754	100.00	4,499,834	100.00

DEMOGRAPHIC MARKET TREND OVERVIEW - Households by Household Income

Household Income	2000 Census		2004 Estimates		2009 Projections	
	Households	%	Households	%	Households	%
Income less than \$15,000	227,127	13.40	219,066	12.76	199,510	11.45
Income \$15,000 - \$24,999	186,853	11.02	167,902	9.78	151,917	8.72
Income \$25,000 - \$34,999	188,998	11.15	187,549	10.92	167,814	9.63
Income \$35,000 - \$49,999	256,877	15.15	240,683	14.02	241,976	13.89
Income \$50,000 - \$74,999	346,142	20.42	332,089	19.34	318,525	18.29
Income \$75,000 - \$99,999	216,551	12.77	233,896	13.62	237,868	13.66
Income \$100,000 - \$149,999	181,969	10.73	208,812	12.16	258,026	14.81
Income \$150,000 - \$249,999	67,964	4.01	92,797	5.40	118,824	6.82
Income \$250,000 - \$449,999	16,810	0.99	23,766	1.38	32,759	1.88
Income \$500,000 or more	7,044	0.42	10,344	0.60	14,701	0.84
Average Household Income	63,219		69,479		77,318	
Median Household Income	49,318		53,256		58,613	
Per Capita Income	24,354		26,913		30,180	

Retail Real Estate America

Market: Detroit MI MSA (2160)

DEMOGRAPHIC MARKET TREND OVERVIEW - Population Profile by Race & Ethnicity

	2000 Census		2004 Estimates		2009 Projections	
	Population	%	Population	%	Population	%
Single Race Class & Hispanic, Latino Hispanic or Latino						
White Alone	66,938	52.26	76,711	52.31	87,599	52.40
Black or African American Alone	5,713	4.46	6,529	4.45	7,414	4.44
American Indian and Alaska Native Alone	1,866	1.46	2,138	1.46	2,438	1.46
Asian Alone	620	0.48	712	0.49	820	0.49
Native Hawaiian & Other Pacific Islander Alone	176	0.14	201	0.14	231	0.14
Some Other Race Alone	42,321	33.04	48,401	33.01	55,044	32.93
Two or More Races	10,441	8.15	11,947	8.15	13,616	8.15
Total Single Race Class & Hispanic, Latino Hispanic or Latino	128,075		146,639		167,162	
Not Hispanic or Latino						
White Alone	3,096,900	71.80	3,051,018	70.56	2,996,949	69.17
Black or African American Alone	1,012,262	23.47	1,025,076	23.71	1,038,096	23.96
American Indian and Alaska Native Alone	13,080	0.30	13,170	0.30	13,255	0.31
Asian Alone	102,434	2.37	130,737	3.02	162,985	3.76
Native Hawaiian & Other Pacific Islander Alone	856	0.02	1,223	0.03	1,635	0.04
Some Other Race Alone	5,771	0.13	5,743	0.13	5,700	0.13
Two or More Races	82,173	1.91	97,148	2.25	114,052	2.63
Total - Not Hispanic or Latino	4,313,476		4,324,115		4,332,672	
Total All Races/Ethnicities	4,441,551		4,470,754		4,499,834	

Retail Real Estate America

Market: Detroit MI MSA (2160)

DEMOGRAPHIC MARKET OVERVIEW - Retail Sales & Number of Business Establishments

Total Retail Sales by County(in 000s)				Number of Business Establishments by Industry		
County	2003	2008	2003-2008	Industry	SIC Group	Number of Business Establishments
			% Chg			
Lapeer	\$993,194	\$1,190,542	19.9	Agriculture, Service, Forestry, Fisheries	SIC 01-09	3,175
Macomb	\$11,884,108	\$13,544,416	14.0	Mining	SIC 10-14	74
Monroe	\$1,587,247	\$2,019,668	27.2	Construction	SIC 15-17	13,092
Oakland	\$19,676,108	\$21,212,186	7.8	Manufacturing	SIC 20-39	10,596
St Clair	\$1,782,095	\$2,029,324	13.9	Transportation & Public Utilities	SIC 40-49	5,140
Wayne	\$22,686,035	\$27,469,284	21.1	Wholesale Trade	SIC 50-51	8,203
Total MSA	\$58,608,787	\$67,465,420	15.1	Retail Trade	SIC 52-59	32,680
				Finance, Insurance & Real Estate	SIC 60-67	13,602
				Services	SIC 70-89	64,014
				Public Administration	SIC 91-97	3,881
				Non Classified Establishments	SIC 99	4,589
				Total Number of Establishments		159,046

DEMOGRAPHIC MARKET OVERVIEW - Employment by County (Current Year)

County	Total	Agricultural Svc Forestry Fisheries	Mining	Construction	Manufacturing	Transportation & Public Utilities	Wholesale Trade	Retail Trade	Finance Insurance & Real Estate	Services	Public Administration
Lapeer	32,273	699	42	2,099	6,453	1,207	1,162	6,757	1,392	10,215	1,952
Macomb	376,596	3,943	195	20,620	87,968	10,798	19,298	85,179	17,286	114,358	14,417
Monroe	54,788	943	64	3,080	9,779	2,261	2,099	11,955	2,373	19,585	2,307
Oakland	843,108	9,406	173	36,009	121,399	22,735	48,853	165,981	76,871	317,979	22,841
St Clair	67,700	784	38	3,892	11,929	3,521	1,972	14,278	3,003	24,025	3,578
Wayne	912,092	5,821	128	29,952	147,609	42,160	46,265	161,032	48,363	376,295	44,342
Total MSA	2,286,557	21,596	640	95,652	385,137	82,682	119,649	445,182	149,288	862,457	89,437

Retail Real Estate America

Market: Detroit MI MSA (2160)

Internet Information Links

Updated on:11/29/04

WEBSITE SPONSOR	WEBSITE TYPE	WEBSITE	WEBSITE RATING
The City of Detroit	Government	www.ci.detroit.mi.us	4
Oakland County, MI	Government	www.co.oakland.mi.us	3
Michigan Retailers Association	Economic Development Organization	www.retailers.com	3
Wayne County, MI	Government	www.waynecounty.com	3
Bureau Of Economic Analysis	Economic Development Organization	www.bea.doc.gov	2
United States Bureau of Labor Statistics	Government	www.bls.gov	2
United States Census Bureau	Government	www.census.gov	2
Detroit Regional Chamber of Commerce	Chamber of Commerce	www.detroitchamber.com	2
State of Michigan	Government	www.michigan.gov	2
Southeast Michigan Council of Governments	Economic Development Organization	www.semco.org	2
Macomb County, MI	Government	www.macombcountymi.gov	1

***Website Rankings are as follows:**

- 4 = Excellent Website. These websites will offer a wide range of information (Economic Development, Demographic, Tourist, Government, etc.) for the entire MSA. This website will also be easy to navigate and access information.
- 3 = Good Website. These websites will offer a wide range of information but the area the information encompasses may be larger or smaller than the actual MSA (i.e. State government websites usually offer statistics revolving around the state).
- 2 = Average Website. These websites will not offer all desired information but will contain valuable information. These sites might also be harder to navigate and access information.
- 1 = Below Average Website. These websites are only included when a limited number of websites were available for a particular MSA. These sites will contain some valuable information but most likely it will encompass a larger or smaller area than the actual MSA. These sites may also be hard to navigate and access information.