



Westwood Plaza

3020 US Highway 41 W
Marquette, Michigan

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Property Name: Westwood Plaza

Address: 3020 US Highway 41 W
Marquette, Michigan

Availability: June 1, 2014

Available Space: 34,000 sq. ft.

Min. Divisible Space: 34,000 sq. f.t

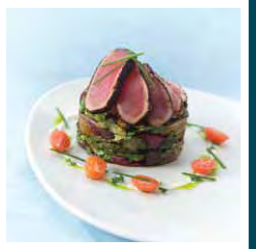
Max. Divisible Space: 34,000 sq. ft.

Anchor Tenants: Younkers, MC Sports & Kohls

Traffic Counts: **US Hwy 41 W:**
30,700 vpd, Btw. Forestville & Brickyard Roads (2013)
32,400 vpd, Btw. Wright Street & Brookton Road (2013)

Property Highlights: The Westwood Plaza is located on US Highway 41 W in the heart of the Marquette shopping corridor. The space is occupied by JCPenney and will be available by June 1, 2014. There is signage available on the front façade facing US-41 as well as a pylon sign at Commerce Drive which is a signaled entrance. There is an opportunity to lease 32,000 square feet and join Younkers, MC Sports, and Kohls at the Westwood Plaza. Other retailers in the immediate area include: Best Buy, Lowe’s, TJ Maxx, ULTA, Pet Smart, Menard’s, Gander Mountain, Walmart, Michaels, Pier 1 Imports, Target, Dunham’s and Office Max.

Demographics			
Radius		Median HH Income	Population
1 Mile		\$48,682	1,787
3 Mile		\$40,370	20,641
5 Mile		\$42,657	26,868



PHOTOGRAPHS





TARGET

SITE

Wright Street

Super One
FOODS

Acade

WESTWOOD

Youkers

KOHL'S

NAPA

Jiffy Lube

Aspen Dental

verizon

CITGO

US - 41 W Highway

Commerce Drive

Walmart

Michaels
Pier Imports

9
Walmart

Brookton Road

American

Red Lobster

Calumet



MALL DIRECTORY





	1.00 mile	3.00 mile	5.00 mile
2013 Estimated Population	1,787	20,641	26,868
2018 Projected Population	1,823	20,982	27,318
2010 Census Population	1,756	20,374	26,555
2000 Census Population	1,607	19,234	24,188
Projected Annual Growth 2013 to 2018	0.40%	0.30%	0.30%
Historical Annual Growth 2000 to 2013	0.90%	0.60%	0.90%
2013 Estimated Households	780	8,208	10,741
2018 Projected Households	806	8,485	11,101
2010 Census Households	763	8,034	10,512
2000 Census Households	622	7,627	9,822
Projected Annual Growth 2013 to 2018	0.70%	0.70%	0.70%
Historical Annual Growth 2000 to 2013	2.00%	0.60%	0.70%
2013 Est. Population Under 10 Years	9.50%	7.00%	7.30%
2013 Est. Population 10 to 19 Years	10.40%	14.70%	13.50%
2013 Est. Population 20 to 29 Years	19.60%	29.30%	27.20%
2013 Est. Population 30 to 44 Years	17.00%	13.30%	14.60%
2013 Est. Population 45 to 59 Years	22.40%	16.20%	17.60%
2013 Est. Population 60 to 74 Years	14.50%	11.60%	12.30%
2013 Est. Population 75 Years or Over	6.60%	7.80%	7.50%
2013 Est. Median Age	37.6	33.6	34.7
2013 Est. Male Population	49.50%	50.30%	51.30%
2013 Est. Female Population	50.50%	49.70%	48.70%
2013 Est. Never Married	34.50%	46.10%	44.10%
2013 Est. Now Married	42.90%	34.90%	37.00%
2013 Est. Separated or Divorced	15.70%	13.00%	12.80%
2013 Est. Widowed	6.80%	6.00%	6.10%
2013 Est. HH Income \$200,000 or More	3.40%	2.10%	2.60%
2013 Est. HH Income \$150,000 to \$199,999	2.20%	3.30%	3.70%
2013 Est. HH Income \$100,000 to \$149,999	8.10%	8.20%	8.90%
2013 Est. HH Income \$75,000 to \$99,999	14.70%	9.30%	9.80%
2013 Est. HH Income \$50,000 to \$74,999	20.60%	15.50%	16.20%
2013 Est. HH Income \$35,000 to \$49,999	12.30%	15.00%	14.40%
2013 Est. HH Income \$25,000 to \$34,999	9.90%	11.20%	11.10%
2013 Est. HH Income \$15,000 to \$24,999	12.90%	11.20%	11.30%
2013 Est. HH Income Under \$15,000	15.90%	24.20%	22.00%
2013 Est. Average Household Income	\$55,847	\$51,710	\$55,981
2013 Est. Median Household Income	\$48,682	\$40,370	\$42,657
2013 Est. Per Capita Income	\$24,466	\$21,787	\$23,734
2013 Est. Total Businesses	84	1,443	1,681
2013 Est. Total Employees	993	17,252	20,350

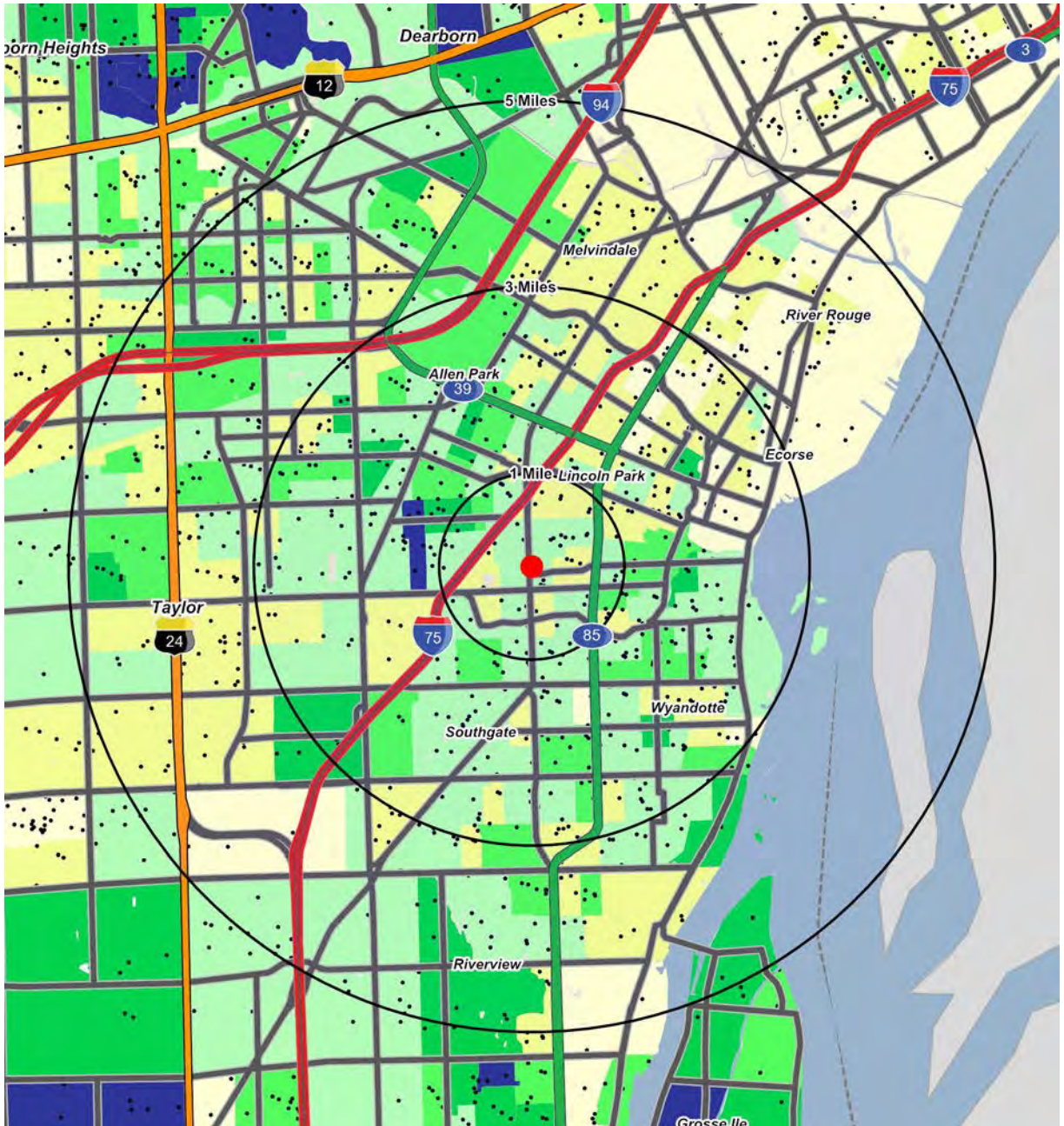


	1.00 mile	3.00 mile	5.00 mile
2013 Est. White	93.70%	93.00%	92.00%
2013 Est. Black	0.60%	2.30%	3.50%
2013 Est. Asian or Pacific Islander	0.60%	0.80%	0.90%
2013 Est. American Indian or Alaska Native	2.60%	1.70%	1.60%
2013 Est. Other Races	2.60%	2.20%	2.00%
2013 Est. Hispanic Population	19	343	411
2013 Est. Hispanic Population	1.10%	1.70%	1.50%
2018 Proj. Hispanic Population	1.30%	1.90%	1.70%
2010 Hispanic Population	0.90%	1.40%	1.30%
2013 Est. Adult Population (25 Years or Over)	1,217	10,953	14,696
2013 Est. Elementary (Grade Level 0 to 8)	2.70%	2.50%	2.40%
2013 Est. Some High School (Grade Level 9 to 11)	5.20%	4.30%	4.20%
2013 Est. High School Graduate	29.20%	27.10%	27.20%
2013 Est. Some College	24.20%	23.60%	22.80%
2013 Est. Associate Degree Only	6.40%	6.70%	7.20%
2013 Est. Bachelor Degree Only	22.80%	23.10%	23.10%
2013 Est. Graduate Degree	9.40%	12.80%	13.10%
2013 Est. Total Housing Units	795	8,478	11,155
2013 Est. Owner-Occupied	65.30%	48.50%	51.30%
2013 Est. Renter-Occupied	32.80%	48.30%	45.00%
2013 Est. Vacant Housing	1.90%	3.20%	3.70%
2010 Homes Built 2005 or later	6.00%	3.70%	4.40%
2010 Homes Built 2000 to 2004	11.60%	6.00%	6.80%
2010 Homes Built 1990 to 1999	14.60%	10.00%	10.50%
2010 Homes Built 1980 to 1989	8.10%	7.80%	7.90%
2010 Homes Built 1970 to 1979	24.20%	21.10%	19.90%
2010 Homes Built 1960 to 1969	8.30%	11.70%	11.60%
2010 Homes Built 1950 to 1959	9.70%	12.60%	12.30%
2010 Homes Built Before 1949	17.60%	27.00%	26.60%
2010 Home Value \$1,000,000 or More	0.20%	0.50%	0.50%
2010 Home Value \$500,000 to \$999,999	1.00%	2.00%	2.40%
2010 Home Value \$400,000 to \$499,999	1.00%	1.30%	1.60%
2010 Home Value \$300,000 to \$399,999	3.10%	3.70%	4.40%
2010 Home Value \$200,000 to \$299,999	12.60%	14.40%	15.50%
2010 Home Value \$150,000 to \$199,999	21.70%	20.60%	19.70%
2010 Home Value \$100,000 to \$149,999	21.70%	24.40%	22.60%
2010 Home Value \$50,000 to \$99,999	28.60%	23.00%	22.30%
2010 Home Value \$25,000 to \$49,999	4.70%	4.80%	5.10%
2010 Home Value Under \$25,000	5.30%	5.30%	5.80%
2010 Median Home Value	\$124,075	\$135,843	\$139,245
2010 Median Rent	\$683	\$570	\$556



	1.00 mile	3.00 mile	5.00 mile
2013 Est. Labor Population Age 16 Years or Over	1,498	14,900	19,541
2013 Est. Civilian Employed	52.90%	55.00%	55.40%
2013 Est. Civilian Unemployed	3.60%	3.60%	3.60%
2013 Est. in Armed Forces	-	0.10%	0.10%
2013 Est. not in Labor Force	43.60%	41.20%	40.90%
2013 Labor Force Males	49.70%	48.70%	48.50%
2013 Labor Force Females	50.30%	51.30%	51.50%
2010 Occupation: Population Age 16 Years or Over	871	9,792	12,527
2010 Mgmt, Business, & Financial Operations	9.10%	9.50%	9.90%
2010 Professional, Related	29.00%	23.90%	24.90%
2010 Service	16.00%	23.70%	23.40%
2010 Sales, Office	21.20%	28.70%	26.80%
2010 Farming, Fishing, Forestry	0.20%	0.40%	0.50%
2010 Construction, Extraction, Maintenance	12.60%	5.80%	6.50%
2010 Production, Transport, Material Moving	11.80%	8.10%	8.00%
2010 White Collar Workers	59.30%	62.00%	61.60%
2010 Blue Collar Workers	40.70%	38.00%	38.40%
2010 Drive to Work Alone	83.90%	78.50%	80.10%
2010 Drive to Work in Carpool	10.60%	7.00%	6.80%
2010 Travel to Work by Public Transportation	0.40%	0.60%	0.70%
2010 Drive to Work on Motorcycle	-	-	-
2010 Walk or Bicycle to Work	2.30%	11.10%	9.50%
2010 Other Means	0.70%	0.40%	0.40%
2010 Work at Home	2.10%	2.40%	2.50%
2010 Travel to Work in 14 Minutes or Less	70.40%	70.40%	68.30%
2010 Travel to Work in 15 to 29 Minutes	21.60%	19.40%	21.60%
2010 Travel to Work in 30 to 59 Minutes	4.40%	7.10%	7.20%
2010 Travel to Work in 60 Minutes or More	3.60%	3.10%	2.80%
2010 Average Travel Time to Work	11.3	10.3	10.7
2013 Est. Total Household Expenditure	\$36.8 M	\$366 M	\$505 M
2013 Est. Apparel	\$1.76 M	\$17.5 M	\$24.2 M
2013 Est. Contributions, Gifts	\$2.28 M	\$22.8 M	\$31.8 M
2013 Est. Education, Reading	\$960 K	\$9.98 M	\$13.9 M
2013 Est. Entertainment	\$2.04 M	\$20.1 M	\$27.9 M
2013 Est. Food, Beverages, Tobacco	\$5.94 M	\$59.5 M	\$81.7 M
2013 Est. Furnishings, Equipment	\$1.59 M	\$15.6 M	\$21.7 M
2013 Est. Health Care, Insurance	\$2.69 M	\$26.8 M	\$36.8 M
2013 Est. Household Operations, Shelter, Utilities	\$11.0 M	\$109 M	\$151 M
2013 Est. Miscellaneous Expenses	\$617 K	\$6.21 M	\$8.55 M
2013 Est. Personal Care	\$536 K	\$5.34 M	\$7.36 M
2013 Est. Transportation	\$7.39 M	\$72.5 M	\$100 M

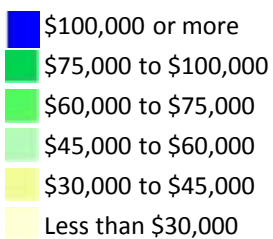
MEDIAN HH INCOME & POPULATION DOT DENSITY



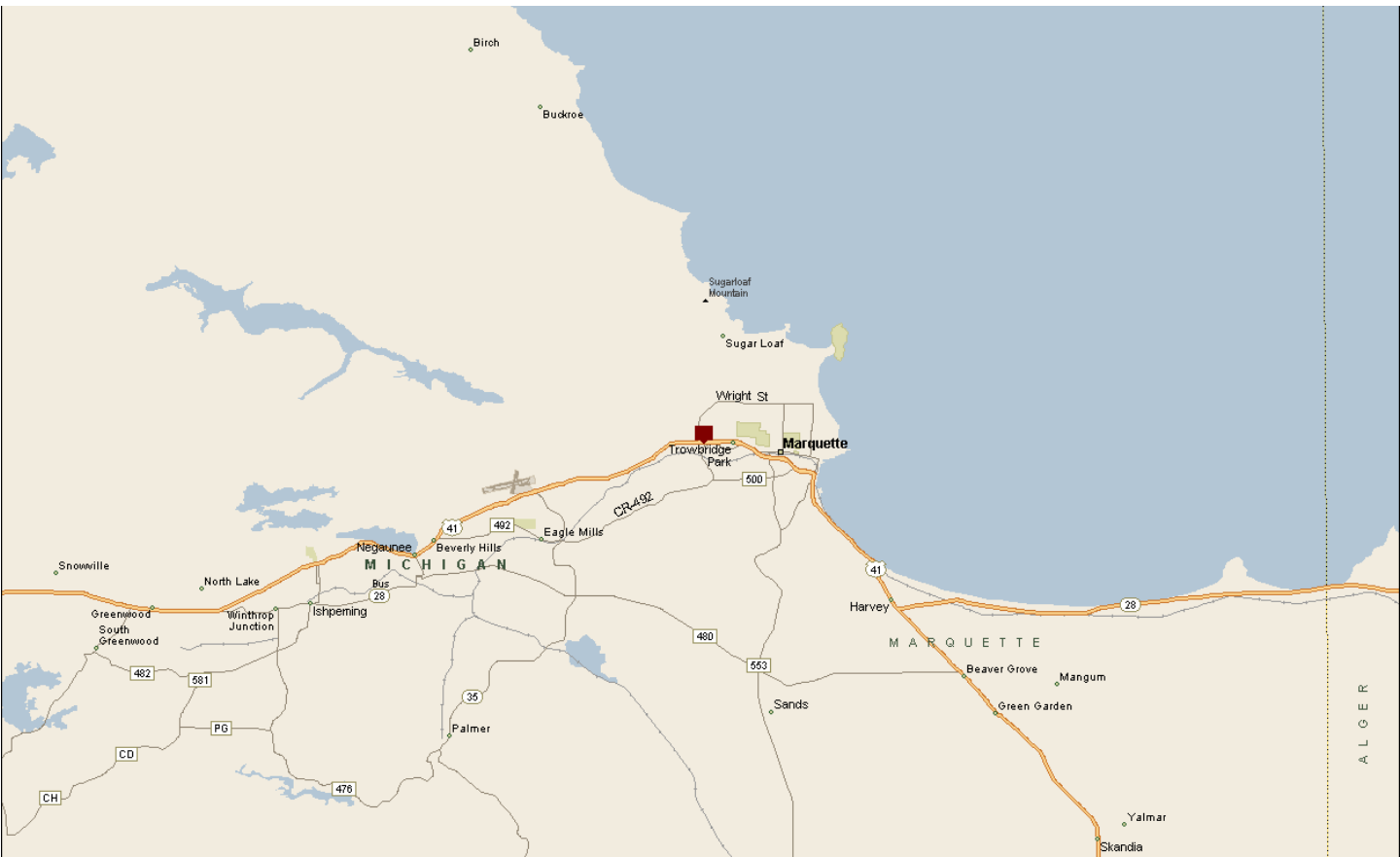
Population Density

One Dot = 200 Persons

Median HH Income



AREA MAPS



ABOUT CHAINLINKS

Mid-America is the ChainLinks representative for Michigan. Through ChainLinks, we are part of a nationwide organization that facilitates expansion, disposition, relocation and repositioning efforts on a local, regional and national basis, which allows us to serve our clients throughout the United States and Canada.

What is ChainLinks?

ChainLinks Retail Advisors is a national retail real estate company. In fact, it is the largest retail only real estate provider in North America. With over 60 offices throughout the United States and Canada and over 600 retail brokers, our combined leasing activity exceeds 160 million square feet.

What makes ChainLinks different?

Unlike other national real estate companies, ChainLinks has created a unique corporate structure that ensures the best retail representation in every market. Key elements include:

- o Exclusively Retail: Because ChainLinks companies are chosen exclusively for retail capabilities, clients can be assured their local real estate strategy is managed and executed by a retail real estate expert.
- o Recognized Market Leaders: All ChainLinks companies must pass a rigorous, bi-annual approval process to become and remain a designated service provider. This meticulous process guarantees that our clients will benefit from the knowledge, relationships and credibility that come from being represented by a market leader in the local retail real estate community.
- o Corporate Independence: Client satisfaction is paramount. We understand the ChainLinks company in a particular market may not be the best match for a specific retail client. Because of a strong commitment to client service, ChainLinks Retail Advisors is not obligated to use its local office for a given assignment and is free to choose the best service provider available to meet the client's needs.

How can ChainLinks help you?

With service levels ranging from assistance with local broker selection to total real estate outsourcing, ChainLinks has a program to fit your needs, examples include:

- o National and Regional Broker Selection and Management: Through its National Accounts division, ChainLinks can qualify, engage, train and manage multiple service providers on a national or regional basis. The National Accounts team can support your existing real estate department by managing the process, leaving your in-house real estate department more time to focus on strategic and operational objectives.
- o Outsourcing: The National Accounts division can also function as the in-house real estate department and provide short term and long term strategic planning, national market research and engagement planning, management and execution.
- o Disposition Services: ChainLinks can manage the entire disposition process from initial due diligence through successful completion. Through its exclusive partnership with DJM Asset Management, ChainLinks can also offer a highly experienced team specializing in rent reductions, lease terminations, valuation services, mitigation of landlord claims and reserve analysis.
- o Broker Selection Service: Through its Client Services division, ChainLinks can assist retailers who need assistance with local broker qualification and selection, but do not need experienced management personnel to supervise the ongoing process.