OFFERING MEMORANDUM

WOODLAKE PARK OFFICE PORTFOLIO

Jolly Rd, Okemos, MI 48864



NON-ENDORSEMENT & DISCLAIMER NOTICE

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NON-ENDORSEMENT NOTICE

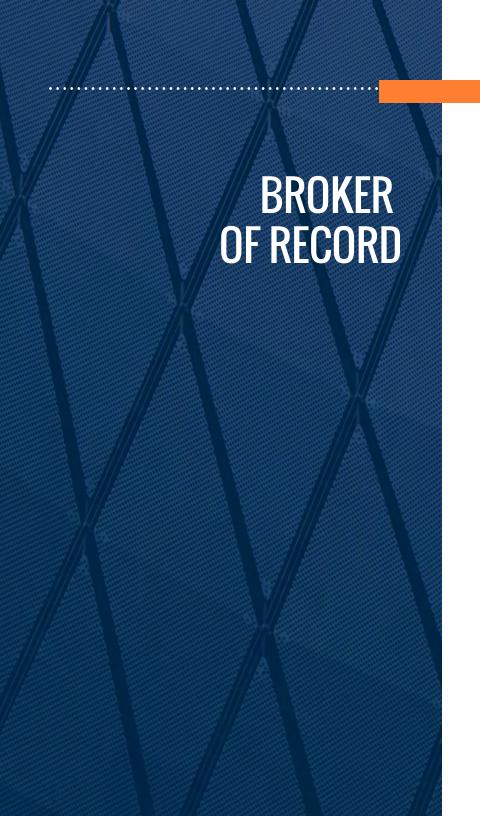
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RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

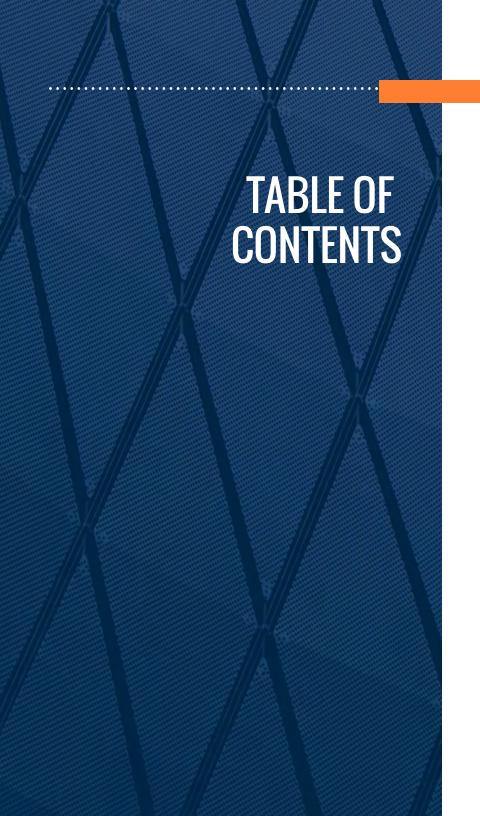
Activity ID #ZAG0290063



PAUL KERBER

Michigan

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SECTION 1

EXECUTIVE SUMMARY

OFFERING SUMMARY







FINANCIAL

Listing Price	\$5,045,000
Down Payment	100% / \$5,045,000
NOI	\$429,241
Cap Rate	8.50%
Price/SF	\$115.45
Average Rent	\$16.58/SF

OPERATIONAL

Net Rentable Area	43,700 SF
Lot Size	2.59 Acres (112,820 SF)
Year Built/Renovated	1999/-



2501, 2525, and 2549 Jolly Rd, Okemos, MI 48864

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to exclusively offer The Woodlake Portfolio; a rare opportunity to acquire a threebuilding portfolio in the highly desirable Okemos submarket of Greater Lansing, Michigan. Strategically located along Jolly Road with excellent visibility and convenient access to I-96, US-127, and the major East Lansing/ Okemos retail corridor, the properties offer stable tenancy, strong demographics, and long-term growth potential. With proximity to Michigan State University, downtown Lansing, and the region's leading healthcare and technology employers, this portfolio is well-positioned to deliver reliable cash flow and value appreciation.

These buildings collectively provide an attractive mix of office and flex space, appealing to a wide range of professional, medical, and service-oriented tenants. The Okemos market benefits from one of the highest household incomes in the Lansing MSA, strong population density, and consistent demand from both regional and national tenants. This portfolio provides investors the ability to acquire immediate in-place income and long-term tenancy.

A key anchor within the portfolio is Memorial Healthcare's nationally recognized Neuroscience Center, which has demonstrated its long-term commitment to the location by completing three major buildouts and renovations within the building. Their investment in these facilities underscores both the quality of the asset and the strategic value of this corridor for attracting and retaining top-tier healthcare providers. With a mix of professional office, medical, and flex tenants, this portfolio delivers immediate cash flow with further upside through lease-up and continued rent growth in one of Lansing's most supply-constrained and demographically strong markets.



INVESTMENT HIGHLIGHTS

- Three-building offering totaling ± 43,700 square feet along Jolly Road in Okemos, MI | Premier Tenancy | New Parking Lot and Roofs
- Home to Memorial Healthcare's Neuroscience Center, a leading regional medical provider that has invested in three custom buildouts/renovations, reflecting deep commitment and stability.
- Prime Location Easy access to I-96, US-127, and Grand River Avenue; minutes from Michigan State University and Downtown East Lansing.
- Strong Demographics Okemos ranks among the Lansing area's wealthiest communities with high household incomes, educated workforce, and robust housing.
- Regional Growth Drivers Supported by MSU, Sparrow Health, Jackson National Life, and a growing healthcare and technology employment base.
- Long-Term Stability Established submarket with limited new construction and consistently strong absorption rates.
- The addition of the brand-new 24,000-square-foot Sparrow / UofM Health facility in Okemos represents a major boost to the local healthcare and market. Its presence solidifies Okemos as a key hub for regional medical services, driving both economic activity and demand for surrounding commercial space.

TENANT OVERVIEW



Memorial Healthcare occupies over 20 percent of the Woodlake Portfolio buildings. They are currently submitting plans for a buildout and are contributing 100 percent of the buildout expenses. They've done several buildouts at their own expense, and plan to remain long-term tenants. Their location in Okemos is home to both the Institute for Neuroscience and an Infusing Center. The location Features a multidisciplinary team including neurologists, nurse practitioners, physician assistants, and specialized providers full-time on-site. Memorial Healthcare is a 161-bed, not-for-profit hospital in Owosso, Michigan, with over 1,400 employees and a medical staff exceeding 200 physicians. It is governed by an independent Board of Trustees and accredited by the Joint Commission. The annual volume is substantial—serving over 30,000 emergency patients, delivering outpatient services to more than 200,000 individuals, and treating 3,500+ inpatients each year. nationally recognized for quality, safety, and innovative technology in patient care. Their medical staff spans over 30 medical and surgical specialties, with more than 100 employed providers in Memorial Medical Associates operating across six counties.





The Michigan Public Health Institute (MPHI) is a nonprofit public health organization based in Okemos, Michigan, dedicated to advancing population health through innovation, equity, and collaboration. With over 900 professionals—including researchers, data analysts, program managers, and IT experts—MPHI partners with academia, government agencies, healthcare providers, and community organizations to develop and implement solutions across public health systems. Established by statute and supported by bipartisan legislative backing, MPHI delivers data-driven services such as evaluation, capacity building, education, project management, policy development, and quality improvement to improve health outcomes statewide. Notably, MPHI manages large-scale initiatives like the "Michigan Pathways to Better Health," a \$14-million-plus project linking Medicare and Medicaid beneficiaries with community-based resources to address chronic conditions and social needs—projected to save nearly \$17.5 million over three years

TENANT OVERVIEW

cornerstone

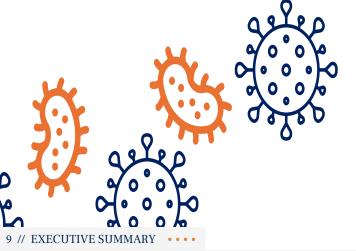
WEALTH PARTNERS



Cornerstone Wealth Partners, LLC (CWP) is an SEC-registered, fee-only investment advisory firm founded in 2008, headquartered at 2525 Jolly Road, Suite 200, Okemos, MI. As a fee-only fiduciary firm, they only receive compensation from clients—no commissions or product-driven incentives. Fees are clear, typically based on a percentage of assets under management (AUM), occasionally supplemented by fixed fees. They offer services such as financial planning, portfolio management, educational seminars, coaching, and more. The firm has offices in Okemos, Grand Rapids, Wyoming, and Peachtree, Georgia. CWP emphasizes values such as excellence, integrity, fruitfulness (purpose-driven growth over efficiency), free markets, coaching, and humility. Their investing philosophy is rooted in academic research, favoring efficient market returns over speculative attempts to outperform the market.



Metro Infectious Disease Consultants (MIDC), established in 1994, is the nation's largest private practice infectious disease group, headquartered in Burr Ridge, Illinois. As of December 2023, MIDC comprises 106 infectious disease physicians operating across 26 offices, 110 hospitals, and 8 states. The organization offers a diverse range of services, including inpatient and outpatient consultations, outpatient parenteral antibiotic therapy (OPAT), biologic infusion supervision, and clinical research. MIDC is also involved in infection control, antibiotic stewardship, and medical leadership contracts. The group employs a multidisciplinary team, including physician extenders, nurses, and pharmacists, to enhance patient care and operational efficiency. MIDC's private practice model provides physicians with competitive compensation, flexible work schedules, and a supportive, collegial environment, contributing to high levels of job satisfaction among its staff. The organization is also affiliated with Metro Infusion Center, Metro Research Center, and Metro Rheumatology Associates, expanding its reach and service offerings



TENANT OVERVIEW

Weston Solutions, Inc. is a 100% employee-owned, mid-sized national firm specializing in environmental and infrastructure services. It serves government, industrial, and commercial clients across the U.S., built on the guiding principles of trust, performance, and people. Established in 1957, the firm emphasizes sustainability, technical innovation, and a collaborative culture among its employee-owners. Described as a branch office with 1,000–2,000 employees system-wide, while the local Okemos branch has an estimated 20–49 employees and the company reports a revenue of approximately \$34 Million annually.



As part of Weston Solutions' national network, the Okemos branch likely delivers core services such as:

- Environmental consulting
- Remediation and site investigations, including PFAS, groundwater, and vapor intrusion
- Infrastructure improvements, permitting, compliance, and emergency/disaster response



Ngage Management is a full-service association and event management company, founded in 2013 and headquartered at 2501 Jolly Road, Suite 110, Okemos, MI 48864. Their expertise lies in managing the day-to-day operations, strategic planning, and event execution for state, national, and international associations and nonprofits.

Core Services

- Association Management: Collaborates with boards of directors to provide operational leadership and tailored support, emphasizing high-energy service and client-centric strategy.
- Event Management: Designs and executes conferences, conventions, meetings, and educational programs—including site selection, speaker management, vendor coordination, continuing education accreditation, on-site logistics, and budget control.
- **Strategic & Customized Solutions:** Offers bespoke association services by integrating innovative technology and deep sector understanding to boost member engagement and operational efficiency.





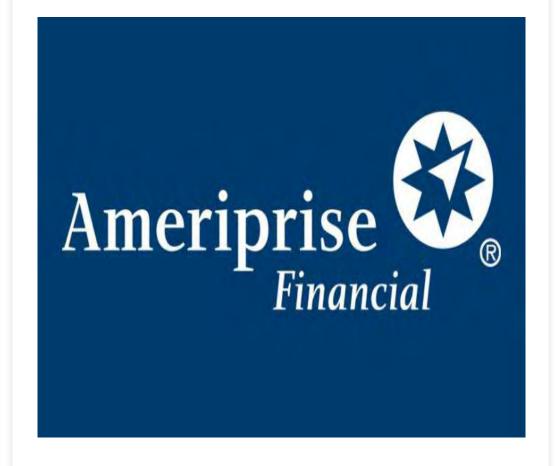


Acorn Health specializes in Applied Behavior Analysis (ABA) therapy, a leading evidence-based treatment for children diagnosed with autism spectrum disorder (ASD). They offer comprehensive programs for children under 6, focusing on behavior, communication, social skills, self-care, and feeding through creative, playbased techniques. They also offer focused programs tailored for school-aged children to address specific behavioral or developmental goals. They are accredited and recognized by the Behavioral Health Center of Excellence (BHCOE)—a mark of high-quality behavioral health services with locations throughout the United States.

White Law PLLC, located at 2549 Jolly Road, Suite 340 in Okemos, Michigan, is a full-service law firm led by founding attorney H. James (Jamie) White. The firm handles a wide range of legal matters including personal injury, criminal defense, civil litigation, business law, sexual abuse cases, and representation in tribal courts. With a track record of more than \$1.4 billion in recoveries and national recognition through high-profile cases and media appearances, White Law has built a reputation for results-driven advocacy. The team, though relatively small, combines over 60 years of experience and emphasizes modern, client-centered service, operating as a paperless and cloud-based practice to improve accessibility and efficiency. Clients consistently rate the firm highly, averaging 4.7 out of 5 stars across multiple platforms, praising their professionalism and outcomes, though some reviews note occasional communication and billing concerns. White Law PLLC stands out in the Lansing area for its breadth of services, proven results, and commitment to direct, personalized attorney-client engagement.

TENANT OVERVIEW

Ameriprise Financial maintains a strong presence in Okemos, Michigan, with multiple offices serving the local community. One prominent location is at 2549 Jolly Road, Suite 300, offering traditional financial planning and wealth management services—home to advisors such as Patrick Anderson, Thomas R. Jones, and Todd H. Stump, who specialize in personalized goals-based planning across areas like retirement, asset preservation, and estate strategies Another office is located at 2182 Commons Parkway, where advisors like Kelli Fenstemaker deliver tailored asset allocation and client support, backed by credentials including RHU® and RICP® These offices typically operate Monday through Friday roughly early morning to late afternoon. Overall, Ameriprise in Okemos provides well-established, locally accessible financial services through a diverse team of credentialed professionals aligned with a national firm that offers full-spectrum wealth management, insurance, and financial planning solutions.



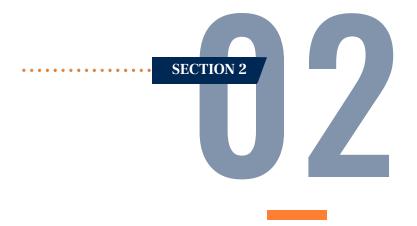




ADDITIONAL PHOTOS



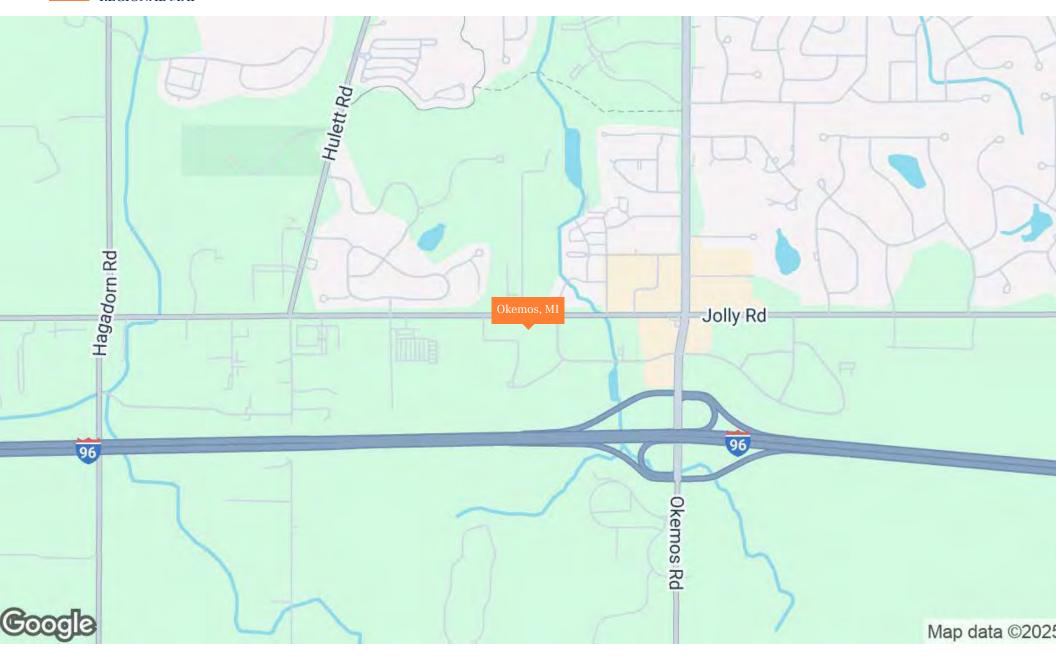




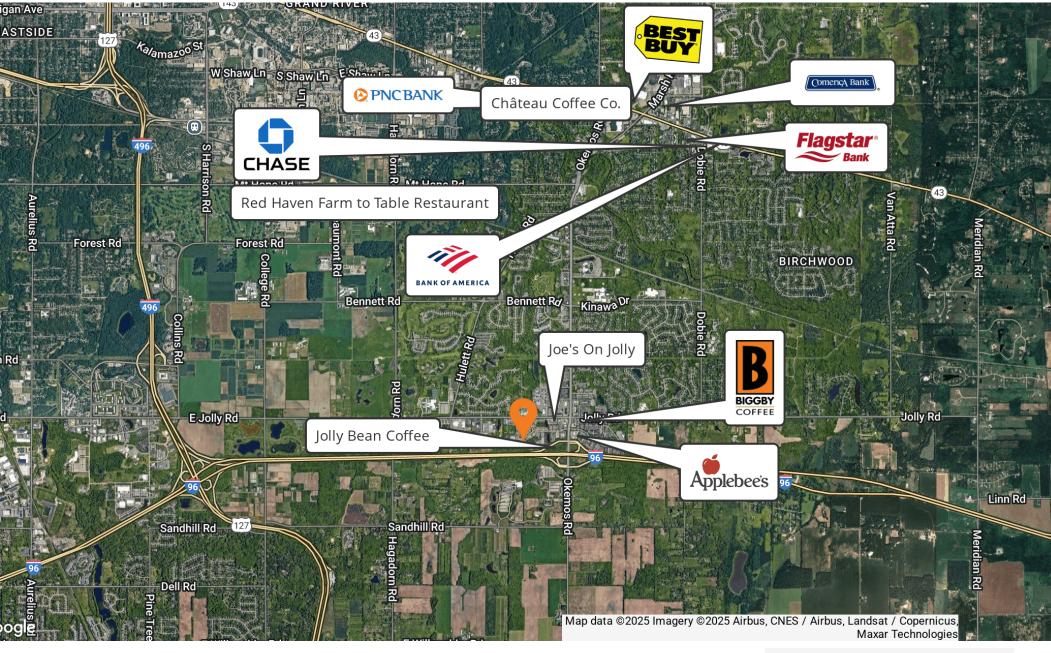
PROPERTY INFORMATION

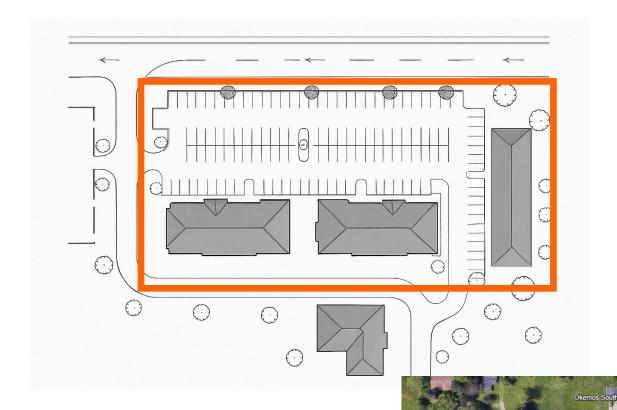
Regional Map Local Map

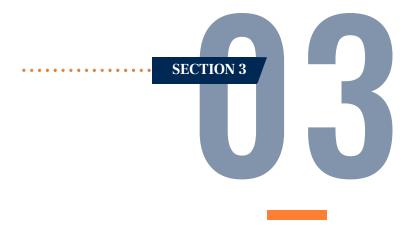




LOCAL MAP







FINANCIAL ANALYSIS

Financial Details

FINANCIAL DETAILS

SUMMARY		
Price	\$5,045,000	
Down Payment	\$1,765,750	
Down Payment %	35%	
Number of Suites	13	
Price Per SqFt	\$115.45	
Rentable Built Area (RBA)	43,700 SF	
Lot Size	2.59 Acres	
Year Built/Renovated	1999	
Occupancy	100.00%	

RETURNS	Current	
CAP Rate	8.50%	
Cash-on-Cash	9.26%	
Debt Coverage Ratio	1.62	

Financing	1st Loan
Loan Amount	\$3,279,250
Loan Type	New
Interest Rate	6.50%
Amortization	25 Years
Year Due	2030

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

OPERATING DATA		
INCOME		Current
Scheduled Base Rental Income		\$724,370
Other Income		\$2,265
Potential Gross Revenue		\$726,635
General Vacancy	0.0%	\$0
Effective Gross Revenue		\$726,635
Less: Operating Expenses	40.9%	(\$297,394)
Net Operating Income		\$429,241
Cash Flow		\$429,241
Debt Service		(\$265,701)
Net Cash Flow After Debt Service	9.26%	\$163,540
Principal Reduction		\$54,144
Total Return	12.33%	\$217,684
Operating Expenses		Current
CAM		\$136,303
Insurance		\$5,400
Real Estate Taxes		\$123,075

Management Fee

Expenses/Suite

Expenses/SF

Total Expenses

\$32,616

\$297,394

\$22,876

\$6.81

FINANCIAL DETAILS

INCOME	Per SF	Current	Per SF	Notes
Scheduled Base Rental Income	16.58	724,370	16.58	
Expense Reimbursement Income				
Total Reimbursement Income	\$0.00	\$0	0.0% \$0.00	
Utility Reimbursements	0.05	2,265	0.05	
Potential Gross Revenue	16.63	726,635	16.63	
General Vacancy	0.00	0	0.00	
Effective Gross Revenue	\$16.63	\$726,635	\$16.63	

OPERATING EXPENSES	Per SF	Current	Per SF	
Electric	0.27	11,689	0.27	
Janitorial	0.37	16,330	0.37	
Gas	0.10	4,263	0.10	
Water and Sewer	0.23	9,858	0.23	
Fire	0.05	2,064	0.05	
Cleaning-Windows	0.05	2,100	0.05	
Repairs & Maintenance	1.21	53,079	1.21	
Landscaping	0.41	17,769	0.41	
Snow Removal	0.41	17,782	0.41	
Pest Control	0.03	1,369	0.03	
Insurance	0.12	5,400	0.12	
Real Estate Taxes	2.82	123,075	2.82	
Management Fee	0.79	32,616	4.5% 0.75	
Total Expenses	\$6.85	\$297,394	\$6.81	
Expenses as % of EGR		40.9%		
Net Operating Income	\$9.78	\$429,241	\$9.82	

NOTES TO OPERATING STATEMENT

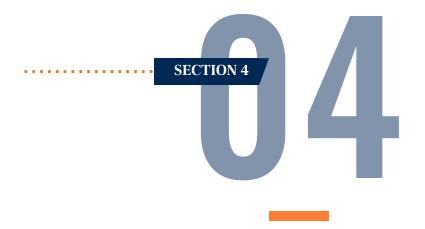
- [1] *Taxes could increase upon sale
- *Repairs and maintenance based off budget. New parking lot put in 2024 and did not amortized.
- [3] There is a one time monthly rental abatement in 2026 for MPHI, not included in NOI.



As of August,2025

Suite	Square Feet	Bldg		Dates	Rent per	Total Rent	Total Rent	Rent	Changes	Rent Increase
	1001	Share	Comm.	Exp.	Sq. Ft.	Per Month	Per Year	Per Year	on	
2501-100	2,450	5.6%	3/1/16	4/30/26	\$15.46	\$3,156	\$37,872	\$37,872		
2501-110	3,267	7.5%	6/10/17	1/31/27	\$19.69	\$5,360	\$64,320	\$64,320	Feb-2026	\$5,521
2501-120	2,308	5.3%	6/10/17	1/31/27	\$19.69	\$3,787	\$45,444	\$45,444	Feb-2026	\$3,898
2501-180	6,449	14.8%	7/1/11	4/30/29	\$16.00	\$8,599	\$103,184	\$103,184	Jun-2026	\$9,136
2525-200	3,999	9.2%	8/1/14	1/31/27	\$12.00	\$4,000	\$48,000	\$48,000		
2525-220	1,487	3.4%	4/1/15	6/30/30	\$16.30	\$2,020	\$24,238	\$24,238	Jul-2026	\$2,080
2525-240	3,094	7.1%	12/1/20	7/31/26	\$16.55	\$4,267	\$51,206	\$51,206		
2525-260	1,512	3.5%	12/1/20	7/31/26	\$16.55	\$2,085	\$25,025	\$25,025		
2525-280	4,574	10.5%	12/1/20	7/31/26	\$16.55	\$6,308	\$75,696	\$75,696		
2549-300	3,079	7.0%	6/24/14	1/31/30	\$16.50	\$4,234	\$50,804	\$50,804	Feb-2026	\$4,393
2549-340	4,512	10.3%	3/1/17	2/28/27	\$15.50	\$5,828	\$69,936	\$69,936		
2549-360	2,667	6.1%	10/1/17	5/31/29	\$21.54	\$4,787	\$57,447	\$57,447	Year 4	\$4,907
2549-380	4,302	9.8%	1/1/19	2/29/28	\$16.55	\$5,933	\$71,198	\$71,198	Mar-2026	\$6,077
	43,700				\$16.58	\$60,364	\$724,370	\$724,370		
	Occupied Tena	ants: 13	Unoccupied Te	enants: 0	Occupied Rentable SF: 100.00% Unoccupied Rentable SF: 0.00%					
			Total Current R	ents: \$724,370	Occupied Curren	t Rents: \$724,370	Unoccupie	d Current Rer	nts: \$0	
	2501-120 2501-180 2525-200 2525-220 2525-240 2525-260 2525-280 2549-300 2549-340 2549-360 2549-380	2501-120 2,308 2501-180 6,449 2525-200 3,999 2525-220 1,487 2525-240 3,094 2525-260 1,512 2525-280 4,574 2549-300 3,079 2549-340 4,512 2549-360 2,667 2549-380 4,302 43,700	2501-120 2,308 5.3% 2501-180 6,449 14.8% 2525-200 3,999 9.2% 2525-220 1,487 3.4% 2525-240 3,094 7.1% 2525-260 1,512 3.5% 2525-280 4,574 10.5% 2549-300 3,079 7.0% 2549-340 4,512 10.3% 2549-360 2,667 6.1% 2549-380 4,302 9.8%	2501-120	2501-120 2,308 5.3% 6/10/17 1/31/27 2501-180 6,449 14.8% 7/1/11 4/30/29 2525-200 3,999 9.2% 8/1/14 1/31/27 2525-220 1,487 3.4% 4/1/15 6/30/30 2525-240 3,094 7.1% 12/1/20 7/31/26 2525-260 1,512 3.5% 12/1/20 7/31/26 2525-280 4,574 10.5% 12/1/20 7/31/26 2549-300 3,079 7.0% 6/24/14 1/31/30 2549-340 4,512 10.3% 3/1/17 2/28/27 2549-360 2,667 6.1% 10/1/17 5/31/29 2549-380 4,302 9.8% 1/1/19 2/29/28	2501-120	2501-120	2501-120	2501-120	2501-120 2,308 5,3% 6/10/17 1/31/27 \$19.69 \$3,787 \$45,444 \$45,444 Feb-2026 2501-180 6,449 14.8% 7/1/11 4/30/29 \$16.00 \$8.599 \$103,184 \$103,184 Jun-2026 2525-200 3,999 9,2% 8/1/14 1/31/27 \$12.00 \$4,000 \$48,000 \$48,000 \$48,000 2525-220 1,487 3,4% 4/1/15 6/30/30 \$16.30 \$2,020 \$24,238 \$24,238 Jul-2026 2525-240 3,094 7,1% 12/1/20 7/31/26 \$16.55 \$4,267 \$51,206 \$51,206 2525-260 1,512 3,5% 12/1/20 7/31/26 \$16.55 \$2,085 \$25,025 \$25,025 2525-280 4,574 10.5% 12/1/20 7/31/26 \$16.55 \$6,308 \$75,696 \$75,696 2549-300 3,079 7,0% 6/24/14 1/31/30 \$16.50 \$4,234 \$50,804 \$50,804 Feb-2026 2549-340 4,512 10.3% 3/1/17 2/28/27 \$15.50 \$5,828 \$69,936 \$69,936 2549-360 2,667 6,1% 10/1/17 5/31/29 \$21.54 \$4,787 \$57,447 \$57,447 Year 4 2549-380 4,302 9,8% 1/1/19 2/29/28 \$16.55 \$5,933 \$71,198 \$71,198 Mar-2026

• • • • FINANCIAL ANALYSIS // 21



MARKET OVERVIEW

Market Overview Demographics

MARKET OVERVIEW

LANSING

As the home of Michigan's state capital, the Lansing metro has a broad government employment sector. The metro consists of Clinton, Eaton and Ingham counties, and it is located approximately 90 miles west of Detroit. The market is home to roughly 470,000 residents, with nearly 110,000 people residing in the city of Lansing. Roughly 3,300 citizens are expected to be added on net over the next five years. Michigan State University contributes to an educated workforce, as roughly 32 percent of residents over age 25 hold a bachelor's degree or higher.



*Forecas

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



MAJOR INSURANCE MARKET

Major national insurance companies have operations in the city, employing thousands of workers. Auto-Owners Insurance, a Fortune 500 company, is headquartered here.



STATE CAPITAL

As the state's capital, Lansing is home to numerous government jobs and services, representing the metro's largest employer.



EDUCATIONAL CENTER

Located in East Lansing, Michigan State University remains a major draw for new students and provides an educated labor force for local employers.

ECONOMY

- The state of Michigan is the metro's biggest employer, with more than 14,000 jobs in some form of government-related function.
- With over 50,000 students and more than 20,000 workers, Michigan State University is one of the largest economic contributors in the market.
- Sparrow Health System, partnered with the Colleges of Human and Osteopathic Medicine at Michigan State, provides more than 7,500 jobs in health care, research and diagnostics.
- General Motors has offices and manufacturing facilities within the metro and in surrounding areas.

DEMOGRAPHICS









DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			'
Total Population	4,337	22,060	94,885
2023 Estimate			
Total Population	4,317	22,075	94,774
2020 Census			
Total Population	4,450	22,783	94,695
2010 Census			
Total Population	3,581	19,139	89,971
Daytime Population	,		
2023 Estimate	7,443	32,224	167,133
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	1,815	9,054	34,767
2023 Estimate	,		
Total Households	1,805	9,055	34,653
Average (Mean) Household Size	2.4	2.4	2.3
2020 Census			
Total Households	1,804	9,058	34,537
2010 Census			
Total Households	1,487	7,717	32,044
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	17.6%	16.0%	8.6%
\$150,000-\$199,999	11.9%	11.7%	7.7%
\$100,000-\$149,999	23.0%	21.4%	16.3%
\$75,000-\$99,999	12.3%	13.1%	11.2%
\$50,000-\$74,999	14.0%	13.1%	14.9%
\$35,000-\$49,999	8.8%	6.9%	9.7%
\$25,000-\$34,999	6.0%	5.7%	8.1%
\$15,000-\$24,999	2.7%	3.9%	8.7%
Under \$15,000	3.8%	8.3%	14.9%
Average Household Income	\$149,318	\$137,851	\$95,482
Median Household Income	\$104,716	\$98,083	\$64,520
Per Capita Income	\$62,462	\$56,844	\$37,179

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	4,317	22,075	94,774
Under 20	23.8%	21.6%	26.0%
20 to 34 Years	27.0%	25.0%	37.2%
35 to 49 Years	20.1%	15.7%	11.9%
50 to 59 Years	12.0%	12.4%	8.2%
60 to 64 Years	5.8%	7.3%	4.6%
65 to 69 Years	4.4%	6.6%	4.1%
70 to 74 Years	3.1%	5.1%	3.3%
Age 75+	3.6%	6.3%	4.7%
Median Age	34.5	38.3	24.6
Population by Gender			
2023 Estimate Total Population	4,317	22,075	94,774
Male Population	47.0%	48.1%	48.6%
Female Population	53.0%	51.9%	51.4%
Travel Time to Work			
Average Travel Time to Work in Minutes	21.0	21.0	20.0







POPULATION

In 2023, the population in your selected geography is 94,774. The population has changed by 5.34 since 2010. It is estimated that the population in your area will be 94,885 five years from now, which represents a change of 0.1 percent from the current year. The current population is 48.6 percent male and 51.4 percent female. The median age of the population in your area is 24.6, compared with the U.S. average, which is 38.7. The population density in your area is 1,204 people per square mile.



EMPLOYMENT

In 2023, 46,634 people in your selected area were employed. The 2010 Census revealed that 71.6 percent of employees are in white-collar occupations in this geography, and 7.8 percent are in blue-collar occupations. In 2023, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 19.00 minutes.



HOUSEHOLDS

There are currently 34,653 households in your selected geography. The number of households has changed by 8.14 since 2010. It is estimated that the number of households in your area will be 34,767 five years from now, which represents a change of 0.3 percent from the current year. The average household size in your area is 2.3 people.



HOUSING

The median housing value in your area was \$212,599 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 16,017.00 owner-occupied housing units and 16,026.00 renter-occupied housing units in your area.



INCOME

In 2023, the median household income for your selected geography is \$64,520, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 38.47 since 2010. It is estimated that the median household income in your area will be \$78,620 five years from now, which represents a change of 21.9 percent from the current year.

The current year per capita income in your area is \$37,179, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$95,482, compared with the U.S. average, which is \$100,106.



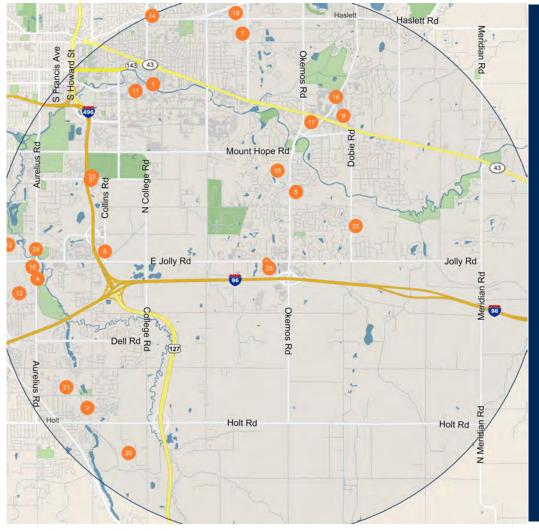
EDUCATION

The selected area in 2023 had a higher level of educational attainment when compared with the U.S averages. 31.9 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.7 percent, and 29.7 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 6.9 percent vs. 8.5 percent, respectively.

The area had fewer high-school graduates, 12.5 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 15.7 percent in the selected area compared with the 20.1 percent in the U.S.

DEMOGRAPHICS



	Major Employers	Employees
1	Michigan State University	8,421
2	Dart Container Michigan LLC	2,716
3	McLaren Greater Lansing-GREAT LAKES HEALTH SYSTEM	2,400
4	Barnes Group Inc-Barnes Aerospace Lansing Div	1,434
5	Delta Dental Foundation-Delta Dental	643
6	Delta Dental Plan Michigan Inc	470
7	Burcham Hlls Retirement Ctr II	350
8	United States Postal Service-US Post Office	311
9	Home Depot USA Inc-Home Depot The	300
10	Tecomet Inc	290
11	Michigan State University-MSU Alumni Office	287
12	Capital Area Trnsp Auth-Cata	280
13	Pratt & Whitney Autoair Inc-Auto-Air Composites	252
14	First National Bank America	250
15	Weyco Inc	250
16	Gmri Inc-Olive Garden	245
17	Meijer Inc-Meijer 025	243
18	Symmetry Medical Inc	232
19	Hope Network	215
20	Rsdc of Michigan LLC-Rsdc	210
21	Ktm Industries Inc-Green Cell Foam	206
22	County of Ingham-Ingham County Med Care Fcilty	200
23	University CLB Mich State Univ-CITY CLUB OF LANSING	200
24	Dean Charters and Tours Inc-Dean Trailways of Michigan	200
25	Michigan Public Health Inst-MPHI	190



