

Technology Village: Grand Blanc Township

2016 Market Assessment

December 1, 2016

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Introduction

Grand Blanc Township is a growing community and an employment generator for residents of Genesee County.

Between 2010 and 2015, Grand Blanc permitted roughly 400 new housing units. During that time frame all of the units permitted were single-family units. During the same time frame, Genesee County permitted about 1,250 units. Therefore, about one-third of the County units was from the Township. On the other hand, about 10% of all permitted units in the County were non-single-family units.

The Tech Village area of the Township has substantial assets including interstate access, major arterials, a major employer and health care provider associated with the Genesys system and a number of local property owners, residents and elected officials that believe in its future. The character and location between denser population centers to its north and south make the site an attractive place to live and to operate potential employment generating activity.

The challenge for Grand Blanc and for property ownership with Tech Village moving forward is to recognize how the population and economy are changing and to set policies that expand its vibrancy.

The market assessment developed is based on information gathered through a variety of means including:

- A review of secondary information, Independent research and proprietary computer modeling.
- Interviews with stakeholders.
- A survey of residents of the Grand Blanc Township area.

The assessment summary includes salient information on national and local factors that impact the future, trends for different economic activity, demographics, and current and future housing related opportunities associated with each.

Context

There are demographic and other changes within the United States and Michigan that impact the current and future opportunities for Grand Blanc Township. These issues include the following:

- Birth rates have fallen to the lowest level in the history of the country. Fertility rates are at the lowest or near lowest level in history as well.
- The marriage rates continue to decline and are also at the lowest level in the country's history.
- The average age of residents continues to increase. "Baby Boomers" are seeking different housing options, shopping experiences and environments than those associated with past generations of seniors.
- Manufacturing changes will impact retail and related space in significant ways in the future. More buying will be based on "on demand" production methods
- Higher education costs continue to rise.
- The two fastest growing components of the population - the Baby Boomer and younger adult households - are increasingly seeking and participating in passive and other recreational activity and new forms of entertainment.
- The young adult population relocates and shifts employment at a faster pace than any previous generation.

Manufacturing and technology. Technological advances are dramatically changing the way goods are processed and assembled. One newer revolution is additive manufacturing (3D printing). This breakthrough production technology enables functional end-products or product features to be grown from materials such as conductive inks and metal powders in a layer-wise manner. The approach is inherently more efficient and flexible than subtractive manufacturing methods; the benefits are compelling in terms of reduced manufacturing and material costs, reduced process time, reduced environmental impact and improved product performance. Manufacturing is migrating toward locations that are reasonable distances from larger population centers.

Retail. The face of retail is changing. The National Retail Federation predicts that in 2016, retail sales will grow by 3.1% overall, with online sales projected to grow 6-9%.¹ The growth rate is expected to exceed the 10-year average of 2.7% growth. The International Data Corporation (IDC) estimates that 3.2 billion people, or 44% of the world's population, will have access to the Internet in 2016. Retailing Today, an online resource for the retail trade, discusses the impact of technology on the form of retail. They project that smart mobile devices will increasingly enable consumers to shop online anywhere and anytime.²

Other technological innovations such as robotic preparation of food at pizza and other establishments, electronic payment, rapid delivery by drone, and augmented and virtual reality enhancements such as virtual showrooms and 3D display of merchandise will continue to change the shopping experience and drive future expansion and growth.

Medicine. Medical treatment and facilities continue to evolve. Evolutionary treatments for cancer, Alzheimer's, and numerous other diseases are being researched, developed and tested. Technology is changing treatments, surgery and other practices. Growth of off-campus out patient services, infusion centers and urgent care facilities continues.

Housing. Associated with the noted demographic changes are changes in the housing market. Due to mobility of younger segments of the population and household fiscal and physical changes for an aging population come changes in ownership patterns, size of housing desired and types of housing desired.

Current & Future Housing General Findings

As noted, the Township has seen significant growth in housing since 2010, albeit for single-family homes. Yet, historical permit patterns indicates that growth and various years and times has been lesser and greater, but there is also previous non-single-family development in the Township. More than 1,300 multi-family units were permitted in the Township between 2000 and 2006, or an average of more than 80 units per year.

Table - Township New Housing Unit Permits 2000 to 2006*							
	2006	2005	2004	2003	2002	2001	2000
Unit Type	Units	Units	Units	Units	Units	Units	Units
Single Family	110	306	316	326	465	410	291
Two Family	0	0	0	0	0	0	0
Three and Four Family	0	0	0	0	0	0	0
Five or More Family	120	24	72	120	220	704	48
Total	230	330	388	446	685	1114	339
*Developed by The Chesapeake Group, Inc. 2016.							

Genesee County including Grand Blanc Township has permitted substantial numbers of permits each year since 2011. However, County information indicates that an average of 70 non-single-family units was permitted for 2014 and 2015.

There are certain demographic factors mentioned earlier that impact housing:

- ✓ Average (mean) total household income is \$123,500.
- ✓ About 18% of the households in the County have no monthly rent or mortgage payment. In general, this results from many living in the same home for at least 20 years and having paid of the mortgage and those living in units belong to other family members in the past or at present.
- ✓ About 14% of all households have lived at their current address for more than 20 years.
- ✓ Including those not having monthly payments, the average monthly rent or mortgage is \$986.
- ✓ Excluding those not having monthly payments, the average monthly rent or mortgage is \$1,205.
- ✓ An analysis of 288 housing unit sales in the Township during 2016 indicates that homes sold for \$88.31 per square foot with the average home size being 1,830 square feet.
- ✓ The average rent was \$1,250 with the average rental unit of 1,423 square feet.
- ✓ As few as one-quarter and as many as one-half of all current Grand Blanc Township and surrounding area residents are likely to move in the next five years because of many personal, employment and other factors.

Table - Likelihood of Moving in Next Five Years*	
Whether Move in Next 5 Years	Percent
Maybe	24.7%
No	47.2%
Yes	28.2%
Total	100.0%
*Developed by The Chesapeake Group, Inc. 2016.	

- ✓ Walkability is one of the primary characteristics sought in their next choice of housing.

Table - Desired Amenities*	
Amenities Sought	Percent
single-family unit	62.1%
safe area or development	54.1%
a walkable environment for recreation, shopping and other activity	50.6%
more than two bedrooms	50.1%
quality schools	42.5%
master bedroom on first floor	40.8%
active adult community with recreational amenities such as golf, clubhouse, pool, etc.	23.1%
condominium	23.0%
*Developed by The Chesapeake Group, Inc. 2016.	

- ✓ About a third of the households likely to move would seek smaller units than those that they currently occupy in the Grand Blanc Township area.

Table - Future Unit Size*	
Size Relative to Current Unit	Percent
Larger	32.6%
Same	36.1%
Same	31.3%
Total	100.0%
*Developed by The Chesapeake Group, Inc. 2016.	

It is conservatively estimated that Grand Blanc Township will permit roughly 550 new units over the next five years and roughly 1,100 units over the next ten years. Based on historical permit patterns for both Grand Blanc Township and Genesee County and the resident survey findings, about 625 new market rate housing units would be marketable between 2016-2025 on the Tech Village sites with the majority permitted between 2021 and 2016. It is noted that there is a high probability that many of the new units would be absorbed by the local population currently residing within Grand Blanc Township, Genesee County or immediate surrounding areas.

Table - New On-site Housing Units*			
Time Period	2016-2020	2021-2026	2016-2026
Added Units	200	425	625
*Developed by The Chesapeake Group, Inc. 2016.			

Primary factors associated with the site potential include:

- ✓ Assumed walkability.
- ✓ Little opportunity for market rate housing for those households under 25 as rents/mortgages indicates levels equal to \$400 to \$800.
- ✓ A small market for those 25 to 34 with majority of rents/mortgages between \$600 and \$1000.

Two largest age clusters for the site assuming walkability and a reasonable market rate range of monthly mortgage/rents are the 35 to 44 and 45 to 54 age clusters. The strongest market rent/mortgage level is between \$1,000 and \$1,500 per month for both age clusters.

Table - Market Rate Housing Opportunities by Age Clusters*		
Monthly Payment	Percent of Age Cluster 35 to 44	Percent of Age Cluster 45 to 54
Less than \$400/month	1.9%	0.0%
\$400 to \$599/month	7.5%	13.5%
\$600 to \$799/month	11.3%	13.5%
\$800 to \$999/month	0.0%	11.5%
\$1,000 to \$1,249/month	18.9%	13.5%
\$1,250 to \$1,499/month	17.0%	28.8%
\$1,500 to \$1,749/month	7.5%	7.7%
\$1,750 to \$1,999/month	3.8%	3.8%
\$2,000 to \$2,499/month	3.8%	5.8%
\$3,000 or more/month	1.9%	1.9%
Total	100.0%	100.0%
*Developed by The Chesapeake Group, Inc. 2016		

While about one-third will seek units smaller than their current units, there is little demand for one-bedroom units, with two bedroom units considered the minimum by the majority.

Table - Unit Size - Number of New Bedrooms*	
Number of Bedrooms	Percent
2	23.3%
2 plus den/3	34.9%
3 plus den/4	41.9%
Total	100.0%
*Developed by The Chesapeake Group, Inc. 2016.	

While a smaller market, there is additional unit potential for active adult housing for those 55 or older. This could add 100 to 150 units to the total. As a result of the proximity to medical facilities, the adult housing could include some continuing care units.

Table - Adult Housing Opportunities (55 and Older)*	
Mortgage/Rent	Percent
Less than \$400/month	5.3%
\$400 to \$599/month	10.5%
\$600 to \$799/month	17.1%
\$800 to \$999/month	22.4%
\$1,000 to \$1,249/month	18.4%
\$1,250 to \$1,499/month	9.2%
\$1,500 to \$1,749/month	10.5%
\$1,750 to \$1,999/month	2.6%
\$2,000 to \$2,499/month	2.6%
\$2,500 to \$2,999/month	1.3%
Total	100.0%
*Developed by The Chesapeake Group, Inc. 2016	

An increasing share of the Township's residents and larger market want a different housing pattern in future. Creating the desired walkable setting and active adult housing would facilitate the purchase of existing homes by other young families.

Current & Future Overall Economy

Cluster Analyses. Cluster analyses were performed to identify economic gaps which could be served by Grand Blanc Township. The analyses were performed at both the zip code and county levels. In addition, an analysis of evolving research & development activity was also performed to identify opportunities. These clusters contain businesses that generally do similar things and are interconnected in some way:

F.I.R.E. (Including Savings Institutions, Credit Unions, Mortgage and Nonmortgage Loan Brokers, Financial Transactions Processing, Reserve, and Clearinghouse Activities, Other Activities Related to Credit Intermediation, Investment Banking and Securities Dealing, Securities Brokerage, Portfolio Management, Investment Advice, Direct Title Insurance Carriers, Other Financial Vehicles and Offices of Bank Holding Companies.)

Miscellaneous Services (Including Steam and Air-Conditioning Supply, Satellite Telecommunications, All Other Telecommunications, All Other Information Services, Home Health Equipment Rental, General Rental Centers, Office Machinery and Equipment Rental and Leasing, Employment Placement Agencies, Tour Operators, All Other Travel Arrangement and Reservation Services, Security Guards and Patrol Services, Janitorial Services and Drycleaning and Laundry Services.)

Professional Services (Including Title Abstract and Settlement Offices, Payroll Services, Other Accounting Services, Industrial Design Services, Other Management Consulting Services, Environmental Consulting Services and Office Administrative Services.)

Medical (Including Offices of Physicians (except Mental Health Specialists), Offices of Mental Health Practitioners (except Physicians), Offices of Physical, Occupational and Speech Therapists, and Audiologists, Kidney Dialysis Centers, Freestanding Ambulatory Surgical and Emergency Centers, Medical Laboratories, Diagnostic Imaging Centers, Home Health Care Services, Ambulance Services, Nursing Care Facilities (Skilled Nursing Facilities), Residential Intellectual and Developmental Disability Facilities, Continuing Care Retirement Communities, Assisted Living Facilities for the Elderly, Other Residential Care Facilities, Services for the Elderly and Persons with Disabilities and Vocational Rehabilitation Services.)

Entertainment & Recreation (Including Golf Courses and Country Clubs, Food Service Contractors, Caterers, Drive-In Motion Picture Theaters and Bowling Centers.)

Manufacturing (Including Dog and Cat Food Manufacturing, Other Snack Food Manufacturing, Prefabricated Wood Building Manufacturing, Corrugated and Solid Fiber Box Manufacturing, Other Paperboard Container Manufacturing, Photographic Film, Paper, Plate, and Chemical Manufacturing, Plastics Pipe and Pipe Fitting Manufacturing, Precision Turned Product Manufacturing, Bolt, Nut, Screw, Rivet, and Washer Manufacturing, Metal Heat Treating, Industrial Valve Manufacturing, Other Metal Valve and Pipe Fitting Manufacturing, Special Die and Tool, Die Set, Jig, and Fixture Manufacturing, Cutting Tool and Machine Tool Accessory Manufacturing, Machine Tool Manufacturing, Conveyor and Conveying Equipment Manufacturing, Industrial, Truck, Tractor, Trailer, and Stacker Machinery Manufacturing, Welding and Soldering Equipment Manufacturing, Computer Terminal and Other Computer Peripheral Equipment Manufacturing, Audio and Video Equipment Manufacturing, Capacitor, Resistor, Coil, Transformer, and Other Inductor Manufacturing, Motor and Generator Manufacturing, Relay and Industrial Control Manufacturing, Noncurrent-Carrying Wiring Device Manufacturing, Metal Household Furniture Manufacturing, Surgical and Medical Instrument Manufacturing and Dental Equipment and Supplies Manufacturing.)

Projected Research & development (R & D)

Grand Blanc Township's has significant industrial history. Based on current area interests as well as the status of specific R & D nationally and globally, the following potential tech driven activity has potential.

- 100% automated food preparation and food server robotic equipment
- Surgical robots
- Pharmaceutical and dispensing robotics
- Robotic security guards
- Non-weaponized and weaponized drones
- Robotic sales "people" for telephone and major company displays
- 3D printed office and clothing manufacturing

Projected Future Non-Retail Goods and Related Service Space

As noted, the number of housing units continues to increase in Genesee County and new housing is projected for Grand Blanc Township and Tech Village. Additional "roof tops" and households create additional demand for employment activity within the area. Based on current employment patterns and growing service needs of residents of the general area, Grand Blanc Township and Tech Village are good locations within the County from which to capture a proportion of the additional demand. It is anticipated that Tech Village can capture roughly 60,000 square feet of traditional non-retail goods and related

service space in the next ten years and 354,000 square feet of tech driven R & D and related "industrial" space with on-site employment growing by 700. These figures exclude added medical space associated with Genesys.

Non-Retail Goods and Related Service Space Addition*	
Grand Blanc Township Tech Village Space Opportunities	Total Sq. Ft.
Grand Blanc Township Tech Village R & D/ Tech Industrial	354,000
Grand Blanc Township Tech Village Traditional Office	60,000
Subtotal Grand Blanc Township Tech Village	414,000
*Developed by The Chesapeake Group, Inc. 2016.	

Commercial Demand & Spending on Retail Goods & Related Services

Potential demand for additional retail goods and related services space for Tech Village was also analyzed. The forecasting of retail goods and related services space is based on the objective of meeting the needs of the current and future residents of Grand Blanc Township and Tech Village and surrounding areas. The forecasting of retail goods and related services space concluded:

- ✓ There are two markets likely to be served by Tech Village retail goods and related service activity. The first is internally generated from residents of Tech Village. The second generally is associated with other residents of Grand Blanc Township and the County including some employees who work but do not live in Grand Blanc Township. This second market is evidence-based and derived from information furnished by Genesys.
- ✓ Future residents associated with the potential rooftops in Tech Village will generate roughly \$37 million in sales by 2026. These sales go to establishments both within and outside of Tech Village, Grand Blanc Township, Genesee County and even Michigan. These sales are sufficient to support roughly 122,000 square feet of retail goods and related services space at all locations both within and outside of Grand Blanc Township.

Change in Retail Goods and Services Demand Directly Related to Site Development from 2021 to 2026*				
Category	2021	2026	2021	2026
Food	\$1,323,000	\$4,135,000	2,105	6,577
Eat/Drink	1,368,000	4,276,000	3,257	10,181
General Merchandise	1,882,000	5,880,000	11,171	34,899
Furniture	206,000	645,000	474	1,485
Transportation & Utilities	1,659,000	5,183,000	5,437	16,986
Drugstore	865,000	2,705,000	848	2,652
Apparel	449,000	1,404,000	1,245	3,895
Hardware	1,035,000	3,234,000	4,218	13,179
Vehicle Service	1,213,000	3,790,000	2,953	9,227
Miscellaneous	1,855,000	5,798,000	7,408	23,156
TOTAL	\$11,855,000	\$37,050,000	39,116	122,237
*Developed by The Chesapeake Group, Inc. 2016.				

- ✓ Capturable sales in Tech Village derived from both current and anticipated growth in residents elsewhere in Grand Blanc Township will generate roughly \$69.9 million in sales supporting roughly 231,000 square feet of space in Tech Village.

<i>Change in Retail Goods and Services Demand for Grand Blanc Township from 2016 to 2026*</i>				
Category	2016	2016-2026	2016	2016-2026
Food	\$100,240,000	\$7,806,000	159,455	12,417
Eat/Drink	103,654,000	8,072,000	246,795	19,219
General Merchandise	142,546,000	11,101,000	846,048	65,887
Furniture	15,629,000	1,217,000	35,973	2,803
Transportation & Utilities	125,660,000	9,786,000	411,834	32,073
Drugstore	65,569,000	5,106,000	64,283	5,006
Apparel	34,042,000	2,651,000	94,453	7,356
Hardware	78,414,000	6,107,000	319,535	24,885
Vehicle Service	91,887,000	7,156,000	223,697	17,421
Miscellaneous	140,570,000	10,947,000	561,372	43,719
TOTAL	\$898,211,000	\$69,949,000	2,963,445	230,786
*Developed by The Chesapeake Group, Inc. 2016.				

- ✓ The combined markets will support about 350,000 square feet of retail goods and related services space in Tech Village. Possible on-site retail goods and related services activity includes the following.

Range of Food Service Establishments
 Limited Specialty Grocery Operation
 Discount Department Store, Warehouse or Similar Box Operation.
 Dental/Medical Labs.
 Optical Center
 Cards, Gifts & Novelties Operation
 Florist
 Dry Cleaners
 Outdoors Operation

Excluding housing and regional serving commercial recreation and entertainment activity, from a market perspective Tech Village could add roughly 765,000 square feet of non-medical space to its active inventory.

<i>Overall Non-Housing, Non-Medical and Non-Regional Serving Entertainment Space Opportunities*</i>	
Grand Blanc Township Tech Village Space Opportunities	Total Sq. Ft.
Grand Blanc Township Tech Village R & D/ Tech Industrial	354,000
Grand Blanc Township Tech Village Traditional Office	60,000
Grand Blanc Township Tech Village Retail Goods & Services	350,000
Subtotal Grand Blanc Township Tech Village	764,000
Grand Blanc Township Space Opportunities	Total Sq. Ft.
*Developed by The Chesapeake Group, Inc. 2016.	

Commercial Recreation/Entertainment

The potential concentration of new activity, continued existence and growth of Genesys, and the transportation network opens the potential for regional serving commercial recreation/entertainment activity including those that follow.

Movie theater: Large screen, 3D capabilities
Sky Zone and other Trampoline Centers
Flyaway and iFly or other indoor skydiving

Tech Village Unique Systems Components

Internal Circulator

One suggestion is to create an internal circulation system that involves advanced technology with ride sharing, giving Tech Village a competitive advantage as both a place to live and operate a business. It may be possible to develop an internal system based on autonomous vehicles that are currently operating as pilot projects in various locations.

One of the more promising pilot efforts is associated with IBM's supercomputer Watson. Named Ollie, IBM's Watson AI will control the first autonomous ride-sharing vehicle to begin regular service in the US. The vehicle is built by Local Motors and makes extensive use of 3D printing.



Local Motors CEO John Rogers with “Olli” – a 3D-printed autonomous bus (Source: Local Motors)

Olli has been tested and is being used on public roads in the District of Columbia. It will be employed soon in the Miami-Dade area and Las Vegas. Olli is a showpiece for Watson's cognitive services. Olli has more than 30 sensors for vehicle control and situational awareness. Data is continually analyzed by Watson. Passengers can hold conversations with Olli, asking questions about the vehicle, destination and routing decisions.

Incubator

Technology and equipment costs for many businesses, professions and hobbies can be daunting. Private sector for-profit and not-for-profit incubators have long existed. Some of the oldest are in the legal and medical professional areas. As examples, in the legal and medical profession, attorneys or physicians often shared space, libraries, conference rooms and clerical support while operating their own practices. Likewise craft and artist often formed cooperative studios.

Incubators are evolving and a comprehensive one could well play an important role in creating and fostering entrepreneurship in Tech Village, supporting those who chose to live there, expand primary and secondary income, and create internal business growth, filling space as the operational needs expand. The Tech Village Incubator concept would have a broad focus and could include any or all of the following.

- Computer Lab: with Workstations and SolidWorks, AutoCAD product suite, Sketchup Pro, Rhino, 3D Studio Max, and Microsoft Office
- Cut-Sew Studio for Textiles: including industrial grade Juki sewing equipment capable of handling a full range of materials, sergers, computerized embroidery machines, cutting tables and dress forms.
- Media Studio: with the capacity to output full-size blueprints, cut-vinyl stickers, produce archival-quality photo prints, etc. Equipment could include 36"-wide full-color roll plotters, 2 18"-wide photo printers, scanners, photo backdrop and softbox light, Mac workstations with Adobe Creative Suite, vinyl cutters, etc.
- Electronics Shop: to build robots, flexible circuits, Arduino projects, repair broken appliances, etc. Equipment could include soldering workstations, regulated DC power supply, fume extractors, Oscilloscopes, 3rd hand clamp stands, soldering irons, desolder pumps, and a variety of precision hand tools.
- 3D Printing Facility: that would include Extended 3D printers that print in ABS and PLA and uses files over Wi-Fi or an SD card, desktop precision CNC routers that have enclosed cut volumes and 3-axis capability, computer workstations and filament recyclers.



Hacker Lab in Sacramento (Source: Comstock Media)



The Sewing Factory School/Albuquerque Fashion Incubator (Source: Kathleen Fansanella)

- Fabrication Shop: with advanced large-format machines capable of hair-splitting accuracy cutting of plywood, plastic, and soft metals. Equipment could include 4'x8' bed ShopBot PRS Alpha CNC routers with vacuum bed hold-downs and full dust collection, Inventables X-Carve desktop precision CNC routers, and laser cutters with 18" x 24" bed and 28" x 40 bed
- Metal Shop: potentially equipped with 19" vertical band saws, 5" horizontal band saws, bar benders, bench grinders and polishers, Bridgeport mills, 14" abrasive chop saws, 9" Cold saws, hammer drill, drill press, 40" English wheel, welders, 16 ton pipe bender, plasma cutters, Oxy/acetylene torchs, 52" shears, 50" slip rollers 16 ga. capacity and limited consumables (welding wire, gases, etc.
- Woodworking Shop: with quality dust collection, downdraft sanding tables, hard-piped compressed air, and advanced lighting. Equipment might include table saws, panel saw, compound miter saws, drill presses, 18" and 14" bandsaws, 82" jointer, thickness planer, 37" drum sander, Edge sander, Spindle sander, hand tools, clamps, and limited consumables (glue, screws, etc.)



Sector67, a fabrication incubator in Madison, WI (Source: Jeff Miller)

Tech Village Retailers – Examples:

Restaurants - Examples below. There are a couple of national chains, but to a large extent those listed are Michigan small "chains" or different restaurants and styles associated with each. No pizza or fast food operations are included. Each operates in MI.

- Zingerman's Creamery or Deli, or Roadhouse
- Mainstreet Ventures Inc. (Carson's American Bistro, EO Burgers, Real Seafood, Revolution Grille, The Chop House, Ciao)
- Leo's Coney Island
- Greentown Holdings, LLC. (Asteria, Bistro 555, Brizola, Cafe Mix, Full House grill, Stack'd, Wok & Roll)
- Trowbridge Restaurant Group (Gastronomy, Northern Lakes Seafood Co, Coach Insignia)
- Biggby Coffee
- Applebee's
- The Gilmore Collection (Blue Water grill, Kirby House, Manglamo's, Nick Finks, Red Jel Cafe, Rose's The Bob, Thornapple Daily Grill)
- Highland House Inc. (Bar None, E.G. Nick's, Highland House, The Fenton House, Tomato Brothers)
- T.G.I Fridays
- Millennium Restaurant Group (Epic Bistro/Bin, Fieldstone Grill, Martell's, The Union, Wire Loft)
- Sero's Restaurants Inc. (Lucky's Steakhouse)
- Andiamo Restaurant Group (all have Andiamo in name)

Cards, Gifts, Etc. Operations

- Molitor & Molitor Inc. or Werner's (Hallmark)
- The Little Green Apple Inc.

Discount Stores (Large & Small)

- Meijer Inc.
- COSTCO
- Sam's Club
- Fairway Discount Stores
- Dollar Castle

Optical Centers

- Co/op Optical Vision Design
- Fraser Optical
- Rx Optical
- SVS Vision
- SEE (-Selective Eyewear)
- General Optical

Specialty Food Stores

- Busch's Fresh Food Market
- Apple Valley Market (Apple Valley Market, Apple Valley Natural & organic Foods, Apple Valley Natural Foods)
- Papa Joe's Markets
- Harding's Friendly Markets
- Hiller's Markets
- Market Square
- Holiday Market
- Vince & Joe's Gourmet Market

Economic Opportunity Policy Issues

There are four potential objectives that that could be accomplished through the pursuit of the economic opportunities for Grand Blanc Township:

1. Hold current residents within Genesee County and Grand Blanc Township.
2. Continue to provide for employment activity that meets the needs of current and future residents.
3. Capture growth opportunities that will enhance short and long -term viability of the Township.
4. Develop a unique project within both the Township and the County.

To achieve these objectives, land use/development pattern within Tech Village should provide:

- Active adult and adult housing
- Walkability within the district
- Opportunities for multi-modal transportation
- Enhanced opportunities for active and passive recreation
- Higher education institution support for technology research
- A mix of uses that generates activity throughout the day, evening, and week.

Appendix A: Businesses Generally Seeking Expansion in Michigan

Generally Seeking Expansion in MI

Company Name	Address	City	State	Zip	Previous Total Units	Preferred Square Footage	Primary Industry
Carhartt Inc.	5750 Mercury Dr	Dearborn	MI	48126-4167	16		Apparel Stores
Country Casuals Inc.	326 E Lake St	Petoskey	MI	49770-2418	6	2166	Apparel Stores
Lovers Lane	46750 Port St	Plymouth	MI	48170-6035	32		Apparel Stores
President Tuxedo	32185 Hollingsworth Ave Ste A	Warren	MI	48092-3868	21	1600	Apparel Stores
The M. Den	315 S Main St	Ann Arbor	MI	48104-2107	6		Apparel Stores
Family Christian Stores	5300 Patterson Ave SE	Grand Rapids	MI	49530-1000	259	4000; 4500	Book Stores
Kilwin's Chocolates Franchise Inc.	1050 Bay View Rd	Petoskey	MI	49770-9006	99	1500	Candy
Bell Tourist Enterprises Inc.	305 W Portage Ave	Sault Sainte Marie	MI	49783-1837	9	1200	Card/Gift/Novelty
Molitor and Molitor Inc.	4905 Paul Ct	Norton Shores	MI	49441-5573	9	6000	Card/Gift/Novelty
The Little Green Apple Inc.	2699 S Rochester Rd	Rochester Hills	MI	48307-4531	20		Card/Gift/Novelty
Werner's Hallmark	1779 W Hamlin Rd	Rochester Hills	MI	48309-3373	13	2500	Card/Gift/Novelty
ABC Appliance Inc.	1 W Silverdome Industrial Park	Pontiac	MI	48342-2994	61	28000	Consumer Electronics
Meijer Inc.	2929 Walker Ave NW	Grand Rapids	MI	49544-6402	217	150000; 175000; 209000; 230000; 96000	Discount Department Stores
Dollar Castle Inc.	7031 Orchard Lake Rd Ste 201A	West Bloomfield	MI	48322-3626	15	6000; 8000	General Merchandise Stores
Dollar Daze Inc.	1828 N Saginaw Rd	Midland	MI	48642	9	11000	General Merchandise Stores

Company Name	Address	City	State	Zip	Previous Total Units	Preferred Square Footage	Primary Industry
Fairway Sales Co.	1071 W Saginaw Rd	Vassar	MI	48768-9485	7	5500	General Merchandise Stores
Schuette Wholesale	5740 13th St	Menominee	MI	49858-1048	10	7000	General Merchandise Stores
Spring Grove Variety	815 36th St SW	Wyoming	MI	49509-3543	6		General Merchandise Stores
Springrove Variety	125 Locust St	Allegan	MI	49010-1301	6		General Merchandise Stores
41 Lumber	W7404 US Highway 2	Quinnesec	MI	49876	6	8000	Home Centers & Hardware Chains
Big L Lumberland	620 S Main St	Sheridan	MI	48884	5	20000	Home Centers & Hardware Chains
Caledonia Farmers Elevator Co.	146 E Main St SE	Caledonia	MI	49316-9488	5	3333	Home Centers & Hardware Chains
English Gardens Corp.	22536 Ford Rd	Dearborn Heights	MI	48127-2423	7	25000	Home Centers & Hardware Chains
Family Farm & Home Inc.	900 3rd St Ste 302	Muskegon	MI	49440-1152	38		Home Centers & Hardware Chains
Gillroy's Hardware	6429 W Pierson Rd Ste 19	Flushing	MI	48433-2396	26	9000	Home Centers & Hardware Chains
Great Lakes Ace Hardware	23333 Commerce Dr	Farmington Hills	MI	48335-2727	66	14000	Home Centers & Hardware Chains
Great Lakes Building Materials Inc.	33900 Concord St	Livonia	MI	48150-1570	7	9000	Home Centers & Hardware Chains
H.R. Hannapel Door Co.	805 Spruce St	Dowagiac	MI	49047-1038	7	10000	Home Centers & Hardware Chains
KBC Tools Inc.	6300 18 Mile Rd	Sterling Heights	MI	48314-4208	7	25000	Home Centers & Hardware Chains
Legg Lumber Corp.	43 S Monroe St	Coldwater	MI	49036-1928	8		Home Centers & Hardware Chains
LumberJack Building Centers Inc.	3470 Pointe Tremble Rd	Algonac	MI	48001-4642	6	12000	Home Centers & Hardware Chains
O'Leary Paint	300 E Oakland Ave	Lansing	MI	48906-5259	8	5000	Home Centers & Hardware Chains

Company Name	Address	City	State	Zip	Previous Total Units	Preferred Square Footage	Primary Industry
Painters Supply & Equipment Co. Inc.	25195 Brest	Taylor	MI	48180-6849	23	3000	Home Centers & Hardware Chains
RepcoLite Paints Inc.	473 W 17th St	Holland	MI	49423-3443	7	2500	Home Centers & Hardware Chains
Self Serve Lumber Co.	1621 S Wheeler St	Saginaw	MI	48602-1153	19	16000	Home Centers & Hardware Chains
Seven's Paint & Wallpaper Co.	3070 29th St SE	Grand Rapids	MI	49512-1725	10	10800	Home Centers & Hardware Chains
The Standard Companies Inc.	1535 Kalamazoo Ave SE	Grand Rapids	MI	49507-2129	14	4500	Home Centers & Hardware Chains
Theut Products Inc.	73408 Van Dyke Rd	Bruce Twp	MI	48065-3214	6	6000; 8000	Home Centers & Hardware Chains
Zeeland Holdings LLC	146 E Washington Ave	Zeeland	MI	49464-1226	6	12500	Home Centers & Hardware Chains
Art Van Furniture	6500 E 14 Mile Rd	Warren	MI	48092-1281	91	65000; 5000	Home Furnishings Retail
Continental Rental Inc.	3865 Wilder Rd Ste 5	Bay City	MI	48706-2136	26	3000	Home Furnishings Retail
Gardner-White Furniture Co. Inc.	4445 N Atlantic Blvd	Auburn Hills	MI	48326-1580	9	34000	Home Furnishings Retail
Gorman's Home Furnishings Inc.	23231 Industrial Park Dr	Farmington Hills	MI	48335-2844	5	50000	Home Furnishings Retail
Jonathan Stevens Mattress Co.	995 36th St SE	Grand Rapids	MI	49508-2428	8	5000	Home Furnishings Retail
La-Z-Boy Inc.	1 La-Z-Boy Drive	Monroe	MI	48162	325	15000	Home Furnishings Retail
Brassworld Inc.	949 Ladd Rd	Walled Lake	MI	48390-3029	14		Houseware/Giftware
Frames Unlimited Inc.	3343 Lousma Dr SE	Wyoming	MI	49548-2251	16	6000	Houseware/Giftware
Brennan Jewelry Inc.	7627 Allen Rd	Allen Park	MI	48101-1925	12	1700	Jewelry Retailers
Pet Supplies 'Plus' Inc.	17197 N Laurel Park Dr Ste 402	Livonia	MI	48152-7910	300		Pet Stores
Eyde Company	4660 S Hagadorn Rd Ste 660	East Lansing	MI	48823-6804	0		Real Estate Brokers

Company Name	Address	City	State	Zip	Previous Total Units	Preferred Square Footage	Primary Industry
First Commercial Realty & Development	27600 Northwestern Hwy Ste 200	Southfield	MI	48034-8466	0		Real Estate Brokers
Meyer C. Weiner Company	700 Mall Dr Ste A	Portage	MI	49024-1803	0		Real Estate Brokers
Schostak Brothers & Company	17800 N Laurel Park Dr	Livonia	MI	48152-3985	0		Real Estate Brokers
Stokas Bieri Real Estate	660 Woodward Ave Ste 1500	Detroit	MI	48226-3584	0		Real Estate Brokers
A & R Hospitality	1006 W Main St	Gaylord	MI	49735	5	2500	Restaurant Chains
AA Management Inc.	26300 Telegraph Rd Ste 200	Southfield	MI	48033-5367	0		Restaurant Chains
Andiamo Restaurant Group	7096 E 14 Mile Rd	Warren	MI	48092-1285	10	5500; 6000	Restaurant Chains
Angona Pizza Inc.	5318 Lancaster Ln	Commerce Township	MI	48382-2882	10		Restaurant Chains
Ansara Restaurant Group	23925 Industrial Park Dr	Farmington Hills	MI	48335-2862	24	5000; 7000	Restaurant Chains
Askar Brands	8101 Richardson Rd Ste 101	Commerce Township	MI	48390-4115	205	2200; 1000; 1500; 5000; 3000	Restaurant Chains
Aubree's	39 E Cross St	Ypsilanti	MI	48198-2812	10		Restaurant Chains
Bardha Enterprises	3300 Lone Pine Rd	West Bloomfield	MI	48323-3324	6	2500	Restaurant Chains
BC Pizza Inc.	1191 S M 75	Boyne City	MI	49712-9726	35	1500; 2500; 3500; 4000	Restaurant Chains
Bearclaw Coffee Co.	2400 Baseview Dr	Pinckney	MI	48169-9516	5	2500	Restaurant Chains
Bellacinos Inc	10096 Shaver Rd	Portage	MI	49024-6738	64	2500; 3400	Restaurant Chains
Benito's Pizza	565 Main St	Belleville	MI	48111-2649	22		Restaurant Chains
Big Boy Restaurants International LLC	4199 Marcy St	Warren	MI	48091-1733	100	4200; 4450; 5000; 5200; 5400	Restaurant Chains
Big John Steak & Onion Inc.	4184 Pier North Blvd Ste B	Flint	MI	48504-1393	16	1200	Restaurant Chains
Bradley Investments Ltd	1445 N Mitchell St	Cadillac	MI	49601-1128	10		Restaurant Chains

Company Name	Address	City	State	Zip	Previous Total Units	Preferred Square Footage	Primary Industry
Brann's Inc.	25 Commerce Ave SW Ste 50	Grand Rapids	MI	49503-4100	12	7100	Restaurant Chains
Buddy's Pizza	31800 Northwestern Hwy Ste 206	Farmington Hills	MI	48334-1664	11	5000; 6000	Restaurant Chains
Casciano Traverse City	1800 S Garfield Ave	Traverse City	MI	49686-4380	6	5000	Restaurant Chains
Cottage Inn Pizza Inc.	4390 Concourse Dr	Ann Arbor	MI	48108-9687	56	1300	Restaurant Chains
CSC Inc.	521 S Dort Hwy	Flint	MI	48503-2848	14	2500	Restaurant Chains
Diversified Restaurant Holdings Inc.	27680 Franklin Rd	Southfield	MI	48034-8203	84	3500; 3800; 6200; 7500; 6400	Restaurant Chains
Dolly's Pizza Franchising Inc.	1097 Union Lake Rd Ste B	White Lake	MI	48386-4516	16	1200	Restaurant Chains
Domino's Franchisee	121 E University Dr	Rochester	MI	48307-2046	0		Restaurant Chains
Domino's Inc	30 Frank Lloyd Wright Dr	Ann Arbor	MI	48105-9757	12000	1000; 1200; 1300	Restaurant Chains
Dominos Pizza LLC	30 Frank Lloyd Wright Dr	Ann Arbor	MI	48105-9757	0		Restaurant Chains
Donald Alan Worst Inc	4375 Chicago Dr SW	Grandville	MI	49418-1546	0		Restaurant Chains
EAT Pizza LLC	4800 W Saginaw Hwy	Lansing	MI	48917-2661	0		Restaurant Chains
ECS Partnership	25300 Mound Rd	Warren	MI	48091-3858	15	2500; 3000	Restaurant Chains
Emagine Entertainment LLC	44425 W 12 Mile Rd	Novi	MI	48377-2503	7		Restaurant Chains
G & S Restaurants	33900 Woodward Ave	Birmingham	MI	48009-0916	5	3000	Restaurant Chains
Global Orange Development	2501 Coolidge Rd	East Lansing	MI	48823-6352	201	2500	Restaurant Chains
Goodrich Quality Theatres Inc.	4417 Broadmoor Ave SE	Kentwood	MI	49512-5367	29	20000; 45000	Restaurant Chains

Company Name	Address	City	State	Zip	Previous Total Units	Preferred Square Footage	Primary Industry
Grand Traverse Pie Co.	525 W Front St Ste A	Traverse City	MI	49684-2002	15	3100; 4800	Restaurant Chains
Greektown Holdings LLC	555 E Lafayette Blvd	Detroit	MI	48226-2924	9		Restaurant Chains
Halo Country LLC	8487 Retreat Dr	Grand Blanc	MI	48439-2564	85	1700	Restaurant Chains
Happy's Pizza LLC	30201 Orchard Lake Rd Ste 200	Farmington Hills	MI	48334-2278	100	1800; 4000	Restaurant Chains
Highland House Inc.	2630 E Highland Rd	Highland	MI	48356-2726	10	8000	Restaurant Chains
Hoffman & Hoffman Co.	103 Belvedere Ave	Charlevoix	MI	49720-1410	8	750	Restaurant Chains
Hospitality Restaurant Group Inc.	745 S Garfield Ave Ste A	Traverse City	MI	49686-3479	78	2500	Restaurant Chains
Hungry Howie's Pizza & Subs Inc.	30300 Stephenson Hwy Ste 200	Madison Heights	MI	48071-1619	551	300; 400; 1000; 1500	Restaurant Chains
Inspired Concepts	621 S Mitchell St	Cadillac	MI	49601-2509	0		Restaurant Chains
JAAR Inc.	190 Whitehall Rd	North Muskegon	MI	49445-3318	9	2500; 3000	Restaurant Chains
Janjomar Inc.	1000 Mack Ave	Detroit	MI	48207-2000	14	2500	Restaurant Chains
Jet's America Inc.	37501 Mound Rd	Sterling Heights	MI	48310-4124	356	1400	Restaurant Chains
Kruse & Muer Restaurants	336 S Main St Ste 105	Rochester	MI	48307-6702	7	4000	Restaurant Chains
Lake Fenton Management Inc	3253 Owen Rd	Fenton	MI	48430-1755	11		Restaurant Chains
Lakeshore Partnership	8436 Homestead Dr Ste 200	Zeeland	MI	49464-9091	17	3000	Restaurant Chains
Lee Enterprises	24725 W 12 Mile Rd Ste 380	Southfield	MI	48034-8300	5	2500	Restaurant Chains
Leo's Coney Island	154 S Old Woodward Ave Ste 100	Birmingham	MI	48009-6104	54		Restaurant Chains
Leon's	23830 Michigan Ave	Dearborn	MI	48124-1829	6	5500; 6000	Restaurant Chains

Company Name	Address	City	State	Zip	Previous Total Units	Preferred Square Footage	Primary Industry
Little Caesar Enterprises Inc.	2211 Woodward Ave	Detroit	MI	48201-3467	4059	1600; 3000	Restaurant Chains
Little Caesars Pizza	4096 E Grand River Ave	Howell	MI	48843-8583	0		Restaurant Chains
Loeks Theatres Inc	2121 Celebration Dr NE Ste 425	Grand Rapids	MI	49525-9587	12	2500	Restaurant Chains
Lonigro Enterprises Inc.	14177 Cranbrook St	Riverview	MI	48193-7527	4		Restaurant Chains
Maaks Inc.	200 W Grand River Ave	Williamston	MI	48895-1320	11	2500; 3000	Restaurant Chains
Mainstreet Ventures Inc.	605 S Main St Ste 2	Ann Arbor	MI	48104-7900	16	5000; 20000	Restaurant Chains
Mariane Inc.	7870 Knapp Rd	Houghton Lake	MI	48629-9617	40	2500	Restaurant Chains
Marino's Pizza Inc.	14 Market St	Mount Clemens	MI	48043-5640	10	2000	Restaurant Chains
May Van Corp	47665 Gratiot Ave	Chesterfield	MI	48051-2719	0		Restaurant Chains
McDonald's Franchise	806 Columbia Ave W	Battle Creek	MI	49015-3030	7	2500	Restaurant Chains
McDonald's USA LLC	1021 Karl Greimel Dr Ste 200	Brighton	MI	48116-9475	534		Restaurant Chains
Meritage Hospitality Group Inc.	3210 Eagle Park Dr NE Ste 205	Grand Rapids	MI	49525	166	6800; 2700; 3400; 5000	Restaurant Chains
Metro H&N Inc.	4100 Chevron Dr	Highland	MI	48356-1118	6		Restaurant Chains
Mich-Can Inc	3990 Hitchings St	Fort Gratiot	MI	48059-3300	6		Restaurant Chains
Michigan Multi-King Corporation	4897 Rochester Rd	Troy	MI	48085-4962	14	4000	Restaurant Chains
Michigan Pizza Hut Inc.	2053 Niles Rd	Saint Joseph	MI	49085-2505	46	4000	Restaurant Chains
Millennium Restaurant Group	3505 Greenleaf Blvd	Kalamazoo	MI	49008-5616	7	5500; 6000	Restaurant Chains
Miller Apple L.P.	5084 Exchange Dr	Flint	MI	48507-2906	21	3500	Restaurant Chains
MJR Theatres	41000 Woodward Ave Ste 135	Bloomfield Hills	MI	48304-5133	9		Restaurant Chains

Company Name	Address	City	State	Zip	Previous Total Units	Preferred Square Footage	Primary Industry
MotorCity Casino	2901 Grand River Ave	Detroit	MI	48201-2907	6		Restaurant Chains
Mourad Brothers Inc.	7726 Cooley Lake Rd	Waterford	MI	48327-4182	5		Restaurant Chains
National Coney Island Inc.	27947 Groesbeck Hwy	Roseville	MI	48066-5221	19	6000	Restaurant Chains
Natron Corp.	29375 W 10 Mile Rd	Farmington Hills	MI	48336-2819	9	3000	Restaurant Chains
Nevaeh	306 S Main St	Brooklyn	MI	49230-9307	10	2500	Restaurant Chains
Noble Food Group	1000 Frank Lloyd Wright Dr	Ann Arbor	MI	48106	0		Restaurant Chains
Northland Investments Inc	7870 Knapp Rd	Houghton Lake	MI	48629-9617	42		Restaurant Chains
Novo Operations Inc.	950 Territorial Rd W	Battle Creek	MI	49015-2930	6	2500	Restaurant Chains
Nu-Ventures Inc.	1324 W Milham Ave Ste 2	Portage	MI	49024-2239	25	5500; 6000	Restaurant Chains
Olga's Kitchen Inc.	17800 N Laurel Park Dr Ste 200C	Livonia	MI	48152-3985	28	3500	Restaurant Chains
Opi Enterprises Inc	4076 Kings Row Ct NW	Grand Rapids	MI	49534-3405	0		Restaurant Chains
Original Buscemi's Inc.	30362 Gratiot Ave	Roseville	MI	48066-1765	41	2500	Restaurant Chains
Patski LLC	7610 Cottonwood Dr Ste 106	Jenison	MI	49428-8310	5		Restaurant Chains
Peachwave Frozen Yogurt	6 W 8th St	Holland	MI	49423-3153	80	1600; 1800; 2000	Restaurant Chains
Peppino's Pizzeria	4647 Lake Michigan Dr	Allendale	MI	49401-8842	9		Restaurant Chains
Pfau Properties	8086 Flagstaff St	Commerce Township	MI	48382-2329	8	2500	Restaurant Chains
Pizza Papalis	631 E Big Beaver Rd Ste 107	Troy	MI	48083-1400	14		Restaurant Chains
Popco Inc	920 S US Highway 27	Saint Johns	MI	48879-2436	5		Restaurant Chains

Company Name	Address	City	State	Zip	Previous Total Units	Preferred Square Footage	Primary Industry
R & E Pizza People Inc.	380 W Carleton Rd	Hillsdale	MI	49242-1048	4		Restaurant Chains
Ram's Horn Restaurants Inc.	24225 W 9 Mile Rd Ste 214	Southfield	MI	48033-6764	16	4000	Restaurant Chains
Resorts Beef Ltd	420 S Union St	Traverse City	MI	49684-2537	10		Restaurant Chains
River City Food Company	3425 Lake Eastbrook Blvd SE	Grand Rapids	MI	49546-5935	9	5000; 7000	Restaurant Chains
Rudoni Management Inc.	614 E Mosher St Ste 1	Mount Pleasant	MI	48858-1777	7	3000	Restaurant Chains
Russ' Restaurants Inc.	390 E 8th St	Holland	MI	49423-3743	12	7000	Restaurant Chains
S B K Inc	423 W 11 Mile Rd	Royal Oak	MI	48067-2240	8		Restaurant Chains
Saputo Inc	30807 Woodward Ave	Royal Oak	MI	48073-0921	0		Restaurant Chains
Schick Enterprises Inc.	1207 18th Ave	Menominee	MI	49858-2716	6	2500	Restaurant Chains
Sharing The Bread Inc.	12161 23 Mile Rd	Shelby Township	MI	48315-2615	0		Restaurant Chains
Sheena Management	631 E Big Beaver Rd Ste 107	Troy	MI	48083-1400	7	3000	Restaurant Chains
Sobeck Enterprises	1755 Rosemont Rd	Berkley	MI	48072-2174	21	3000	Restaurant Chains
Southeast Michigan Management Corp	901 Wheatfield Dr	Lake Orion	MI	48362-3496	6		Restaurant Chains
STA Management LLC	29850 Northwestern Hwy Ste 200	Southfield	MI	48034-5711	0		Restaurant Chains
Stafford's Hospitality Inc.	118 Lewis St	Petoskey	MI	49770-2449	7	10000	Restaurant Chains
Stanton & Associates Inc.	714 W Michigan Ave	Jackson	MI	49201-1909	6	3500	Restaurant Chains
STC Inc.	21421 Goddard Rd	Taylor	MI	48180-4247	16	2500; 3000	Restaurant Chains
Stewart Systems Inc	1669 Hamilton Rd Ste 210	Okemos	MI	48864-1962	14		Restaurant Chains
Subway Franchise	181 N Park Blvd	Lake Orion	MI	48362-3147	0		Restaurant Chains

Company Name	Address	City	State	Zip	Previous Total Units	Preferred Square Footage	Primary Industry
Sundance Inc.	7915 Kensington Ct	Brighton	MI	48116-8597	106	2500	Restaurant Chains
T & J Inc.	3100 Gratiot Blvd	Marysville	MI	48040-1488	5	2500	Restaurant Chains
T W Management	136 E Front St	Traverse City	MI	49684-2509	10		Restaurant Chains
Team Schostak Family Restaurants	17800 N Laurel Park Dr Ste 200C	Livonia	MI	48152-3985	170	3900; 4600	Restaurant Chains
The Big Salad	43168 Grand River Ave	Novi	MI	48375-1734	6		Restaurant Chains
The Coffee Beanery Ltd.	3429 Pierson Pl	Flushing	MI	48433-2413	79	200; 400; 800; 1200; 2200; 3500	Restaurant Chains
The Epicurean Group	1380 E Jefferson Ave	Detroit	MI	48207-3104	5		Restaurant Chains
The Gilmore Collection	20 Monroe Ave NW Ste 400	Grand Rapids	MI	49503-6209	18	3000; 6000	Restaurant Chains
The Henry Ford Museum	20900 Oakwood Blvd	Dearborn	MI	48124-5029	12	4000	Restaurant Chains
Tria Co	4555 W Dickman Rd	Springfield	MI	49037-7328	21	2500; 4000	Restaurant Chains
Trigo Hospitality	3090 Johnson Rd	Stevensville	MI	49127-1270	41	1400; 3200; 4500; 4700	Restaurant Chains
Tubby's Sub Shops Inc.	30551 Edison Dr	Roseville	MI	48066-1571	65	1000	Restaurant Chains
Union Joints LLC	90 N Main St	Clarkston	MI	48346-1516	0		Restaurant Chains
Van Master Management Inc.	22114 Telegraph Rd	Southfield	MI	48033-4213	19	3500	Restaurant Chains
White Castle System Inc.	23985 Industrial Park Dr	Farmington Hills	MI	48335-2862	44		Restaurant Chains
William Alford Company	2112 Industrial Dr	Niles	MI	49120-1233	19		Restaurant Chains
WMCR Corporation	1035 W Washington Ave	Alpena	MI	49707-2929	37	3800	Restaurant Chains
Yes Sir/E Bob Inc	4000 Page Ave	Michigan Center	MI	49254-1028	14		Restaurant Chains

Company Name	Address	City	State	Zip	Previous Total Units	Preferred Square Footage	Primary Industry
Zingerman's Community of Business	422 Detroit St	Ann Arbor	MI	48104-1118	5		Restaurant Chains
Zoup! Fresh Soup Company LLC	28290 Franklin Rd	Southfield	MI	48034-1659	81		Restaurant Chains
Mr. Alan's Shoes & Sportswear Inc.	14177 Telegraph Rd	Redford	MI	48239-2854	13	10000	Shoe Stores
Running Fit	5700 Jackson Rd	Ann Arbor	MI	48103-9504	8	1500	Shoe Stores
Wolverine Worldwide Inc.	9341 Courtland Dr NE	Rockford	MI	49351-1002	417	1300; 2800	Shoe Stores
Learning Care Group Inc.	21333 Haggerty Rd Ste 300	Novi	MI	48375-5537	916	12000	Specialty Retail/Service Retailers
Martin Franchises Inc.	2060 Coolidge Hwy	Berkley	MI	48072-1546	422	2000	Specialty Retail/Service Retailers
Victory Lane Quick Oil Change Inc.	5860 N Canton Center Rd Ste 350	Canton	MI	48187-2650	31	1700	Specialty Retail/Service Retailers
Ziebart International Corp.	1290 E Maple Rd	Troy	MI	48083-2817	400	800	Specialty Retail/Service Retailers
Boyne Country Sports	42881 Woodward Ave	Bloomfield Hills	MI	48304-5036	8	7000	Sporting Goods Retailers
Dunham's Athleisure Corp.	5607 New King Dr Ste 125	Troy	MI	48098-2654	215	25000	Sporting Goods Retailers
MC Sports	3070 Shaffer Ave SE	Grand Rapids	MI	49512-1710	82	15000; 30000	Sporting Goods Retailers
Moosejaw Mountaineering	32200 N Avis Dr Ste 100	Madison Heights	MI	48071-1503	10	3000	Sporting Goods Retailers
Perani's Hockey World	3600 S Dort Hwy Ste 19	Flint	MI	48507-2098	24		Sporting Goods Retailers
Fields Fabrics	3975 Lake Michigan Dr NW	Grand Rapids	MI	49534-4522	7	10000	Toy/Hobby/Craft/Fabric Retail
Gags & Games Inc.	35901 Veronica St	Livonia	MI	48150-1207	330	5000	Toy/Hobby/Craft/Fabric Retail

Appendix B: Grand Blanc Resident Survey Findings

Zip Codes of Respondents	Percent
48439	92.9%
48507	2.0%
48442	1.4%
49439	0.7%
48430	0.4%
48438	0.4%
Others	2.6%

Spending

Grocery Store	Percent
Kroger	51.0%
Meijer	28.9%
Walmart	7.5%
Sam's	3.1%
Trader Joe's	2.0%
Whole Foods	1.7%
Aldi	1.6%
VG's	1.4%
Costco	1.1%

Location of Grocery Store	Percent
Grand Blanc	50.9%
Hill Rd	8.4%
Flint	7.8%
Davison	5.1%
Mundy Township	4.2%
Burton	3.3%
Fenton Rd	2.0%
Auburn Hills	1.7%
Rochester	1.7%
Flint Township	1.4%
Holly	1.3%
Saginaw	1.3%
Saginaw St	1.3%

Fenton	1.0%
Grand Blanc Township	1.0%

Amount Spent on Groceries

Average \$136 per week

Amount Spent	Percent
Less than \$35	0.1%
\$35 to \$44.99	2.4%
\$45 to \$59.99	5.2%
\$60 to \$74.99	8.2%
\$75 to \$99.99	12.7%
\$100 to \$124.99	23.1%
\$125 to \$149.99	18.7%
\$150 to \$199.99	14.3%
\$200 to \$249.99	9.7%
\$250 to \$299.99	3.2%
\$300 or more	2.4%
Total	100.0%

Frequency Fresh items Purchased at Non-supermarket, Non-box Operations

Frequency	Percent
A few times/week	8.3%
About once/week	22.0%
About twice/month	20.9%
Once/ month	14.1%
4 to 9 times/year	13.1%
Once or twice/year	13.1%
Less often than once/year	8.5%

Types of Products Purchased

Products	Percent
Fresh produce in season	82.8%
Fresh fruit in season	70.6%
Fresh or smoked fish	16.5%
bread	46.6%
other baked goods	30.9%
meats	45.5%
other	16.8%

Frequency Eat Lunch & Dinner Outside Home

Frequency Eat Out	Percent Lunch	Percent Dinner	Percent Outside Grand Blanc Township
A few times/week	37.3%	32.3%	25.3%
About once/week	31.0%	39.1%	28.2%
About twice/month	15.1%	16.8%	22.3%
Once/ month	7.5%	5.1%	11.1%
4 to 9 times/year	5.0%	2.7%	8.8%
Once or twice/year	2.3%	2.1%	2.2%
Less often than once/year	1.8%	1.9%	2.1%

Type of Establishment Most Often Frequented

Type of Operation	Percent Lunch	Percent Dinner
A national or regional chain full-service restaurant	23.4%	27.8%
A local non-chain full-service restaurant	40.1%	59.7%
Fast food operation	18.1%	5.2%
All you can eat buffet	0.1%	1.0%
Sub shop	8.9%	0.8%
Other	9.3%	5.5%

Name of Lunch Establishment Frequented

Establishment	Percent
Leo's Coney Island	8.0%
Panera Bread	6.9%
Subway	5.9%
Little Joe's	5.7%
McDonald's	4.8%
Jimmy John's	4.3%
Qdoba	3.2%
Sophia's Kitchen	2.3%
Crossbow	2.2%
Culver's	2.2%
Wendy's	2.2%
Applebee's	2.0%
Taco Bell	2.0%
Grafted Root	1.7%
Landry	1.4%
Aubree's	1.2%
Firehouse Subs	1.2%
Taboon's	1.1%

General Location of Lunch Establishment

Location	Percent
Grand Blanc	45.8%
Flint	7.6%
Fenton	4.3%
Hill Road	3.8%
Auburn Hills	2.8%
Saginaw Street	2.7%
Grand Blanc Township	2.5%
Burton	2.1%
Holly Rd	1.9%
Downtown	1.4%
Flint Township	1.4%

Name of Establishment Frequented for Dinner

Establishment	Percent
Little Joe's	12.4%
Varies	6.5%
Applebee's	4.8%
Lucky's	3.0%
Pizza Mia	3.0%
Aubree's	2.8%
Leo's Coney Island	2.7%
Buffalo Wild Wings	2.3%
Crossbow	2.3%
Fenton Fire Hall	2.3%
Brick Street Bar & Grill	2.2%
Da Edoardo	2.2%
Sagebrush Cantina	2.0%
Olive Garden	1.8%
Bangkok Peppers	1.7%
Nuevo Vallarta	1.7%

General Location of Dinner Establishment

Location	Percent
Grand Blanc	44.4%
Fenton	10.3%
Flint	7.9%
Grand Blanc Township	2.6%
Hill Road	2.6%
Flint Township	2.3%
Davison	2.1%
Burton	1.8%
Clarkston	1.8%
Saginaw Street	1.6%
Holly	1.5%

Transportation

Number of Vehicles Owned or Leased and Those Five years or Older

Number of Vehicles	Percent Owned or Leased	Percent 5 Years of Age or Older
0	0.8%	31.5%
1	11.3%	34.5%
2	54.3%	23.0%
3	22.0%	8.2%
4 or more	11.5%	2.9%

Clothing Purchases

Store	Percent
Kohl's	33.6%
Macy's	9.1%
JC Penney	6.4%
Target	4.3%
TJ Maxx	4.1%
Walmart	3.6%
Online	3.5%
Nordstrom	2.3%
Chico's	1.7%
Meijer	1.6%
Varies	1.4%
Gap	1.3%
Banana Republic	1.2%
Old Navy	1.2%
Talbots	1.0%

Frequency of Online or Catalog Purchases

Frequency of Online Purchases	Percent
A few times/week	14.3%
About once/week	20.4%
About twice/month	25.6%
Once/ month	13.9%
4 to 9 times/year	14.6%
Once or twice/year	8.3%
Less often than once/year	2.9%

Entertainment

Frequency of Trips to Movies

Frequency of Movie Trips	Percent
A few times/week	0.0%
About once/week	3.7%
About twice/month	10.5%
Once/ month	16.4%
4 to 9 times/year	30.6%
Once or twice/year	25.0%
Less often than once/year	13.7%

Frequency	% Collectibles	% Craft Shows	% Profess. Sporting Events	% College Sporting Events	% High School Sporting Events
A few times/week	0.3%	0.3%	0.3%	0.0%	6.2%
About once/week	0.2%	0.2%	0.6%	0.3%	3.4%
About twice/month	1.0%	1.3%	1.8%	1.6%	4.7%
Once/ month	1.8%	3.7%	4.0%	3.1%	3.7%
4 to 9 times/year	5.8%	14.8%	18.7%	10.4%	13.2%
Once or twice/year	16.8%	41.9%	37.0%	24.1%	14.1%
Less often than once/year	74.3%	37.8%	37.5%	60.5%	54.6%

Frequency	% Other Entertainment in Grand Blanc	% Other Entertainment Outside Grand Blanc
A few times/week	6.2%	7.1%
About once/week	10.2%	12.9%
About twice/month	11.7%	15.5%
Once/ month	12.4%	14.1%
4 to 9 times/year	16.9%	21.0%
Once or twice/year	16.7%	14.9%
Less often than once/year	25.9%	14.4%

Frequency Walk or Bicycle for Recreation, Work or Other Purposes

Walk/Bike	Once per week or more often	a few times per month	Once per month	A few times per year	Less often	Rarely or never	Response Count
Bicycle	28.5%	13.9%	5.0%	15.7%	3.8%	34.6%	100.0%
Walk	63.6%	16.6%	4.4%	4.4%	2.2%	9.7%	100.0%

Current Housing

Own or Rent House in Which Live

Own/Rent	Percent
Own/Buying	94.2%
Rent	5.3%
Neither	0.5%

Tenure at Current Address

Tenure	Percent
2 years or less	16.4%
3 to 4 years	17.1%
5 to 9 years	20.3%
10 to 19 years	32.1%
20 or more years	14.0%

18% of the households have no rent or monthly mortgage payments
Including those with no payments the mean rent or mortgage is \$986.
Excluding those with no payments the mean rent or mortgage is \$1,205.

Number of Bedrooms in Current Housing units

Number of Bedrooms	Percent
1	0.7%
2	14.4%
3	40.5%
4 or more	44.4%

Demographics

Number in Household

Average 3.2 people per household

Number in Household	Percent
1	5.6%
2	34.2%
3	16.4%
4	28.3%
5	10.4%
6 or more	5.1%

Number Six years Old in Household

Number	Percent
0	81.9%
1	11.5%
2	4.8%
3	1.5%
4 or more	0.3%

The average age of primary income earner is 53.

Age of Primary Income Earner

Age Category	Percent
Under 25	0.9%
25 to 34	8.2%
35 to 44	28.7%
45 to 54	26.5%
55 to 64	16.2%
65 to 74	14.8%
75 or over	6.5%
Total	100.0%

Household Incomes

\$132,500 is the mean/average household income

Income Category	Percent
Less than \$10,000	0.2%
\$10,000 to \$14,999	0.4%
\$15,000 to \$19,999	0.4%
\$20,000 to \$29,999	1.3%
\$30,000 to \$49,999	5.8%
\$50,000 to \$74,999	13.2%
\$75,000 to \$99,999	20.1%
\$100,000 to \$149,999	31.3%
\$150,000 to \$199,999	13.6%
\$200,000 to \$249,999	6.2%
\$250,000 or more	6.9%
I am a full-time student and am supported by grants, loans, my family or others	0.6%

Number Employed in Household Full-time

Number Employed Full-time	Percent
0	20.3%
1	32.5%
2	44.3%
3	2.8%
4 or more	0.2%

Place of Employment for Those Employed Fulltime

Location	Percent
Grand Blanc	20.7%
Flint	17.1%
Auburn Hills	6.4%
Grand Blanc Township	4.1%
Flint Township	3.4%
Pontiac	3.4%
Fenton	2.6%
Warren	2.3%
Waterford	2.2%
Detroit	2.0%

Industry for those Employed Full-time

Industry	Percent
Educational Services	21.5%
Health Care	18.2%
Manufacturing	17.4%
Professional, Scientific and Technical Services	15.7%
Others	12.0%
Public Services	8.9%
Other Services	8.9%
Information or Information technology	7.2%
Finance and Insurance	6.6%
Retail Trade	6.2%
Management and Management Companies	5.8%
Transportation	5.6%
Construction	4.8%
Food Preparation or Services	4.6%
Banking	3.3%
Real Estate and Leasing	3.3%
Utilities	2.3%
Warehousing	2.3%
Art or Entertainment	2.1%
Social Assistance	1.4%
Recreation	1.2%
Agriculture, Forestry, Fishing	0.8%
Wholesale Trade	0.8%
Mining, Oil or Gas Extraction	0.6%
Accommodations	0.2%

Education Level Achieved for Those Employed Full-time

Education	Percent
High school	13.1%
Technical	6.5%
Some college or Associate's Degree	34.9%
Bachelor's Degree	45.3%
Advanced degree	38.4%

Job Function for Those Employed Full-time

Job Function	Percent
Accounting	4.6%
Administrative	12.2%
Advertising / Marketing	2.7%
Analyst	2.9%
Art/Creative/Design	3.9%
Business Development	3.7%
Consulting	4.4%
Customer Service	8.1%
Distribution	2.1%
Health Care Provider (Doctor)	2.7%
Health Care Provider (Nurse)	3.7%
Health Care Provider (Dental Hygienist)	0.4%
Health Care Provider (Other)	8.5%
Education	18.0%
Engineering	15.6%
Finance	3.5%
General Business	3.7%
Human Resources	2.5%
Information Technology	6.8%
Legal	4.1%
Management	16.8%
Manufacturing	3.7%
Production	1.9%
Product Management	2.1%
Project Management	6.0%
Public Relations	2.5%
Purchasing	1.0%
Quality Assurance	1.7%
Research	0.8%
Sales	11.6%
Science	1.0%
Strategy/Planning	2.1%
Skilled laborer	6.6%
Semi-skilled laborer	1.5%
Training or Internship	0.4%
Laborer	2.1%
Other	12.4%

Number in Household Employed Part-time

Number	Percent
0	70.6%
1	23.7%
2	4.8%
3	0.7%
4 or more	0.2%

11% of households have someone employed at two different jobs.

Households Having Someone Employed Part-time or Not Employed Desiring Full-time Employment

Desire Full-time Employment	Percent
No	86.1%
Yes, 1 person	12.9%
Yes 2 or more people	1.0%

Education Level of Person/People Desiring Full-time Employment

Education Level	Percent
Less than high school	3.6%
High school	17.3%
Technical	5.6%
Some college or Associate's Degree	28.7%
Bachelor's Degree	24.0%
Advanced degree	14.1%
Not applicable	31.9%

Primary Factor For Not Being Employed Full-time	Percent
No jobs for my skill or education level available	12.7%
No jobs for my experience level	11.9%
Pay insufficient	16.3%
Age factors	14.3%
Child care issues	15.1%
Lack of employment opportunities near home	28.6%
Lack of transportation	1.2%
Total	100.0%

Perceptions of Quality of the Area and Services

Area and Services	1 Poor	2 Fair	3 Good	4 Very Good	5 Excellent	Response Count
Housing options	1.8%	12.1%	42.6%	31.4%	12.2%	100.0%
Availability of professional & personal services	4.0%	21.2%	42.6%	24.6%	7.5%	100.0%
Shopping options to which I can walk	73.8%	19.6%	5.4%	0.7%	0.5%	100.0%
Grand Blanc's shopping experience	36.7%	39.4%	17.1%	5.4%	1.4%	100.0%
Grand Blanc's restaurant options	31.9%	38.6%	20.1%	7.3%	2.1%	100.0%
Employment opportunities in Grand Blanc	28.7%	44.3%	22.6%	3.4%	0.9%	100.0%
The availability of places that I can live, recreate walk and work at or near one location	38.5%	32.6%	18.5%	7.7%	2.7%	100.0%

Walking Environment	1 Poor	2 Fair	3 Good	4 Very Good	5 Excellent	Response Count
Walking experiences that are safe, comfortable and interesting	24.6%	28.0%	26.9%	15.5%	4.9%	100.0%

Importance of Availability of Places that I Can Live, Recreate, Walk and Work at or Near One Location

Importance	Percent
Very Important	48.6%
Somewhat important	37.9%
Not very important	10.2%
Not important	3.3%

What Activities Desired Associated with Future Area to Live

Development Activity	Percent
Restaurants/Bars	14.8%
Walking/Biking Trails	12.6%
Shopping/Retail	10.2%
Grocery Store	8.9%
Non-Chain Restaurants/Bars	3.7%
Concerts/Live Entertainment	3.1%
Local Shops/Boutiques	2.9%
Farmer's Market	2.5%
Swimming Pool	2.3%
Public Parks	2.2%
Entertainment/Activities for Children	2.1%

New Housing

Probability of Moving in Next Five Years

Likely Move	Percent
Yes	28.2%
No	47.0%
Maybe	24.8%

Size of Unit Sought Compared to Current

Size	Percent
Larger	20.9%
Smaller	28.4%
Same	39.6%
Uncertain	11.0%

Primary Characteristics Associated with New Units and Area

Characteristics	Percent
single-family unit	62.1%
safe area or development	54.1%
a walkable environment for recreation, shopping and other activity	50.6%
more than two bedrooms	50.1%
ownership unit only	42.8%
quality schools	42.5%
master bedroom on first floor	40.8%
condominium	23.0%