



Birchwood Mall

PORT HURON, MICHIGAN



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CUSTOMERS COME FROM ALL OVER...

- Conveniently located near three major highways – Interstates 69 and 94, and Canada Route 402.
- Largest regional center in Michigan's Blue Water Region, serving five counties and two countries (U.S. & Canada).
- An average of 45,000 cars per day travel along State Highway M-25, the major thoroughfare to Birchwood Mall.
- Birchwood Mall attracts customers from a 40-mile radius within the U.S. and from 75 miles into Canada.

WE KEEP GREAT COMPANY AND OFFER MANY AMENITIES...

- Anchored by Macy's, JCPenney, Sears, Target, and Youngers.
- Home to many national retailers, such as Gap/Gap Kids, Hollister, Aeropostale, American Eagle Outfitters, Gymboree, Bath & Body Works, Victoria's Secret, PacSun, Hot Topic, Journey's, Waldenbooks, Finish Line, and Justice.
- Outparcels include Ruby Tuesday's, and Pier One Imports.
- Amenities include a 10-screen GKC Theater, antique carousel, 450-seat food court, Blue Water-themed children's soft play area, family restrooms and private mother's nursing lounge.

OUR CUSTOMERS ARE READY TO BUY...

- 50% of primary trade area households have a household income of more than \$50,000
- 29% of primary trade area households have a household income of more than \$75,000.

STRONG CANADIAN TRAFFIC

- Birchwood Mall attracts customers from 75 miles into Canada.
- The Blue Water Bridge connecting the US with Canada is only 2 miles from Birchwood Mall.
- Canadian Customers represent 15% of mall traffic.
- Canadian trade area population exceeds 640,000.
- Canadian trade area income: \$44,763 (Canadian currency)
- Canadian median age: 39

*Source: www.statcan.ca



MALL INFORMATION

LOCATION

1-94 and 1-69 to M-25, North 3 miles

MARKET

Port Huron

DESCRIPTION

Single level, enclosed regional shopping center

ANCHORS

Macy's, JCPenney, Sears, Target, Youngers

TOTAL RETAIL SQUARE FOOTAGE 840,000

PARKING SPACES 4,104

OPENED 1990

EXPANDED 1991, 1997

TRADE AREA PROFILE

2007 POPULATION 281,321

2012 PROJECTED POPULATION 285,726

2007 HOUSEHOLDS 111,265

2012 PROJECTED HOUSEHOLDS 115,273

2007 MEDIAN AGE* 38.2

2007 AVERAGE HH INCOME* \$62,737

2012 PROJECTED AVERAGE HH INCOME* \$68,195

20-MILE RADIUS PROFILE

2007 POPULATION 255,065

2012 PROJECTED POPULATION 259,306

2007 HOUSEHOLDS 100,863

2012 PROJECTED HOUSEHOLDS 104,680

2007 MEDIAN AGE* 38.0

2007 AVERAGE HH INCOME* \$61,703

2012 PROJECTED AVERAGE HH INCOME* \$67,094

DAYTIME EMPLOYMENT

3-MILE RADIUS 10,601

5-MILE RADIUS* 28,299

*UNITED STATES DATA ONLY

U.S. DATA SOURCE: CLARITAS, INC.

CANADIAN DATA SOURCE: TETRAD