

GENERAL OFFICE SUPPLY

Major Economic Activity Map Series

# Major Shopping Centers in Southeast Michigan

**SEMCOG** . . . Local Governments Advancing Southeast Michigan

# Major Shopping Centers in Southeast Michigan Are a Substantial Contributor to Michigan's Billion-Dollar Retail Industry

According to the Michigan Retailer's Association and the National Retail Federation, retail (the total value of goods and services) was a \$115 billion industry for Michigan in 1999. In 2000, retail sales increased 6.3 percent over 1999, and are expected to increase another three percent in 2001, a favorable number in lieu of a somewhat sluggish economy. People are still buying goods, and the 612 major shopping centers in the Southeast Michigan region are a significant contributor to the retail industry.

The 612 major shopping centers total 104.7 million square feet of floorspace in the region. The 1990s were a construction boom for shopping centers, with 178 centers and larger stand-alone stores constructed. In terms of total floorspace, the community shopping center (size range 100,000 to 299,999 sq. ft.) was the dominant

type of center, with a total of 30.1 million square feet. Oakland County led the region in total shopping-center floorspace with 35.7 million square feet, while Wayne County had the largest total number of centers with 200. Macomb County was third in the region in both categories with 19 million square feet and 115 centers.

Centers are built where the shoppers are. The map illustrates that most centers are located where the population density is the greatest. So while Oakland and Wayne Counties, which total over three million residents, expectedly had the most centers and square feet of floorspace, new stores, centers, and malls are now being constructed in the outlying counties as their populations continue to grow.

## About the Major Shopping Centers in Southeast Michigan map

Data for this map were compiled from various sources including: SEMCOG's nonresidential development monitoring database; local government planning/building departments; Web sites of chain stores, area malls, leasing agents, or owners; and countless hours of fieldwork. The map and accompanying data do not include certain types of retail centers such as restaurants, car dealerships, downtown shopping areas, and stores/strip malls under 30,000 square feet in total floorspace.

Shopping centers included in this map are defined and coded strictly by total square footage or floorspace of the entire building. A classification scheme based on size was created by SEMCOG to organize and display the data and should not be compared to other classification systems used by the retail industry. Major shopping centers defined for use in the map are: 1) "shopping

center" is a physical location where a customer goes to purchase goods; 2) the center is 30,000 square feet or larger; 3) the center was built as of June 30, 2001. Shopping centers range in type from the local grocery store down the street, to the new home improvement store, to the major mall in your area.

*Major Shopping Centers in Southeast Michigan* is the third map in the Economic Activity Map series published by SEMCOG, the Southeast Michigan Council of Governments. The previous two maps in this series, *Foreign Investment in Southeast Michigan* and *Medical Facilities in Southeast Michigan*, are available by calling SEMCOG Information Services, (313) 961-4266.

SEMCOG is a regional planning partnership serving 4.9 million people in the seven-county region of Southeast Michigan.

## Shopping Centers by Retail Classification

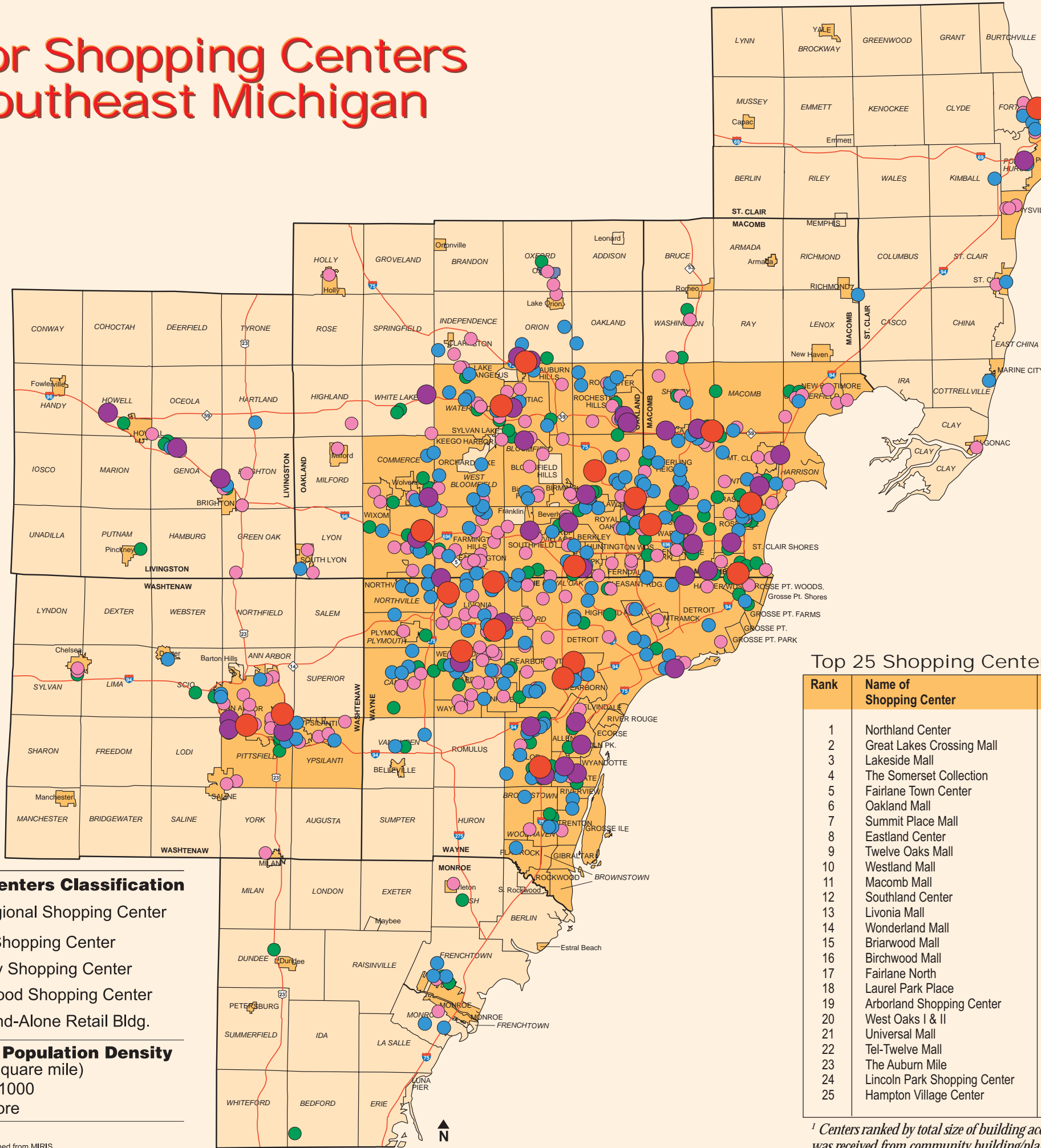
Retail Classification	Size Range (square feet of floorspace)	Number of Centers	Total Floorspace (square feet)
Super-Regional Shopping Center	750,000 and above	21	25,453,787
Regional Shopping Center	300,000 to 749,999 sq. ft.	43	17,538,039
Community Shopping Center	100,000 to 299,999 sq. ft.	188	30,069,897
Neighborhood Shopping Center	30,000 to 99,999 sq. ft.	219	14,670,817
Single Stand-Alone Retail Bldg.	30,000 and above	141	16,976,611
<b>Total</b>		<b>612</b>	<b>104,709,151</b>

## Shopping Centers by Decade

Decade/Year Built	Number of Centers	Total Floorspace (in square feet)
2000s (thru June 30, 2001)	42	6,513,698
1990s	178	27,453,151
1980s	128	18,996,685
1970s	103	19,901,857
1960s	72	16,698,895
1950s	40	10,424,463
before 1950	3	664,840
year built unknown	46	4,055,562
<b>Total</b>	<b>612</b>	<b>104,709,151</b>

*Note: Shopping Centers listed by original year built. For additions to existing centers, new square footage was added to original shopping center floorspace and ranked accordingly, but year built was not changed.*

# Major Shopping Centers in Southeast Michigan



## Shopping Centers Classification

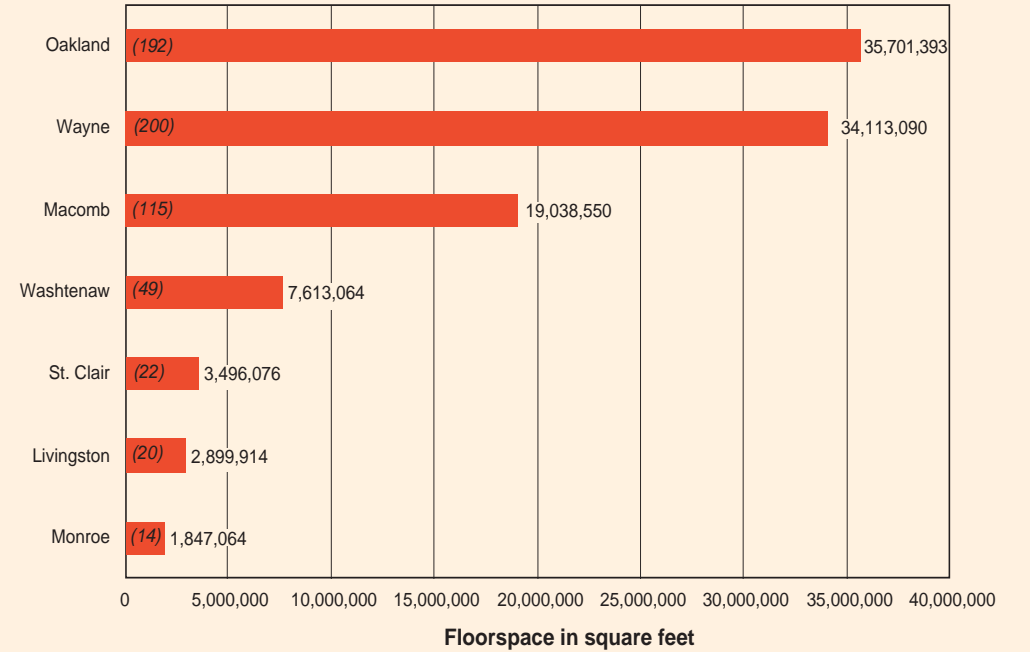
- Super-Regional Shopping Center
- Regional Shopping Center
- Community Shopping Center
- Neighborhood Shopping Center
- Single Stand-Alone Retail Bldg.

## Community Population Density (persons per square mile)

- Less than 1000
- 1000 or more

Data Source: SEMCOG  
 Base map information obtained from MIRIS.  
 Facility locations obtained by geocoding to TIGER.

## Shopping Centers by County (Number of Centers)



## Top 25 Shopping Centers by Total Size

Rank	Name of Shopping Center	Community	Total Square Feet <sup>1</sup>	Gross Leasable Area (GLA) <sup>2</sup>	Anchor/Major Stores
1	Northland Center	Southfield	2,201,064	not available	Marshall Field's/Target/T.J. Maxx
2	Great Lakes Crossing Mall	Auburn Hills	1,790,000	1,385,000	Bed, Bath & Beyond/Marshalls/Neiman Marcus Last Call
3	Lakeside Mall	Sterling Heights	1,550,000	1,469,000	JC Penney/Lord & Taylor/Marshall Field's/Sears
4	The Somerset Collection	Troy	1,544,600	1,444,000	Marshall Field's/Neiman Marcus/Nordstrom/Saks Fifth Avenue
5	Fairlane Town Center	Dearborn	1,525,000	1,400,000	JC Penney/Lord & Taylor/Marshall Field's/Saks Fifth Avenue/Sears
6	Oakland Mall	Troy	1,500,000	not available	JC Penney/Marshall Field's/Sears
7	Summit Place Mall	Waterford Twp	1,453,668	not available	JC Penney/Kohl's/Marshall Field's/Sears
8	Eastland Center	Harper Woods	1,364,020	not available	Marshall Field's/Target
9	Twelve Oaks Mall	Novi	1,230,000	1,220,000	JC Penney/Lord & Taylor/Marshall Field's/Sears
10	Westland Mall	Westland	1,157,829	not available	JC Penney/Kohl's/Marshall Field's/Sears
11	Macomb Mall	Roseville	1,147,191	950,000	Kohl's/Sears/Value City
12	Southland Center	Taylor	1,022,292	915,000	JC Penney/Marshall Field's/Mervyn's California
13	Livonia Mall	Livonia	1,000,000	not available	Mervyn's California/Sears/Value City
14	Wonderland Mall	Livonia	1,000,000	not available	Office Max/Old Navy/Target
15	Briarwood Mall	Ann Arbor	990,000	985,000	Jacobson's/JC Penney/Marshall Field's/Sears
16	Birchwood Mall	Fort Gratiot Twp	921,000	840,000	JC Penney/Marshall Field's/Sears/Target
17	Fairlane North	Dearborn	888,663	888,663	Super Kmart Center/The Home Depot/Value City Furniture
18	Laurel Park Place	Livonia	870,000	not available	Jacobson's/Parisian
19	Arborland Shopping Center	Ann Arbor	799,490	799,490	Bed, Bath & Beyond/Hiller's Market/Marshalls/Old Navy/Toys 'R' Us
20	West Oaks I & II	Novi	793,938	793,938	Big Kmart/Kids 'R' Us/Kohl's/Marshalls/Toys 'R' Us
21	Universal Mall	Warren	790,000	752,500	Mervyn's California/Value City
22	Tel-Twelve Mall	Southfield	672,000	650,000	Big Kmart/Media Play/Office Depot
23	The Auburn Mile	Auburn Hills	650,000	650,000	Best Buy/Costco/Meijer/Target
24	Lincoln Park Shopping Center	Lincoln Park	643,000	643,000	Dunham's Sports/F & M/Old Navy/Sears
25	Hampton Village Center	Rochester Hills	550,000	550,000	Dunham's Sports/Kohl's/Office Max/Target/T.J. Maxx

<sup>1</sup> Centers ranked by total size of building according to SEMCOG data files. Data derived from SEMCOG's nonresidential development monitoring program; square footage listed was received from community building/planning departments using their original project files.

<sup>2</sup> Gross leasable area is the total floor area designed for tenant occupancy and exclusive use or all the area for which tenants pay rent. GLA square footage derived from contacts with shopping center or leasing agent via Web site or phone.