

## FOR SALE

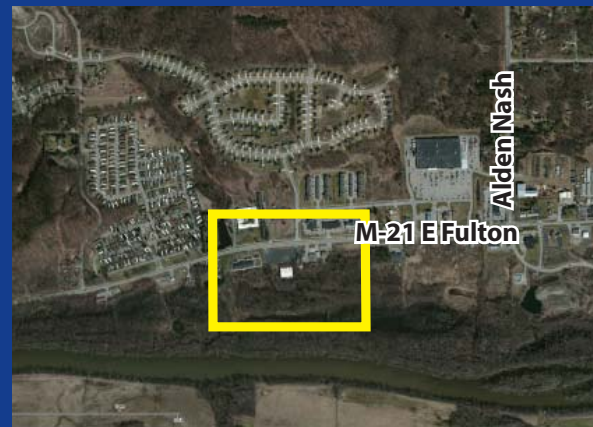
11550 E FULTON ST SE  
LOWELL, MI 49331



**\$550,000**

This former 24-synthetic lane bowling center has 25,062 SF on 3.34 Acres. Purchase price includes Class C liquor license and all personal property on premises. Built in 1978 and remodeled in 1991. E. Fulton (M-21) is the main artery from Grand Rapids to Lowell with property sitting just west of central business district of Lowell.

- 25,062 SF Total Floor Area
- 3.34 Acres
- C-General Commercial Zoning
- 15,584 ADT on M-21 (1994)
- PPN #41-20-04-390-005
- Lowell Township, Kent County
- AV (2014) \$466,200 & TV (2014) \$466,200
- Property Taxes  
\$16,086.55-Summer / \$8,866.22-Winter '13



**Daniel J. Yeomans, President, MBA, CCIM**

dyeomans@amicusmanagement.com

**Kent Carpenter**

kcarpenter@amicusmanagement.com

Amicus Management, Inc • 977 Ada Place Dr. SE • Grand Rapids, MI 49546 • (616) 954-2000

\* ATTENTION: Please be advised that this property is subject to a court appointed receivership and all sales are contingent upon Court approval. Cooperating brokerage fees will only be paid to brokers who represent a client that closes on the transaction. A full price offer does not entitle a cooperating broker to a commission unless its client is the party approved by the Court and closes on the transaction. All information provided is deemed reliable but is not guaranteed and should be independently verified.



AMICUS  
MANAGEMENT

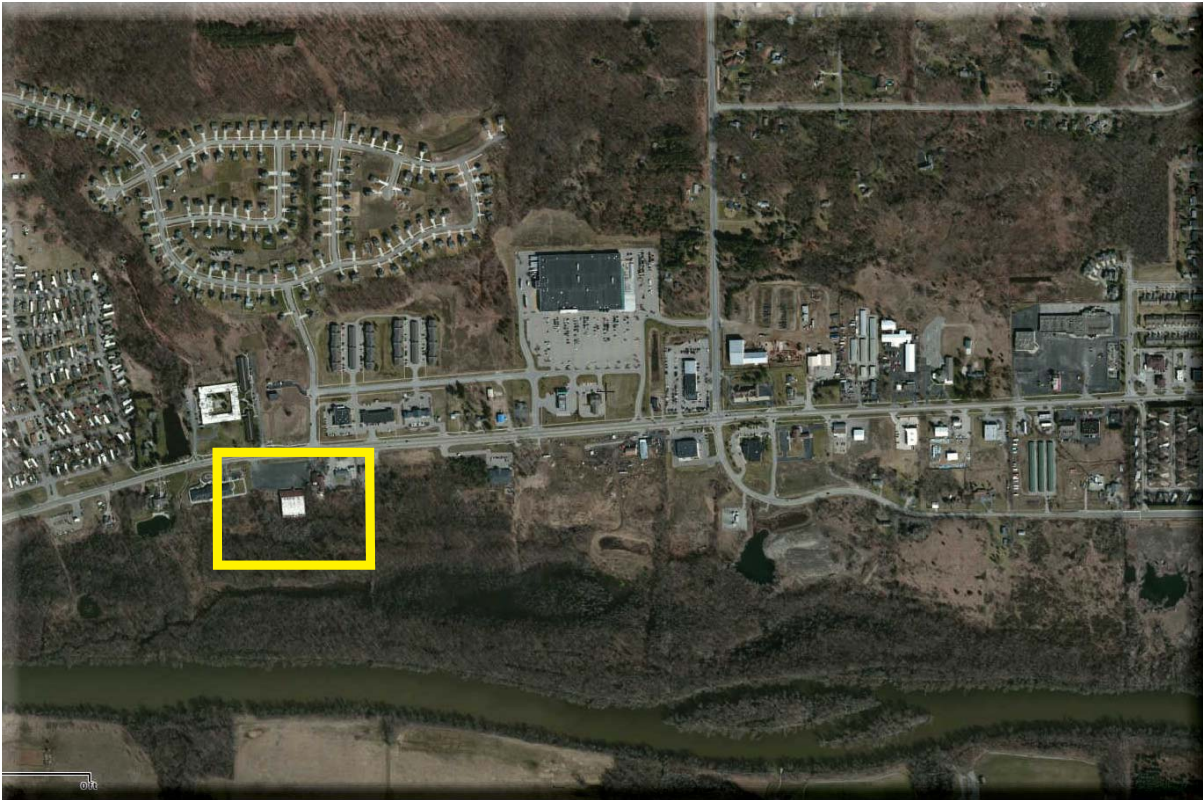
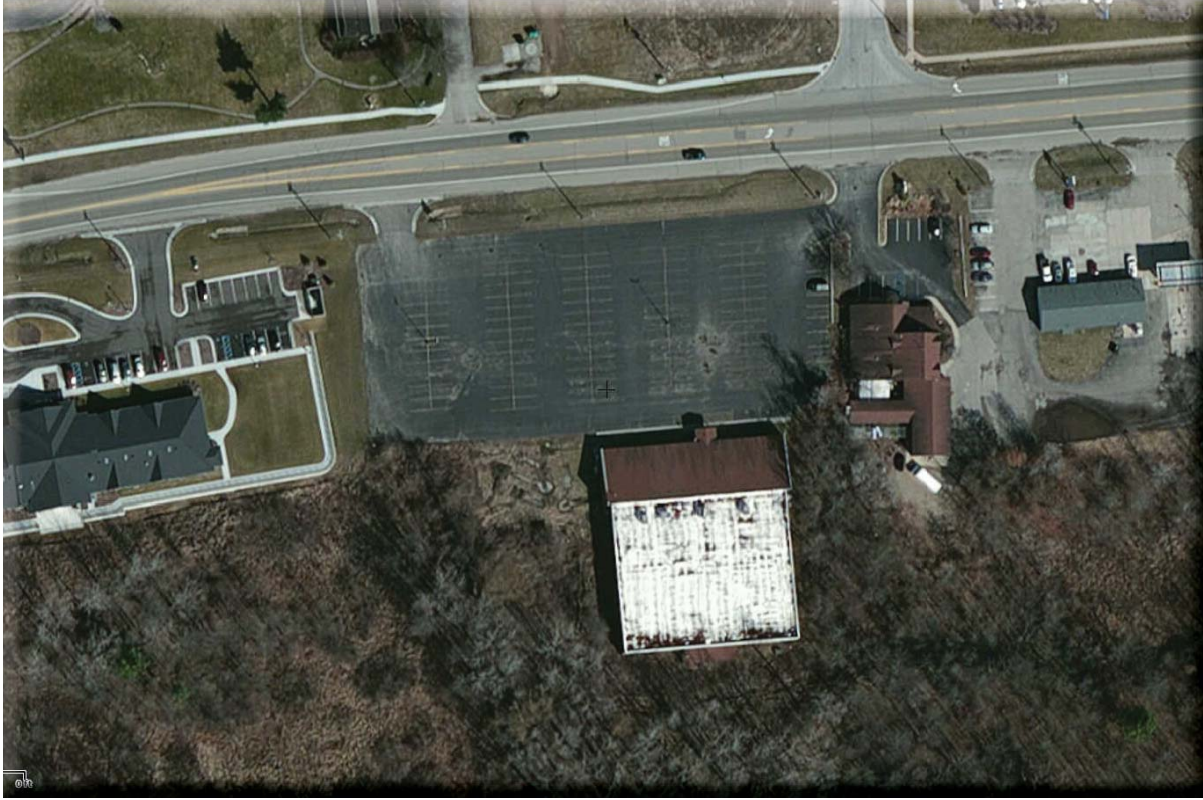
EXTERIOR PHOTOS





AMICUS  
MANAGEMENT

AERIAL PHOTOS







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MANAGEMENT

INTERIOR PHOTOS







Picture #	Quantity	Description
1	211	Bowling Balls
2	1	ENCO Ball Drill Press
3	100	Brunswick Bowling Lockers
4	1	Lot Bowling Ball drilling Equipment
5	1	NAMCO Arcade Machine Model #: V168PC Serial #: PCC0382
6	19	2x4 Rectangular Tables
7	12	3x9 Round Tables
8	1	Bunn Coffee Maker
9	143	Miscellaneous chairs
10	1	GEXS Stario Television on Wall mount
11	1	META ATM Machine
12	9	Bar Stools
13	3	3" Diameter Round Tables
14	7	2x5 Rectangular Tables
15	50	Bar Area Chairs
16	1	Toshiba Theater HD Wide TV Model #: 34HF85 Serial #: BB802003579
17	1	DirectTV Cable Box
18	1	JVC DVD and VHS Player
19	2	2" Diameter Round Tables
20	4	Vizio Flat Screen Wall TV
21	4	Booth Seats
22	1	5 Door Bar Refrigerator
23	1	4 Door Bar Refrigerator
24	1	2 Door Bar Refrigerator
25	1	WIDMAN Walk in Cooler
26	1	Royal Alpha 587 cx Cash Management System
27	1	Samsung ER-650 Electronic Cash Register
28	1	Metrologic Scanner
29	5	Avaya Phone System
30	2	First Data FD200 Credit Card Swiper
31	1	Coca-Cola National Service Beverage System Serial #: ZRM214097F
32	1	VT420 Monitor Digital Scorer/ Register
33	1	ASUS Vision AMD Computer
34	1	ConnectLand External Enclosure
35	1	Cisco Linksys Computer Router
36	1	NESS NS-2400 4CH/16 Patterns Chase Controller
37	1	SAMSUNG 713N Monitor
38	1	Brunswick Intercom System
39	1	DEFENDER Security System
40	1	GEMSOUND DMX-1030 Mixing Table
41	1	CINTAS Sink System
42	1	KitchenAid Toaster Oven
43	1	Beverage Air Refrigerator
44	1	HATCO AutoFry fryer
45	1	CLARK Broiler Serial #: 80 524
46	1	Delfield Refrigerator

47	1	White Westinghouse Upright Freezer
48	1	Wizard Citation Custom-15 Refrigerator
49	1	Supremetal Bar Sink/ Rack System
50	1	Eagle Group Bar Sink System
51	4	DirectTV Remotes
52	1	Toshiba Remote
53	374	Shoes
54	1	Imperial Freezer
55	1	Money Safe
56	1	SECS Manitowac Self Cleaning System
57	1	Popcorn Machine
58	5	2x4 Bar Area Rectangular Tables
59	1	House Home 10 Speed Blender
60	1	Crystal-Aire Air Purifier
61	1	Glass Washer
62	1	MANAVOX DVD Player
63	1	Sansui TV
64	12	Brunswick Electronic Scoring System
65	12	Bowling Ball Return
66	3	Dynax Flat Screen TV
67	4	Peavey Speaker Systems
68	1	Kegel Floor Polisher Model: 17-5100 Serial #:KP0476
69	1	Super Striper Parking Lot Line Painter
70	24	Brunswick 752000 Pin Setters
71	1	Clarke Floor Polisher 1700
72	1	Worthington Air Compressor
73	1	Buz-Box Arc Welder
74	1	Shop-Vac Vacuum
75	1	Carolina Tool and Equipment Press 60,000
76	1	Chicago Drill Press Model #:DP558 Serial #:34050



## Demographic and Income Profile

11550 E Fulton  
 11550 Fulton St E, Lowell, Michigan, 49331,  
 Ring: 1 mile radius

Prepared by Chad Razmus  
 Latitude: 42.930221987  
 Longitude: -85.38183919

Summary	Census 2010	2013	2018			
Population	2,324	2,395	2,521			
Households	899	935	989			
Families	666	689	724			
Average Household Size	2.55	2.53	2.52			
Owner Occupied Housing Units	691	706	746			
Renter Occupied Housing Units	208	229	243			
Median Age	35.2	35.4	36.0			
Trends: 2013 - 2018 Annual Rate	Area	State	National			
Population	1.03%	0.02%	0.71%			
Households	1.13%	0.10%	0.74%			
Families	1.00%	-0.05%	0.63%			
Owner HHs	1.11%	0.23%	0.94%			
Median Household Income	2.55%	3.69%	3.03%			
Households by Income	2013		2018			
	Number	Percent	Number	Percent		
<\$15,000	129	13.8%	123	12.4%		
\$15,000 - \$24,999	100	10.7%	71	7.2%		
\$25,000 - \$34,999	91	9.7%	77	7.8%		
\$35,000 - \$49,999	152	16.3%	129	13.0%		
\$50,000 - \$74,999	255	27.3%	272	27.5%		
\$75,000 - \$99,999	79	8.4%	121	12.2%		
\$100,000 - \$149,999	99	10.6%	152	15.4%		
\$150,000 - \$199,999	27	2.9%	39	3.9%		
\$200,000+	3	0.3%	4	0.4%		
Median Household Income	\$49,396		\$56,023			
Average Household Income	\$56,974		\$66,086			
Per Capita Income	\$21,138		\$24,599			
Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	164	7.1%	164	6.8%	175	6.9%
5 - 9	197	8.5%	177	7.4%	169	6.7%
10 - 14	190	8.2%	195	8.1%	184	7.3%
15 - 19	174	7.5%	176	7.3%	186	7.4%
20 - 24	149	6.4%	164	6.8%	162	6.4%
25 - 34	283	12.2%	313	13.0%	352	14.0%
35 - 44	318	13.7%	306	12.8%	309	12.3%
45 - 54	356	15.3%	350	14.6%	335	13.3%
55 - 64	258	11.1%	295	12.3%	329	13.1%
65 - 74	126	5.4%	150	6.3%	202	8.0%
75 - 84	57	2.5%	62	2.6%	76	3.0%
85+	52	2.2%	47	2.0%	42	1.7%
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,209	95.1%	2,269	94.7%	2,373	94.1%
Black Alone	21	0.9%	22	0.9%	24	1.0%
American Indian Alone	9	0.4%	9	0.4%	10	0.4%
Asian Alone	16	0.7%	17	0.7%	20	0.8%
Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	23	1.0%	26	1.1%	32	1.3%
Two or More Races	45	1.9%	51	2.1%	61	2.4%
Hispanic Origin (Any Race)	64	2.8%	73	3.0%	91	3.6%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

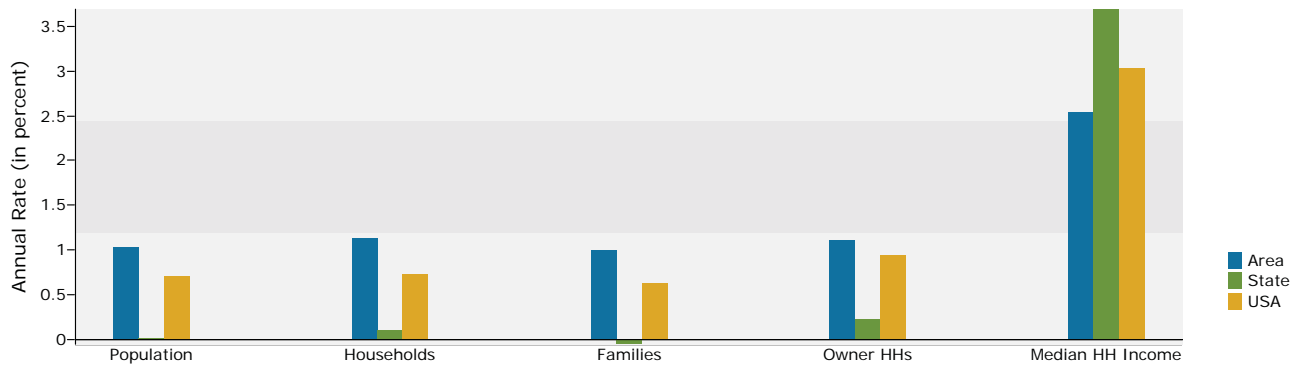


## Demographic and Income Profile

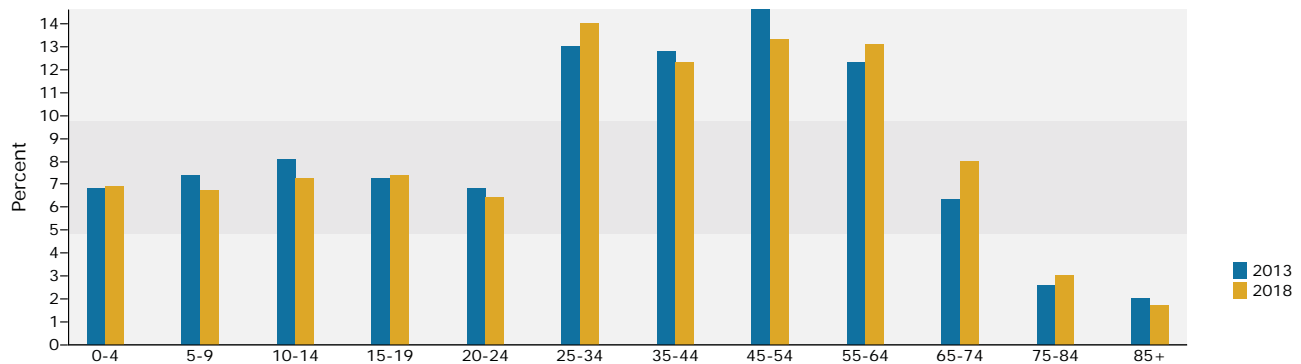
11550 E Fulton  
 11550 Fulton St E, Lowell, Michigan, 49331,  
 Ring: 1 mile radius

Prepared by Chad Razmus  
 Latitude: 42.930221987  
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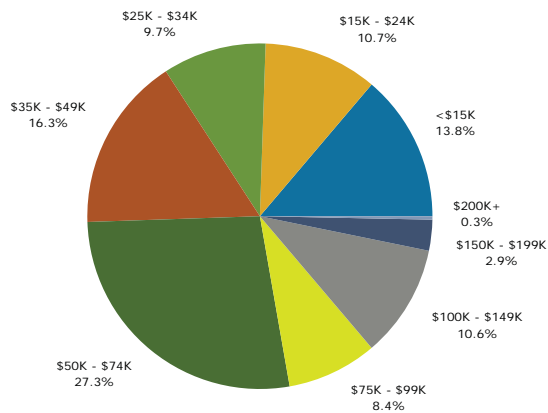
Trends 2013-2018



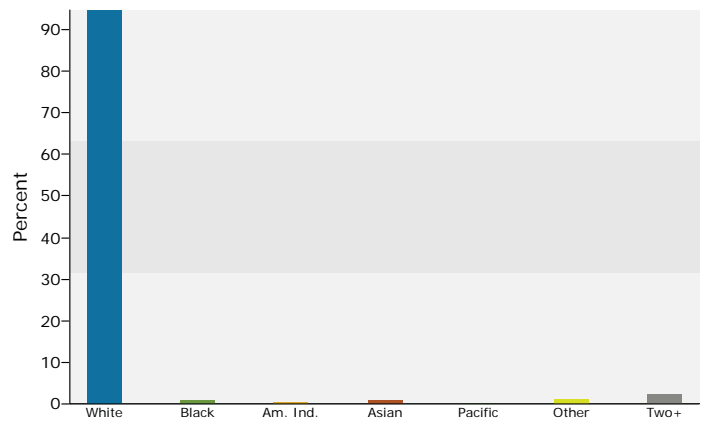
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 3.0%



## Demographic and Income Profile

11550 E Fulton  
11550 Fulton St E, Lowell, Michigan, 49331,  
Ring: 3 mile radius

Prepared by Chad Razmus  
Latitude: 42.930221987  
Longitude: -85.38183919

Summary	Census 2010	2013	2018			
Population	10,149	10,219	10,490			
Households	3,767	3,820	3,937			
Families	2,802	2,831	2,902			
Average Household Size	2.65	2.63	2.62			
Owner Occupied Housing Units	2,925	2,932	3,047			
Renter Occupied Housing Units	842	888	890			
Median Age	37.9	38.5	38.9			
Trends: 2013 - 2018 Annual Rate	Area	State	National			
Population	0.52%	0.02%	0.71%			
Households	0.61%	0.10%	0.74%			
Families	0.50%	-0.05%	0.63%			
Owner HHs	0.77%	0.23%	0.94%			
Median Household Income	3.15%	3.69%	3.03%			
Households by Income	2013		2018			
	Number	Percent	Number	Percent		
<\$15,000	408	10.7%	395	10.0%		
\$15,000 - \$24,999	480	12.6%	345	8.8%		
\$25,000 - \$34,999	527	13.8%	464	11.8%		
\$35,000 - \$49,999	623	16.3%	553	14.0%		
\$50,000 - \$74,999	929	24.3%	947	24.1%		
\$75,000 - \$99,999	372	9.7%	540	13.7%		
\$100,000 - \$149,999	347	9.1%	518	13.2%		
\$150,000 - \$199,999	95	2.5%	128	3.3%		
\$200,000+	39	1.0%	47	1.2%		
Median Household Income	\$46,040		\$53,766			
Average Household Income	\$57,517		\$66,415			
Per Capita Income	\$21,362		\$24,722			
Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	651	6.4%	634	6.2%	657	6.3%
5 - 9	754	7.4%	696	6.8%	672	6.4%
10 - 14	791	7.8%	766	7.5%	737	7.0%
15 - 19	801	7.9%	733	7.2%	712	6.8%
20 - 24	585	5.8%	661	6.5%	612	5.8%
25 - 34	1,110	10.9%	1,203	11.8%	1,368	13.0%
35 - 44	1,361	13.4%	1,274	12.5%	1,234	11.8%
45 - 54	1,694	16.7%	1,571	15.4%	1,423	13.6%
55 - 64	1,255	12.4%	1,411	13.8%	1,517	14.5%
65 - 74	566	5.6%	685	6.7%	928	8.8%
75 - 84	333	3.3%	346	3.4%	390	3.7%
85+	246	2.4%	241	2.4%	240	2.3%
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	9,671	95.3%	9,709	95.0%	9,907	94.5%
Black Alone	86	0.8%	89	0.9%	97	0.9%
American Indian Alone	45	0.4%	46	0.5%	48	0.5%
Asian Alone	64	0.6%	67	0.7%	76	0.7%
Pacific Islander Alone	5	0.0%	4	0.0%	4	0.0%
Some Other Race Alone	86	0.8%	95	0.9%	113	1.1%
Two or More Races	191	1.9%	207	2.0%	244	2.3%
Hispanic Origin (Any Race)	253	2.5%	282	2.8%	342	3.3%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

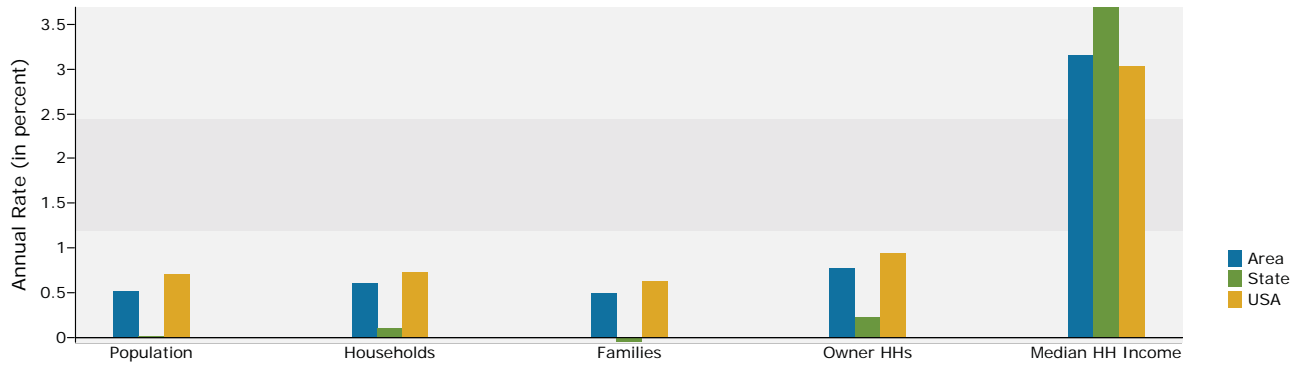


## Demographic and Income Profile

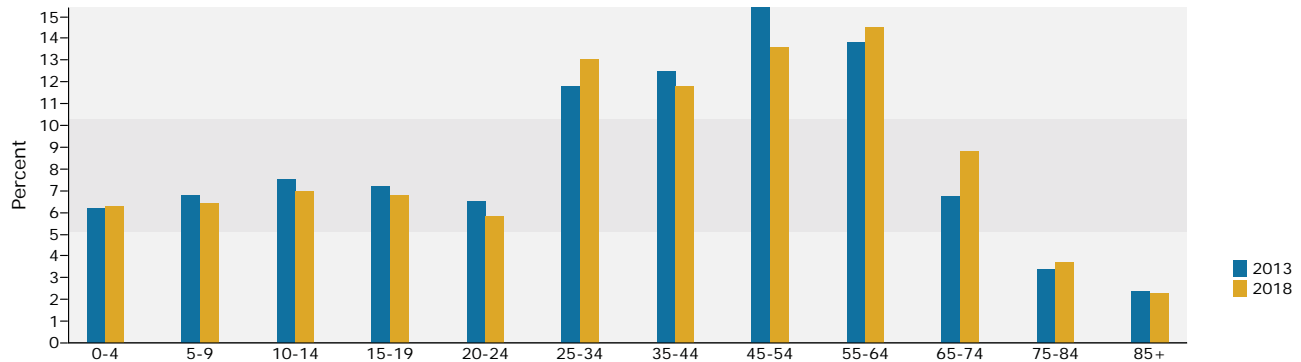
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 Latitude: 42.930221987  
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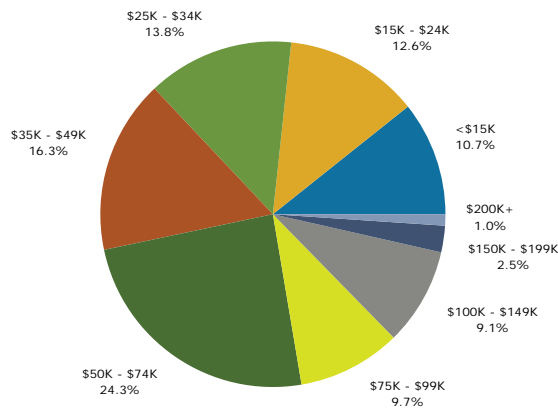
Trends 2013-2018



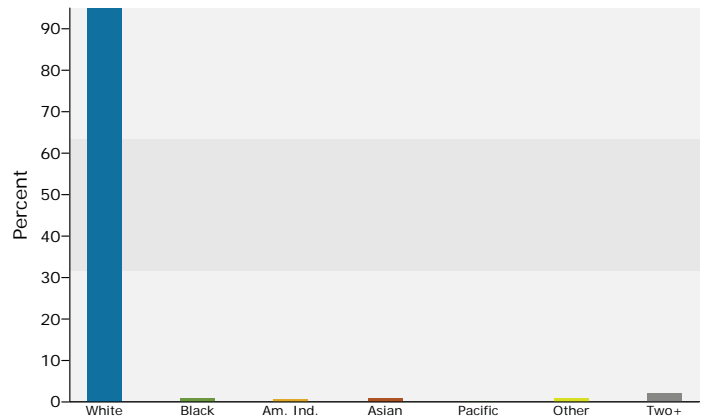
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 2.8%



## Demographic and Income Profile

11550 E Fulton  
 11550 Fulton St E, Lowell, Michigan, 49331,  
 Ring: 5 mile radius

Prepared by Chad Razmus  
 Latitude: 42.930221987  
 Longitude: -85.38183919

Summary	Census 2010	2013	2018			
Population	19,504	19,665	20,192			
Households	6,886	6,987	7,200			
Families	5,393	5,454	5,595			
Average Household Size	2.80	2.79	2.78			
Owner Occupied Housing Units	5,802	5,839	6,049			
Renter Occupied Housing Units	1,084	1,148	1,152			
Median Age	39.3	40.2	40.7			
Trends: 2013 - 2018 Annual Rate	Area	State	National			
Population	0.53%	0.02%	0.71%			
Households	0.60%	0.10%	0.74%			
Families	0.51%	-0.05%	0.63%			
Owner HHs	0.71%	0.23%	0.94%			
Median Household Income	3.58%	3.69%	3.03%			
Households by Income	2013		2018			
	Number	Percent	Number	Percent		
<\$15,000	601	8.6%	558	7.8%		
\$15,000 - \$24,999	685	9.8%	476	6.6%		
\$25,000 - \$34,999	769	11.0%	649	9.0%		
\$35,000 - \$49,999	919	13.2%	783	10.9%		
\$50,000 - \$74,999	1,540	22.0%	1,497	20.8%		
\$75,000 - \$99,999	870	12.5%	1,188	16.5%		
\$100,000 - \$149,999	895	12.8%	1,219	16.9%		
\$150,000 - \$199,999	344	4.9%	419	5.8%		
\$200,000+	365	5.2%	412	5.7%		
Median Household Income	\$56,163		\$66,972			
Average Household Income	\$79,811		\$93,022			
Per Capita Income	\$28,894		\$33,780			
Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,193	6.1%	1,154	5.9%	1,185	5.9%
5 - 9	1,513	7.8%	1,372	7.0%	1,331	6.6%
10 - 14	1,627	8.3%	1,608	8.2%	1,550	7.7%
15 - 19	1,537	7.9%	1,464	7.4%	1,460	7.2%
20 - 24	964	4.9%	1,108	5.6%	1,050	5.2%
25 - 34	1,844	9.5%	1,956	9.9%	2,202	10.9%
35 - 44	2,713	13.9%	2,488	12.7%	2,365	11.7%
45 - 54	3,401	17.4%	3,213	16.3%	2,984	14.8%
55 - 64	2,599	13.3%	2,886	14.7%	3,087	15.3%
65 - 74	1,201	6.2%	1,448	7.4%	1,891	9.4%
75 - 84	594	3.0%	641	3.3%	752	3.7%
85+	319	1.6%	326	1.7%	336	1.7%
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	18,574	95.2%	18,670	94.9%	19,053	94.4%
Black Alone	182	0.9%	189	1.0%	207	1.0%
American Indian Alone	73	0.4%	76	0.4%	79	0.4%
Asian Alone	217	1.1%	233	1.2%	266	1.3%
Pacific Islander Alone	7	0.0%	6	0.0%	7	0.0%
Some Other Race Alone	129	0.7%	143	0.7%	170	0.8%
Two or More Races	321	1.6%	348	1.8%	410	2.0%
Hispanic Origin (Any Race)	443	2.3%	494	2.5%	601	3.0%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

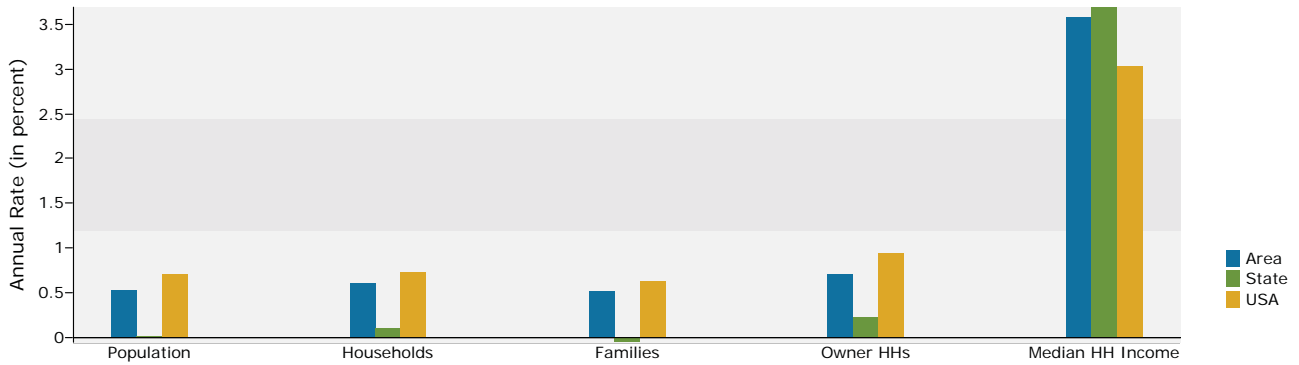


## Demographic and Income Profile

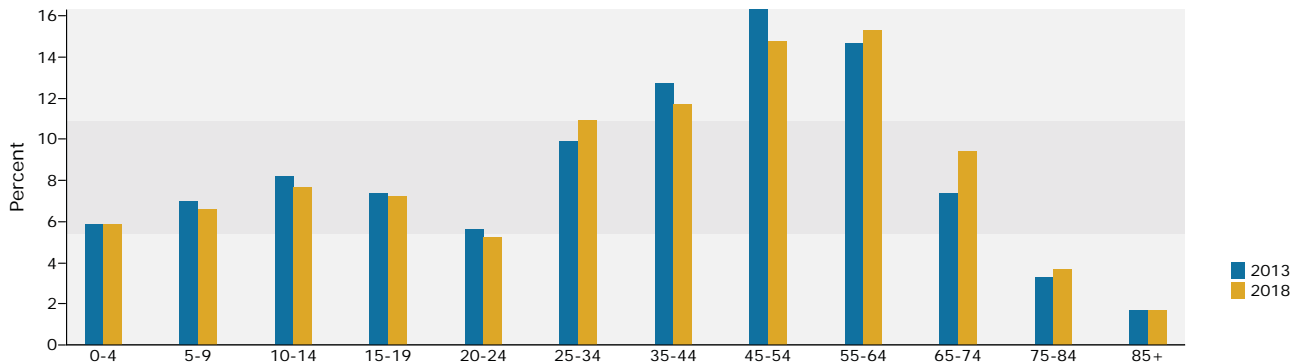
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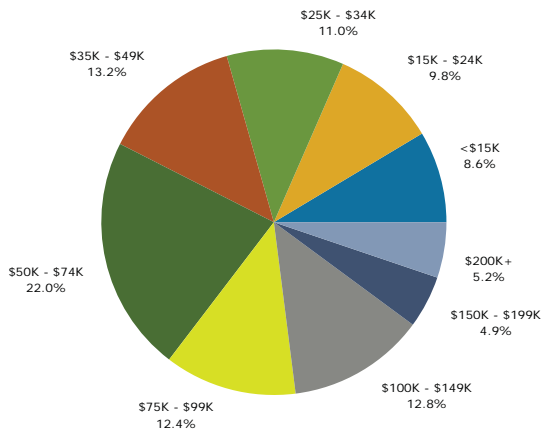
Trends 2013-2018



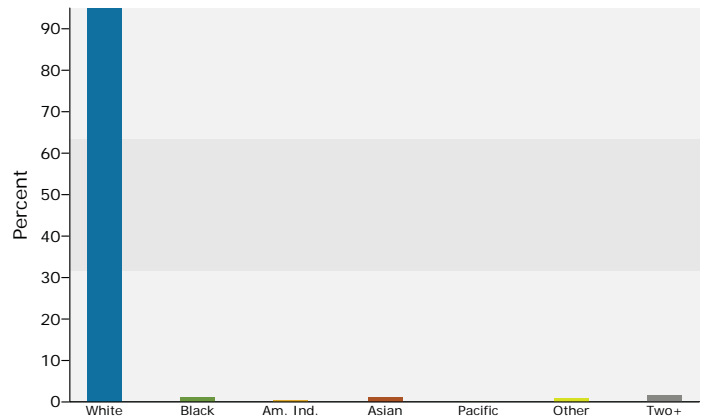
Population by Age



2013 Household Income



2013 Population by Race



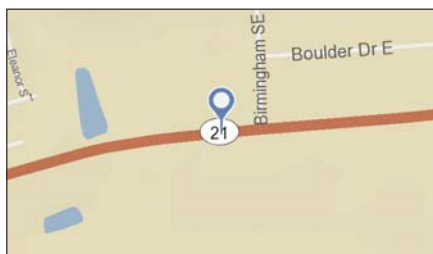
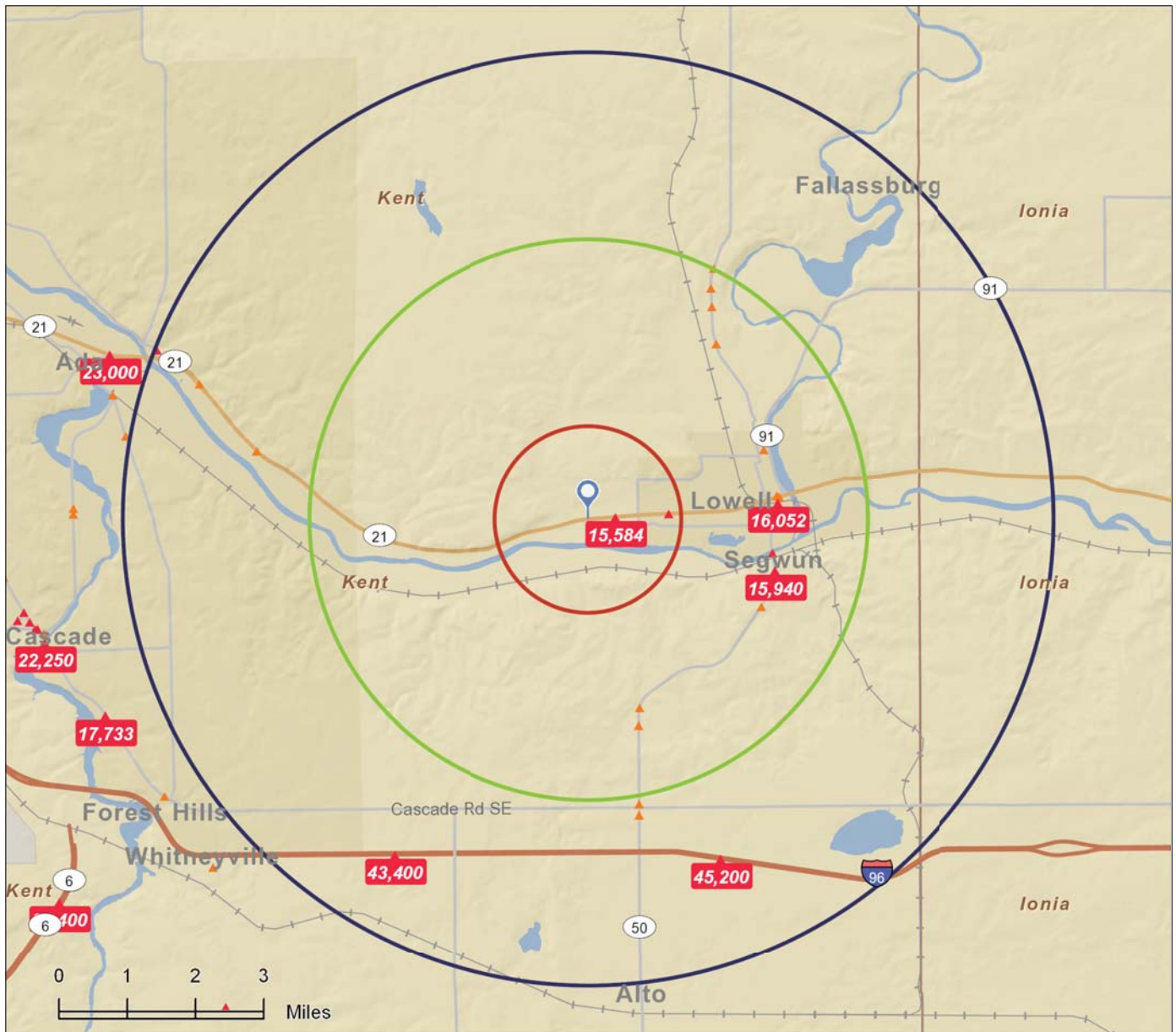
2013 Percent Hispanic Origin: 2.5%



### Traffic Count Map

11550 E Fulton  
 11550 Fulton St E, Lowell, Michigan, 49331  
 Ring: 1, 3, 5 Miles

Prepared by Chad Razmus  
 Latitude: 42.930222  
 Longitude: -85.381839























- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Market Reach

All of our listings are populated to all of these websites for maximum internet exposure. The websites, in turn, produce many opportunities to be found by various search engines based on keywords distinctly featuring your property. Many details are gathered on a lease or purchase opportunity before ever calling the agent representing the property.

 <p><b>CPIX</b>  <a href="http://www.cpix.net">http://www.cpix.net</a>                      A commercial information exchange (CIE), serving The State of Michigan.</p> <p style="text-align: right;"><b>49,950</b></p>	 <p><b>Commercial IQ</b>  <a href="http://commercialiq.com">http://commercialiq.com</a>                      A national commercial real estate search engine, drawing thousands of visitors daily.</p> <p style="text-align: right;"><b>41,983</b></p>
 <p><b>SiteLink Companies</b>  <a href="http://southlandcommercial.catylist.com">http://southlandcommercial.catylist.com</a>                      Members that use SiteLink to display listings on their company websites.</p> <p style="text-align: right;"><b>23,473</b></p>	 <p><b>Oodle Classifieds</b>  <a href="http://oodle.com">http://oodle.com</a>                      One of the world's largest classifieds services.</p> <p style="text-align: right;"><b>3,183</b></p>
 <p><b>Google</b>  <a href="http://google.com">http://google.com</a>                      The world's leading search engine.</p> <p style="text-align: right;"><b>2,439</b></p>	 <p><b>MEDC</b>  <a href="http://michigan.catylist.com">http://michigan.catylist.com</a>                      A local Economic Development organization.</p> <p style="text-align: right;"><b>1,430</b></p>
 <p><b>Rofo</b>  <a href="http://rofo.com">http://rofo.com</a>                      A tenant-focused search engine for office, retail, and industrial space.</p> <p style="text-align: right;"><b>881</b></p>	 <p><b>CIMLS</b>  <a href="http://cimls.com">http://cimls.com</a>                      A national commercial/investment MLS with over 100,000 registered members.</p> <p style="text-align: right;"><b>820</b></p>
 <p><b>LinkedIn</b>  <a href="http://linkedin.com">http://linkedin.com</a>                      A business-oriented social network with over 100 million members worldwide.</p> <p style="text-align: right;"><b>584</b></p>	 <p><b>OfficeSpace</b>  <a href="http://officespace.com">http://officespace.com</a>                      A tenant-focused search engine for office, retail, and industrial space.</p> <p style="text-align: right;"><b>334</b></p>
 <p><b>Yahoo</b>  <a href="http://yahoo.com">http://yahoo.com</a>                      One of the world's largest search engines.</p> <p style="text-align: right;"><b>276</b></p>	 <p><b>DEGC</b>  <a href="http://degc.catylist.com">http://degc.catylist.com</a>                      A local Economic Development organization.</p> <p style="text-align: right;"><b>239</b></p>
 <p><b>Pensacola AoR</b>  <a href="http://www.gulfcoastcmls.com">http://www.gulfcoastcmls.com</a>                      A commercial information exchange (CIE), serving the Gulf Coast Region.</p> <p style="text-align: right;"><b>2</b></p>	 <p><b>KAAR</b>  <a href="http://www.kaarcie.com">http://www.kaarcie.com</a>                      A commercial information exchange (CIE), serving The Knoxville Area.</p> <p style="text-align: right;"><b>2</b></p>
 <p><b>PropBot</b>  <a href="http://propbot.com">http://propbot.com</a>                      A national search engine for commercial real estate.</p> <p style="text-align: right;"><b>2</b></p>	 <p><b>LACDB</b>  <a href="http://www.lacdb.com">http://www.lacdb.com</a>                      A commercial information exchange (CIE), serving The State of Louisiana.</p> <p style="text-align: right;"><b>1</b></p>
 <p><b>MFCRE</b>  <a href="http://www.mfcre.com">http://www.mfcre.com</a>                      A commercial information exchange (CIE), serving Central and SW FL.</p> <p style="text-align: right;"><b>1</b></p>	 <p><b>PAR</b>  <a href="http://www.parcie.com">http://www.parcie.com</a>                      A commercial information exchange (CIE), serving The State of Pennsylvania.</p> <p style="text-align: right;"><b>1</b></p>
 <p><b>WCIE</b>  <a href="http://www.ciewisconsin.com">http://www.ciewisconsin.com</a>                      A commercial information exchange (CIE), serving The State of Wisconsin.</p> <p style="text-align: right;"><b>1</b></p>	 <p><b>PropertyShark</b>  <a href="http://propertyshark.com">http://propertyshark.com</a>                      A property research database covering major markets.</p> <p style="text-align: right;"><b>1</b></p>



**Bing**

<http://bing.com>  
A search engine powered by Microsoft.

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**Vast Classifieds**

<http://vast.com>  
A leading vertical search platform for real estate with millions of users a month.

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**ICREX**

<http://www.icrex.net>  
A commercial information exchange (CIE), serving The State of Indiana.

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**Catylist**

<http://sitefinder.catylist.com>  
A commercial information exchange (CIE), serving the State of Michigan.

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**Oakland County BDS**

<http://globaloakland.catylist.com>  
A local Economic Development organization.

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**Monroe County IDC**

<http://monroecountyidc.catylist.com>  
A local Economic Development organization.

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**GRCC**

<http://thegrcc.catylist.com>  
A local Economic Development organization.

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**REMATRIX**

<http://rematrix.com>  
A Canadian commercial real estate portal.

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**Wayne County EDGE**

<http://waynecounty.catylist.com>  
A local Economic Development organization.

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**City of Fenton**

<http://cityoffenton.catylist.com>  
A local Economic Development organization.

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**Enterprise Group of Jackson**

<http://enterprisegroup.catylist.com>  
A local Economic Development organization.

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**Ann Arbor SPARK**

<http://annarborusa.catylist.com>  
A local Economic Development organization.

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**City of Novi**

<http://investnovi.catylist.com>  
A local Economic Development organization.

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**City of Auburn Hills**

<http://auburnhills.catylist.com>  
A local Economic Development organization.

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**LEAP**

<http://leapinc.catylist.com>  
A local Economic Development organization.

23



**CALV**

<http://www.calv.org>  
A commercial information exchange (CIE), serving The Greater Las Vegas Area.

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**East Lansing**

<http://eastlansing.catylist.com>  
A local Economic Development organization.

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**NICAR**

<http://www.nicarx.com>  
A commercial information exchange (CIE), serving Northern Illinois.

7



**The RCA of MA**

<http://www.masscie.com>  
A commercial information exchange (CIE), serving The State of Massachusetts.

5



**NECPE**

<http://www.newenglandcommercialproperty.com>  
A commercial information exchange (CIE), serving New Hampshire, Maine, Vermont, Massachusetts.

3



**KCREA**

<http://www.kcrea.com>  
A commercial information exchange (CIE), serving The State of Kentucky.

3



**OAR**

<http://www.ohiocommercialsources.com>  
A commercial information exchange (CIE), serving The State of Ohio.

3



**Pikes Peak RSC**

<http://www.coloradospringscommercialproperties.com>  
A commercial information exchange (CIE), serving The Colorado Springs Area.

2



**The MEDC**

<http://medc.catylist.com>  
A commercial information exchange (CIE), serving the State of Michigan.

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