Property Overview

Family Video-Anchored Retail for Lease

2601 Washington Street
Midland, Michigan

Gerdom
REALTY & INVESTMENT

Focus.   Strategy.   Results.

Family Video, Midland, Michigan
Property Summary

Property: **2601 Washington Street, Midland, Michigan 48642**

Offering: -/+ 1,500 SF End Cap

Asking Rate: $Negotiable (NNN)

NNN: $3.70 per square foot

Population: 35,249 (3 miles)

Med HH Inc.: $60,080 (3 miles)

Comments: Join Family Video on Washington Street, between Cambridge Street and East Lawn Drive. This 7,000 SF Family Video will continue operating, but would demise down to allow for about 1,500 SF of available space on an end cap. This is perfect for any retail, food, office, or service user who would like to locate next to a successful operating business and benefit from the built-in foot traffic supplied by Family Video. Family Video will work with you on your proposed layout.

*We also have similar opportunities at other Michigan Family Video locations. Contact broker for details.
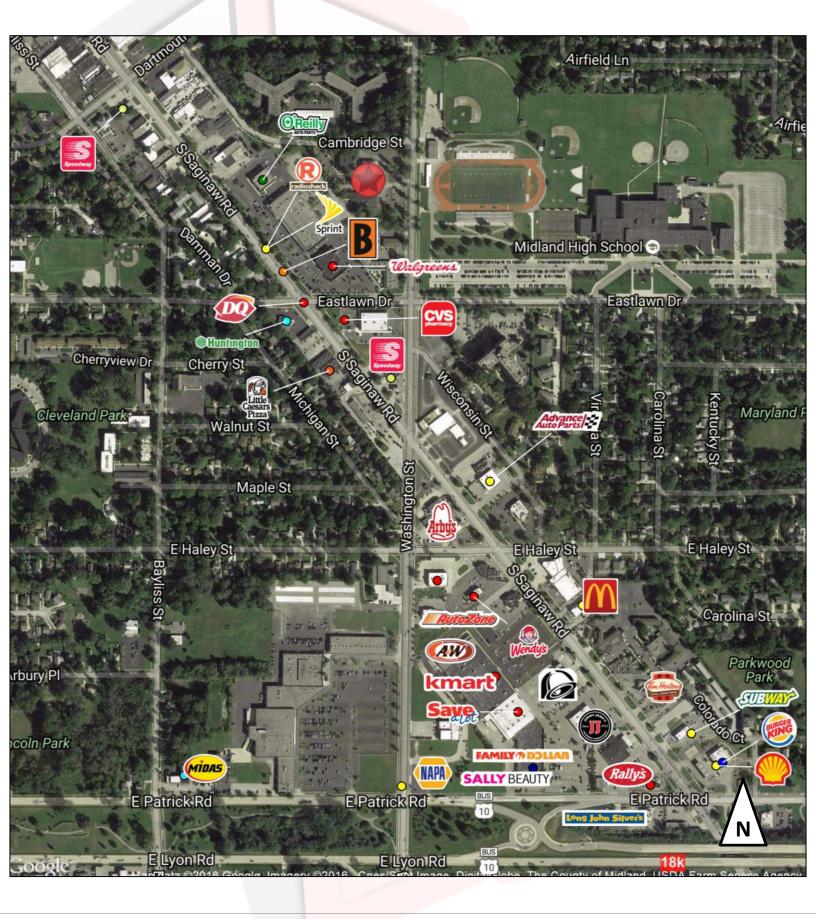
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www.gerdomrealty.com

gerdom
REALTY & INVESTMENT

Airfield Ln

Airfie

Dartmout

liss St

Rd

Speedway

S Saginaw Rd

O'Reilly AUTO PARTS

Cambridge St

radioshack

Sprint

B

Walgreens

Midland High School

Eastlawn Dr

Eastlawn Dr

Damman Dr

DQ

Huntington

Cherry St

Cherryview Dr

Little Caesars Pizza

CVS pharmacy

Speedway

Wisconsin St

Carolina St

Kentucky St

Maryland P

Walnut St

Michigan St

Cleveland Park

S Saginaw Rd

Maple St

Advance Auto Parts

Vir a St

E Haley St

Washington St

Arby's

E Haley St

E Haley St

Bayliss St

AutoZone

S Saginaw Rd

McDonald's

Carolina St

arbury Pl

A&W

Wendy's

Parkwood Park

kmart

SUBWAY

Save a lot

JJ

Tim Horton

BURGER KING

ncoln Park

MIDAS

FAMILY DOLLAR

NAPA

SALLY BEAUTY

Rally's

Colorado Ct

Shell

E Patrick Rd

E Patrick Rd

E Patrick Rd

E Patrick Rd

BUS 10

Long John Silver's

N

E Lyon Rd

E Lyon Rd

BUS 10

18k

Google

MapData ©2016 Google Imagery ©2016 Cnes/Spot Image DigitalGlobe The County of Midland USDA Farm Service Agency

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SITE DIMENSION PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

B-2 ZONING | OFFICE SERVICE ZONING

CL CAMBRIDGE ST.
(60' R/W)

PROPOSED BUILDING
7,000 SQ. FT.
FIN. FLOOR = 630.0

B-2 ZONING

CL WASHINGTON ST.
(60' R/W)

OFFICE SERVICE ZONING

B-2 ZONING

2.5' WIDE

9' C/C

20'

69 spaces

TYPICAL PARKING LAYOUT
N.T.S.

SECTION A-A

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Family Video, Midland, Michigan

Gerdom
REALTY & INVESTMENT

5 mi radius

3 mi radius

1 mi radius

E Parrish Rd
W Parish Rd
E Monroe Rd
Midland City Forest Park
E Letts Rd
Willard
Seidlers Rd
S Carter Rd
Seidler Rd
11 Mile Rd
Flajole Rd
N Waldo Rd
N Eastman Rd
N Sturgeon Rd
N Saginaw Rd
Perrine Rd
Northwood University
Orchard Dr
Dow Gardens
N Jefferson Ave
N Saginaw Rd
Rodd St
Wheeler Street
E Ashman St
Swede Ave
Wheeler Rd
Carter Rd
11 Mile Rd
Williams Charter Township
Midland
Tittabawassee River
W North Union Rd
Waldo Ave
Bay City Rd
Flajole Rd
S Saginaw Rd
W Midland Rd
S Homer Rd
E Chippewa River Rd
E Prairie Rd
E Pine River Rd
S Woo
E Ashby Rd
Midland Charter Township
Salzburg Rd
W Salzburg Rd
S Carter Rd
Hotchkiss Rd
11 Mile Rd
onville Rd
E Gordonville Rd
N River Rd
East River Rd
Midland Rd
N River Rd
Carter Rd
47
Webster Rd
Garfield Rd
Buc
S Joseyville Rd
eland Rd
S Sasse
S Smith
Rd
MBS International Airport

Map data ©2016 Google

MICHIGAN
Petoskey
Traverse City
Huron National Forest
Manistee National Forest
Muskegon
Grand Rapids
Holland
Lansing
Flint
Kalamazoo
Battle Creek
Ann Arbor
Detroit
Dearborn
Chatham
Elkhart
outh Bend
Toledo

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Family Video, Midland, Michigan

FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections
Calculated using Weighted Block Centroid from Block Groups

Gerdom REALTY & INVESTMENT

Lat/Lon: 43.6212/-84.2181

RF1

2601 Washington St
Midland, MI 48642

	1 mi radius	3 mi radius	5 mi radius
POPULATION			
2016 Estimated Population	9,413	35,249	49,773
2021 Projected Population	9,519	35,646	50,344
2010 Census Population	9,408	35,268	49,757
2000 Census Population	9,576	35,907	49,443
Projected Annual Growth 2016 to 2021	0.2%	0.2%	0.2%
Historical Annual Growth 2000 to 2016	-0.1%	-0.1%	-
HOUSEHOLDS			
2016 Estimated Households	4,676	15,164	21,097
2021 Projected Households	4,845	15,716	21,867
2010 Census Households	4,523	14,684	20,403
2000 Census Households	4,475	14,311	19,475
Projected Annual Growth 2016 to 2021	0.7%	0.7%	0.7%
Historical Annual Growth 2000 to 2016	0.3%	0.4%	0.5%
AGE			
2016 Est. Population Under 10 Years	10.5%	11.1%	11.0%
2016 Est. Population 10 to 19 Years	9.7%	13.1%	13.3%
2016 Est. Population 20 to 29 Years	16.6%	14.2%	14.1%
2016 Est. Population 30 to 44 Years	17.1%	17.1%	17.1%
2016 Est. Population 45 to 59 Years	18.3%	20.3%	20.7%
2016 Est. Population 60 to 74 Years	15.7%	14.5%	14.7%
2016 Est. Population 75 Years or Over	12.1%	9.7%	9.2%
2016 Est. Median Age	40.4	39.3	39.2
MARITAL STATUS & GENDER			
2016 Est. Male Population	46.4%	48.1%	48.5%
2016 Est. Female Population	53.6%	51.9%	51.5%
2016 Est. Never Married	33.5%	29.6%	29.1%
2016 Est. Now Married	42.5%	51.1%	51.5%
2016 Est. Separated or Divorced	16.1%	13.3%	13.4%
2016 Est. Widowed	7.9%	6.0%	6.0%
INCOME			
2016 Est. HH Income $200,000 or More	2.2%	7.7%	8.1%
2016 Est. HH Income $150,000 to $199,999	2.8%	4.8%	5.2%
2016 Est. HH Income $100,000 to $149,999	10.9%	12.2%	12.7%
2016 Est. HH Income $75,000 to $99,999	10.8%	12.7%	12.9%
2016 Est. HH Income $50,000 to $74,999	14.4%	16.8%	16.2%
2016 Est. HH Income $35,000 to $49,999	15.6%	14.2%	13.7%
2016 Est. HH Income $25,000 to $34,999	13.6%	9.6%	9.6%
2016 Est. HH Income $15,000 to $24,999	14.9%	11.0%	10.5%
2016 Est. HH Income Under $15,000	14.7%	11.0%	11.1%
2016 Est. Average Household Income	$56,323	$77,158	$78,959
2016 Est. Median Household Income	$44,511	$60,080	$60,731
2016 Est. Per Capita Income	$28,029	$33,430	$33,671
2016 Est. Total Businesses	496	2,032	2,545
2016 Est. Total Employees	8,191	31,674	37,383

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Demographic Source: Applied Geographic Solutions 04/2016, TIGER Geography

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RF1

2601 Washington St
Midland, MI 48642

		1 mi radius	3 mi radius	5 mi radius
RACE	2016 Est. White	93.1%	90.9%	91.4%
	2016 Est. Black	2.0%	2.3%	2.1%
	2016 Est. Asian or Pacific Islander	2.3%	4.0%	3.8%
	2016 Est. American Indian or Alaska Native	0.3%	0.3%	0.3%
	2016 Est. Other Races	2.3%	2.5%	2.4%
HISPANIC	2016 Est. Hispanic Population	284	1,090	1,472
	2016 Est. Hispanic Population	3.0%	3.1%	3.0%
	2021 Proj. Hispanic Population	3.7%	3.8%	3.6%
	2010 Hispanic Population	2.3%	2.5%	2.4%
EDUCATION (Adults 25 or Older)	2016 Est. Adult Population (25 Years or Over)	6,779	24,200	33,935
	2016 Est. Elementary (Grade Level 0 to 8)	2.4%	1.9%	1.9%
	2016 Est. Some High School (Grade Level 9 to 11)	5.0%	3.4%	3.4%
	2016 Est. High School Graduate	23.3%	20.0%	22.0%
	2016 Est. Some College	24.6%	20.8%	20.7%
	2016 Est. Associate Degree Only	9.9%	10.7%	10.6%
	2016 Est. Bachelor Degree Only	22.2%	25.9%	24.6%
	2016 Est. Graduate Degree	12.7%	17.4%	16.8%
HOUSING	2016 Est. Total Housing Units	4,866	15,742	21,896
	2016 Est. Owner-Occupied	56.8%	66.7%	68.2%
	2016 Est. Renter-Occupied	39.2%	29.6%	28.1%
	2016 Est. Vacant Housing	3.9%	3.7%	3.7%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	1.3%	1.7%	2.1%
	2010 Homes Built 2000 to 2004	3.1%	4.5%	5.9%
	2010 Homes Built 1990 to 1999	7.0%	12.2%	12.9%
	2010 Homes Built 1980 to 1989	7.9%	11.5%	12.3%
	2010 Homes Built 1970 to 1979	15.0%	16.8%	16.9%
	2010 Homes Built 1960 to 1969	15.2%	14.6%	14.1%
	2010 Homes Built 1950 to 1959	26.8%	20.0%	18.4%
	2010 Homes Built Before 1949	23.7%	18.8%	17.3%
HOME VALUES	2010 Home Value $1,000,000 or More	0.2%	0.3%	0.4%
	2010 Home Value $500,000 to $999,999	0.7%	1.4%	1.7%
	2010 Home Value $400,000 to $499,999	0.7%	1.6%	1.9%
	2010 Home Value $300,000 to $399,999	2.0%	4.2%	4.7%
	2010 Home Value $200,000 to $299,999	6.7%	12.4%	12.8%
	2010 Home Value $150,000 to $199,999	13.1%	18.2%	18.0%
	2010 Home Value $100,000 to $149,999	32.0%	26.9%	25.8%
	2010 Home Value $50,000 to $99,999	38.3%	26.6%	25.0%
	2010 Home Value $25,000 to $49,999	4.1%	4.7%	5.1%
	2010 Home Value Under $25,000	2.2%	3.8%	4.6%
	2010 Median Home Value	$106,431	$129,698	$130,629
	2010 Median Rent	$459	$547	$551

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2000-2010 Census, 2016 Estimates with 2021 Projections
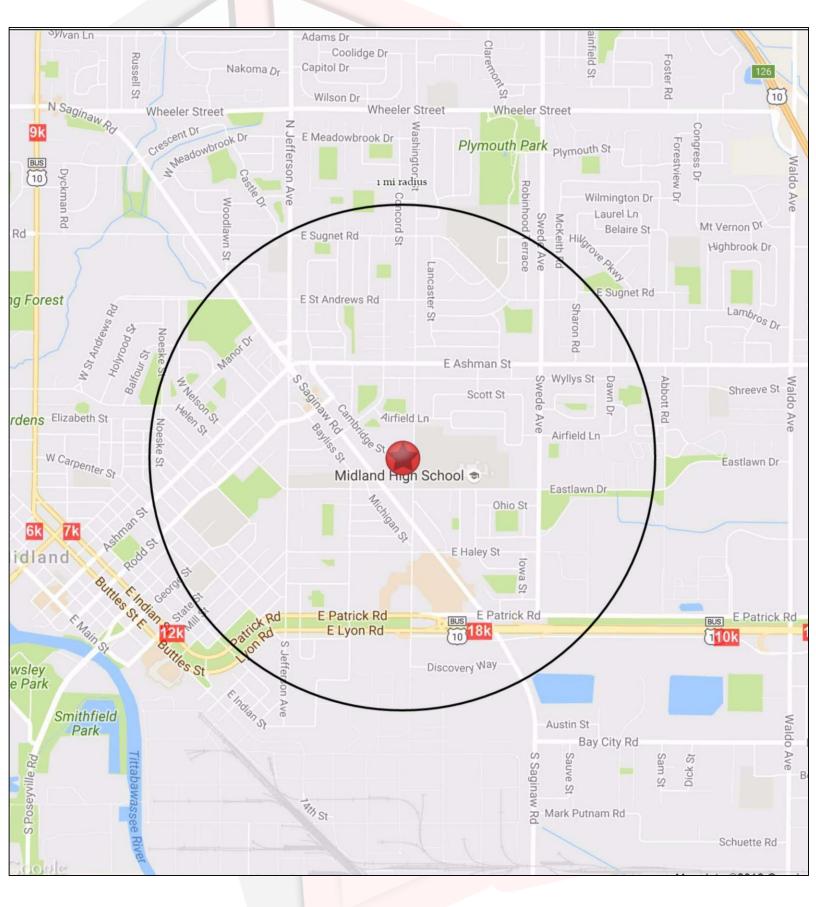*Calculated using Weighted Block Centroid from Block Groups*

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LABOR FORCE			
2016 Est. Labor Population Age 16 Years or Over	7,885	28,724	40,510
2016 Est. Civilian Employed	59.5%	59.2%	59.1%
2016 Est. Civilian Unemployed	2.8%	2.0%	2.1%
2016 Est. in Armed Forces	-	-	-
2016 Est. not in Labor Force	37.7%	38.8%	38.8%
2016 Labor Force Males	45.9%	47.5%	48.0%
2016 Labor Force Females	54.1%	52.5%	52.0%
OCCUPATION			
2010 Occupation: Population Age 16 Years or Over	4,165	15,418	21,472
2010 Mgmt, Business, & Financial Operations	12.0%	16.3%	16.4%
2010 Professional, Related	26.9%	28.6%	27.4%
2010 Service	18.9%	16.8%	17.3%
2010 Sales, Office	24.9%	22.9%	23.0%
2010 Farming, Fishing, Forestry	1.5%	0.8%	0.7%
2010 Construction, Extraction, Maintenance	6.8%	5.9%	6.5%
2010 Production, Transport, Material Moving	9.0%	8.7%	8.7%
2010 White Collar Workers	63.7%	67.8%	66.8%
2010 Blue Collar Workers	36.3%	32.2%	33.2%
TRANSPORTATION TO WORK			
2010 Drive to Work Alone	83.7%	83.5%	84.6%
2010 Drive to Work in Carpool	6.3%	7.1%	6.8%
2010 Travel to Work by Public Transportation	1.2%	1.1%	1.0%
2010 Drive to Work on Motorcycle	0.2%	0.1%	0.1%
2010 Walk or Bicycle to Work	3.7%	3.2%	2.8%
2010 Other Means	0.4%	0.5%	0.5%
2010 Work at Home	4.5%	4.6%	4.2%
TRAVEL TIME			
2010 Travel to Work in 14 Minutes or Less	61.8%	58.8%	53.3%
2010 Travel to Work in 15 to 29 Minutes	22.3%	25.6%	29.2%
2010 Travel to Work in 30 to 59 Minutes	12.4%	12.8%	15.0%
2010 Travel to Work in 60 Minutes or More	3.5%	2.8%	2.6%
2010 Average Travel Time to Work	12.2	12.8	13.8
CONSUMER EXPENDITURE			
2016 Est. Total Household Expenditure	$220 M	$884 M	$1.25 B
2016 Est. Apparel	$7.57 M	$30.8 M	$43.7 M
2016 Est. Contributions, Gifts	$14.1 M	$62.3 M	$88.9 M
2016 Est. Education, Reading	$8.05 M	$35.2 M	$50.2 M
2016 Est. Entertainment	$12.2 M	$49.6 M	$70.4 M
2016 Est. Food, Beverages, Tobacco	$34.3 M	$134 M	$190 M
2016 Est. Furnishings, Equipment	$7.32 M	$30.5 M	$43.3 M
2016 Est. Health Care, Insurance	$20.0 M	$77.3 M	$109 M
2016 Est. Household Operations, Shelter, Utilities	$68.6 M	$274 M	$388 M
2016 Est. Miscellaneous Expenses	$3.34 M	$13.0 M	$18.3 M
2016 Est. Personal Care	$2.86 M	$11.4 M	$16.2 M
2016 Est. Transportation	$41.8 M	$166 M	$235 M

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1 mi radius

Midland High School

Plymouth Park

Smithfield Park

Tittabawassee River

9k
BUS 10
6k 7k
12k
BUS 10 18k
BUS 110k