

# Property Profile



**FAMILY VIDEO-ANCHORED  
RETAIL FOR LEASE**

**146 South Venoy Road  
Westland, MI**



Focus.

Strategy.

Results.

[www.gerdomrealty.com](http://www.gerdomrealty.com)

# RETAIL FOR LEASE



146 South Venoy Road  
Westland, MI 48186

**Name:** FAMILY VIDEO-ANCHORED RETAIL  
**Location:** SWC South Venoy Road & Cherry Hill Road  
**Zoning:** CB-2; Shopping Center Commercial  
**Total Size:** 7,000 SF

**Min. Available:** 1,200 SF  
**Max Available:** 2,000 SF  
**Pricing:** TBD  
**NNN:** Est. at \$3.89psf

**Comments:** Join Family Video at the southwest corner of South Venoy Road and Cherry Hill Road, surrounded by dense residential population. This 7,000 SF Family Video will continue operating, but would demise down to allow for about 1,200-2,000 SF of available space on an end cap. This is perfect for any retail, food, office, or service user who would like locate next to a successful operating business and benefit from the built-in foot traffic supplied by Family Video. The building has curb cuts on both Venoy and Cherry Hill Roads and is accessible from the adjacent 7/11 store. Family Video will work with you on your proposed layout.

\*We also have similar opportunities at other southeast Michigan Family Video locations. Contact broker for details.

	1 mi radius	3 mi radius	5 mi radius	10 min drivetime
<b>Population</b>	15,089	113,027	252,307	278,887
<b>Households</b>	6,218	48,062	105,036	115,716
<b>Average HH Income</b>	\$61,997	\$53,993	\$61,482	\$63,443
<b>Employees</b>	2,393	38,161	104,394	109,388
<b>Median Age</b>	38.1	37.4	37.2	37.4

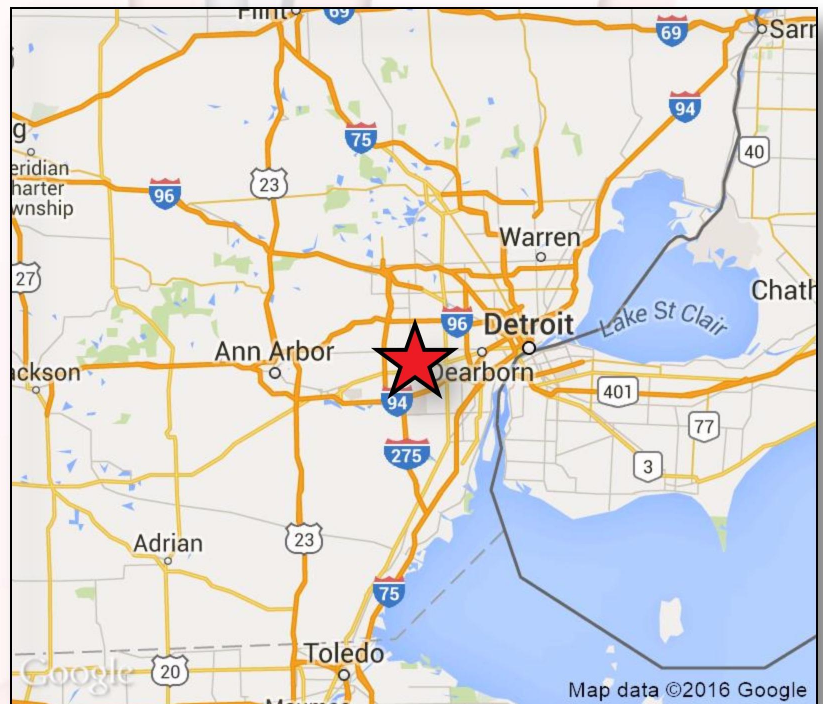
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## Gerdom Realty & Investment

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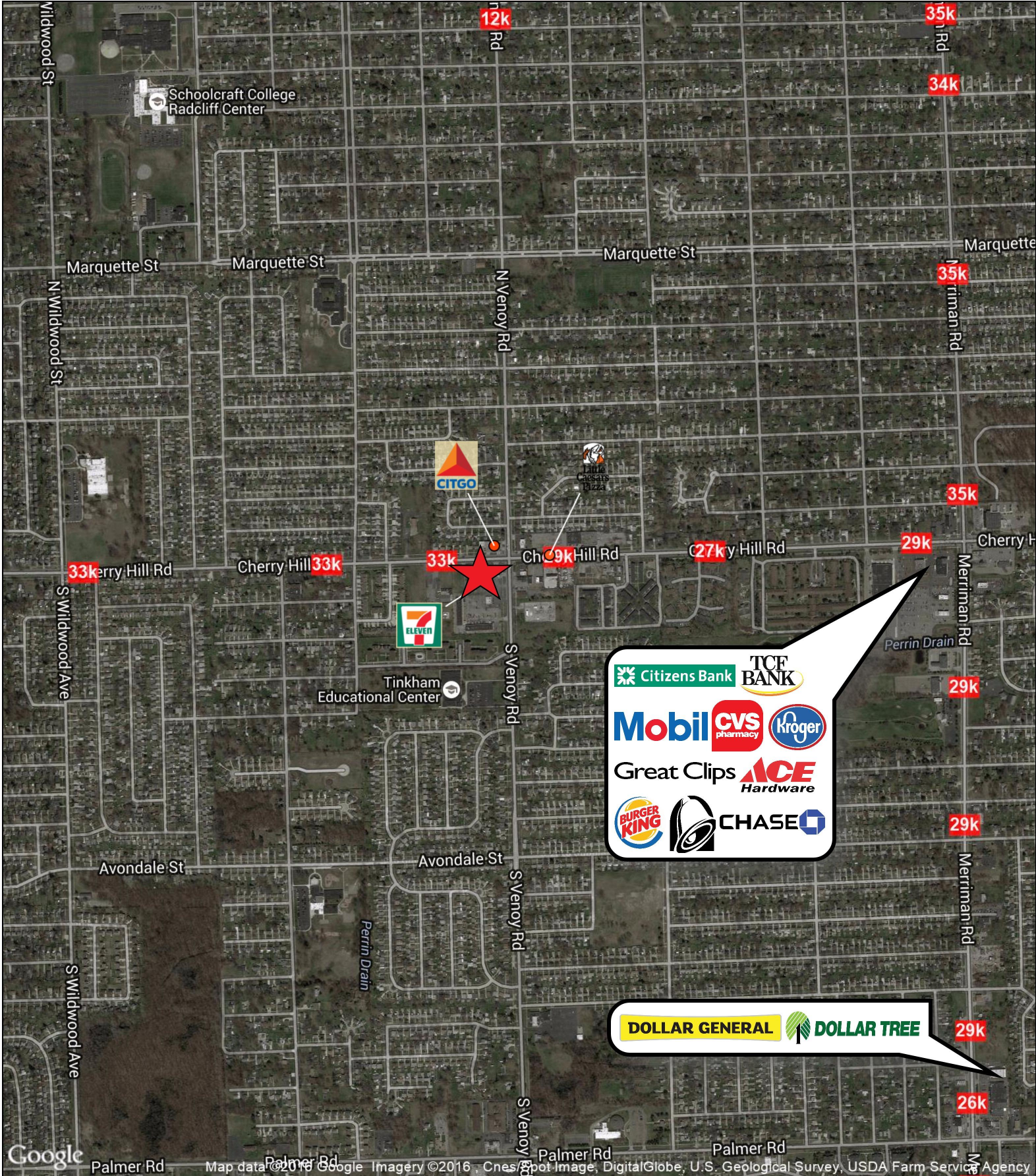


All information contained herein was obtained from sources deemed reliable however we cannot warrant or guarantee its accuracy.



# Aerial Photograph

146 South Venoy Road  
Westland, MI



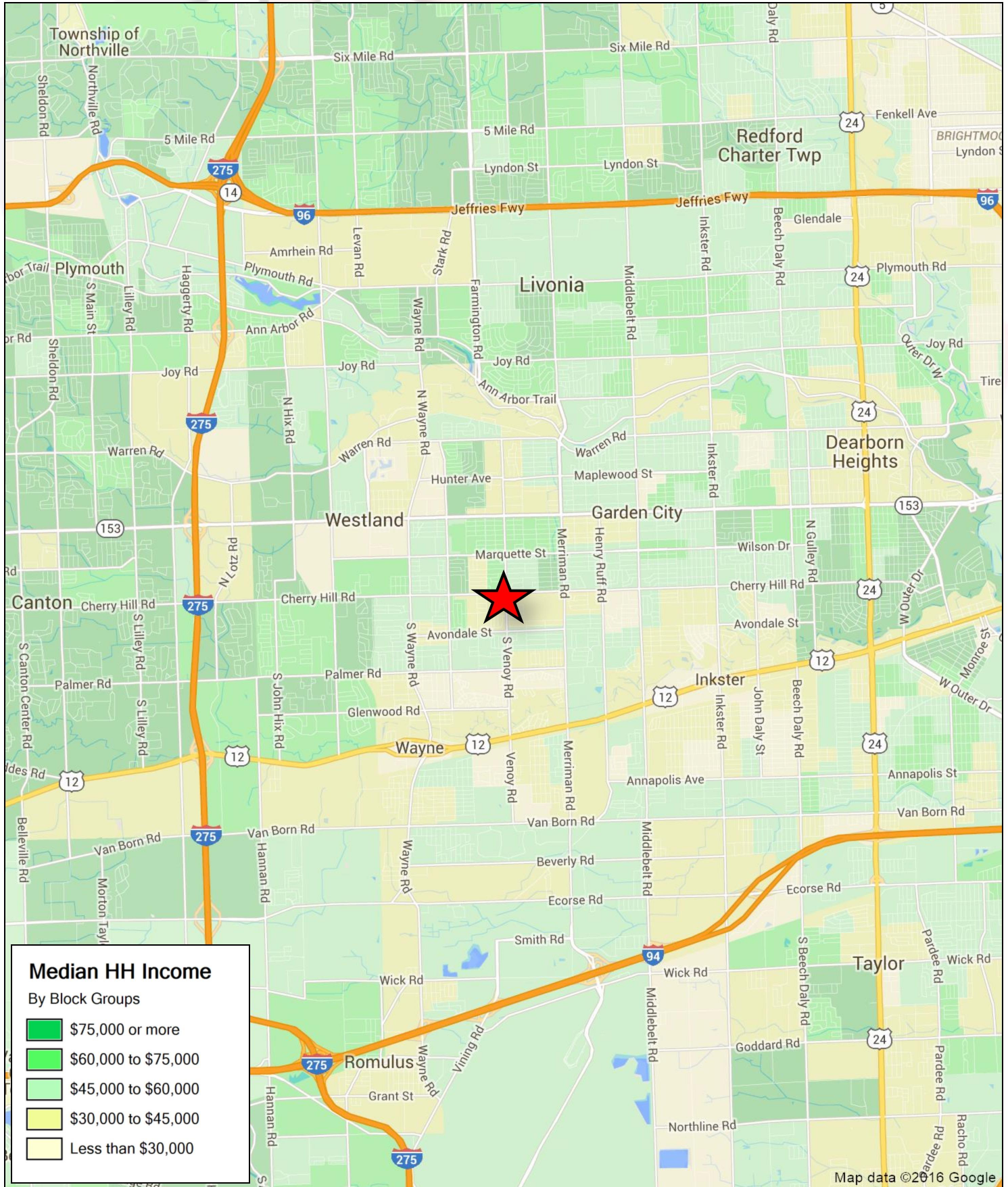
Google

Map data ©2016 Google Imagery ©2016 Cnes/Spot Image, DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency



# Income Density Map

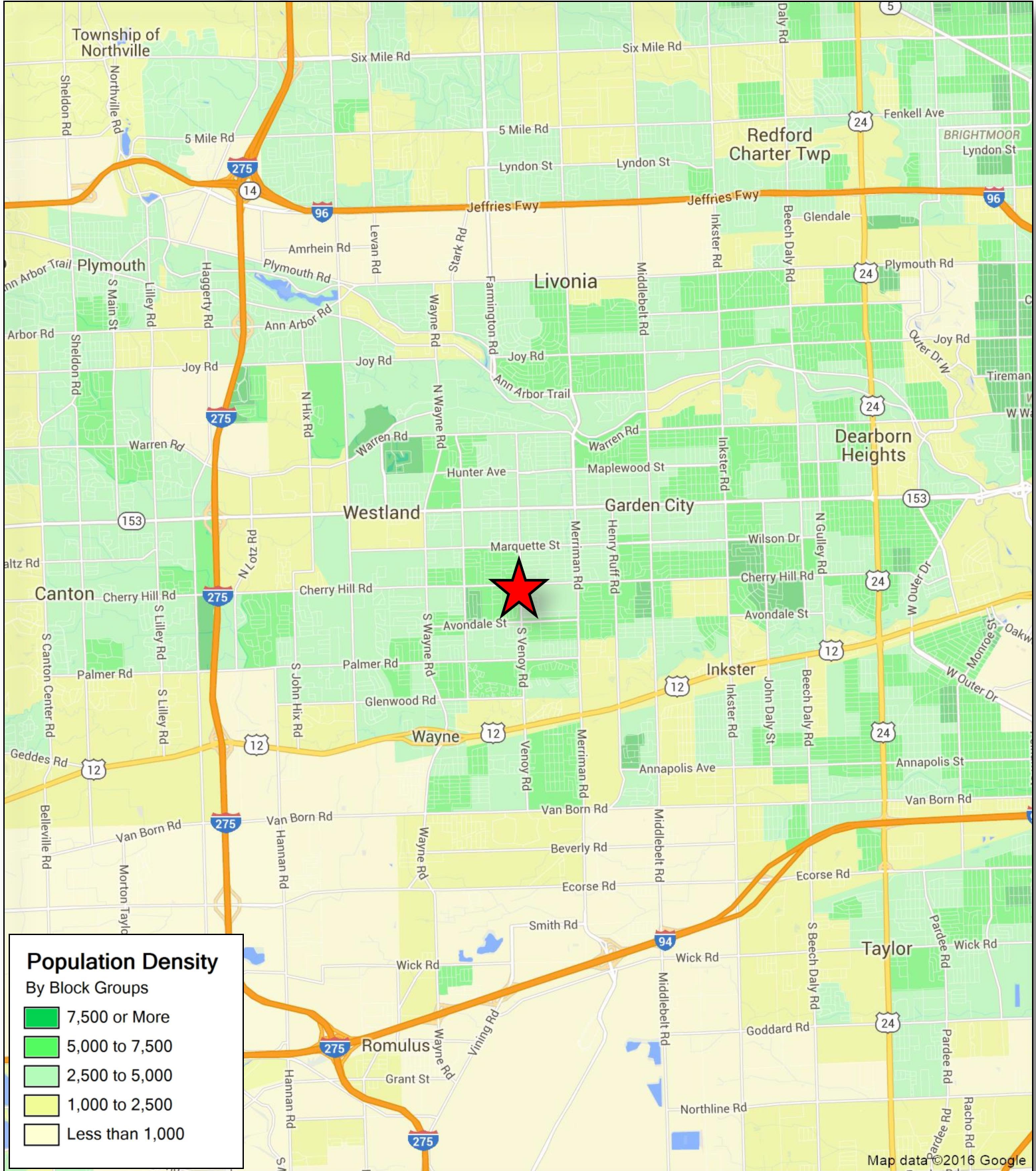
146 South Venoy Road  
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# Population Density Map

146 South Venoy Road  
Westland, MI





# Photographs

146 South Venoy Road  
Westland, MI



# FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.3096/-83.3640

RF1

## FAMILY VIDEO-ANCHORED RETAIL FOR LEASE

Westland, 146 South Venoy Road

	1 mi radius	3 mi radius	5 mi radius	10 min drivetime	
<b>POPULATION</b>	2016 Estimated Population	15,574	113,077	253,649	278,887
	2021 Projected Population	14,869	109,047	244,960	269,186
	2010 Census Population	16,949	120,613	271,563	298,700
	2000 Census Population	18,389	129,249	281,197	307,763
	Projected Annual Growth 2016 to 2021	-0.9%	-0.7%	-0.7%	-0.7%
	Historical Annual Growth 2000 to 2016	-1.0%	-0.8%	-0.6%	-0.6%
<b>HOUSEHOLDS</b>	2016 Estimated Households	6,398	48,017	105,622	115,716
	2021 Projected Households	6,235	47,211	104,024	113,897
	2010 Census Households	6,746	49,656	109,665	120,199
	2000 Census Households	7,009	51,995	112,307	122,857
	Projected Annual Growth 2016 to 2021	-0.5%	-0.3%	-0.3%	-0.3%
	Historical Annual Growth 2000 to 2016	-0.5%	-0.5%	-0.4%	-0.4%
<b>AGE</b>	2016 Est. Population Under 10 Years	12.2%	12.5%	12.7%	12.7%
	2016 Est. Population 10 to 19 Years	12.8%	12.7%	12.8%	12.9%
	2016 Est. Population 20 to 29 Years	13.0%	14.3%	14.1%	13.9%
	2016 Est. Population 30 to 44 Years	20.0%	19.2%	19.4%	19.3%
	2016 Est. Population 45 to 59 Years	20.8%	20.7%	20.6%	20.6%
	2016 Est. Population 60 to 74 Years	14.4%	14.3%	14.0%	14.0%
	2016 Est. Population 75 Years or Over	6.8%	6.3%	6.5%	6.5%
	2016 Est. Median Age	38.0	37.3	37.3	37.4
<b>MARITAL STATUS &amp; GENDER</b>	2016 Est. Male Population	49.1%	48.1%	48.1%	48.1%
	2016 Est. Female Population	50.9%	51.9%	51.9%	51.9%
	2016 Est. Never Married	31.2%	35.9%	33.6%	32.9%
	2016 Est. Now Married	45.6%	38.9%	43.0%	44.0%
	2016 Est. Separated or Divorced	14.7%	17.4%	16.1%	15.8%
	2016 Est. Widowed	8.5%	7.8%	7.3%	7.3%
<b>INCOME</b>	2016 Est. HH Income \$200,000 or More	1.3%	1.3%	2.1%	2.3%
	2016 Est. HH Income \$150,000 to \$199,999	4.1%	2.9%	3.8%	4.3%
	2016 Est. HH Income \$100,000 to \$149,999	10.9%	9.2%	11.8%	12.5%
	2016 Est. HH Income \$75,000 to \$99,999	14.1%	12.0%	12.9%	13.3%
	2016 Est. HH Income \$50,000 to \$74,999	22.1%	19.0%	19.2%	19.1%
	2016 Est. HH Income \$35,000 to \$49,999	16.3%	15.9%	15.0%	14.5%
	2016 Est. HH Income \$25,000 to \$34,999	11.5%	11.7%	11.1%	10.7%
	2016 Est. HH Income \$15,000 to \$24,999	10.8%	12.4%	11.1%	10.9%
	2016 Est. HH Income Under \$15,000	9.0%	15.7%	12.9%	12.4%
	2016 Est. Average Household Income	\$61,863	\$53,851	\$61,433	\$63,443
	2016 Est. Median Household Income	\$52,935	\$45,538	\$52,477	\$54,332
	2016 Est. Per Capita Income	\$25,417	\$22,927	\$25,645	\$26,381
	2016 Est. Total Businesses	339	3,826	9,192	10,142
2016 Est. Total Employees	2,405	38,130	104,535	109,388	

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RF1

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<b>RACE</b>	2016 Est. White	85.5%	72.9%	72.4%	72.9%
	2016 Est. Black	9.2%	20.6%	19.7%	18.8%
	2016 Est. Asian or Pacific Islander	1.8%	2.3%	4.0%	4.3%
	2016 Est. American Indian or Alaska Native	0.4%	0.4%	0.4%	0.3%
	2016 Est. Other Races	3.1%	3.8%	3.6%	3.6%
<b>HISPANIC</b>	2016 Est. Hispanic Population	631	4,569	10,078	11,033
	2016 Est. Hispanic Population	4.1%	4.0%	4.0%	4.0%
	2021 Proj. Hispanic Population	4.9%	4.8%	4.7%	4.7%
	2010 Hispanic Population	3.5%	3.5%	3.5%	3.5%
<b>EDUCATION (Adults 25 or Older)</b>	2016 Est. Adult Population (25 Years or Over)	10,700	76,591	171,523	188,525
	2016 Est. Elementary (Grade Level 0 to 8)	2.4%	3.0%	3.2%	3.2%
	2016 Est. Some High School (Grade Level 9 to 11)	6.9%	9.2%	7.7%	7.2%
	2016 Est. High School Graduate	38.0%	35.8%	31.7%	30.2%
	2016 Est. Some College	28.7%	27.4%	26.3%	26.0%
	2016 Est. Associate Degree Only	8.7%	9.2%	9.0%	9.2%
	2016 Est. Bachelor Degree Only	10.5%	10.9%	14.3%	15.6%
	2016 Est. Graduate Degree	4.8%	4.6%	7.8%	8.6%
<b>HOUSING</b>	2016 Est. Total Housing Units	7,097	53,937	118,231	129,209
	2016 Est. Owner-Occupied	71.9%	56.4%	60.6%	61.6%
	2016 Est. Renter-Occupied	18.3%	32.6%	28.7%	28.0%
	2016 Est. Vacant Housing	9.8%	11.0%	10.7%	10.4%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	1.8%	1.8%	2.4%	2.3%
	2010 Homes Built 2000 to 2004	2.8%	3.5%	4.5%	4.5%
	2010 Homes Built 1990 to 1999	6.0%	8.5%	9.8%	9.7%
	2010 Homes Built 1980 to 1989	5.5%	7.4%	7.5%	8.0%
	2010 Homes Built 1970 to 1979	10.8%	14.3%	14.7%	15.8%
	2010 Homes Built 1960 to 1969	17.7%	18.1%	15.8%	15.4%
	2010 Homes Built 1950 to 1959	42.0%	29.2%	28.1%	27.0%
	2010 Homes Built Before 1949	13.5%	17.2%	17.2%	17.3%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	0.4%	0.3%	0.4%	0.4%
	2010 Home Value \$500,000 to \$999,999	0.9%	0.8%	0.9%	1.0%
	2010 Home Value \$400,000 to \$499,999	0.8%	0.7%	0.9%	0.9%
	2010 Home Value \$300,000 to \$399,999	2.2%	2.2%	3.1%	3.3%
	2010 Home Value \$200,000 to \$299,999	7.1%	7.8%	11.2%	12.4%
	2010 Home Value \$150,000 to \$199,999	16.8%	17.5%	19.8%	20.5%
	2010 Home Value \$100,000 to \$149,999	37.6%	30.9%	27.2%	26.5%
	2010 Home Value \$50,000 to \$99,999	26.1%	28.5%	25.1%	24.1%
	2010 Home Value \$25,000 to \$49,999	4.3%	6.5%	6.2%	5.7%
	2010 Home Value Under \$25,000	3.9%	4.6%	5.3%	5.2%
	2010 Median Home Value	\$120,425	\$117,238	\$127,268	\$131,342
	2010 Median Rent	\$914	\$631	\$676	\$685

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<b>LABOR FORCE</b>	2016 Est. Labor Population Age 16 Years or Over	12,465	90,343	201,692	221,427
	2016 Est. Civilian Employed	61.3%	59.4%	60.8%	61.4%
	2016 Est. Civilian Unemployed	2.8%	3.3%	3.0%	2.9%
	2016 Est. in Armed Forces	-	-	-	-
	2016 Est. not in Labor Force	35.9%	37.3%	36.1%	35.7%
	2016 Labor Force Males	48.6%	47.2%	47.2%	47.2%
	2016 Labor Force Females	51.4%	52.8%	52.8%	52.8%
<b>OCCUPATION</b>	2010 Occupation: Population Age 16 Years or Over	7,375	49,628	115,315	127,502
	2010 Mgmt, Business, & Financial Operations	8.7%	9.9%	11.7%	12.2%
	2010 Professional, Related	19.7%	16.6%	19.9%	21.0%
	2010 Service	19.6%	21.5%	19.6%	19.1%
	2010 Sales, Office	26.6%	26.7%	25.9%	25.8%
	2010 Farming, Fishing, Forestry	0.2%	0.3%	0.3%	0.3%
	2010 Construction, Extraction, Maintenance	9.5%	8.2%	7.5%	7.1%
	2010 Production, Transport, Material Moving	15.7%	16.8%	15.2%	14.5%
	2010 White Collar Workers	55.1%	53.2%	57.5%	59.0%
	2010 Blue Collar Workers	44.9%	46.8%	42.5%	41.0%
	<b>TRANSPORTATION TO WORK</b>	2010 Drive to Work Alone	88.9%	85.9%	86.1%
2010 Drive to Work in Carpool		7.5%	8.7%	8.7%	8.3%
2010 Travel to Work by Public Transportation		0.3%	1.2%	1.0%	0.9%
2010 Drive to Work on Motorcycle		-	0.1%	0.1%	0.1%
2010 Walk or Bicycle to Work		1.4%	1.9%	1.6%	1.6%
2010 Other Means		0.6%	0.2%	0.4%	0.4%
2010 Work at Home		1.2%	2.0%	2.2%	2.3%
<b>TRAVEL TIME</b>		2010 Travel to Work in 14 Minutes or Less	22.5%	24.3%	24.1%
	2010 Travel to Work in 15 to 29 Minutes	41.4%	41.6%	41.4%	41.2%
	2010 Travel to Work in 30 to 59 Minutes	31.3%	29.6%	30.4%	30.3%
	2010 Travel to Work in 60 Minutes or More	4.8%	4.5%	4.1%	4.0%
	2010 Average Travel Time to Work	22.2	21.9	22.0	22.0
<b>CONSUMER EXPENDITURE</b>	2016 Est. Total Household Expenditure	\$323 M	\$2.20 B	\$5.29 B	\$5.92 B
	2016 Est. Apparel	\$11.2 M	\$76.2 M	\$184 M	\$206 M
	2016 Est. Contributions, Gifts	\$20.6 M	\$137 M	\$341 M	\$385 M
	2016 Est. Education, Reading	\$11.5 M	\$78.3 M	\$195 M	\$220 M
	2016 Est. Entertainment	\$18.0 M	\$122 M	\$294 M	\$330 M
	2016 Est. Food, Beverages, Tobacco	\$50.3 M	\$345 M	\$821 M	\$917 M
	2016 Est. Furnishings, Equipment	\$10.9 M	\$73.1 M	\$178 M	\$201 M
	2016 Est. Health Care, Insurance	\$28.9 M	\$199 M	\$472 M	\$526 M
	2016 Est. Household Operations, Shelter, Utilities	\$100 M	\$684 M	\$1.64 B	\$1.84 B
	2016 Est. Miscellaneous Expenses	\$4.83 M	\$33.2 M	\$79.1 M	\$88.4 M
	2016 Est. Personal Care	\$4.20 M	\$28.7 M	\$68.8 M	\$77.0 M
	2016 Est. Transportation	\$62.5 M	\$423 M	\$1.01 B	\$1.13 B

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