

# Property Overview



Family Video–Anchored Retail  
for Lease

1552 E. Pierson Road  
Flushing, Michigan



Focus.

Strategy.

Results.

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# Family Video, Flushing, Michigan

## Property Summary



**Property:** 1552 East Pierson Road, Flushing, MI 48433

**Offering:** +/- 1,500 SF End Cap

**Asking Rate:** \$Negotiable (NNN)

**NNN:** \$TBD

**Population:** 22,500 (3 miles)

**Med HH Inc.:** \$61,344 (3 miles)

**Comments:** Join Family Video on East Pierson Road, between Elms and Flushing Roads, only 2 miles from I-75. 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.

**Listing Agents:**

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The information contained herein was obtained from sources deemed reliable. While we trust these sources we cannot warrant or guarantee their accuracy.

### **Gerdom Realty & Investment**

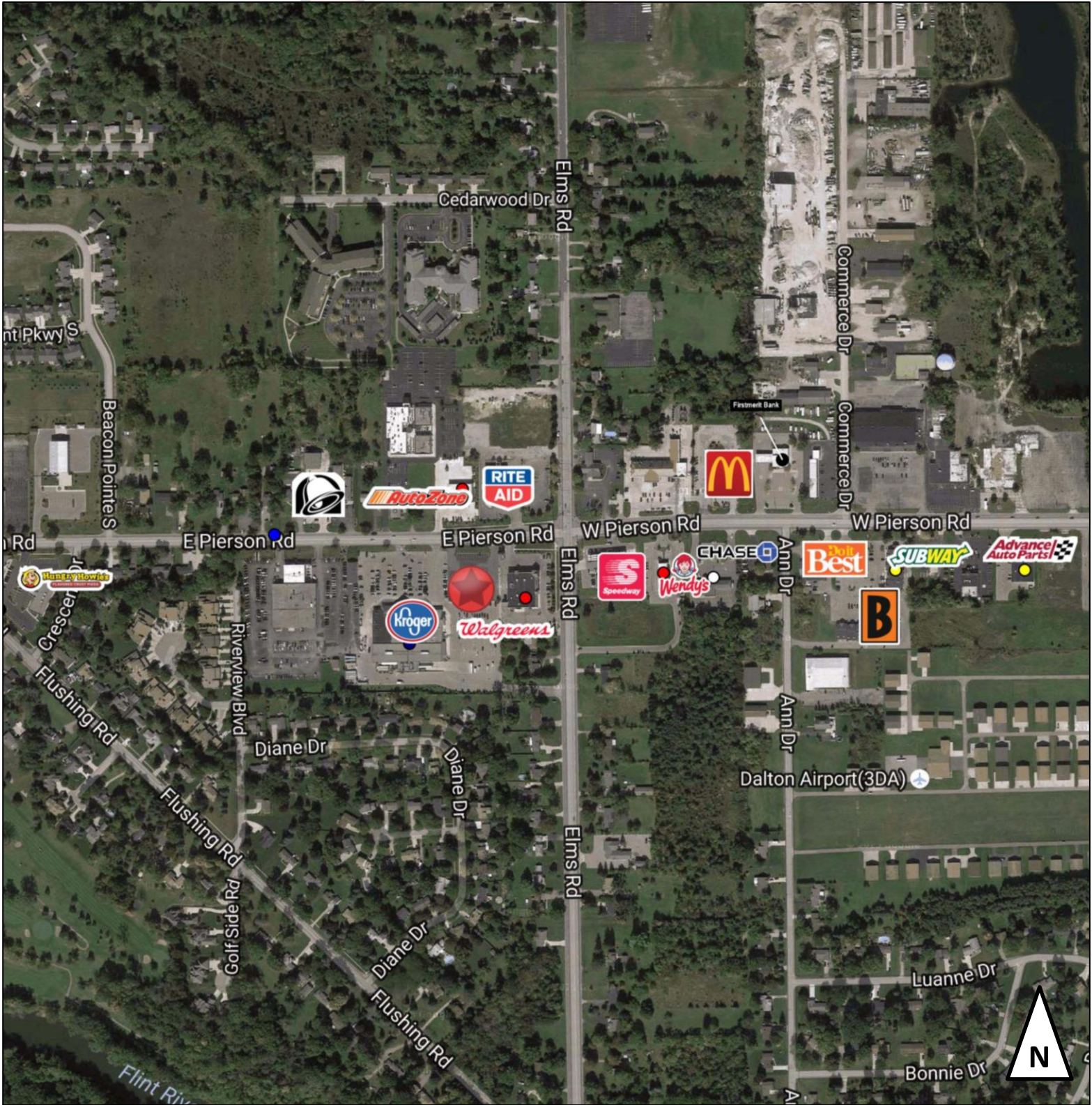
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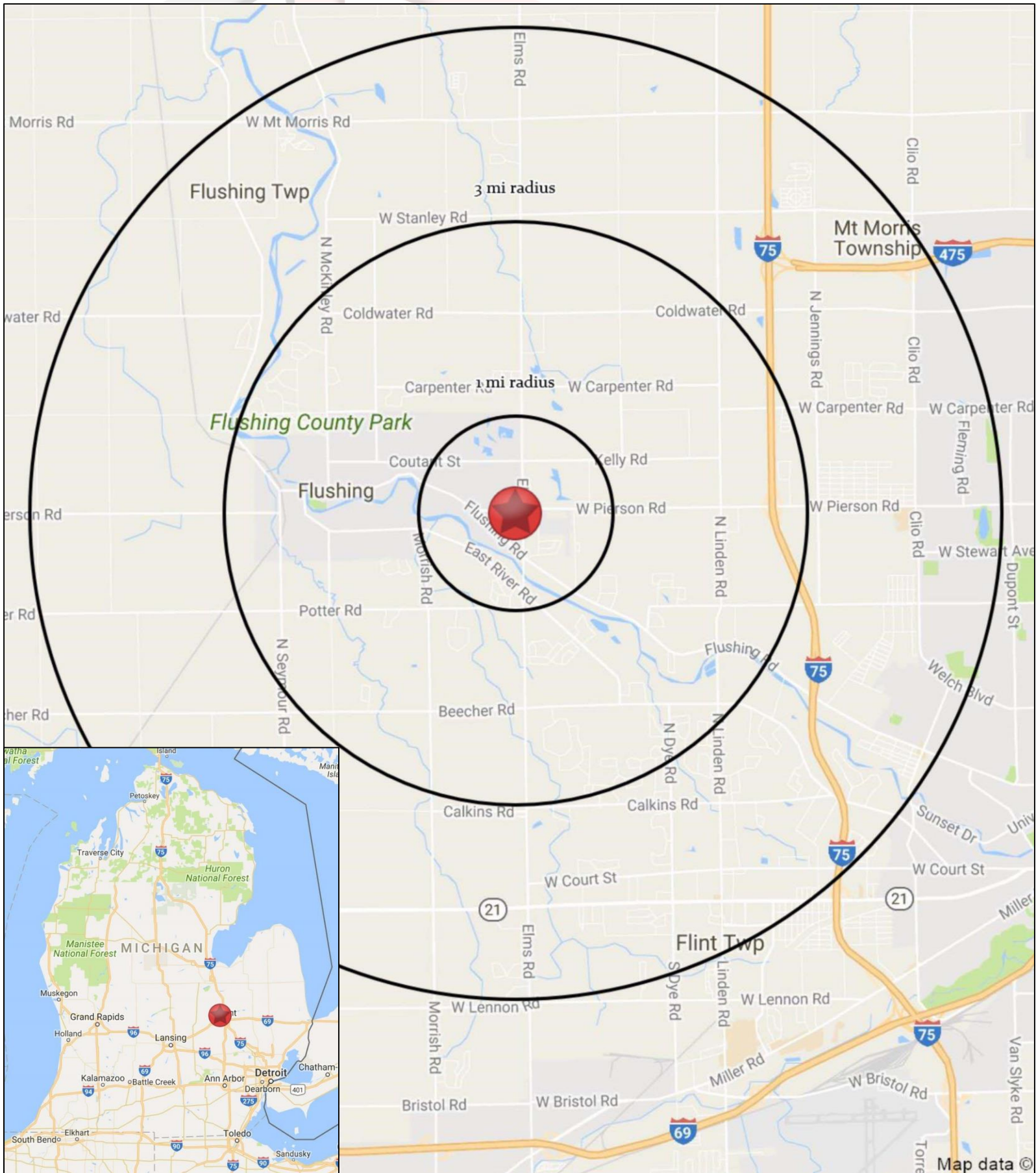
## Trade Area Aerial



# Family Video, Flushing, Michigan Photographs



# Family Video, Flushing, Michigan



# Family Video, Flushing, Michigan

## FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.0596/-83.8146

RF1

1552 E Pierson Rd		1 mi radius	3 mi radius	5 mi radius
Flushing, MI 48433-1817				
POPULATION	2016 Estimated Population	3,112	22,500	64,329
	2021 Projected Population	3,050	21,887	64,237
	2010 Census Population	3,288	24,005	67,138
	2000 Census Population	3,051	22,478	71,077
	Projected Annual Growth 2016 to 2021	-0.4%	-0.5%	-
	Historical Annual Growth 2000 to 2016	0.1%	-	-0.6%
HOUSEHOLDS	2016 Estimated Households	1,406	9,504	26,668
	2021 Projected Households	1,401	9,421	27,149
	2010 Census Households	1,430	9,739	26,756
	2000 Census Households	1,252	8,798	27,472
	Projected Annual Growth 2016 to 2021	-0.1%	-0.2%	0.4%
	Historical Annual Growth 2000 to 2016	0.8%	0.5%	-0.2%
AGE	2016 Est. Population Under 10 Years	9.0%	10.2%	11.4%
	2016 Est. Population 10 to 19 Years	11.7%	13.1%	13.6%
	2016 Est. Population 20 to 29 Years	8.7%	9.6%	11.7%
	2016 Est. Population 30 to 44 Years	14.0%	14.9%	16.0%
	2016 Est. Population 45 to 59 Years	19.7%	22.4%	21.5%
	2016 Est. Population 60 to 74 Years	20.4%	19.0%	17.2%
	2016 Est. Population 75 Years or Over	16.5%	10.8%	8.6%
	2016 Est. Median Age	49.8	45.7	41.6
MARITAL STATUS & GENDER	2016 Est. Male Population	44.1%	46.7%	46.8%
	2016 Est. Female Population	55.9%	53.3%	53.2%
	2016 Est. Never Married	20.3%	25.4%	35.0%
	2016 Est. Now Married	48.8%	52.3%	41.1%
	2016 Est. Separated or Divorced	17.5%	13.9%	17.0%
	2016 Est. Widowed	13.5%	8.4%	6.9%
INCOME	2016 Est. HH Income \$200,000 or More	3.5%	4.4%	2.1%
	2016 Est. HH Income \$150,000 to \$199,999	2.1%	5.0%	2.8%
	2016 Est. HH Income \$100,000 to \$149,999	9.0%	13.0%	9.0%
	2016 Est. HH Income \$75,000 to \$99,999	14.4%	15.6%	11.5%
	2016 Est. HH Income \$50,000 to \$74,999	20.1%	20.0%	18.5%
	2016 Est. HH Income \$35,000 to \$49,999	16.4%	14.8%	16.3%
	2016 Est. HH Income \$25,000 to \$34,999	7.2%	8.3%	12.0%
	2016 Est. HH Income \$15,000 to \$24,999	8.7%	9.4%	12.5%
	2016 Est. HH Income Under \$15,000	18.5%	9.5%	15.4%
	2016 Est. Average Household Income	\$61,170	\$73,906	\$56,057
	2016 Est. Median Household Income	\$50,773	\$61,344	\$47,789
	2016 Est. Per Capita Income	\$27,885	\$31,302	\$23,360
	2016 Est. Total Businesses	134	830	2,408
2016 Est. Total Employees	1,495	7,942	19,979	

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1552 E Pierson Rd

1 mi radius    3 mi radius    5 mi radius

Flushing, MI 48433-1817

		1 mi radius	3 mi radius	5 mi radius
<b>RACE</b>	2016 Est. White	89.7%	84.2%	59.6%
	2016 Est. Black	6.8%	11.0%	35.4%
	2016 Est. Asian or Pacific Islander	1.0%	1.9%	1.3%
	2016 Est. American Indian or Alaska Native	0.3%	0.4%	0.4%
	2016 Est. Other Races	2.2%	2.6%	3.3%
<b>HISPANIC</b>	2016 Est. Hispanic Population	74	544	1,553
	2016 Est. Hispanic Population	2.4%	2.4%	2.4%
	2021 Proj. Hispanic Population	2.8%	2.8%	2.7%
	2010 Hispanic Population	2.2%	2.3%	2.3%
<b>EDUCATION (Adults 25 or Older)</b>	2016 Est. Adult Population (25 Years or Over)	2,327	16,113	44,152
	2016 Est. Elementary (Grade Level 0 to 8)	4.1%	1.9%	2.8%
	2016 Est. Some High School (Grade Level 9 to 11)	4.7%	4.1%	7.1%
	2016 Est. High School Graduate	31.2%	27.9%	31.8%
	2016 Est. Some College	24.7%	25.9%	27.3%
	2016 Est. Associate Degree Only	11.0%	11.9%	10.1%
	2016 Est. Bachelor Degree Only	14.2%	17.0%	13.5%
	2016 Est. Graduate Degree	10.1%	11.3%	7.4%
<b>HOUSING</b>	2016 Est. Total Housing Units	1,518	10,317	29,759
	2016 Est. Owner-Occupied	66.3%	72.6%	62.7%
	2016 Est. Renter-Occupied	26.3%	19.6%	26.9%
	2016 Est. Vacant Housing	7.4%	7.9%	10.4%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	2.0%	2.2%	2.0%
	2010 Homes Built 2000 to 2004	8.2%	9.7%	6.6%
	2010 Homes Built 1990 to 1999	9.7%	14.0%	11.2%
	2010 Homes Built 1980 to 1989	12.6%	10.2%	8.7%
	2010 Homes Built 1970 to 1979	20.3%	20.0%	18.4%
	2010 Homes Built 1960 to 1969	15.9%	16.2%	17.6%
	2010 Homes Built 1950 to 1959	18.0%	13.7%	19.1%
	2010 Homes Built Before 1949	13.3%	13.8%	16.4%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	0.3%	0.3%	0.4%
	2010 Home Value \$500,000 to \$999,999	1.5%	1.5%	1.0%
	2010 Home Value \$400,000 to \$499,999	1.4%	1.5%	1.0%
	2010 Home Value \$300,000 to \$399,999	3.6%	5.0%	3.6%
	2010 Home Value \$200,000 to \$299,999	9.2%	13.5%	9.6%
	2010 Home Value \$150,000 to \$199,999	20.2%	20.5%	14.8%
	2010 Home Value \$100,000 to \$149,999	35.2%	28.1%	22.0%
	2010 Home Value \$50,000 to \$99,999	20.7%	20.8%	29.9%
	2010 Home Value \$25,000 to \$49,999	4.6%	4.9%	10.3%
	2010 Home Value Under \$25,000	3.4%	4.0%	7.5%
	2010 Median Home Value	\$128,310	\$137,699	\$109,972
	2010 Median Rent	\$595	\$591	\$555

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LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	2,624	18,476	51,879
	2016 Est. Civilian Employed	52.8%	54.4%	51.2%
	2016 Est. Civilian Unemployed	2.2%	1.9%	2.6%
	2016 Est. in Armed Forces	-	-	-
	2016 Est. not in Labor Force	45.0%	43.7%	46.2%
	2016 Labor Force Males	42.9%	45.7%	46.0%
	2016 Labor Force Females	57.1%	54.3%	54.0%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	1,110	9,557	24,665
	2010 Mgmt, Business, & Financial Operations	13.2%	14.5%	11.3%
	2010 Professional, Related	29.1%	25.9%	21.3%
	2010 Service	15.9%	17.5%	21.9%
	2010 Sales, Office	21.8%	24.7%	25.7%
	2010 Farming, Fishing, Forestry	0.6%	0.3%	0.3%
	2010 Construction, Extraction, Maintenance	8.5%	7.1%	6.3%
	2010 Production, Transport, Material Moving	11.0%	10.0%	13.2%
	2010 White Collar Workers	64.1%	65.1%	58.3%
	2010 Blue Collar Workers	35.9%	34.9%	41.7%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	90.2%	87.4%	84.0%
	2010 Drive to Work in Carpool	3.0%	6.9%	9.1%
	2010 Travel to Work by Public Transportation	0.3%	0.5%	1.4%
	2010 Drive to Work on Motorcycle	-	0.1%	-
	2010 Walk or Bicycle to Work	4.1%	1.7%	1.3%
	2010 Other Means	0.3%	0.2%	0.6%
	2010 Work at Home	2.0%	3.2%	3.6%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	19.3%	26.4%	27.4%
	2010 Travel to Work in 15 to 29 Minutes	51.8%	44.7%	44.7%
	2010 Travel to Work in 30 to 59 Minutes	18.6%	18.2%	18.3%
	2010 Travel to Work in 60 Minutes or More	10.4%	10.7%	9.7%
	2010 Average Travel Time to Work	23.3	21.0	20.2
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$70.2 M	\$541 M	\$1.25 B
	2016 Est. Apparel	\$2.43 M	\$18.8 M	\$43.4 M
	2016 Est. Contributions, Gifts	\$4.55 M	\$36.7 M	\$79.7 M
	2016 Est. Education, Reading	\$2.55 M	\$20.5 M	\$44.9 M
	2016 Est. Entertainment	\$3.88 M	\$30.3 M	\$69.5 M
	2016 Est. Food, Beverages, Tobacco	\$10.9 M	\$82.9 M	\$196 M
	2016 Est. Furnishings, Equipment	\$2.36 M	\$18.7 M	\$41.8 M
	2016 Est. Health Care, Insurance	\$6.33 M	\$47.8 M	\$113 M
	2016 Est. Household Operations, Shelter, Utilities	\$21.8 M	\$168 M	\$389 M
	2016 Est. Miscellaneous Expenses	\$1.05 M	\$8.00 M	\$18.8 M
	2016 Est. Personal Care	\$914 K	\$7.02 M	\$16.3 M
	2016 Est. Transportation	\$13.4 M	\$103 M	\$240 M

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## Traffic Count Map

