

# Property Overview



Investment/User Opportunity

2579 Union Lake Road  
Commerce Twp., Michigan



Focus.

Strategy.

Results.

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

**Property:** 2579 Union Lake Road, Commerce Twp., MI  
A 4,080 SF commercial building with 2<sup>nd</sup> level apartments,  
and a rear garage area

**Lease Offering:** 2,040 SF Retail/Office on street level

**Asking Lease Rate:** \$2,380/M + Utilities

**Sale Offering:** Building Size: 4,080 SF total

**Asking Sale Price:** \$475,000

Includes rental on 2 apartments of \$1800/M total and  
additional income of \$400/M on garage

**Population:** 46,443 (3 miles)

**Med HH Inc.:** \$87,057 (3 miles)

**Traffic Count:** 31,000 v. p. d. on Union Lake Road

**Comments:** Strong traffic and demographics.  
Income producing (\$2,200/M).  
Great user opportunity with existing vacancy  
Commerce Township's main thoroughfare.

**Listing Agents:**

Michael Murphy  
Extension 112

[mmurphy@gerdomrealty.com](mailto:mmurphy@gerdomrealty.com)

Tjader Gerdom  
Extension 101

[tgerdom@gerdomrealty.com](mailto:tgerdom@gerdomrealty.com)

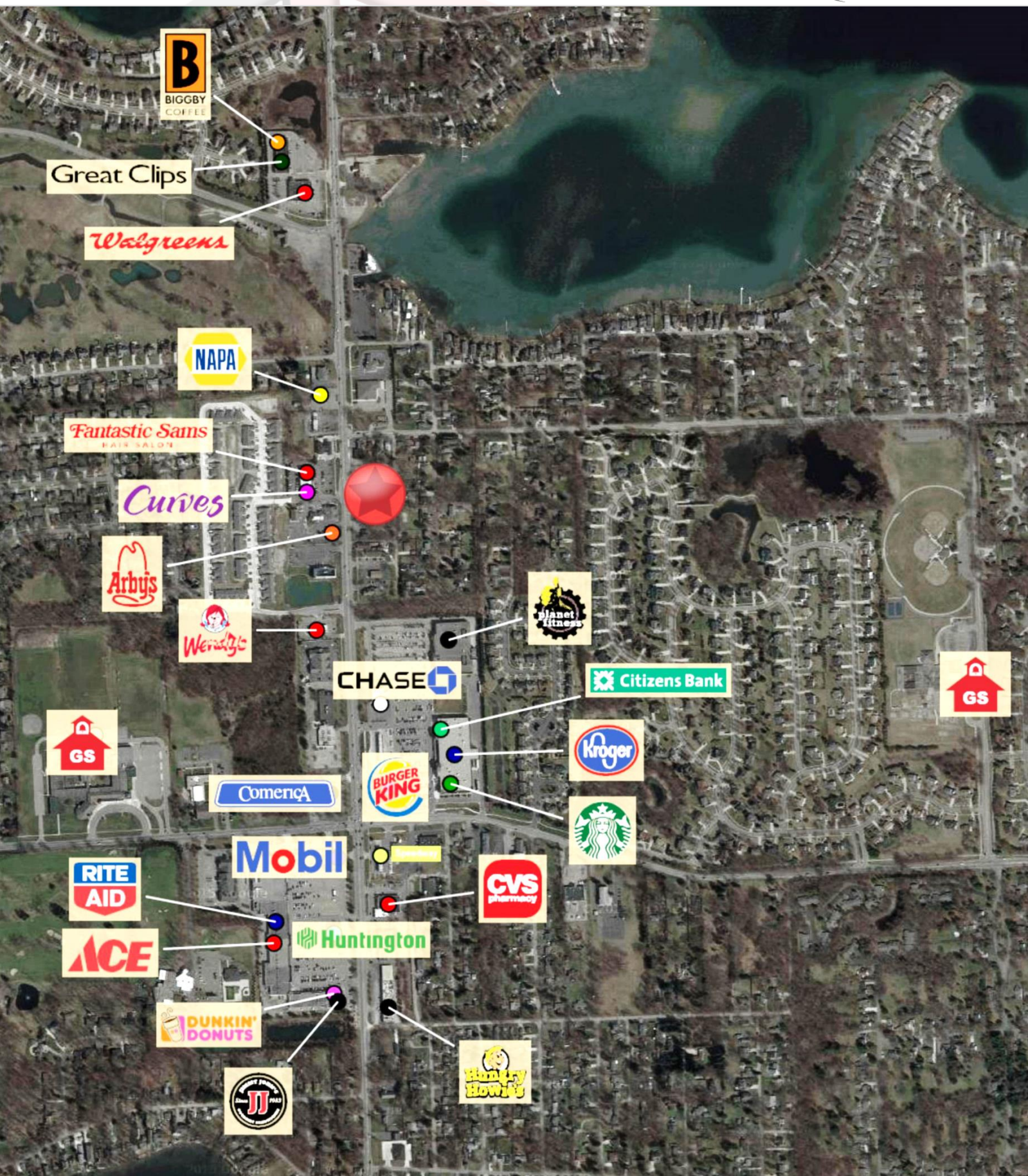
**Gerdom Realty & Investment**

44725 Grand River Avenue, Suite #102, Novi, MI 48375

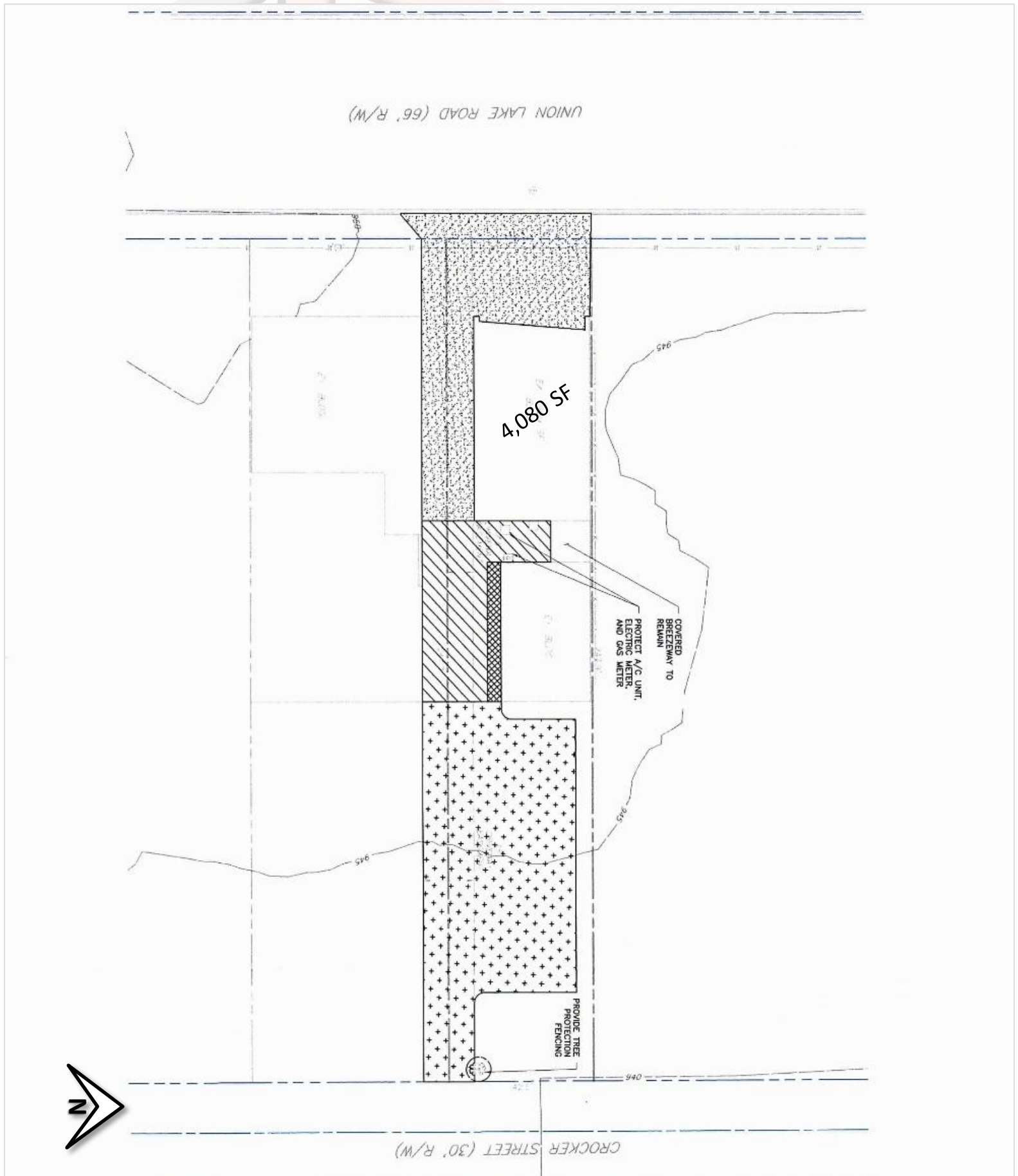
Phone: 248.242.6766 Fax: 866.301.9543

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2579 Union Lake Road, Commerce Twp., Michigan  
Trade Area Aerial



# 2579 Union Lake Road, Commerce Twp., Michigan Site Plan



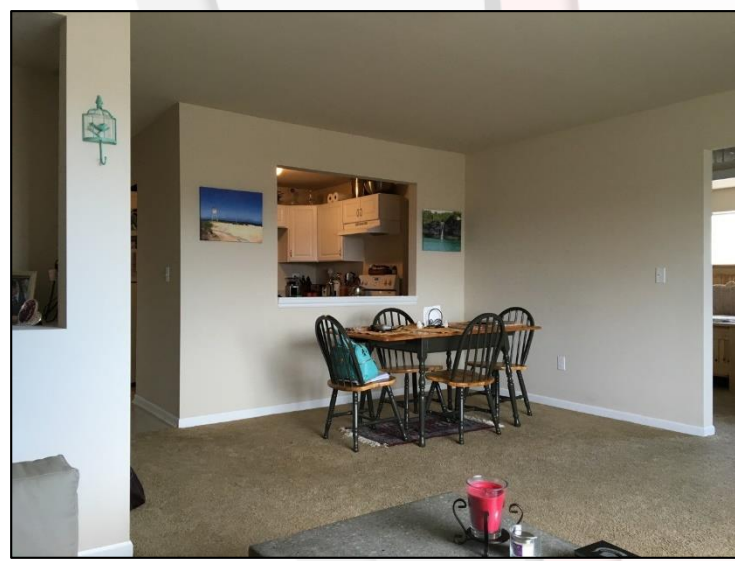
# 2579 Union Lake Road, Commerce Twp., Michigan

## Building Photographs

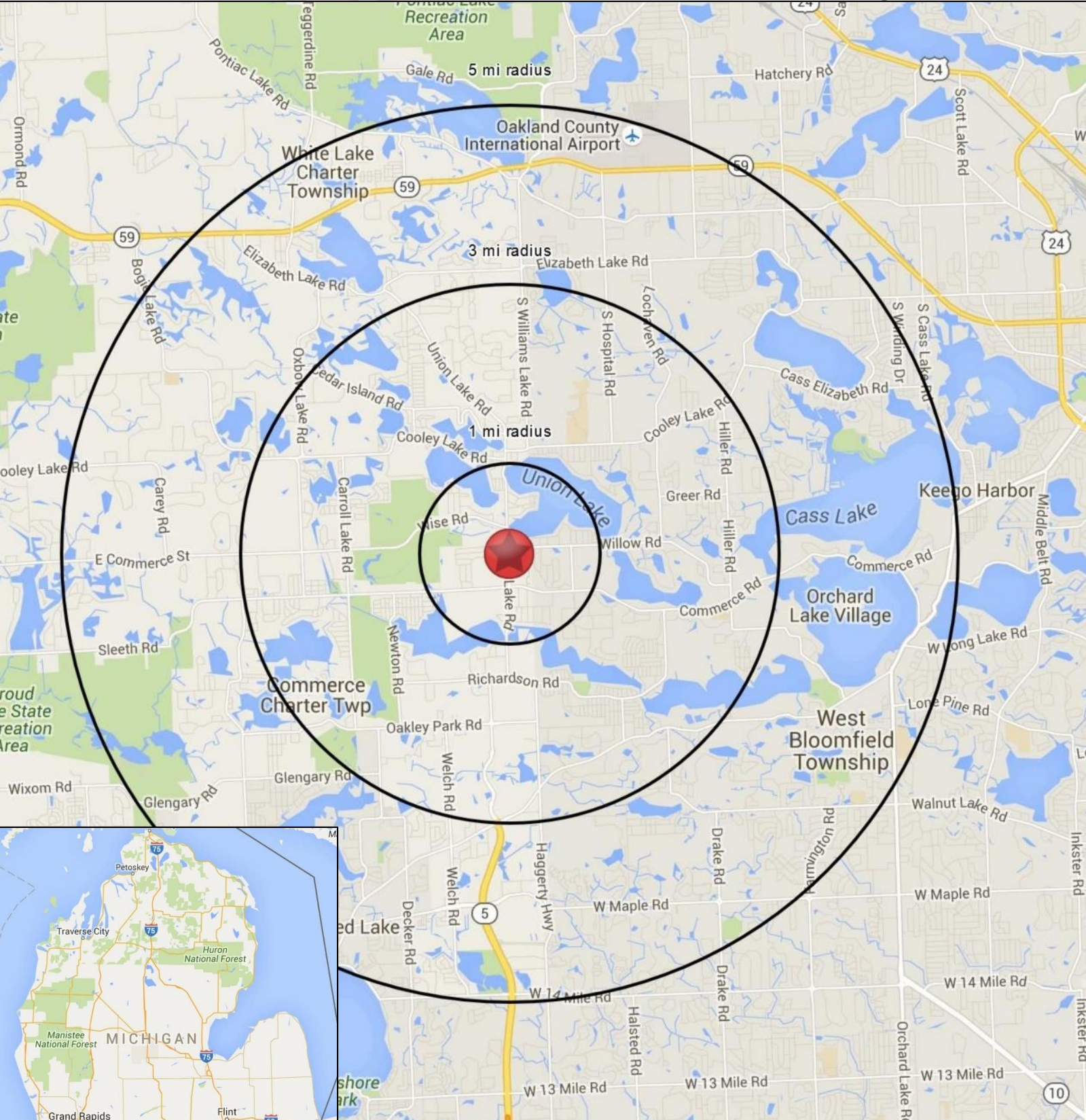


# 2579 Union Lake Road, Commerce Twp., Michigan

## Interior Building Photographs



# 2579 Union Lake Road, Commerce Twp., Michigan



# 2579 Union Lake Road, Commerce Twp., Michigan



## FULL PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.5979/-83.4456

RF1

**2579 Union Lake Rd**  
**Commerce Charter Twp, MI 48382**

	1 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	2015 Estimated Population	5,782	46,443	132,358
	2020 Projected Population	5,864	47,122	134,365
	2010 Census Population	5,690	45,950	129,478
	2000 Census Population	5,582	43,594	122,328
	Projected Annual Growth 2015 to 2020	0.3%	0.3%	0.3%
	Historical Annual Growth 2000 to 2015	0.2%	0.4%	0.5%
<b>HOUSEHOLDS</b>	2015 Estimated Households	2,181	17,590	52,586
	2020 Projected Households	2,262	18,247	54,581
	2010 Census Households	2,090	16,986	50,121
	2000 Census Households	1,980	15,493	46,059
	Projected Annual Growth 2015 to 2020	0.7%	0.7%	0.8%
	Historical Annual Growth 2000 to 2015	0.7%	0.9%	0.9%
<b>AGE</b>	2015 Est. Population Under 10 Years	11.6%	11.9%	11.3%
	2015 Est. Population 10 to 19 Years	14.8%	14.4%	13.4%
	2015 Est. Population 20 to 29 Years	9.3%	10.4%	10.8%
	2015 Est. Population 30 to 44 Years	18.2%	18.5%	18.3%
	2015 Est. Population 45 to 59 Years	25.2%	25.0%	23.8%
	2015 Est. Population 60 to 74 Years	15.5%	14.7%	16.0%
	2015 Est. Population 75 Years or Over	5.3%	5.1%	6.4%
	2015 Est. Median Age	41.2	40.4	41.5
<b>MARITAL STATUS &amp; GENDER</b>	2015 Est. Male Population	49.4%	49.5%	49.1%
	2015 Est. Female Population	50.6%	50.5%	50.9%
	2015 Est. Never Married	23.5%	26.1%	26.5%
	2015 Est. Now Married	63.0%	58.4%	55.6%
	2015 Est. Separated or Divorced	10.3%	11.4%	12.6%
	2015 Est. Widowed	3.2%	4.0%	5.3%
<b>INCOME</b>	2015 Est. HH Income \$200,000 or More	13.7%	12.2%	10.4%
	2015 Est. HH Income \$150,000 to \$199,999	10.8%	9.0%	7.5%
	2015 Est. HH Income \$100,000 to \$149,999	21.2%	19.9%	18.2%
	2015 Est. HH Income \$75,000 to \$99,999	13.2%	14.4%	13.2%
	2015 Est. HH Income \$50,000 to \$74,999	16.4%	16.8%	17.9%
	2015 Est. HH Income \$35,000 to \$49,999	10.0%	10.7%	11.7%
	2015 Est. HH Income \$25,000 to \$34,999	5.1%	6.1%	7.1%
	2015 Est. HH Income \$15,000 to \$24,999	4.3%	6.7%	7.7%
	2015 Est. HH Income Under \$15,000	5.3%	4.2%	6.4%
	2015 Est. Average Household Income	\$117,934	\$110,678	\$100,466
	2015 Est. Median Household Income	\$94,822	\$87,057	\$79,051
	2015 Est. Per Capita Income	\$44,534	\$41,943	\$39,961
	2015 Est. Total Businesses	277	1,502	4,293
2015 Est. Total Employees	2,058	11,312	34,948	

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# 2579 Union Lake Road, Commerce Twp., Michigan

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Lat/Lon: 42.5979/-83.4456

RF1

2579 Union Lake Rd		1 mi radius	3 mi radius	5 mi radius
Commerce Charter Twp, MI 48382				
RACE	2015 Est. White	91.3%	89.5%	86.1%
	2015 Est. Black	3.4%	4.1%	6.2%
	2015 Est. Asian or Pacific Islander	3.1%	3.9%	4.8%
	2015 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
	2015 Est. Other Races	2.0%	2.4%	2.6%
HISPANIC	2015 Est. Hispanic Population	144	1,211	4,067
	2015 Est. Hispanic Population	2.5%	2.6%	3.1%
	2020 Proj. Hispanic Population	3.3%	3.4%	4.0%
	2010 Hispanic Population	2.2%	2.4%	2.8%
EDUCATION (Adults 25 or Older)	2015 Est. Adult Population (25 Years or Over)	3,961	31,654	92,265
	2015 Est. Elementary (Grade Level 0 to 8)	1.3%	1.4%	1.7%
	2015 Est. Some High School (Grade Level 9 to 11)	3.2%	3.7%	4.3%
	2015 Est. High School Graduate	16.8%	20.2%	21.3%
	2015 Est. Some College	18.7%	19.7%	21.2%
	2015 Est. Associate Degree Only	8.9%	8.3%	8.5%
	2015 Est. Bachelor Degree Only	29.4%	27.7%	25.1%
	2015 Est. Graduate Degree	21.5%	18.9%	17.8%
HOUSING	2015 Est. Total Housing Units	2,283	18,310	54,789
	2015 Est. Owner-Occupied	87.3%	83.5%	76.1%
	2015 Est. Renter-Occupied	8.3%	12.5%	19.9%
	2015 Est. Vacant Housing	4.5%	3.9%	4.0%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	2.0%	3.8%	3.9%
	2010 Homes Built 2000 to 2004	5.3%	8.3%	8.2%
	2010 Homes Built 1990 to 1999	14.8%	18.2%	18.0%
	2010 Homes Built 1980 to 1989	10.7%	12.8%	15.4%
	2010 Homes Built 1970 to 1979	15.6%	16.9%	17.2%
	2010 Homes Built 1960 to 1969	11.1%	9.4%	10.4%
	2010 Homes Built 1950 to 1959	20.1%	14.5%	13.5%
	2010 Homes Built Before 1949	20.3%	16.1%	13.5%
HOME VALUES	2010 Home Value \$1,000,000 or More	1.2%	1.1%	1.1%
	2010 Home Value \$500,000 to \$999,999	7.0%	4.5%	4.2%
	2010 Home Value \$400,000 to \$499,999	3.7%	3.8%	3.4%
	2010 Home Value \$300,000 to \$399,999	9.1%	9.0%	8.9%
	2010 Home Value \$200,000 to \$299,999	22.0%	21.6%	20.8%
	2010 Home Value \$150,000 to \$199,999	18.2%	20.4%	20.0%
	2010 Home Value \$100,000 to \$149,999	16.4%	16.6%	17.8%
	2010 Home Value \$50,000 to \$99,999	14.1%	15.1%	15.3%
	2010 Home Value \$25,000 to \$49,999	3.9%	4.1%	4.2%
	2010 Home Value Under \$25,000	4.5%	3.7%	4.4%
	2010 Median Home Value	\$189,055	\$180,694	\$175,693
	2010 Median Rent	\$877	\$924	\$951

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Lat/Lon: 42.5979/-83.4458

2579 Union Lake Rd		1 mi radius	3 mi radius	5 mi radius
Commerce Charter Twp, MI 48382				
LABOR FORCE	2015 Est. Labor Population Age 16 Years or Over	4,567	36,795	106,622
	2015 Est. Civilian Employed	66.8%	65.5%	63.5%
	2015 Est. Civilian Unemployed	2.8%	3.1%	3.6%
	2015 Est. in Armed Forces	-	-	-
	2015 Est. not in Labor Force	30.4%	31.4%	32.9%
	2015 Labor Force Males	49.2%	49.1%	48.6%
	2015 Labor Force Females	50.8%	50.9%	51.4%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	2,858	22,157	61,004
	2010 Mgmt, Business, & Financial Operations	19.3%	18.3%	18.1%
	2010 Professional, Related	26.9%	24.6%	24.3%
	2010 Service	13.2%	14.9%	14.8%
	2010 Sales, Office	26.2%	26.6%	27.4%
	2010 Farming, Fishing, Forestry	0.1%	0.1%	0.1%
	2010 Construction, Extraction, Maintenance	4.8%	6.8%	6.1%
	2010 Production, Transport, Material Moving	9.5%	8.7%	9.2%
	2010 White Collar Workers	72.4%	69.5%	69.8%
	2010 Blue Collar Workers	27.6%	30.5%	30.2%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	86.8%	86.8%	87.1%
	2010 Drive to Work in Carpool	7.1%	6.3%	6.6%
	2010 Travel to Work by Public Transportation	0.2%	0.3%	0.3%
	2010 Drive to Work on Motorcycle	-	-	-
	2010 Walk or Bicycle to Work	0.6%	1.3%	1.1%
	2010 Other Means	0.3%	0.3%	0.4%
	2010 Work at Home	5.0%	5.0%	4.5%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	19.3%	16.0%	17.0%
	2010 Travel to Work in 15 to 29 Minutes	30.5%	35.0%	34.8%
	2010 Travel to Work in 30 to 59 Minutes	40.8%	41.1%	41.2%
	2010 Travel to Work in 60 Minutes or More	9.4%	7.9%	7.0%
	2010 Average Travel Time to Work	28.2	27.4	27.4
CONSUMER EXPENDITURE	2015 Est. Total Household Expenditure	\$172 M	\$1.33 B	\$3.70 B
	2015 Est. Apparel	\$6.07 M	\$46.7 M	\$130 M
	2015 Est. Contributions, Gifts	\$13.4 M	\$101 M	\$274 M
	2015 Est. Education, Reading	\$7.58 M	\$57.0 M	\$156 M
	2015 Est. Entertainment	\$9.81 M	\$75.6 M	\$210 M
	2015 Est. Food, Beverages, Tobacco	\$25.3 M	\$196 M	\$551 M
	2015 Est. Furnishings, Equipment	\$6.18 M	\$47.4 M	\$131 M
	2015 Est. Health Care, Insurance	\$14.4 M	\$112 M	\$315 M
	2015 Est. Household Operations, Shelter, Utilities	\$53.2 M	\$410 M	\$1.14 B
	2015 Est. Miscellaneous Expenses	\$2.44 M	\$18.9 M	\$53.3 M
	2015 Est. Personal Care	\$2.22 M	\$17.1 M	\$47.7 M
	2015 Est. Transportation	\$31.8 M	\$247 M	\$690 M

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