RETAIL INVESTMENT OPPORTUNITY OR 0.08 ACRE REDEVELOPMENT OPPORTUNITY





## **RETAIL INVESTMENT OPPORTUNITY**

	RENT	ANNUAL RENT	SQUARE FOOTAGE	START DATE	YEARS
	KENI	ANNOALKENI	SQUARLITOUTAGE	SIAKTDAIL	- ILAKS
Motor City Granite	\$2,266.00	\$27,192.00	2000	9/1/2016	5
GROSS INCOME					
Total Projected Lease Rents	\$27,192.00	_			
Vacancy / Loss Factor (1.5%)	\$407.88				
Total Minimum Rent	\$26,784.12	_			
EXPENSES		_			
Taxes	\$3,795	_			
Insurance	\$1,600	_			
Additional Operating Expenses (\$0.50 PSF)	\$1,000	_			
Management (5%)	\$1,339	_			
Total Expenses	\$7,734				
NET OPERATING INCOME	\$19,050	-			
			-		

## 0.08 ACRE REDEVELOPMENT OPPORTUNITY

PARCEL #: 09-02-476-011

**ZONING: DOWNTOWN CENTER (DC)** 

Buildings in the Downtown Center District should have a minimum of or the appearance of two stories. Retail, restaurant, and entertainment uses are encouraged on the first floor of buildings, with office, service, and residential uses encouraged on upper stories.



## **DEMOGRAPHICS**

	1 MILE		3 MILES		5 MILES		
POPULATION			•				
2019 Population - Current Year Estimate	7,242		28,210		62,466		
2024 Population - Five Year Projection	7,344		28,975		64,699		
2010-2019 Annual Population Growth Rate	0.19%		0.53%		0.74%		
2019-2024 Annual Population Growth Rate	0.28%		0.54%		0.70%		
HOUSEHOLDS							
2019 Households - Current Year Estimate	2,875		10,570		22,719		
2024 Households - Five Year Projection	2,921		10,879	10,879		23,565	
2010-2019 Annual Household Growth Rate	0.24%		0.57%	0.57%		0.79%	
2019-2024 Annual Household Growth Rate	0.32%		0.58%		0.73%		
2019 Average Household Size	2.47		2.64		2.73		
HOUSEHOLD INCOME							
2019 Average Household Income	\$110,935		\$111,199		\$123,512		
2024 Average Household Income	\$130,966		\$131,667	\$131,667		\$142,870	
2019 Median Household Income	\$88,817		\$87,443	\$87,443		\$99,837	
2024 Median Household Income	\$102,440	\$102,440		\$102,338		\$110,574	
2019 Per Capita Income	\$43,551		\$41,596	\$41,596		\$44,820	
HOUSING UNITS							
2019 Housing Units	3,162		11,243		23,935		
2019 Vacant Housing Units	287	9.1%	673	6.0%	1,216	5.1%	
2019 Occupied Housing Units	2,875	90.9%	10,570	94.0%	22,719	94.9%	
2019 Owner Occupied Housing Units	2,066	65.3%	8,570	76.2%	18,898	79.0%	
2019 Renter Occupied Housing Units	809	25.6%	2,000	17.8%	3,821	16.0%	

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