



**family
Video**

FAMILY VIDEO- ANCHORED RETAIL FOR LEASE



103 East Carleton Road Hillsdale, Michigan

Gerdom Realty & Investment

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

Phone: 248.242.6766 Fax: 866.301.9543

www.gerdomrealty.com

Focus. Strategy. Results.

Location: Northeast Corner East Carleton Road and Union Street
103 East Carleton Road, Hillsdale, MI 49242

Available Space: +/- 1,250 SF End Cap; Built in 2001

Zoning: B-2; Central Business District

Lease Rate: \$ negotiable psf (NNN)
NNNs est. at \$2.97 psf

Comments: Join Family Video at the northeast corner of East Carleton Road and Union Street in downtown Hillsdale. The site is less than a mile south of Hillsdale College. This 7,000 SF Family Video will continue operating, but would demise down to allow for about 1,250 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. 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.

| 2015 Demographics | 1 Mile | 3 Mile | 5 Mile |
|-------------------|----------|----------|----------|
| Population | 7,191 | 10,837 | 17,161 |
| Households | 2,728 | 4,073 | 6,611 |
| Median HH Income | \$34,895 | \$39,926 | \$41,987 |

Traffic Count: Carleton Road, West of West Street – 14,300 v.p.d. (2014; MDOT)

For more details contact:
248-242-6766
Michael Murphy ext. 112 mmurphy@gerdomrealty.com
Vicki Gutowski ext. 103 vgutowski@gerdomrealty.com

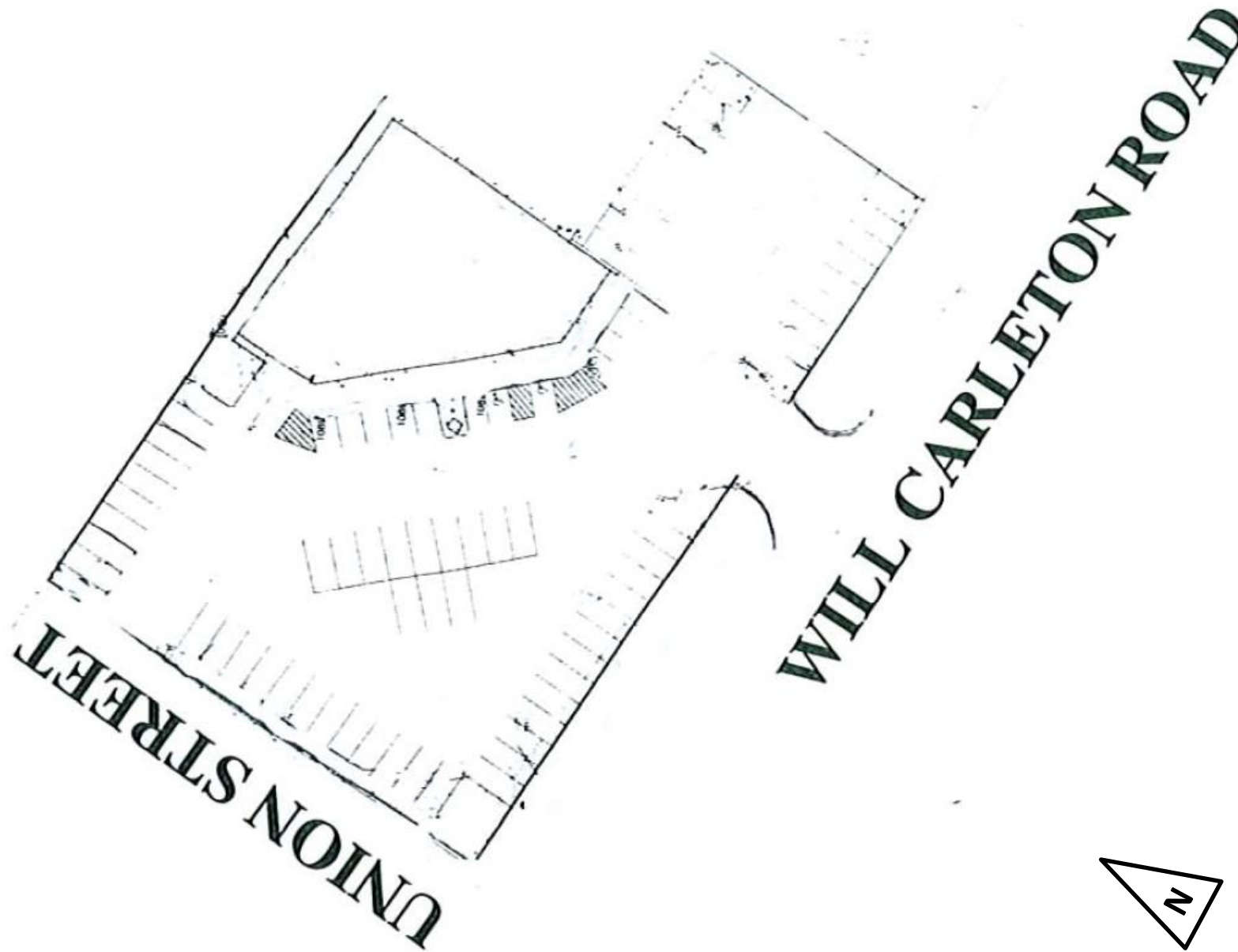
The information contained herein was obtained from sources deemed reliable. While we trust these sources we cannot warrant or guarantee their accuracy.





INVESTMENT REALTY REALTY & INVESTMENT

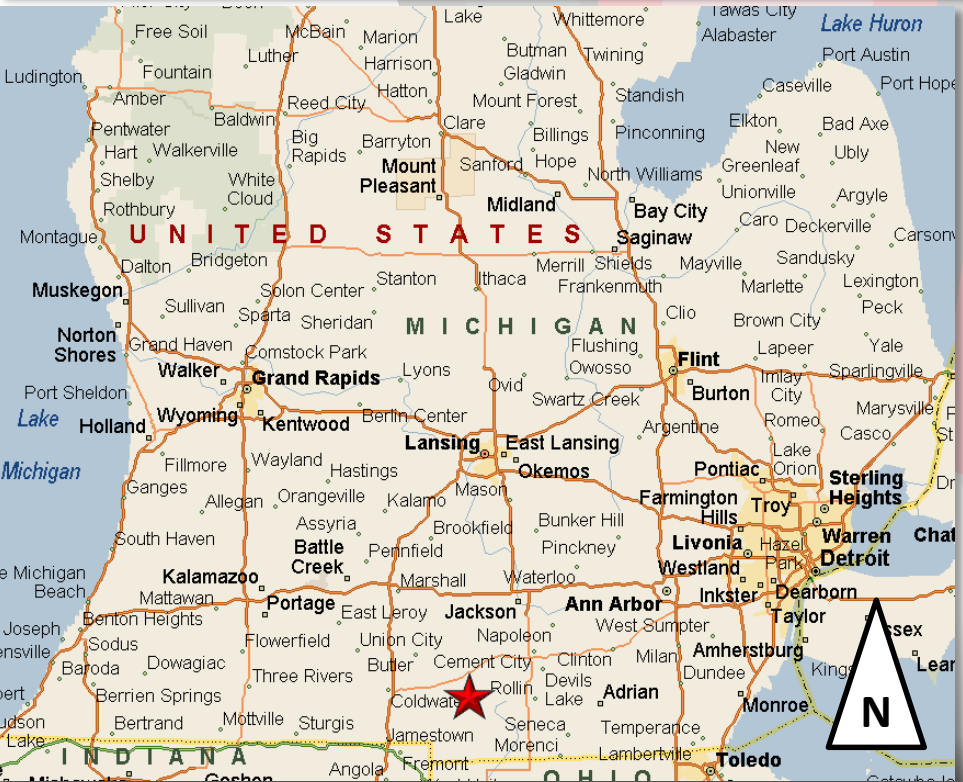
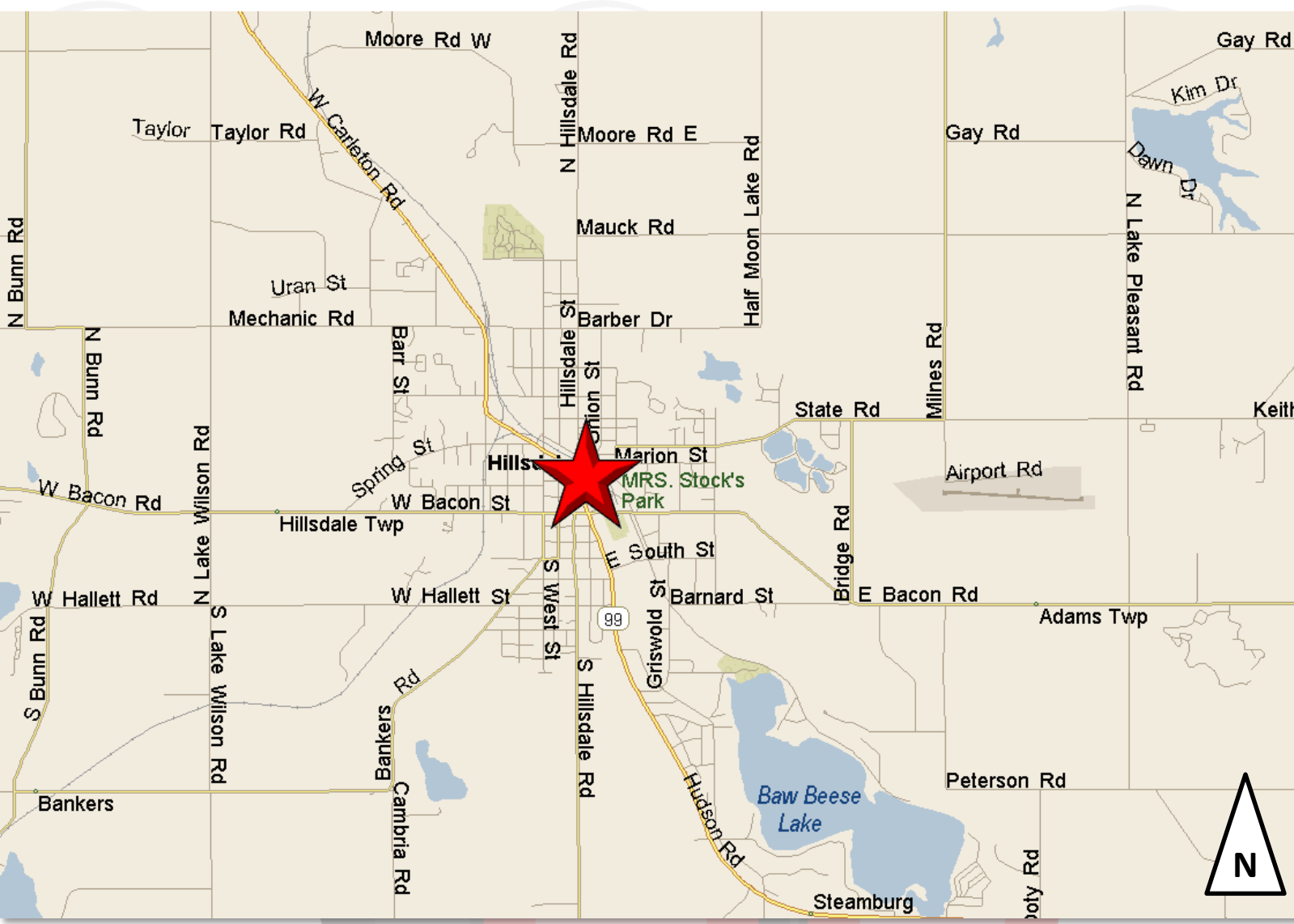






Location Map

103 East Carleton Road, Hillsdale, MI



FULL PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.9231/-84.6301

RF1

| 103 Carleton Rd E Hillsdale, MI 49242 | | 1 mi radius | 3 mi radius | 5 mi radius |
|--|--|-------------|-------------|-------------|
| POPULATION | 2015 Estimated Population | 7,191 | 10,837 | 17,161 |
| | 2020 Projected Population | 7,299 | 10,951 | 17,253 |
| | 2010 Census Population | 7,184 | 10,878 | 17,317 |
| | 2000 Census Population | 6,938 | 10,526 | 17,199 |
| | Projected Annual Growth 2015 to 2020 | 0.3% | 0.2% | 0.1% |
| | Historical Annual Growth 2000 to 2015 | 0.2% | 0.2% | - |
| HOUSEHOLDS | 2015 Estimated Households | 2,728 | 4,073 | 6,611 |
| | 2020 Projected Households | 2,804 | 4,170 | 6,732 |
| | 2010 Census Households | 2,649 | 3,975 | 6,490 |
| | 2000 Census Households | 2,731 | 4,026 | 6,527 |
| | Projected Annual Growth 2015 to 2020 | 0.6% | 0.5% | 0.4% |
| | Historical Annual Growth 2000 to 2015 | - | 0.1% | 0.1% |
| AGE | 2015 Est. Population Under 10 Years | 12.1% | 11.4% | 11.2% |
| | 2015 Est. Population 10 to 19 Years | 15.0% | 15.2% | 14.8% |
| | 2015 Est. Population 20 to 29 Years | 19.2% | 18.0% | 15.4% |
| | 2015 Est. Population 30 to 44 Years | 16.4% | 15.6% | 15.7% |
| | 2015 Est. Population 45 to 59 Years | 16.6% | 17.5% | 18.7% |
| | 2015 Est. Population 60 to 74 Years | 12.0% | 13.6% | 15.5% |
| | 2015 Est. Population 75 Years or Over | 8.7% | 8.8% | 8.7% |
| | 2015 Est. Median Age | 32.5 | 34.4 | 37.1 |
| MARITAL STATUS & GENDER | 2015 Est. Male Population | 48.2% | 48.0% | 48.3% |
| | 2015 Est. Female Population | 51.8% | 52.0% | 51.7% |
| | 2015 Est. Never Married | 37.6% | 36.1% | 31.8% |
| | 2015 Est. Now Married | 41.0% | 42.7% | 46.7% |
| | 2015 Est. Separated or Divorced | 16.6% | 16.3% | 16.0% |
| | 2015 Est. Widowed | 4.7% | 4.8% | 5.6% |
| INCOME | 2015 Est. HH Income \$200,000 or More | 1.1% | 2.4% | 2.0% |
| | 2015 Est. HH Income \$150,000 to \$199,999 | 1.3% | 1.8% | 2.0% |
| | 2015 Est. HH Income \$100,000 to \$149,999 | 6.9% | 8.4% | 8.5% |
| | 2015 Est. HH Income \$75,000 to \$99,999 | 5.1% | 6.7% | 8.0% |
| | 2015 Est. HH Income \$50,000 to \$74,999 | 16.7% | 16.7% | 18.4% |
| | 2015 Est. HH Income \$35,000 to \$49,999 | 17.1% | 16.7% | 16.9% |
| | 2015 Est. HH Income \$25,000 to \$34,999 | 13.7% | 13.0% | 13.4% |
| | 2015 Est. HH Income \$15,000 to \$24,999 | 14.1% | 13.9% | 13.8% |
| | 2015 Est. HH Income Under \$15,000 | 24.0% | 20.6% | 17.1% |
| | 2015 Est. Average Household Income | \$44,897 | \$51,634 | \$52,787 |
| | 2015 Est. Median Household Income | \$34,895 | \$39,926 | \$41,987 |
| | 2015 Est. Per Capita Income | \$17,951 | \$20,341 | \$21,055 |
| | 2015 Est. Total Businesses | 470 | 664 | 958 |
| 2015 Est. Total Employees | 4,515 | 6,894 | 10,012 | |

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|-----------------------------------|--|-------------|-------------|-------------|
| Hillsdale, MI 49242 | | | | |
| RACE | 2015 Est. White | 95.3% | 95.4% | 95.6% |
| | 2015 Est. Black | 1.1% | 1.0% | 1.0% |
| | 2015 Est. Asian or Pacific Islander | 0.8% | 0.8% | 0.7% |
| | 2015 Est. American Indian or Alaska Native | 0.4% | 0.4% | 0.4% |
| | 2015 Est. Other Races | 2.4% | 2.4% | 2.2% |
| HISPANIC | 2015 Est. Hispanic Population | 193 | 278 | 415 |
| | 2015 Est. Hispanic Population | 2.7% | 2.6% | 2.4% |
| | 2020 Proj. Hispanic Population | 2.9% | 2.8% | 2.6% |
| | 2010 Hispanic Population | 2.2% | 2.1% | 2.0% |
| EDUCATION (Adults 25 or Older) | 2015 Est. Adult Population (25 Years or Over) | 4,305 | 6,622 | 10,990 |
| | 2015 Est. Elementary (Grade Level 0 to 8) | 2.0% | 2.2% | 2.2% |
| | 2015 Est. Some High School (Grade Level 9 to 11) | 8.4% | 7.8% | 7.7% |
| | 2015 Est. High School Graduate | 37.4% | 37.0% | 38.3% |
| | 2015 Est. Some College | 24.6% | 24.3% | 24.5% |
| | 2015 Est. Associate Degree Only | 8.5% | 8.2% | 7.8% |
| | 2015 Est. Bachelor Degree Only | 10.2% | 10.7% | 10.5% |
| | 2015 Est. Graduate Degree | 9.0% | 9.8% | 9.2% |
| HOUSING | 2015 Est. Total Housing Units | 2,973 | 4,480 | 7,557 |
| | 2015 Est. Owner-Occupied | 48.9% | 54.2% | 59.4% |
| | 2015 Est. Renter-Occupied | 42.9% | 36.7% | 28.1% |
| | 2015 Est. Vacant Housing | 8.3% | 9.1% | 12.5% |
| HOMES BUILT BY YEAR | 2010 Homes Built 2005 or later | 1.8% | 1.8% | 2.0% |
| | 2010 Homes Built 2000 to 2004 | 3.2% | 4.7% | 6.6% |
| | 2010 Homes Built 1990 to 1999 | 7.6% | 10.2% | 12.9% |
| | 2010 Homes Built 1980 to 1989 | 7.1% | 8.4% | 9.3% |
| | 2010 Homes Built 1970 to 1979 | 14.5% | 15.2% | 15.4% |
| | 2010 Homes Built 1960 to 1969 | 9.7% | 10.3% | 10.5% |
| | 2010 Homes Built 1950 to 1959 | 11.5% | 11.5% | 10.8% |
| | 2010 Homes Built Before 1949 | 44.6% | 37.9% | 32.4% |
| HOME VALUES | 2010 Home Value \$1,000,000 or More | 0.1% | 0.3% | 0.4% |
| | 2010 Home Value \$500,000 to \$999,999 | 0.8% | 1.1% | 1.1% |
| | 2010 Home Value \$400,000 to \$499,999 | 0.6% | 0.9% | 0.9% |
| | 2010 Home Value \$300,000 to \$399,999 | 2.2% | 2.9% | 2.9% |
| | 2010 Home Value \$200,000 to \$299,999 | 6.5% | 9.1% | 10.2% |
| | 2010 Home Value \$150,000 to \$199,999 | 11.2% | 12.3% | 13.8% |
| | 2010 Home Value \$100,000 to \$149,999 | 19.9% | 21.2% | 21.8% |
| | 2010 Home Value \$50,000 to \$99,999 | 47.7% | 39.4% | 34.5% |
| | 2010 Home Value \$25,000 to \$49,999 | 7.7% | 8.8% | 9.0% |
| | 2010 Home Value Under \$25,000 | 3.3% | 4.2% | 5.5% |
| | 2010 Median Home Value | \$94,519 | \$103,669 | \$106,433 |
| | 2010 Median Rent | \$445 | \$482 | \$492 |

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| LABOR FORCE | 2015 Est. Labor Population Age 16 Years or Over | 5,829 | 8,873 | 14,027 |
| | 2015 Est. Civilian Employed | 53.4% | 53.6% | 53.8% |
| | 2015 Est. Civilian Unemployed | 3.2% | 3.0% | 3.0% |
| | 2015 Est. in Armed Forces | - | - | - |
| | 2015 Est. not in Labor Force | 43.4% | 43.5% | 43.3% |
| | 2015 Labor Force Males | 47.1% | 46.9% | 47.4% |
| | 2015 Labor Force Females | 52.9% | 53.1% | 52.6% |
| OCCUPATION | 2010 Occupation: Population Age 16 Years or Over | 2,969 | 4,478 | 6,918 |
| | 2010 Mgmt, Business, & Financial Operations | 8.5% | 8.8% | 9.1% |
| | 2010 Professional, Related | 17.9% | 18.9% | 17.8% |
| | 2010 Service | 22.2% | 22.0% | 20.6% |
| | 2010 Sales, Office | 23.0% | 23.6% | 24.0% |
| | 2010 Farming, Fishing, Forestry | 0.2% | 0.2% | 0.6% |
| | 2010 Construction, Extraction, Maintenance | 4.9% | 5.3% | 6.7% |
| | 2010 Production, Transport, Material Moving | 23.2% | 21.2% | 21.2% |
| | 2010 White Collar Workers | 49.5% | 51.3% | 51.0% |
| | 2010 Blue Collar Workers | 50.5% | 48.7% | 49.0% |
| TRANSPORTATION TO WORK | 2010 Drive to Work Alone | 69.3% | 69.8% | 74.5% |
| | 2010 Drive to Work in Carpool | 11.4% | 11.3% | 10.4% |
| | 2010 Travel to Work by Public Transportation | 0.2% | 0.2% | 0.2% |
| | 2010 Drive to Work on Motorcycle | 0.4% | 0.3% | 0.2% |
| | 2010 Walk or Bicycle to Work | 10.1% | 9.9% | 7.6% |
| | 2010 Other Means | 1.3% | 1.3% | 1.0% |
| | 2010 Work at Home | 7.2% | 7.2% | 6.2% |
| TRAVEL TIME | 2010 Travel to Work in 14 Minutes or Less | 62.0% | 60.9% | 54.2% |
| | 2010 Travel to Work in 15 to 29 Minutes | 19.1% | 18.8% | 22.9% |
| | 2010 Travel to Work in 30 to 59 Minutes | 16.9% | 17.1% | 17.8% |
| | 2010 Travel to Work in 60 Minutes or More | 2.0% | 3.2% | 5.1% |
| | 2010 Average Travel Time to Work | 11.5 | 11.8 | 13.2 |
| CONSUMER EXPENDITURE | 2015 Est. Total Household Expenditure | \$111 M | \$181 M | \$299 M |
| | 2015 Est. Apparel | \$3.84 M | \$6.28 M | \$10.3 M |
| | 2015 Est. Contributions, Gifts | \$6.64 M | \$11.3 M | \$18.6 M |
| | 2015 Est. Education, Reading | \$3.87 M | \$6.50 M | \$10.5 M |
| | 2015 Est. Entertainment | \$6.07 M | \$9.97 M | \$16.5 M |
| | 2015 Est. Food, Beverages, Tobacco | \$17.7 M | \$28.6 M | \$47.1 M |
| | 2015 Est. Furnishings, Equipment | \$3.54 M | \$5.90 M | \$9.78 M |
| | 2015 Est. Health Care, Insurance | \$10.3 M | \$16.5 M | \$27.3 M |
| | 2015 Est. Household Operations, Shelter, Utilities | \$34.8 M | \$56.6 M | \$93.1 M |
| | 2015 Est. Miscellaneous Expenses | \$1.70 M | \$2.74 M | \$4.51 M |
| | 2015 Est. Personal Care | \$1.45 M | \$2.36 M | \$3.88 M |
| | 2015 Est. Transportation | \$21.2 M | \$34.4 M | \$57.2 M |

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