

Property Profile



FAMILY VIDEO-ANCHORED
RETAIL FOR LEASE

21533 Ecorse Road
Taylor, MI 48180



Focus.

Strategy.

Results.

www.gerdomrealty.com

RETAIL FOR LEASE



21533 Ecorse Road
Taylor, MI 48180

Name: FAMILY VIDEO-ANCHORED RETAIL

Min. Available: 1,200 SF

Location: Ecorse Road, between Monroe and Pelham

Max Available: 1,200 SF

Zoning: B-1; Local Business District

Pricing: TBD

Total Size: 5,963 SF

NNNs: \$3.13

Comments: Join Family Video on Ecorse Road between Monroe and Pelham Roads, just 1 mile east of Telegraph Road and less than 1 mile south of I-94. This 5,963 SF Family Video will continue operating, but would demise down to allow for about 1,200 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.

	1 mi radius	3 mi radius	5 mi radius	10 min drivetime
Population	12,535	110,940	253,771	347,973
Households	5,037	45,880	105,439	138,738
Average HH Income	\$58,359	\$62,814	\$60,562	\$57,276
Employees	3,718	45,588	122,237	155,159
Median Age	37.8	38.1	37.8	36.2

Listing Agent: Michael Murphy

Email: mmurphy@gerdomrealty.com

Listing Agent: Jordan Jerore

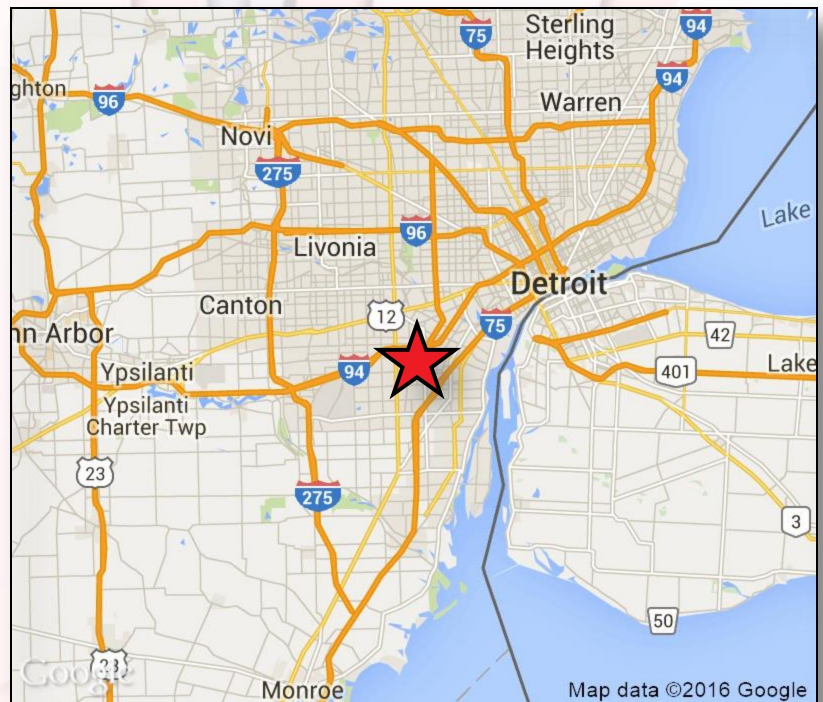
Email: jjerore@gerdomrealty.com

Listing Agent: Tjader Gerdom

Email: tgerdom@gerdomrealty.com

Gerdom Realty & Investment

44725 Grand River Avenue, Suite 102
Novi, Michigan 48375
Phone: 248.242.6766
Fax: 866.301.9543

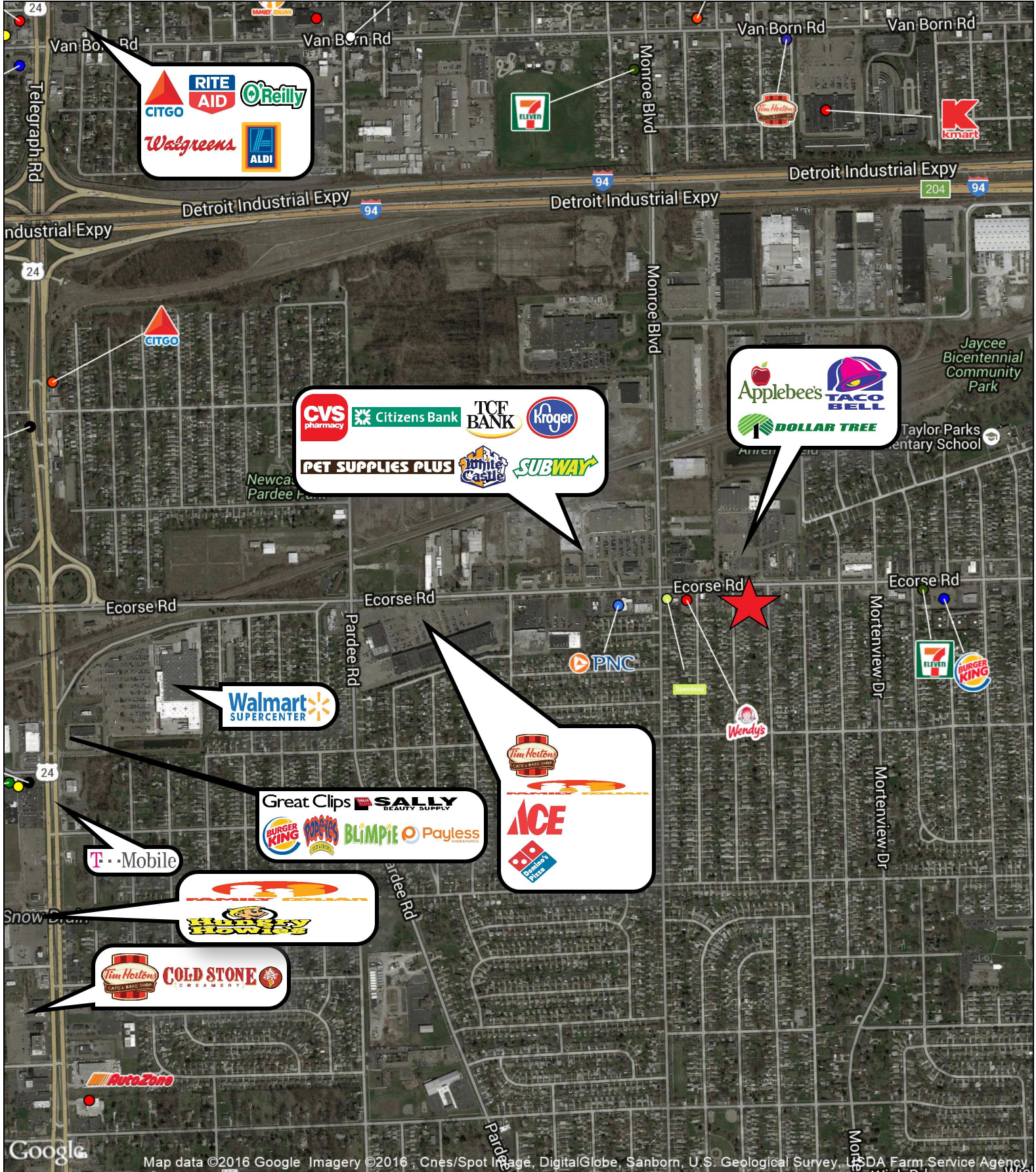


Map data ©2016 Google

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

Aerial Photograph

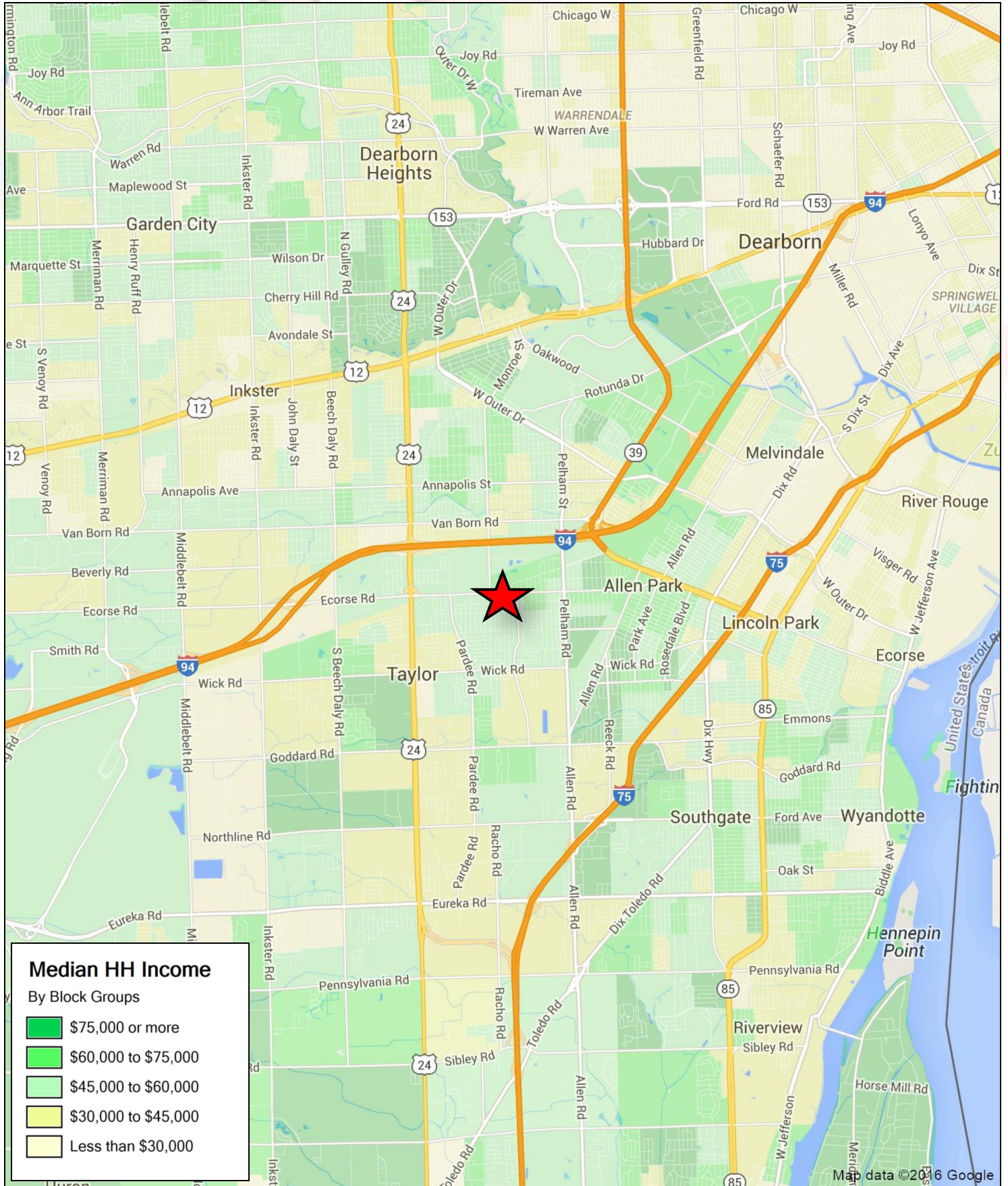
21533 Ecorse Road
Taylor, MI



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

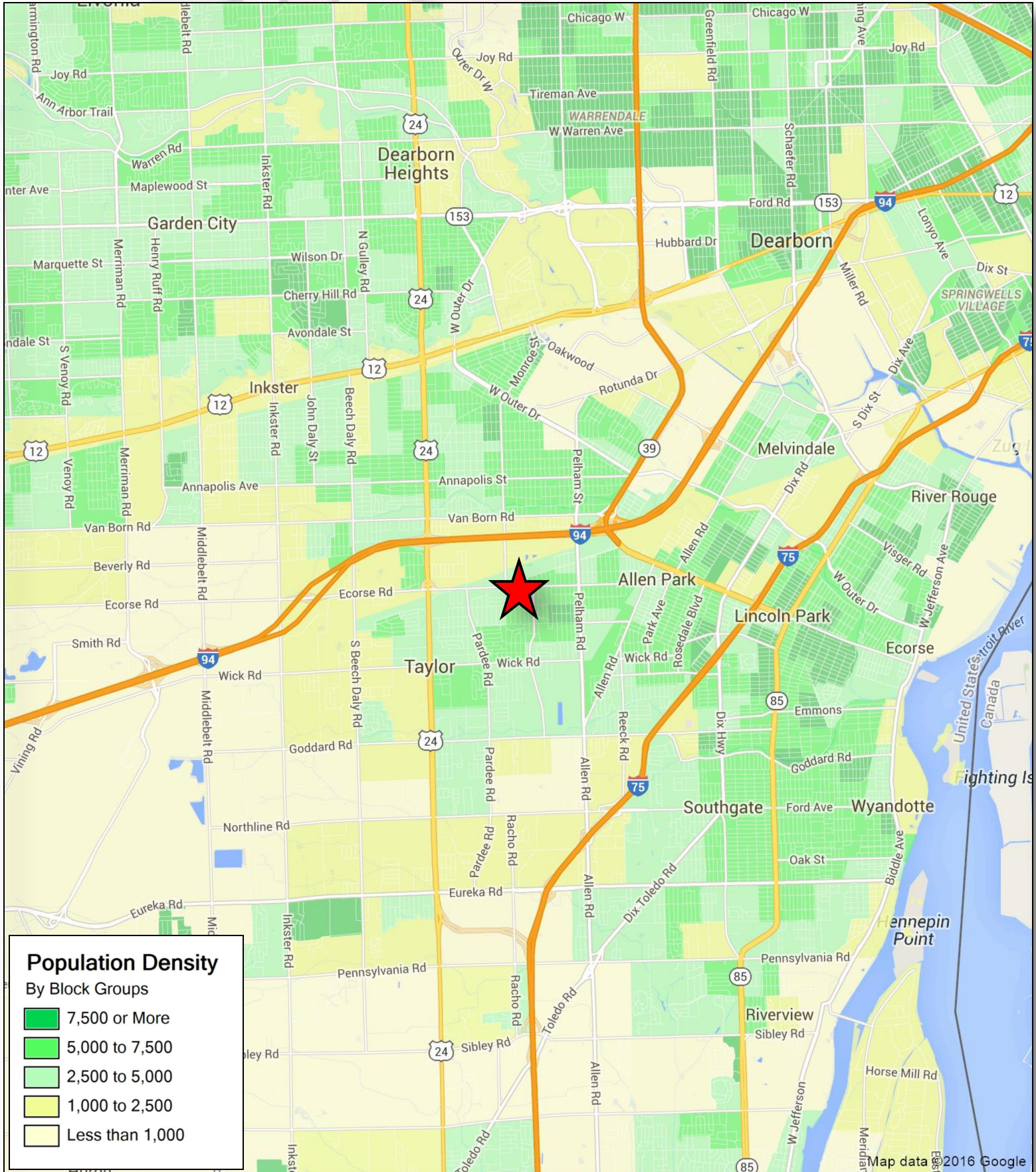
Income Density Map

21533 Ecorse Road
Taylor, MI



Population Density Map

21533 Ecorse Road
Taylor, MI



Photographs

21533 Ecorse Road
Taylor, MI



Site Plan

21533 Ecorse Road
Taylor, MI



FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.2560/-83.2547

RF1

FAMILY VIDEO-ANCHORED RETAIL FOR LEASE

Taylor

1 mi radius 3 mi radius 5 mi radius 10 min drivetime

	1 mi radius	3 mi radius	5 mi radius	10 min drivetime	
POPULATION	2016 Estimated Population	11,173	107,645	246,856	342,456
	2021 Projected Population	10,537	102,973	237,143	331,176
	2010 Census Population	12,159	116,786	265,003	365,421
	2000 Census Population	13,141	122,858	277,674	382,115
	Projected Annual Growth 2016 to 2021	-1.1%	-0.9%	-0.8%	-0.7%
	Historical Annual Growth 2000 to 2016	-0.9%	-0.8%	-0.7%	-0.6%
HOUSEHOLDS	2016 Estimated Households	4,451	44,445	102,187	137,215
	2021 Projected Households	4,293	43,425	100,134	135,269
	2010 Census Households	4,706	46,807	106,372	142,129
	2000 Census Households	4,949	48,600	110,943	150,588
	Projected Annual Growth 2016 to 2021	-0.7%	-0.5%	-0.4%	-0.3%
	Historical Annual Growth 2000 to 2016	-0.6%	-0.5%	-0.5%	-0.6%
AGE	2016 Est. Population Under 10 Years	11.9%	12.0%	12.7%	13.5%
	2016 Est. Population 10 to 19 Years	13.3%	13.0%	13.1%	13.6%
	2016 Est. Population 20 to 29 Years	13.2%	13.2%	13.5%	13.8%
	2016 Est. Population 30 to 44 Years	19.5%	19.4%	19.2%	19.0%
	2016 Est. Population 45 to 59 Years	20.8%	20.9%	20.6%	19.9%
	2016 Est. Population 60 to 74 Years	14.7%	14.3%	14.1%	13.7%
	2016 Est. Population 75 Years or Over	6.6%	7.2%	6.8%	6.6%
	2016 Est. Median Age	38.0	38.1	37.5	36.4
MARITAL STATUS & GENDER	2016 Est. Male Population	49.0%	48.5%	48.3%	48.4%
	2016 Est. Female Population	51.0%	51.5%	51.7%	51.6%
	2016 Est. Never Married	34.0%	32.9%	33.4%	34.2%
	2016 Est. Now Married	42.9%	43.1%	42.1%	41.3%
	2016 Est. Separated or Divorced	14.5%	16.0%	16.6%	16.8%
	2016 Est. Widowed	8.7%	8.0%	7.8%	7.7%
INCOME	2016 Est. HH Income \$200,000 or More	1.1%	1.8%	2.1%	2.0%
	2016 Est. HH Income \$150,000 to \$199,999	3.0%	3.3%	3.6%	3.2%
	2016 Est. HH Income \$100,000 to \$149,999	8.5%	11.8%	11.1%	10.3%
	2016 Est. HH Income \$75,000 to \$99,999	14.5%	13.7%	12.7%	11.9%
	2016 Est. HH Income \$50,000 to \$74,999	24.3%	21.3%	19.6%	18.8%
	2016 Est. HH Income \$35,000 to \$49,999	16.6%	15.7%	15.0%	15.0%
	2016 Est. HH Income \$25,000 to \$34,999	11.6%	10.5%	10.9%	11.3%
	2016 Est. HH Income \$15,000 to \$24,999	11.5%	11.2%	11.8%	12.5%
	2016 Est. HH Income Under \$15,000	8.9%	10.7%	13.2%	15.0%
	2016 Est. Average Household Income	\$61,409	\$62,399	\$60,509	\$57,369
	2016 Est. Median Household Income	\$51,422	\$53,266	\$51,383	\$48,561
	2016 Est. Per Capita Income	\$24,470	\$25,814	\$25,096	\$23,029
	2016 Est. Total Businesses	305	3,180	9,295	12,179
2016 Est. Total Employees	2,877	42,022	122,556	150,485	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.2560/-83.2547

RF1

FAMILY VIDEO-ANCHORED RETAIL FOR LEASE		1 mi radius	3 mi radius	5 mi radius	10 min drivetime
Taylor					
RACE	2016 Est. White	88.8%	83.5%	76.3%	73.0%
	2016 Est. Black	6.1%	10.5%	16.4%	19.1%
	2016 Est. Asian or Pacific Islander	1.2%	1.7%	2.0%	2.0%
	2016 Est. American Indian or Alaska Native	0.6%	0.5%	0.5%	0.4%
	2016 Est. Other Races	3.3%	3.8%	4.9%	5.5%
HISPANIC	2016 Est. Hispanic Population	650	6,950	18,756	27,376
	2016 Est. Hispanic Population	5.8%	6.5%	7.6%	8.0%
	2021 Proj. Hispanic Population	6.8%	7.4%	8.6%	9.1%
	2010 Hispanic Population	5.3%	6.0%	7.2%	7.6%
EDUCATION (Adults 25 or Older)	2016 Est. Adult Population (25 Years or Over)	7,626	73,694	166,812	226,153
	2016 Est. Elementary (Grade Level 0 to 8)	5.5%	3.5%	4.0%	5.3%
	2016 Est. Some High School (Grade Level 9 to 11)	12.3%	8.8%	9.2%	9.7%
	2016 Est. High School Graduate	40.0%	34.4%	32.9%	32.7%
	2016 Est. Some College	23.9%	26.3%	25.9%	25.3%
	2016 Est. Associate Degree Only	7.2%	8.9%	8.8%	8.3%
	2016 Est. Bachelor Degree Only	7.5%	11.6%	11.8%	11.6%
	2016 Est. Graduate Degree	3.6%	6.4%	7.3%	7.1%
HOUSING	2016 Est. Total Housing Units	5,000	50,038	115,694	156,160
	2016 Est. Owner-Occupied	75.4%	68.4%	63.3%	61.6%
	2016 Est. Renter-Occupied	13.6%	20.4%	25.1%	26.3%
	2016 Est. Vacant Housing	11.0%	11.2%	11.7%	12.1%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	1.0%	1.8%	2.0%	1.9%
	2010 Homes Built 2000 to 2004	2.3%	3.5%	4.0%	4.0%
	2010 Homes Built 1990 to 1999	4.7%	5.5%	6.4%	6.5%
	2010 Homes Built 1980 to 1989	3.0%	4.6%	5.5%	5.6%
	2010 Homes Built 1970 to 1979	7.6%	11.0%	12.4%	12.2%
	2010 Homes Built 1960 to 1969	16.6%	14.7%	13.6%	13.7%
	2010 Homes Built 1950 to 1959	48.7%	35.9%	31.5%	30.0%
	2010 Homes Built Before 1949	16.0%	23.0%	24.6%	26.1%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.2%	0.3%	0.3%	0.3%
	2010 Home Value \$500,000 to \$999,999	0.7%	0.9%	1.0%	1.0%
	2010 Home Value \$400,000 to \$499,999	0.7%	0.7%	0.9%	0.8%
	2010 Home Value \$300,000 to \$399,999	1.7%	2.2%	2.8%	2.8%
	2010 Home Value \$200,000 to \$299,999	6.2%	8.0%	8.7%	8.6%
	2010 Home Value \$150,000 to \$199,999	9.2%	17.0%	15.6%	15.4%
	2010 Home Value \$100,000 to \$149,999	34.6%	31.4%	28.9%	27.6%
	2010 Home Value \$50,000 to \$99,999	35.6%	29.3%	30.4%	31.1%
	2010 Home Value \$25,000 to \$49,999	6.6%	5.7%	6.7%	7.2%
	2010 Home Value Under \$25,000	4.6%	4.3%	4.8%	5.2%
	2010 Median Home Value	\$103,573	\$116,537	\$116,059	\$114,178
	2010 Median Rent	\$739	\$711	\$671	\$664

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.2560/-83.2547

RF1

FAMILY VIDEO-ANCHORED RETAIL FOR LEASE

Taylor

1 mi radius 3 mi radius 5 mi radius 10 min drivetime

	1 mi radius	3 mi radius	5 mi radius	10 min drivetime	
LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	8,967	86,341	196,060	267,959
	2016 Est. Civilian Employed	58.2%	58.7%	57.8%	56.3%
	2016 Est. Civilian Unemployed	4.0%	2.9%	3.0%	3.3%
	2016 Est. in Armed Forces	-	-	-	-
	2016 Est. not in Labor Force	37.8%	38.4%	39.1%	40.4%
	2016 Labor Force Males	48.8%	47.9%	47.6%	47.6%
	2016 Labor Force Females	51.2%	52.1%	52.4%	52.4%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	4,966	48,356	105,867	139,503
	2010 Mgmt, Business, & Financial Operations	7.6%	10.8%	10.8%	10.5%
	2010 Professional, Related	13.7%	19.5%	19.8%	19.1%
	2010 Service	22.9%	19.1%	19.3%	19.7%
	2010 Sales, Office	23.9%	26.0%	26.0%	26.2%
	2010 Farming, Fishing, Forestry	0.1%	0.2%	0.3%	0.4%
	2010 Construction, Extraction, Maintenance	11.1%	8.7%	8.4%	8.3%
	2010 Production, Transport, Material Moving	20.7%	15.7%	15.4%	15.8%
	2010 White Collar Workers	45.2%	56.3%	56.7%	55.7%
	2010 Blue Collar Workers	54.8%	43.7%	43.3%	44.3%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	86.3%	86.5%	86.2%	85.6%
	2010 Drive to Work in Carpool	9.4%	8.8%	8.8%	9.1%
	2010 Travel to Work by Public Transportation	1.0%	0.8%	1.1%	1.2%
	2010 Drive to Work on Motorcycle	0.2%	0.1%	0.1%	0.1%
	2010 Walk or Bicycle to Work	1.8%	1.8%	1.7%	1.6%
	2010 Other Means	0.2%	0.5%	0.4%	0.4%
	2010 Work at Home	1.1%	1.5%	1.7%	2.0%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	27.9%	30.3%	29.5%	28.4%
	2010 Travel to Work in 15 to 29 Minutes	47.1%	42.5%	41.8%	42.3%
	2010 Travel to Work in 30 to 59 Minutes	21.1%	23.6%	25.1%	25.6%
	2010 Travel to Work in 60 Minutes or More	3.9%	3.6%	3.6%	3.7%
	2010 Average Travel Time to Work	19.0	19.5	19.9	20.3
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$224 M	\$2.26 B	\$5.06 B	\$6.55 B
	2016 Est. Apparel	\$7.76 M	\$78.1 M	\$176 M	\$228 M
	2016 Est. Contributions, Gifts	\$14.0 M	\$144 M	\$326 M	\$417 M
	2016 Est. Education, Reading	\$7.69 M	\$80.8 M	\$185 M	\$238 M
	2016 Est. Entertainment	\$12.5 M	\$126 M	\$282 M	\$364 M
	2016 Est. Food, Beverages, Tobacco	\$35.1 M	\$351 M	\$787 M	\$1.02 B
	2016 Est. Furnishings, Equipment	\$7.49 M	\$76.0 M	\$170 M	\$219 M
	2016 Est. Health Care, Insurance	\$20.2 M	\$202 M	\$453 M	\$588 M
	2016 Est. Household Operations, Shelter, Utilities	\$69.3 M	\$699 M	\$1.57 B	\$2.04 B
	2016 Est. Miscellaneous Expenses	\$3.36 M	\$33.8 M	\$75.8 M	\$98.2 M
	2016 Est. Personal Care	\$2.91 M	\$29.3 M	\$65.8 M	\$85.3 M
	2016 Est. Transportation	\$43.5 M	\$436 M	\$971 M	\$1.26 B

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.