



FAMILY VIDEO- ANCHORED RETAIL FOR LEASE



**4678 Elizabeth Lake Road
Waterford, 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 Elizabeth Lake Road and Cooley Lake Road
4678 Elizabeth Lake Road, Waterford, MI 48328

Available Space: +/- 1,375 SF End Cap; Built 2005

Zoning: C-3; General Business

Lease Rate: \$ negotiable psf (NNN)
NNNs est. at \$3.77 psf

Comments: Join Family Video at the northeast corner of Elizabeth Lake Road and Cooley Lake Road. There is a vacant 1,375 SF, former Metro PCS end cap available, anchored by this 6,985 SF operating Family Video. 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	7,689	60,021	154,018
Households	3,151	25,082	61,182
Median HH Income	\$53,728	\$53,774	\$56,235

Traffic Count: Elizabeth Lake Road – 22,378 v.p.d. (2015)

For more details contact:
248-242-6766

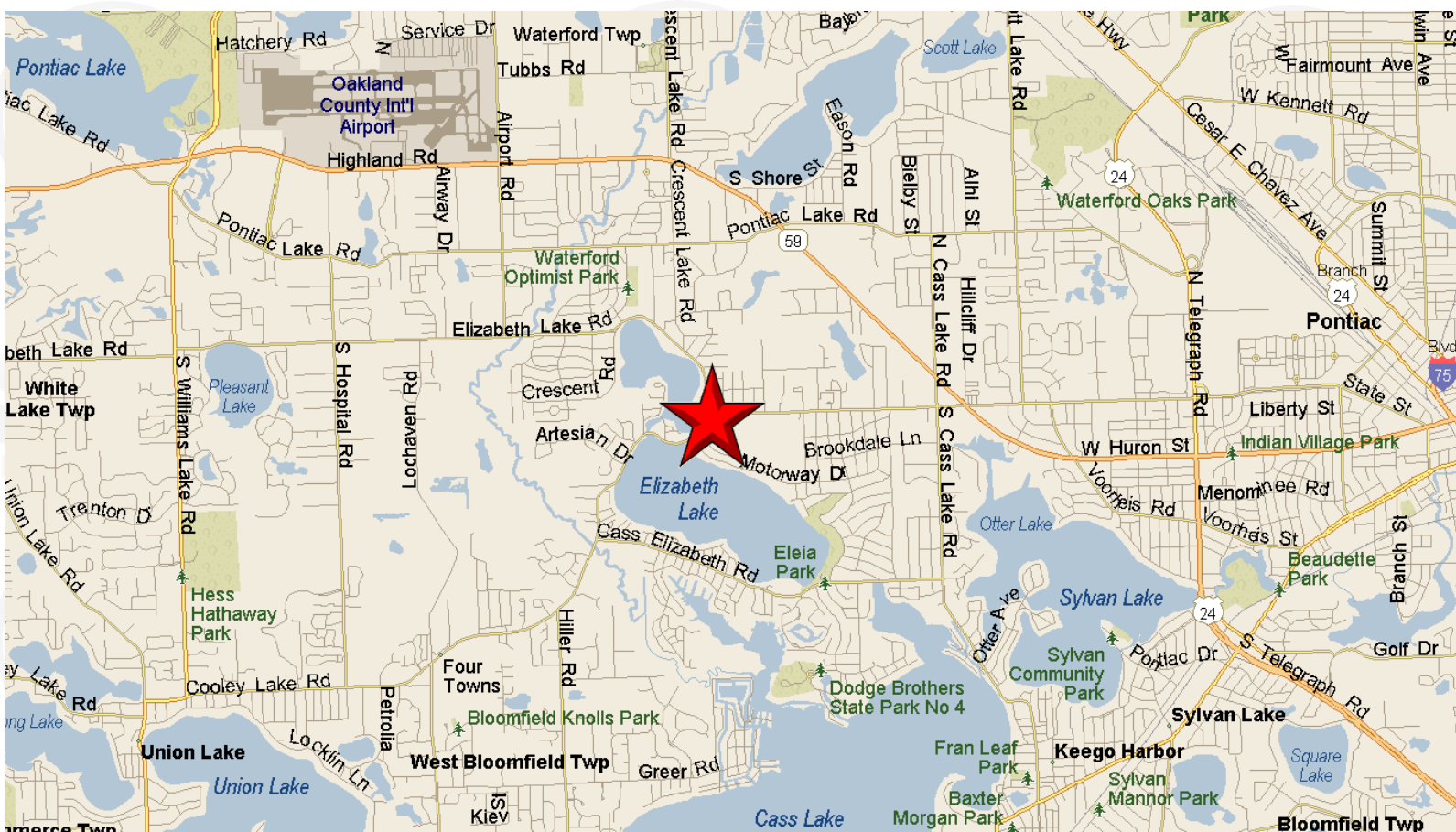
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Executive Summary

4678 Elizabeth Lake Rd, Waterford, Michigan, 48328
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.63868
Longitude: -83.38129

	1 mile	3 miles	5 miles
Population			
2000 Population	7,578	60,728	158,673
2010 Population	7,488	59,601	153,206
2015 Population	7,689	60,021	154,018
2020 Population	7,984	61,433	157,270
2000-2010 Annual Rate	-0.12%	-0.19%	-0.35%
2010-2015 Annual Rate	0.51%	0.13%	0.10%
2015-2020 Annual Rate	0.76%	0.47%	0.42%
2015 Male Population	49.6%	49.2%	49.7%
2015 Female Population	50.4%	50.8%	50.3%
2015 Median Age	39.1	39.4	40.5

In the identified area, the current year population is 154,018. In 2010, the Census count in the area was 153,206. The rate of change since 2010 was 0.10% annually. The five-year projection for the population in the area is 157,270 representing a change of 0.42% annually from 2015 to 2020. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 39.1, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	89.9%	83.9%	76.6%
2015 Black Alone	4.5%	7.7%	14.2%
2015 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2015 Asian Alone	1.0%	2.8%	3.3%
2015 Pacific Islander Alone	0.0%	0.0%	0.0%
2015 Other Race	1.5%	2.1%	2.5%
2015 Two or More Races	2.6%	3.1%	3.0%
2015 Hispanic Origin (Any Race)	8.3%	7.6%	8.2%

Persons of Hispanic origin represent 8.2% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 48.3 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	3,130	24,592	60,878
2010 Households	3,048	24,739	60,307
2015 Total Households	3,151	25,082	61,182
2020 Total Households	3,274	25,707	62,653
2000-2010 Annual Rate	-0.27%	0.06%	-0.09%
2010-2015 Annual Rate	0.64%	0.26%	0.27%
2015-2020 Annual Rate	0.77%	0.49%	0.48%
2015 Average Household Size	2.44	2.36	2.46

The household count in this area has changed from 60,307 in 2010 to 61,182 in the current year, a change of 0.27% annually. The five-year projection of households is 62,653, a change of 0.48% annually from the current year total. Average household size is currently 2.46, compared to 2.49 in the year 2010. The number of families in the current year is 39,495 in the specified area.

Demographics



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	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$53,728	\$53,774	\$56,235
2020 Median Household Income	\$62,241	\$62,972	\$66,558
2015-2020 Annual Rate	2.99%	3.21%	3.43%
Average Household Income			
2015 Average Household Income	\$69,022	\$71,996	\$80,180
2020 Average Household Income	\$79,647	\$83,411	\$91,427
2015-2020 Annual Rate	2.90%	2.99%	2.66%
Per Capita Income			
2015 Per Capita Income	\$28,303	\$30,156	\$31,999
2020 Per Capita Income	\$32,676	\$34,959	\$36,560
2015-2020 Annual Rate	2.92%	3.00%	2.70%

Households by Income

Current median household income is \$56,235 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$66,558 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$80,180 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$91,427 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$31,999 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$36,560 in five years, compared to \$32,501 for all U.S. households

Housing

2000 Total Housing Units	3,219	25,512	63,821
2000 Owner Occupied Housing Units	2,373	17,931	45,603
2000 Renter Occupied Housing Units	757	6,661	15,275
2000 Vacant Housing Units	89	920	2,943
2010 Total Housing Units	3,340	27,031	67,276
2010 Owner Occupied Housing Units	2,225	17,282	43,618
2010 Renter Occupied Housing Units	823	7,457	16,689
2010 Vacant Housing Units	292	2,292	6,969
2015 Total Housing Units	3,404	27,379	68,210
2015 Owner Occupied Housing Units	2,243	17,199	43,432
2015 Renter Occupied Housing Units	907	7,883	17,750
2015 Vacant Housing Units	253	2,297	7,028
2020 Total Housing Units	3,539	28,052	69,663
2020 Owner Occupied Housing Units	2,324	17,636	44,378
2020 Renter Occupied Housing Units	951	8,072	18,275
2020 Vacant Housing Units	265	2,345	7,010

Currently, 63.7% of the 68,210 housing units in the area are owner occupied; 26.0%, renter occupied; and 10.3% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 67,276 housing units in the area - 64.8% owner occupied, 24.8% renter occupied, and 10.4% vacant. The annual rate of change in housing units since 2010 is 0.61%. Median home value in the area is \$173,095, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.33% annually to \$213,998.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

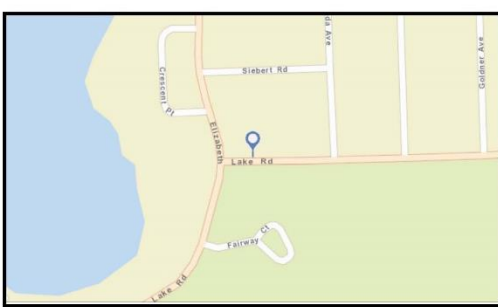
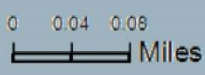
Demographics



Traffic Count Map - Close Up

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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

