



**family
Video**

FAMILY VIDEO- ANCHORED RETAIL FOR LEASE



**15111 East 14 Mile Road
Sterling Heights, 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: Northwest Corner 14 Mile Road and Hayes Road
15111 East 14 Mile Road, Sterling Heights, MI 48312

Available Space: +/- 1,250 SF End Cap

Zoning: C-1; Local Convenience Business

Lease Rate: \$ negotiable psf (NNN)
NNNs est. at \$3.29 psf

Comments: Join Family Video at the northwest corner of East 14 Mile Road and Hayes Road within a densely populated residential area. 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

Population

1 Mile

14,801

3 Mile

115,263

5 Mile

308,252

Households

5,688

48,577

127,507

Median HH Income

\$58,754

\$49,480

\$49,690

Traffic Count:

East 14 Mile Road – 15,790 v.p.d. (2015)

**For more details contact:
248-242-6766**

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



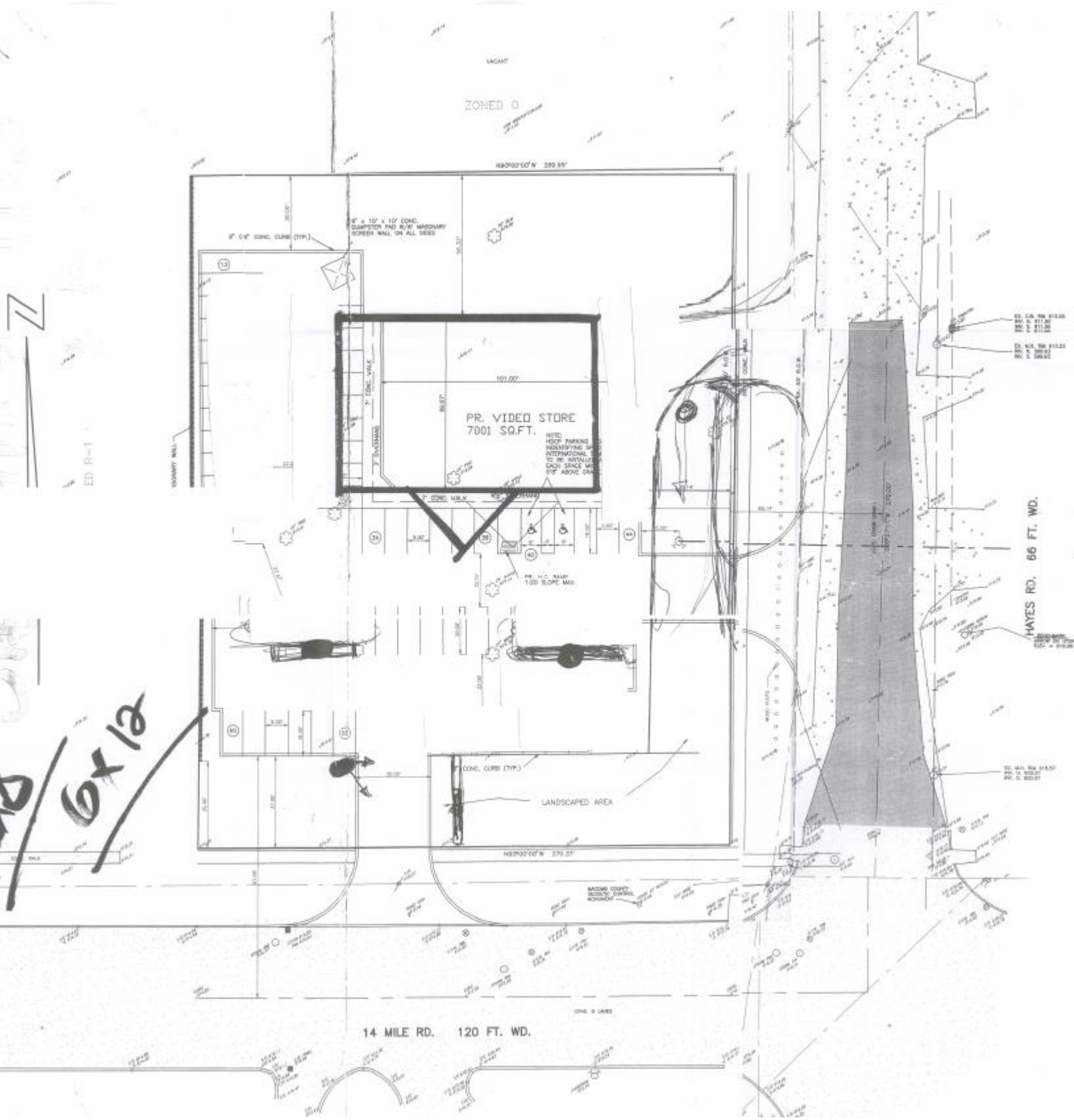


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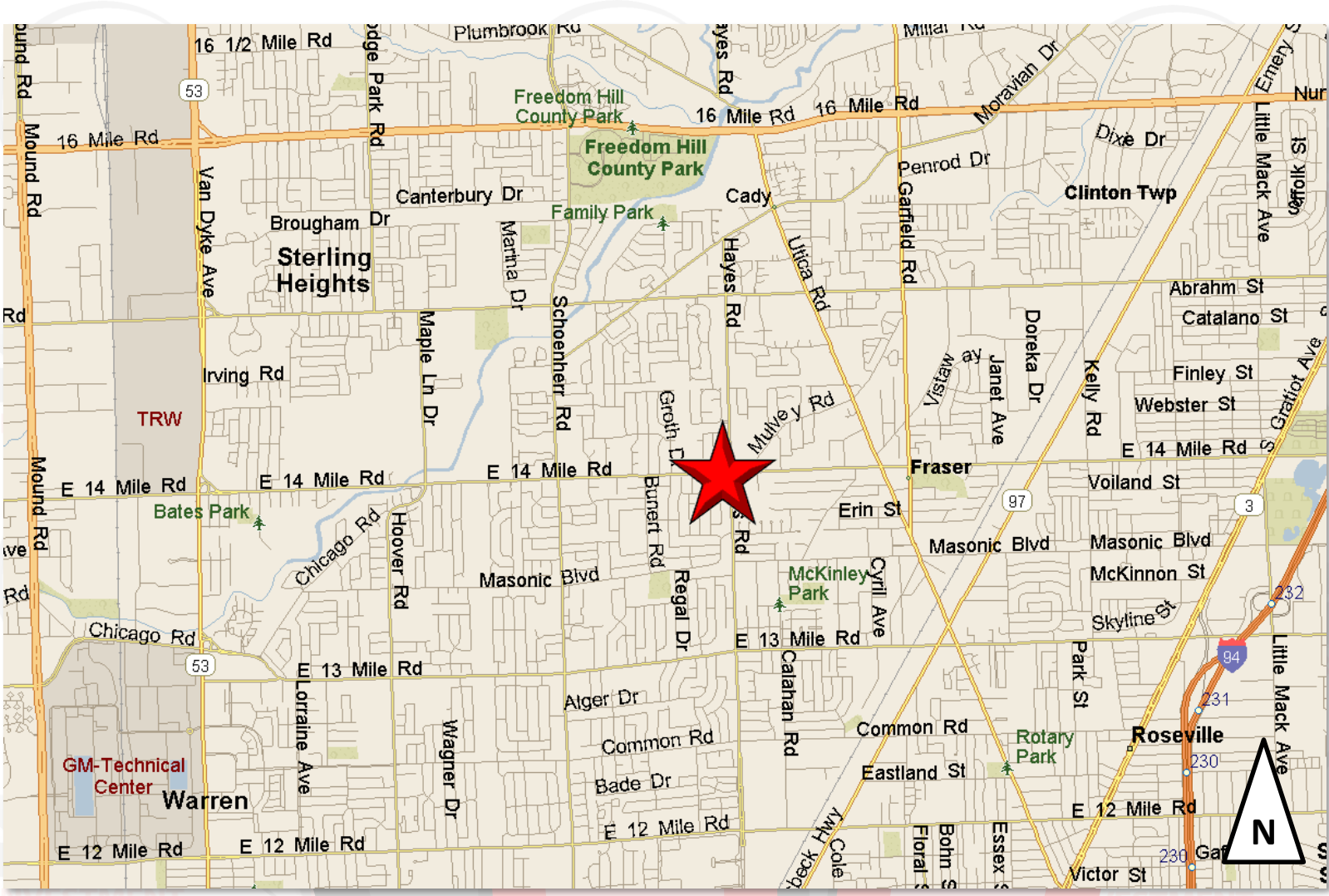


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Location Map

15111 East 14 Mile Road, Sterling Heights, MI





Executive Summary

15111 E 14 Mile Rd, Sterling Heights, Michigan, 48312
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.53844
Longitude: -82.97047

	1 mile	3 miles	5 miles
Population			
2000 Population	14,758	116,990	311,070
2010 Population	15,201	114,676	305,494
2015 Population	14,801	115,263	308,252
2020 Population	14,744	117,323	314,385
2000-2010 Annual Rate	0.30%	-0.20%	-0.18%
2010-2015 Annual Rate	-0.51%	0.10%	0.17%
2015-2020 Annual Rate	-0.08%	0.35%	0.39%
2015 Male Population	48.1%	47.4%	48.1%
2015 Female Population	52.0%	52.6%	51.9%
2015 Median Age	44.4	43.7	42.3

In the identified area, the current year population is 308,252. In 2010, the Census count in the area was 305,494. The rate of change since 2010 was 0.17% annually. The five-year projection for the population in the area is 314,385 representing a change of 0.39% annually from 2015 to 2020. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 44.4, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	84.8%	80.8%	81.4%
2015 Black Alone	8.1%	12.4%	12.1%
2015 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2015 Asian Alone	4.6%	3.9%	3.3%
2015 Pacific Islander Alone	0.0%	0.0%	0.0%
2015 Other Race	0.4%	0.4%	0.4%
2015 Two or More Races	1.8%	2.2%	2.4%
2015 Hispanic Origin (Any Race)	2.3%	2.2%	2.2%

Persons of Hispanic origin represent 2.2% 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 35.1 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	5,421	48,285	126,313
2010 Households	5,796	48,061	125,665
2015 Total Households	5,688	48,577	127,507
2020 Total Households	5,688	49,517	130,216
2000-2010 Annual Rate	0.67%	-0.05%	-0.05%
2010-2015 Annual Rate	-0.36%	0.20%	0.28%
2015-2020 Annual Rate	0.00%	0.38%	0.42%
2015 Average Household Size	2.59	2.35	2.40

The household count in this area has changed from 125,665 in 2010 to 127,507 in the current year, a change of 0.28% annually. The five-year projection of households is 130,216, a change of 0.42% annually from the current year total. Average household size is currently 2.40, compared to 2.41 in the year 2010. The number of families in the current year is 80,969 in the specified area.

Demographics



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	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$58,754	\$49,480	\$49,690
2020 Median Household Income	\$72,368	\$57,512	\$57,358
2015-2020 Annual Rate	4.26%	3.05%	2.91%
Average Household Income			
2015 Average Household Income	\$72,776	\$61,345	\$61,447
2020 Average Household Income	\$84,282	\$70,309	\$70,285
2015-2020 Annual Rate	2.98%	2.77%	2.72%
Per Capita Income			
2015 Per Capita Income	\$28,720	\$25,954	\$25,516
2020 Per Capita Income	\$33,390	\$29,772	\$29,213
2015-2020 Annual Rate	3.06%	2.78%	2.74%

Households by Income

Current median household income is \$49,690 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$57,358 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$61,447 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$70,285 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$25,516 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$29,213 in five years, compared to \$32,501 for all U.S. households

Housing

2000 Total Housing Units	5,492	49,511	129,334
2000 Owner Occupied Housing Units	4,500	37,503	100,860
2000 Renter Occupied Housing Units	921	10,782	25,452
2000 Vacant Housing Units	71	1,226	3,022
2010 Total Housing Units	5,972	51,083	133,767
2010 Owner Occupied Housing Units	4,733	35,816	95,979
2010 Renter Occupied Housing Units	1,063	12,245	29,686
2010 Vacant Housing Units	176	3,022	8,102
2015 Total Housing Units	6,045	52,063	136,746
2015 Owner Occupied Housing Units	4,541	35,299	95,057
2015 Renter Occupied Housing Units	1,147	13,278	32,450
2015 Vacant Housing Units	357	3,486	9,239
2020 Total Housing Units	6,139	53,148	139,656
2020 Owner Occupied Housing Units	4,526	35,924	96,845
2020 Renter Occupied Housing Units	1,162	13,593	33,371
2020 Vacant Housing Units	451	3,631	9,440

Currently, 69.5% of the 136,746 housing units in the area are owner occupied; 23.7%, renter occupied; and 6.8% 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 133,767 housing units in the area - 71.8% owner occupied, 22.2% renter occupied, and 6.1% vacant. The annual rate of change in housing units since 2010 is 0.98%. Median home value in the area is \$123,112, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 3.09% annually to \$143,363.

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.

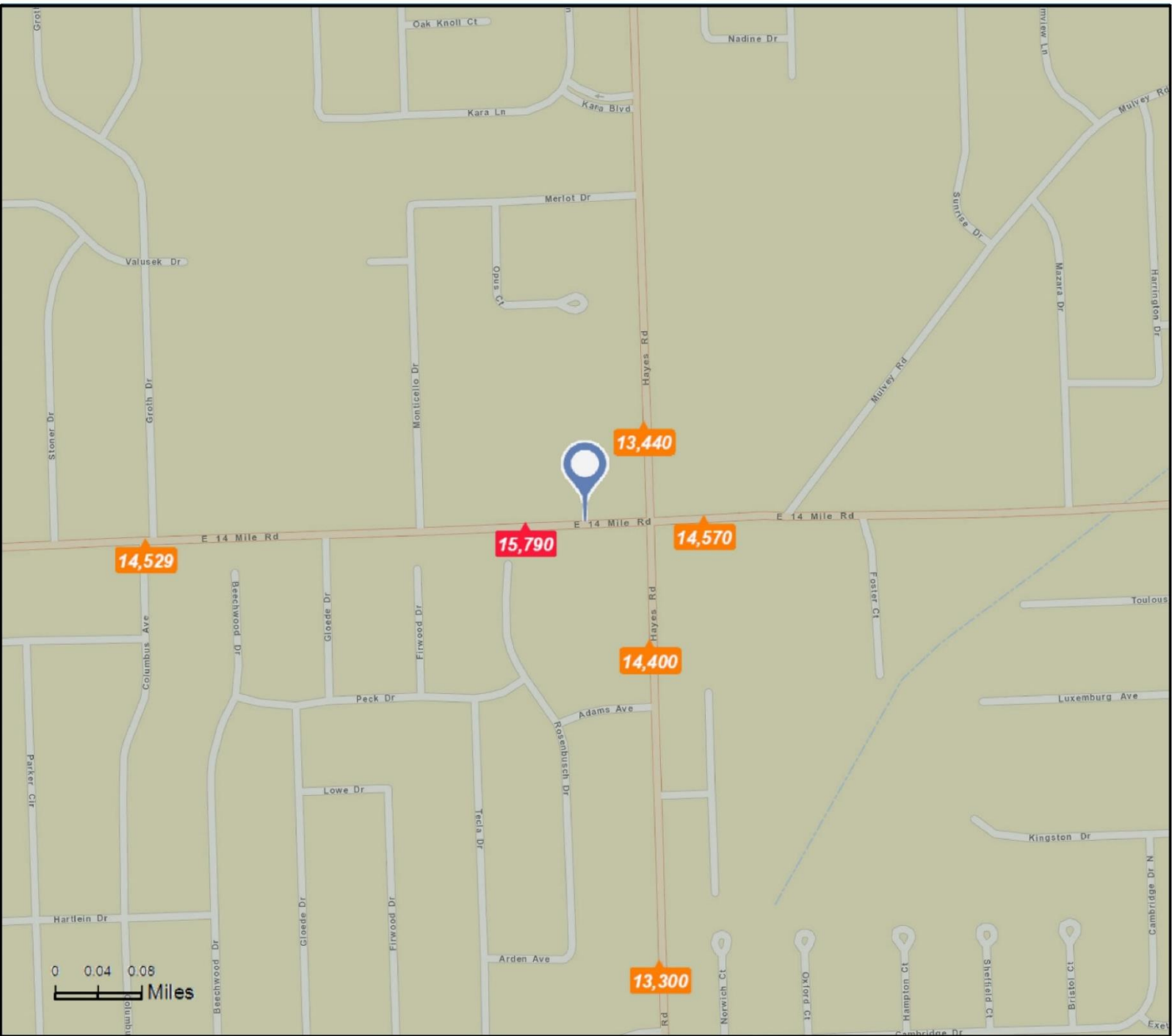
Demographics



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

