



**family  
Video**

# FAMILY VIDEO- ANCHORED RETAIL FOR LEASE



**29949 Utica Road  
Roseville, Michigan**

**Gerdom Realty & Investment**

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

Phone: 248.242.6766 Fax: 866.301.9543

[www.gerdomrealty.com](http://www.gerdomrealty.com)

**Focus. Strategy. Results.**

**Location:** Southwest Corner Utica Road & Common Road  
29949 Utica Road, Roseville, MI 48066

**Available Space:** +/- 1,250 SF End Cap; Built in 1995

**Zoning:** B-1; Local Business

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

**Comments:** Join Family Video at the southwest corner of Utica Road and Common Road, less than 2 miles from I-94 and I-696. This 6,000 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**

15,740

132,463

311,589

**Households**

6,956

55,312

130,648

**Median HH Income**

\$39,340

\$46,611

\$46,802

**Traffic Count:**

Utica Road– 19,155 v.p.d. (2015)

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

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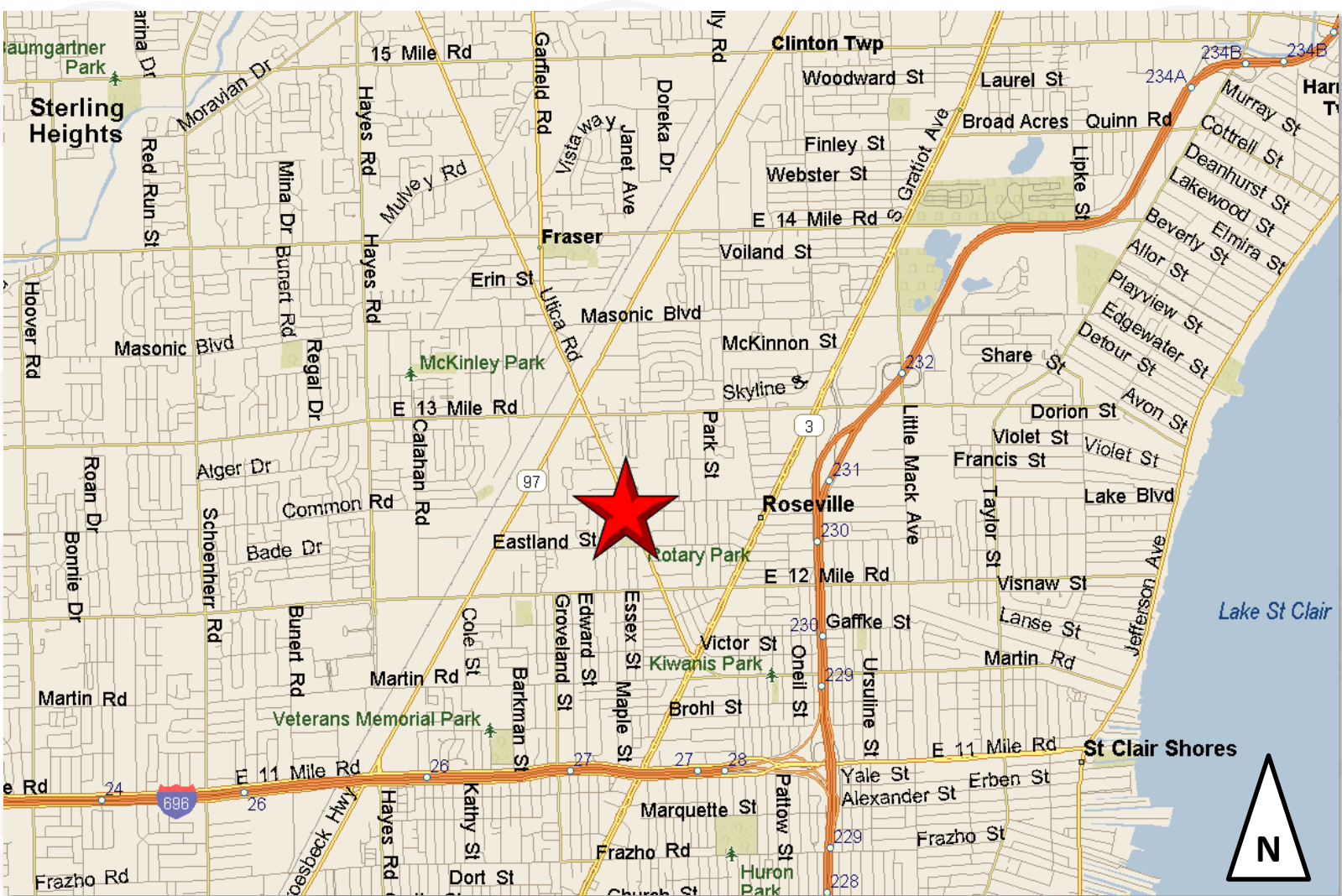






# Location Map

# 29949 Utica Road, Roseville, MI







## Executive Summary

29949 Utica Rd, Roseville, Michigan, 48066  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 42.51643  
Longitude: -82.93998

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	15,608	136,128	319,836
2010 Population	15,617	132,090	310,373
2015 Population	15,740	132,463	311,589
2020 Population	16,021	134,571	316,578
2000-2010 Annual Rate	0.01%	-0.30%	-0.30%
2010-2015 Annual Rate	0.15%	0.05%	0.07%
2015-2020 Annual Rate	0.35%	0.32%	0.32%
2015 Male Population	47.9%	48.3%	47.9%
2015 Female Population	52.1%	51.7%	52.1%
2015 Median Age	39.7	41.6	41.8

In the identified area, the current year population is 311,589. In 2010, the Census count in the area was 310,373. The rate of change since 2010 was 0.07% annually. The five-year projection for the population in the area is 316,578 representing a change of 0.32% annually from 2015 to 2020. Currently, the population is 47.9% male and 52.1% female.

### Median Age

The median age in this area is 39.7, compared to U.S. median age of 37.9.

### Race and Ethnicity

2015 White Alone	76.3%	82.6%	77.4%
2015 Black Alone	18.6%	12.0%	16.8%
2015 American Indian/Alaska Native Alone	0.5%	0.4%	0.4%
2015 Asian Alone	1.6%	2.2%	2.6%
2015 Pacific Islander Alone	0.0%	0.0%	0.0%
2015 Other Race	0.5%	0.4%	0.4%
2015 Two or More Races	2.6%	2.5%	2.5%
2015 Hispanic Origin (Any Race)	2.0%	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 40.0 in the identified area, compared to 63.0 for the U.S. as a whole.

### Households

2000 Households	6,969	55,715	132,748
2010 Households	6,892	54,814	129,465
2015 Total Households	6,956	55,312	130,648
2020 Total Households	7,075	56,282	132,912
2000-2010 Annual Rate	-0.11%	-0.16%	-0.25%
2010-2015 Annual Rate	0.18%	0.17%	0.17%
2015-2020 Annual Rate	0.34%	0.35%	0.34%
2015 Average Household Size	2.26	2.39	2.37

The household count in this area has changed from 129,465 in 2010 to 130,648 in the current year, a change of 0.17% annually. The five-year projection of households is 132,912, a change of 0.34% annually from the current year total. Average household size is currently 2.37, compared to 2.38 in the year 2010. The number of families in the current year is 80,726 in the specified area.

# Demographics



## Executive Summary

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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2015 Median Household Income	\$39,340	\$46,611	\$46,802
2020 Median Household Income	\$46,045	\$53,628	\$54,006
2015-2020 Annual Rate	3.20%	2.84%	2.90%
<b>Average Household Income</b>			
2015 Average Household Income	\$47,476	\$56,850	\$57,975
2020 Average Household Income	\$54,360	\$64,662	\$66,091
2015-2020 Annual Rate	2.75%	2.61%	2.66%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$20,773	\$23,787	\$24,383
2020 Per Capita Income	\$23,759	\$27,095	\$27,819
2015-2020 Annual Rate	2.72%	2.64%	2.67%

### Households by Income

Current median household income is \$46,802 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$54,006 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$57,975 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$66,091 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$24,383 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$27,819 in five years, compared to \$32,501 for all U.S. households

### Housing

2000 Total Housing Units	7,174	57,081	136,424
2000 Owner Occupied Housing Units	4,737	45,087	105,459
2000 Renter Occupied Housing Units	2,232	10,628	27,289
2000 Vacant Housing Units	205	1,366	3,676
2010 Total Housing Units	7,504	58,571	139,174
2010 Owner Occupied Housing Units	4,375	41,932	97,036
2010 Renter Occupied Housing Units	2,517	12,882	32,429
2010 Vacant Housing Units	612	3,757	9,709
2015 Total Housing Units	7,572	59,540	141,924
2015 Owner Occupied Housing Units	4,278	41,215	95,426
2015 Renter Occupied Housing Units	2,678	14,097	35,222
2015 Vacant Housing Units	616	4,228	11,276
2020 Total Housing Units	7,677	60,691	144,656
2020 Owner Occupied Housing Units	4,377	41,803	96,819
2020 Renter Occupied Housing Units	2,698	14,480	36,093
2020 Vacant Housing Units	602	4,409	11,744

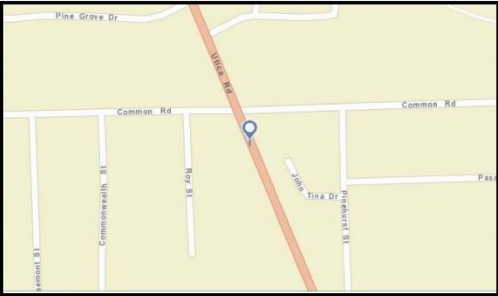
Currently, 67.2% of the 141,924 housing units in the area are owner occupied; 24.8%, renter occupied; and 7.9% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 139,174 housing units in the area - 69.7% owner occupied, 23.3% renter occupied, and 7.0% vacant. The annual rate of change in housing units since 2010 is 0.87%. Median home value in the area is \$114,225, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 3.06% annually to \$132,810.



## 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

