

NNN INVESTMENT SALE



**15081 – 15093 EAST 13 MILE ROAD
WARREN, MICHIGAN**



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Warren, Michigan

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PROPERTY SUMMARY

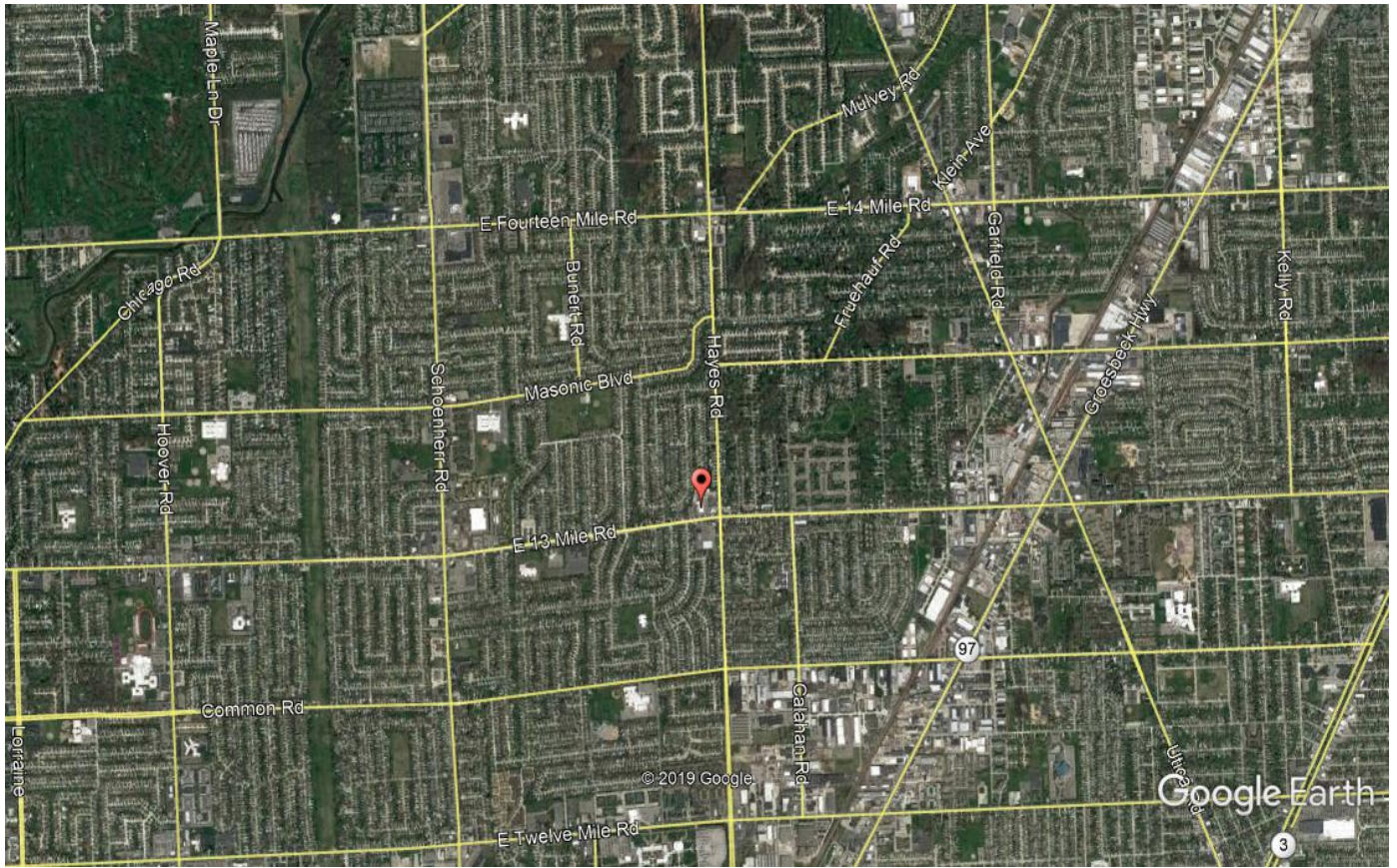
Location:	15081 – 15093 E 13 Mile Road Warren, Michigan 48088	
Total Center Size:	15,200 SF	
Vacancy:	(2) 2,000 SF units	
Lot Size:	1.23 acres	
Parcel I.D. #:	12-13-01-478-058	
Sale Price:	\$1,760,000 (6.69% Cap Rate)	
NOI:	\$117,714.00	
Anchor Tenant:	CVS	
Term:	4.5 years remaining on 2 nd Option Term with (2) 5-year option terms remaining.	
Area Tenants:	Speedway, Flagstar Bank, Leo’s Coney Island, Ace Hardware	
Zoning:	C-1: Local Business District	
Property Tax:	\$25,991 (2019)	
Demographics in	Population:	314,653 persons
5 Mile Radius:	Households:	134,104 HH
	Avg. HH Income:	\$69,267 USD
	Traffic Counts:	19,184 VPD (13 Mile Rd.) 14,212 VPD (Hayes Rd.)
Comments:	Investment opportunity at the northwest corner of 13 Mile and Hayes, in Warren. Busy center with many rooftops in the immediate area. Upgrades to the center include roof, parking lot replacement, and upgraded lighting. CVS has been in place since 1994 and exercised their second of (4) 5-year options in May 2019. Center to the north available for sale as well.	

For Information Contact:

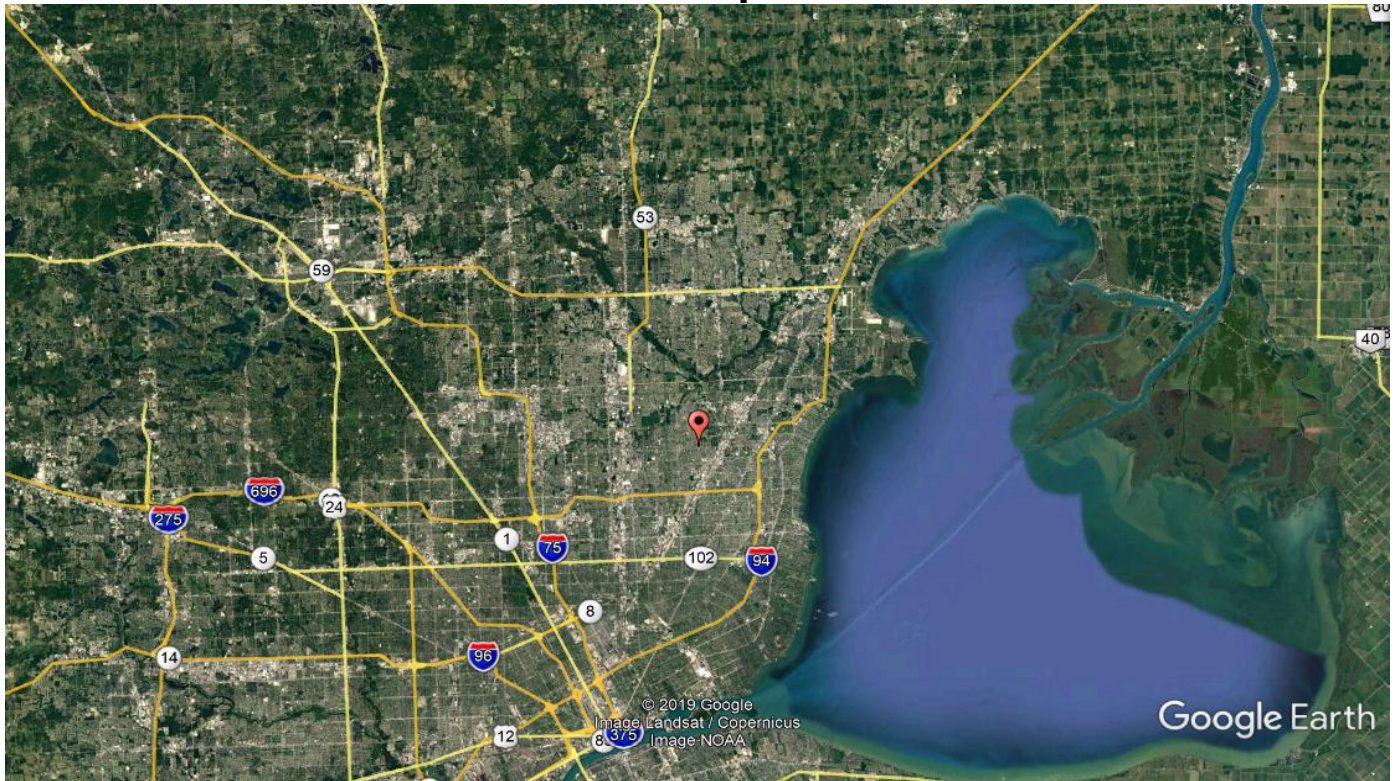
KYLE NELSON
248-359-9000







Local Map



Regional Map

FULL PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.5249/-82.9698

RF1

31085 Hayes Rd

Warren, MI 48088

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	15,485	120,710	314,653
	2024 Projected Population	15,602	122,461	320,705
	2010 Census Population	15,787	120,958	314,329
	2000 Census Population	16,703	122,757	322,403
	Projected Annual Growth 2019 to 2024	0.2%	0.3%	0.4%
	Historical Annual Growth 2000 to 2019	-0.4%	-	-0.1%
HOUSEHOLDS	2019 Estimated Households	6,613	52,401	134,104
	2024 Projected Households	6,738	53,819	138,227
	2010 Census Households	6,492	50,571	129,096
	2000 Census Households	6,618	50,954	131,347
	Projected Annual Growth 2019 to 2024	0.4%	0.5%	0.6%
	Historical Annual Growth 2000 to 2019	-	0.1%	0.1%
AGE	2019 Est. Population Under 10 Years	10.1%	10.1%	10.5%
	2019 Est. Population 10 to 19 Years	11.5%	11.0%	11.4%
	2019 Est. Population 20 to 29 Years	12.4%	13.3%	13.5%
	2019 Est. Population 30 to 44 Years	17.2%	17.8%	18.1%
	2019 Est. Population 45 to 59 Years	20.6%	20.2%	20.5%
	2019 Est. Population 60 to 74 Years	20.4%	17.9%	17.1%
	2019 Est. Population 75 Years or Over	7.8%	9.6%	8.8%
	2019 Est. Median Age	42.9	42.2	41.2
MARITAL STATUS & GENDER	2019 Est. Male Population	47.7%	47.5%	48.0%
	2019 Est. Female Population	52.3%	52.5%	52.0%
	2019 Est. Never Married	29.5%	34.4%	35.6%
	2019 Est. Now Married	46.8%	42.8%	41.3%
	2019 Est. Separated or Divorced	16.5%	15.2%	16.1%
	2019 Est. Widowed	7.2%	7.5%	7.1%
INCOME	2019 Est. HH Income \$200,000 or More	1.8%	2.4%	2.1%
	2019 Est. HH Income \$150,000 to \$199,999	5.8%	5.2%	4.9%
	2019 Est. HH Income \$100,000 to \$149,999	15.4%	13.6%	13.0%
	2019 Est. HH Income \$75,000 to \$99,999	15.5%	14.7%	15.0%
	2019 Est. HH Income \$50,000 to \$74,999	22.4%	20.7%	20.8%
	2019 Est. HH Income \$35,000 to \$49,999	12.6%	14.7%	15.3%
	2019 Est. HH Income \$25,000 to \$34,999	9.0%	10.4%	10.0%
	2019 Est. HH Income \$15,000 to \$24,999	8.8%	9.7%	9.8%
	2019 Est. HH Income Under \$15,000	8.8%	8.7%	9.2%
	2019 Est. Average Household Income	\$76,116	\$71,107	\$69,267
	2019 Est. Median Household Income	\$63,253	\$59,066	\$57,768
	2019 Est. Per Capita Income	\$32,508	\$30,941	\$29,587
	2019 Est. Total Businesses	345	4,447	11,084
2019 Est. Total Employees	4,876	50,155	142,313	

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DEMOGRAPHICS

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1 mi radius 3 mi radius 5 mi radius

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RACE	2019 Est. White	82.4%	79.3%	77.5%
	2019 Est. Black	11.0%	13.6%	15.0%
	2019 Est. Asian or Pacific Islander	3.7%	3.9%	4.0%
	2019 Est. American Indian or Alaska Native	0.4%	0.3%	0.3%
	2019 Est. Other Races	2.6%	2.9%	3.1%
HISPANIC	2019 Est. Hispanic Population	413	2,867	7,858
	2019 Est. Hispanic Population	2.7%	2.4%	2.5%
	2024 Proj. Hispanic Population	2.8%	2.5%	2.6%
	2010 Hispanic Population	2.1%	1.9%	2.0%
EDUCATION (Adults 25 or Older)	2019 Est. Adult Population (25 Years or Over)	11,247	88,018	226,905
	2019 Est. Elementary (Grade Level 0 to 8)	2.2%	3.5%	3.5%
	2019 Est. Some High School (Grade Level 9 to 11)	6.3%	7.0%	7.7%
	2019 Est. High School Graduate	32.3%	32.7%	32.5%
	2019 Est. Some College	26.2%	24.8%	25.1%
	2019 Est. Associate Degree Only	12.8%	11.0%	10.6%
	2019 Est. Bachelor Degree Only	14.4%	14.7%	14.1%
	2019 Est. Graduate Degree	5.8%	6.4%	6.5%
HOUSING	2019 Est. Total Housing Units	6,774	54,067	138,865
	2019 Est. Owner-Occupied	74.2%	72.1%	72.4%
	2019 Est. Renter-Occupied	23.4%	24.8%	24.2%
	2019 Est. Vacant Housing	2.4%	3.1%	3.4%
HOMES BUILT BY YEAR	2019 Homes Built 2010 or later	1.2%	1.3%	1.5%
	2019 Homes Built 2000 to 2009	2.0%	3.4%	3.5%
	2019 Homes Built 1990 to 1999	4.2%	7.6%	6.6%
	2019 Homes Built 1980 to 1989	6.9%	7.1%	7.6%
	2019 Homes Built 1970 to 1979	19.7%	17.8%	16.7%
	2019 Homes Built 1960 to 1969	46.7%	31.6%	23.3%
	2019 Homes Built 1950 to 1959	12.4%	20.5%	26.6%
	2019 Homes Built Before 1949	4.5%	7.6%	10.8%
HOME VALUES	2019 Home Value \$1,000,000 or More	0.3%	0.1%	0.2%
	2019 Home Value \$500,000 to \$999,999	0.9%	1.2%	1.3%
	2019 Home Value \$400,000 to \$499,999	1.3%	1.7%	1.9%
	2019 Home Value \$300,000 to \$399,999	3.7%	4.5%	4.9%
	2019 Home Value \$200,000 to \$299,999	10.6%	13.8%	15.2%
	2019 Home Value \$150,000 to \$199,999	24.3%	23.4%	22.6%
	2019 Home Value \$100,000 to \$149,999	37.3%	29.4%	26.0%
	2019 Home Value \$50,000 to \$99,999	18.3%	21.8%	22.5%
	2019 Home Value \$25,000 to \$49,999	2.0%	4.1%	5.2%
	2019 Home Value Under \$25,000	2.2%	2.7%	3.4%
	2019 Median Home Value	\$135,936	\$135,668	\$135,703
	2019 Median Rent	\$735	\$788	\$774

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LABOR FORCE	2019 Est. Labor Population Age 16 Years or Over	12,862	100,618	260,121
	2019 Est. Civilian Employed	61.0%	59.5%	59.7%
	2019 Est. Civilian Unemployed	1.7%	2.0%	2.3%
	2019 Est. in Armed Forces	-	-	-
	2019 Est. not in Labor Force	37.3%	38.4%	38.0%
	2019 Labor Force Males	47.2%	46.8%	47.3%
	2019 Labor Force Females	52.8%	53.2%	52.7%
OCCUPATION	2019 Occupation: Population Age 16 Years or Over	7,847	59,896	155,229
	2019 Mgmt, Business, & Financial Operations	13.3%	12.3%	12.5%
	2019 Professional, Related	19.3%	19.5%	18.9%
	2019 Service	17.7%	19.0%	19.6%
	2019 Sales, Office	24.9%	24.1%	23.7%
	2019 Farming, Fishing, Forestry	-	-	-
	2019 Construction, Extraction, Maintenance	9.6%	7.3%	7.5%
	2019 Production, Transport, Material Moving	15.1%	17.8%	17.8%
	2019 White Collar Workers	57.4%	55.9%	55.1%
	2019 Blue Collar Workers	42.6%	44.1%	44.9%
TRANSPORTATION TO WORK	2019 Drive to Work Alone	87.6%	86.7%	86.1%
	2019 Drive to Work in Carpool	7.9%	8.4%	8.8%
	2019 Travel to Work by Public Transportation	0.7%	1.2%	1.2%
	2019 Drive to Work on Motorcycle	-	-	-
	2019 Walk or Bicycle to Work	1.1%	1.0%	1.1%
	2019 Other Means	0.2%	0.3%	0.4%
	2019 Work at Home	2.4%	2.3%	2.3%
	2019 Average Travel Time to Work	22.0	23.2	23.6
TRAVEL TIME	2019 Travel to Work in 14 Minutes or Less	23.6%	21.9%	21.3%
	2019 Travel to Work in 15 to 29 Minutes	44.9%	39.3%	38.9%
	2019 Travel to Work in 30 to 59 Minutes	26.1%	32.1%	32.3%
	2019 Travel to Work in 60 Minutes or More	6.2%	5.4%	5.5%
	2019 Average Travel Time to Work	22.0	23.2	23.6
CONSUMER EXPENDITURE	2019 Est. Total Household Expenditure	\$385.63 M	\$2.91 B	\$7.3 B
	2019 Est. Apparel	\$13.35 M	\$100.73 M	\$252.91 M
	2019 Est. Contributions, Gifts	\$21.17 M	\$160.3 M	\$400.51 M
	2019 Est. Education, Reading	\$11.37 M	\$85.87 M	\$214.65 M
	2019 Est. Entertainment	\$21.57 M	\$162.4 M	\$407.31 M
	2019 Est. Food, Beverages, Tobacco	\$59.74 M	\$450.53 M	\$1.13 B
	2019 Est. Furnishings, Equipment	\$13.45 M	\$101.2 M	\$253.83 M
	2019 Est. Health Care, Insurance	\$36.32 M	\$273.92 M	\$687.46 M
	2019 Est. Household Operations, Shelter, Utilities	\$125.31 M	\$947.48 M	\$2.38 B
	2019 Est. Miscellaneous Expenses	\$7.3 M	\$55.17 M	\$138.34 M
	2019 Est. Personal Care	\$5.19 M	\$39.1 M	\$98.1 M
	2019 Est. Transportation	\$70.85 M	\$532.41 M	\$1.34 B

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TRAFFIC COUNTS

