



**family
Video**

FAMILY VIDEO- ANCHORED RETAIL FOR LEASE



**18645 Ten Mile Road
Roseville, Michigan**

Gerdom Realty & Investment

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

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www.gerdomrealty.com

Focus. Strategy. Results.

Location: Northwest Corner Ten Mile Road & Kelly Road
18645 Ten Mile Road, Roseville, MI 48066

Available Space: +/- 1,250 SF End Cap; Built in 1997

Zoning: B-1; Local Business

Lease Rate: \$ negotiable psf (NNN)
NNNs est. at \$3.80 psf

Comments: Join Family Video at the northwest corner of Ten Mile Road and Kelly Road, just 0.5 mile east of I-94 and 1 mile south of I-696. 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

1 Mile

3 Mile

5 Mile

Population

19,391

141,761

321,338

Households

7,813

58,860

128,143

Median HH Income

\$40,658

\$46,851

\$45,090

Traffic Count: Ten Mile Road– 16,875 v.p.d. (2015)

**For more details contact:
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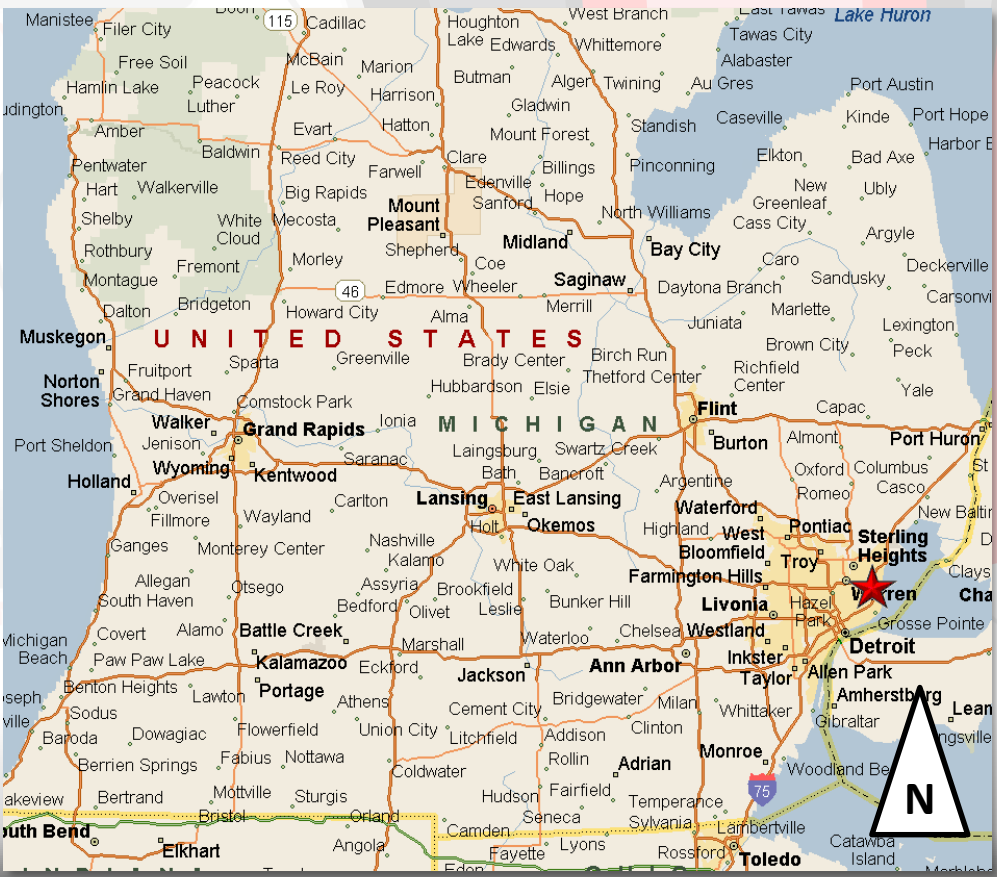
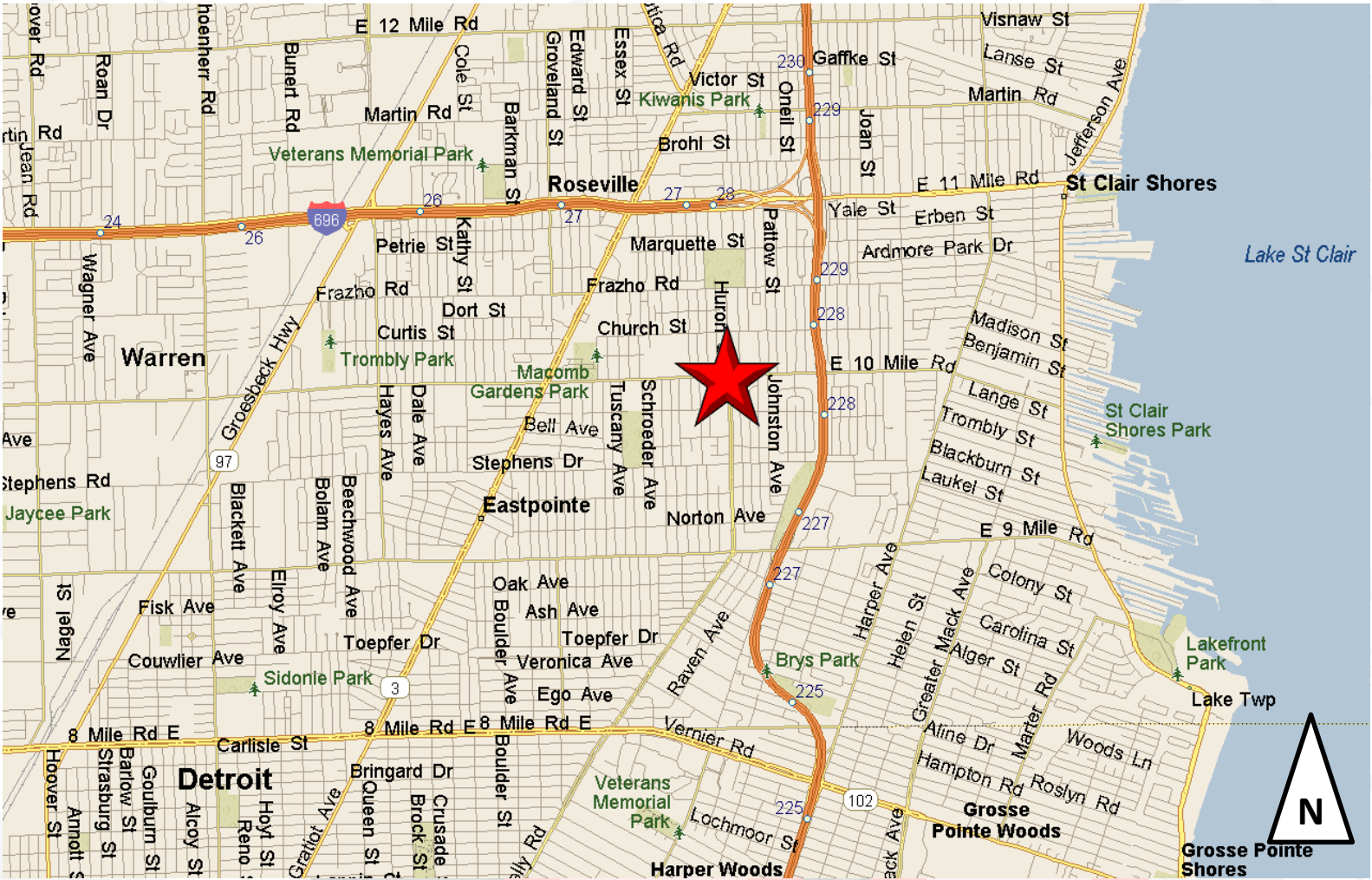




INVESTMENT REALTY REALTY & INVESTMENT









Executive Summary

18645 E 10 Mile Rd, Roseville, Michigan, 48066
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.48029
Longitude: -82.92741

	1 mile	3 miles	5 miles
Population			
2000 Population	19,839	147,761	357,884
2010 Population	19,290	141,731	325,887
2015 Population	19,391	141,846	321,338
2020 Population	19,691	143,551	321,909
2000-2010 Annual Rate	-0.28%	-0.42%	-0.93%
2010-2015 Annual Rate	0.10%	0.02%	-0.27%
2015-2020 Annual Rate	0.31%	0.24%	0.04%
2015 Male Population	48.7%	48.3%	47.9%
2015 Female Population	51.3%	51.7%	52.1%
2015 Median Age	39.8	40.2	39.6

In the identified area, the current year population is 321,338. In 2010, the Census count in the area was 325,887. The rate of change since 2010 was -0.27% annually. The five-year projection for the population in the area is 321,909 representing a change of 0.04% 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 39.8, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	72.8%	73.7%	64.7%
2015 Black Alone	21.7%	21.2%	30.1%
2015 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2015 Asian Alone	2.1%	1.7%	2.0%
2015 Pacific Islander Alone	0.0%	0.0%	0.0%
2015 Other Race	0.3%	0.4%	0.4%
2015 Two or More Races	2.8%	2.6%	2.5%
2015 Hispanic Origin (Any Race)	2.1%	2.1%	2.0%

Persons of Hispanic origin represent 2.0% 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 51.0 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	8,060	61,259	139,008
2010 Households	7,744	58,591	128,922
2015 Total Households	7,813	58,860	128,143
2020 Total Households	7,942	59,610	128,818
2000-2010 Annual Rate	-0.40%	-0.44%	-0.75%
2010-2015 Annual Rate	0.17%	0.09%	-0.12%
2015-2020 Annual Rate	0.33%	0.25%	0.11%
2015 Average Household Size	2.46	2.40	2.49

The household count in this area has changed from 128,922 in 2010 to 128,143 in the current year, a change of -0.12% annually. The five-year projection of households is 128,818, a change of 0.11% annually from the current year total. Average household size is currently 2.49, compared to 2.51 in the year 2010. The number of families in the current year is 81,589 in the specified area.

Demographics



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Median Household Income			
2015 Median Household Income	\$40,658	\$46,851	\$45,090
2020 Median Household Income	\$46,515	\$53,304	\$52,196
2015-2020 Annual Rate	2.73%	2.61%	2.97%
Average Household Income			
2015 Average Household Income	\$50,014	\$56,900	\$58,339
2020 Average Household Income	\$56,458	\$64,529	\$66,169
2015-2020 Annual Rate	2.45%	2.55%	2.55%
Per Capita Income			
2015 Per Capita Income	\$20,256	\$23,666	\$23,349
2020 Per Capita Income	\$22,878	\$26,851	\$26,565
2015-2020 Annual Rate	2.46%	2.56%	2.61%

Households by Income

Current median household income is \$45,090 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$52,196 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$58,339 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$66,169 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$23,349 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$26,565 in five years, compared to \$32,501 for all U.S. households

Housing

	1 mile	3 miles	5 miles
2000 Total Housing Units	8,229	63,047	144,146
2000 Owner Occupied Housing Units	6,680	50,675	110,657
2000 Renter Occupied Housing Units	1,379	10,584	28,352
2000 Vacant Housing Units	170	1,788	5,137
2010 Total Housing Units	8,307	63,763	143,672
2010 Owner Occupied Housing Units	6,079	44,452	94,613
2010 Renter Occupied Housing Units	1,665	14,139	34,309
2010 Vacant Housing Units	563	5,172	14,750
2015 Total Housing Units	8,439	64,742	145,449
2015 Owner Occupied Housing Units	5,979	43,526	91,750
2015 Renter Occupied Housing Units	1,834	15,334	36,393
2015 Vacant Housing Units	626	5,882	17,306
2020 Total Housing Units	8,606	65,785	147,041
2020 Owner Occupied Housing Units	6,055	43,986	92,041
2020 Renter Occupied Housing Units	1,887	15,624	36,778
2020 Vacant Housing Units	664	6,175	18,223

Currently, 63.1% of the 145,449 housing units in the area are owner occupied; 25.0%, renter occupied; and 11.9% 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 143,672 housing units in the area - 65.9% owner occupied, 23.9% renter occupied, and 10.3% vacant. The annual rate of change in housing units since 2010 is 0.55%. Median home value in the area is \$105,429, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 3.29% annually to \$123,931.

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

