

# Property Profile



FAMILY VIDEO-ANCHORED  
RETAIL FOR LEASE

34420 8 Mile Road  
Farmington Hills, MI 48335



Focus.

Strategy.

Results.

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

# RETAIL FOR LEASE



34420 8 Mile Road  
Farmington Hills, MI 48335

**Name:** FAMILY VIDEO-ANCHORED RETAIL  
**Location:** NWC 8 Mile Road & Gill Road  
**Zoning:** B-3; General Business District  
**Total Size:** 7,000 SF

**Min. Available:** 1,500 SF  
**Max Available:** 1,500 SF  
**Pricing:** TBD  
**NNNs:** Est. at 2.14psf

**Comments:** Join Family Video and Dairy Queen at the northwest corner of 8 Mile Road and Gill Road, just 2 miles east of I-275 and 1 mile south of M-5. This 5,500 SF Family Video will continue operating, but would demise down to allow for 1,500 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.

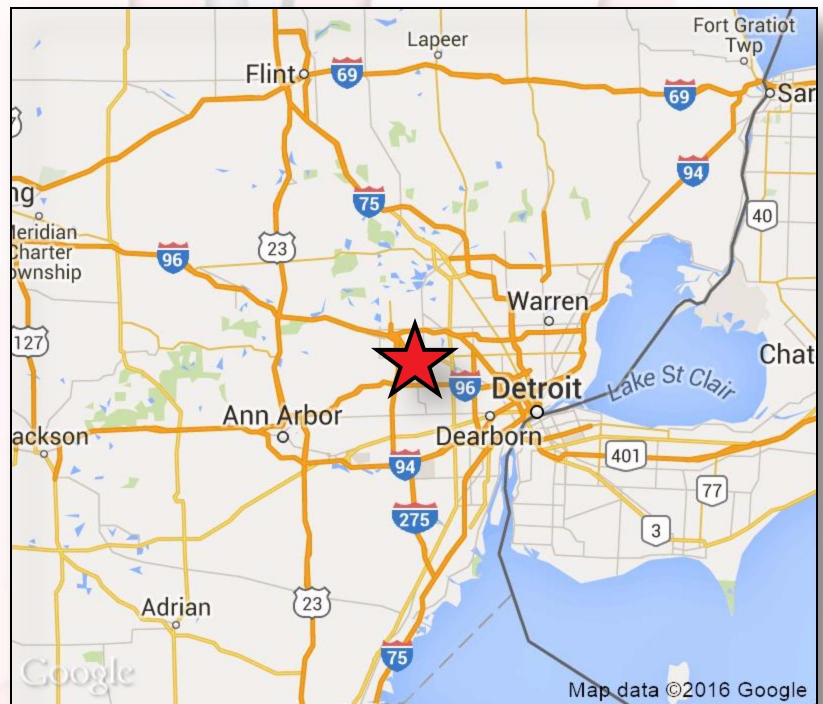
\*We also have similar opportunities at other southeast Michigan Family Video locations. Contact broker for details.

	1 mi radius	3 mi radius	5 mi radius	10 min drivetime
<b>Population</b>	8,623	77,250	196,597	226,169
<b>Households</b>	3,905	34,234	84,836	98,055
<b>Average HH Income</b>	\$83,777	\$91,652	\$88,335	\$85,606
<b>Employees</b>	3,429	60,646	158,040	170,472
<b>Median Age</b>	43.5	42.5	42.1	42.0

Listing Agent: Michael Murphy  
Email: mmurphy@gerdomrealty.com  
Listing Agent: Jordan Jerore  
Email: jjerore@gerdomrealty.com  
Listing Agent: Tjader Gerdom  
Email: tgerdom@gerdomrealty.com

## Gerdom Realty & Investment

44725 Grand River Avenue, Suite 102  
Novi, Michigan 48375  
Phone: 248.242.6766  
Fax: 866.301.9543

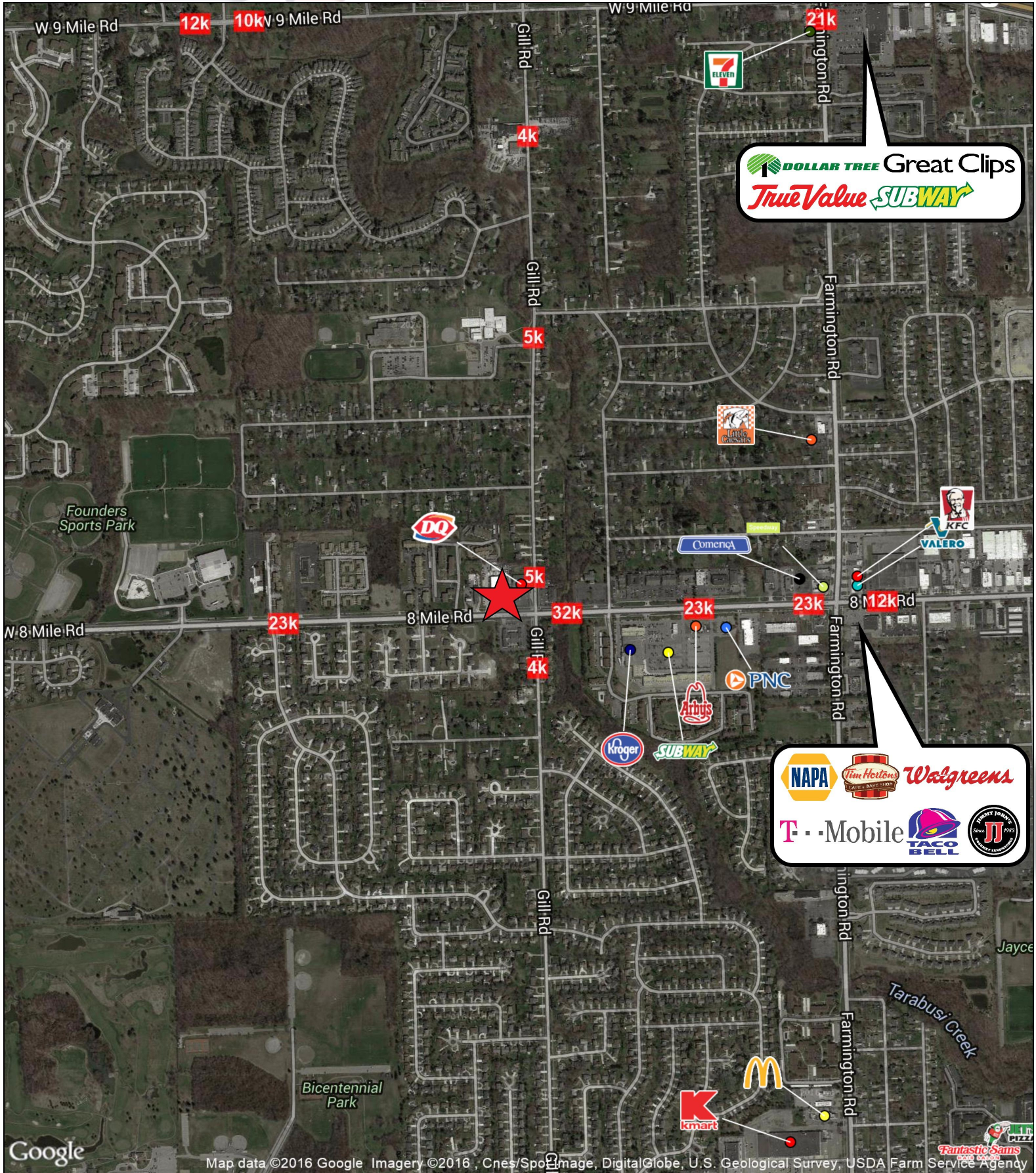


All information contained herein was obtained from sources deemed reliable however we cannot warrant or guarantee its accuracy.



# Aerial Photograph

34420 8 Mile Road  
Farmington Hills, MI

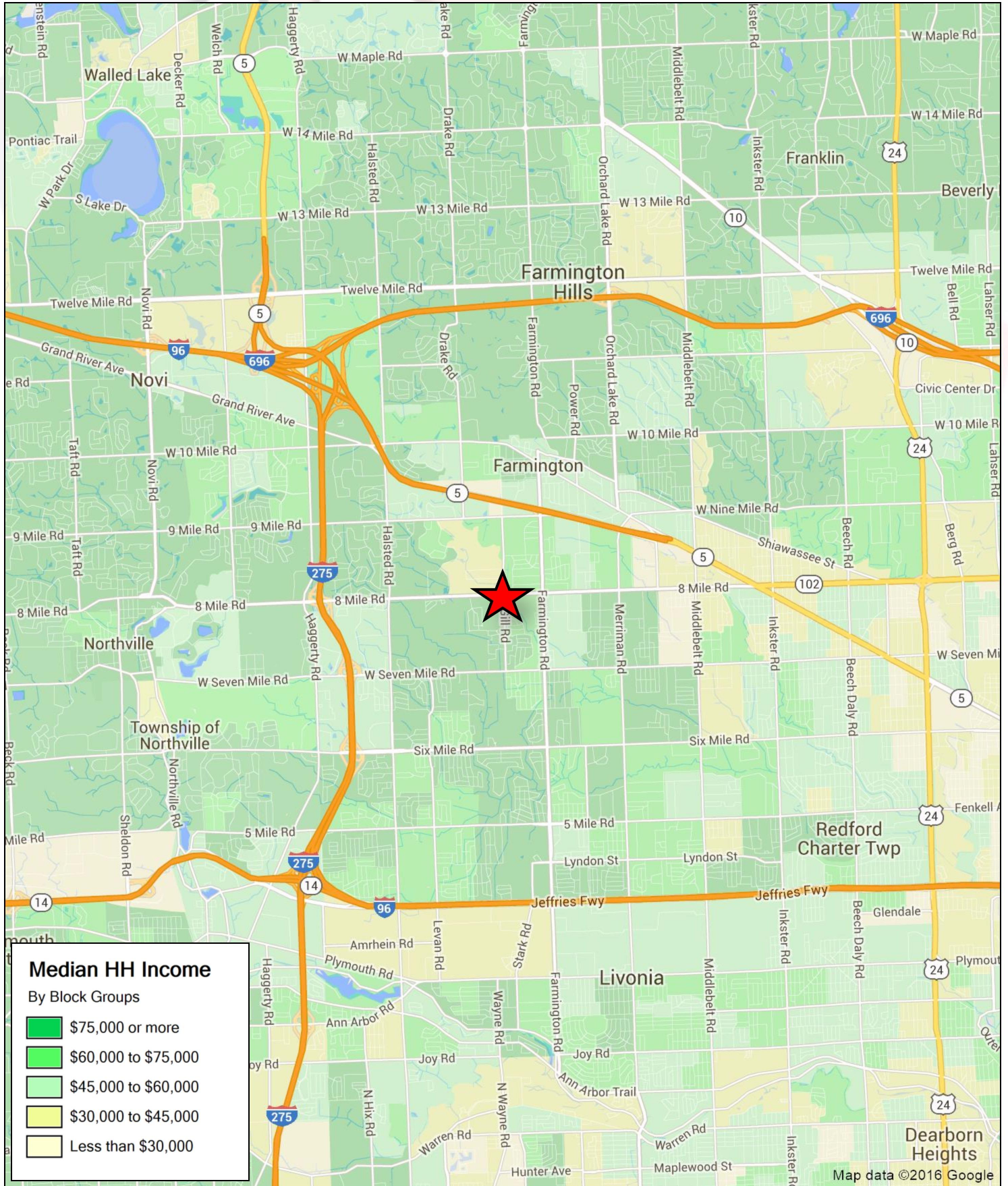


Google Map data ©2016 Google Imagery ©2016, Cnes/SpotImage, DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency



# Income Density Map

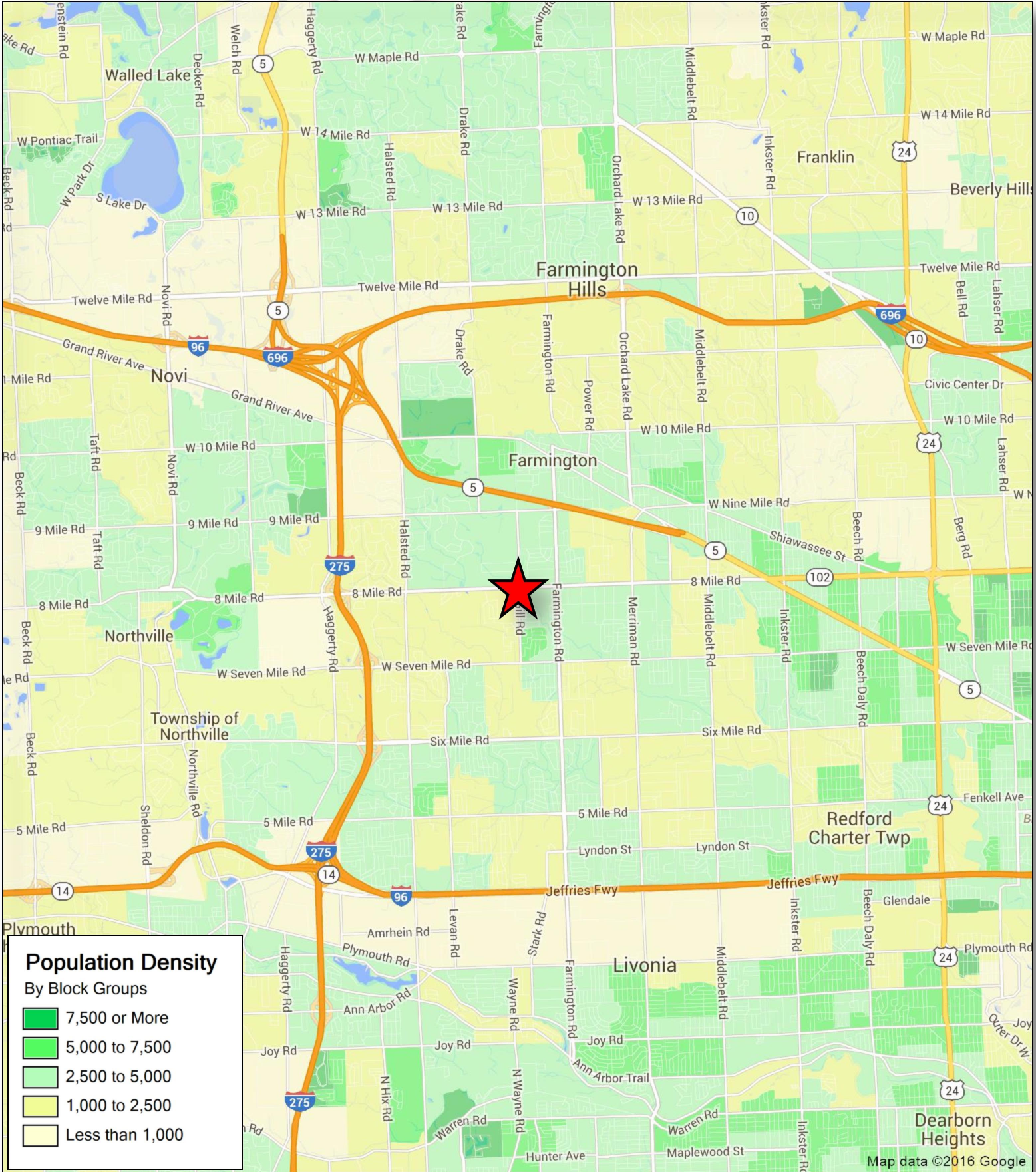
34420 8 Mile Road  
Farmington Hills, MI





# Population Density Map

34420 8 Mile Road  
Farmington Hills, MI





# Photographs

34420 8 Mile Road  
Farmington Hills, MI



# Site Plan

34420 8 Mile Road  
Farmington Hills, MI



# FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.4409/-83.3858

RF1

## FAMILY VIDEO-ANCHORED RETAIL FOR LEASE

### RETAIL FOR LEASE

1 mi radius    3 mi radius    5 mi radius    10 min drivetime

	1 mi radius	3 mi radius	5 mi radius	10 min drivetime	
<b>POPULATION</b>	2016 Estimated Population	8,834	77,243	196,329	226,169
	2021 Projected Population	8,784	76,920	194,719	224,767
	2010 Census Population	8,965	78,222	201,364	231,030
	2000 Census Population	8,930	79,923	209,349	242,562
	Projected Annual Growth 2016 to 2021	-0.1%	-0.1%	-0.2%	-0.1%
	Historical Annual Growth 2000 to 2016	-0.1%	-0.2%	-0.4%	-0.4%
<b>HOUSEHOLDS</b>	2016 Estimated Households	4,003	34,235	84,698	98,055
	2021 Projected Households	4,065	34,840	85,793	99,494
	2010 Census Households	3,933	33,549	84,183	97,065
	2000 Census Households	3,574	33,128	83,801	97,768
	Projected Annual Growth 2016 to 2021	0.3%	0.4%	0.3%	0.3%
	Historical Annual Growth 2000 to 2016	0.8%	0.2%	0.1%	-
<b>AGE</b>	2016 Est. Population Under 10 Years	9.3%	10.1%	10.4%	10.5%
	2016 Est. Population 10 to 19 Years	11.5%	11.5%	12.2%	12.1%
	2016 Est. Population 20 to 29 Years	12.4%	13.0%	12.2%	12.3%
	2016 Est. Population 30 to 44 Years	17.4%	17.8%	18.0%	18.1%
	2016 Est. Population 45 to 59 Years	24.1%	22.8%	22.7%	22.6%
	2016 Est. Population 60 to 74 Years	17.4%	16.5%	16.2%	16.3%
	2016 Est. Population 75 Years or Over	7.8%	8.3%	8.2%	8.2%
	2016 Est. Median Age	43.5	42.5	42.1	42.0
<b>MARITAL STATUS &amp; GENDER</b>	2016 Est. Male Population	46.8%	47.6%	47.9%	47.8%
	2016 Est. Female Population	53.2%	52.4%	52.1%	52.2%
	2016 Est. Never Married	29.9%	29.1%	29.2%	30.3%
	2016 Est. Now Married	51.2%	49.4%	49.8%	48.0%
	2016 Est. Separated or Divorced	12.6%	13.7%	13.5%	14.3%
	2016 Est. Widowed	6.3%	7.8%	7.5%	7.5%
<b>INCOME</b>	2016 Est. HH Income \$200,000 or More	4.5%	7.8%	7.2%	6.8%
	2016 Est. HH Income \$150,000 to \$199,999	6.9%	7.6%	7.5%	7.1%
	2016 Est. HH Income \$100,000 to \$149,999	16.1%	17.6%	17.2%	16.5%
	2016 Est. HH Income \$75,000 to \$99,999	12.6%	13.3%	13.9%	13.4%
	2016 Est. HH Income \$50,000 to \$74,999	25.4%	19.0%	18.8%	18.6%
	2016 Est. HH Income \$35,000 to \$49,999	13.6%	12.3%	12.6%	12.8%
	2016 Est. HH Income \$25,000 to \$34,999	9.8%	8.0%	7.9%	8.3%
	2016 Est. HH Income \$15,000 to \$24,999	6.1%	8.0%	8.1%	8.5%
	2016 Est. HH Income Under \$15,000	4.8%	6.5%	6.8%	8.1%
	2016 Est. Average Household Income	\$83,511	\$91,693	\$88,596	\$85,606
	2016 Est. Median Household Income	\$66,660	\$74,226	\$73,622	\$70,783
	2016 Est. Per Capita Income	\$37,875	\$40,697	\$38,299	\$37,197
2016 Est. Total Businesses	448	4,323	10,826	12,299	
2016 Est. Total Employees	3,497	60,520	152,074	170,472	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



# FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.4409/-83.3858

RF1

FAMILY VIDEO-ANCHORED RETAIL FOR LEASE		1 mi radius	3 mi radius	5 mi radius	10 min drivetime
RETAIL FOR LEASE					
RACE	2016 Est. White	78.0%	75.2%	75.4%	71.3%
	2016 Est. Black	12.3%	12.2%	13.4%	17.9%
	2016 Est. Asian or Pacific Islander	7.2%	10.1%	8.5%	8.0%
	2016 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%	0.2%
	2016 Est. Other Races	2.3%	2.3%	2.5%	2.5%
HISPANIC	2016 Est. Hispanic Population	219	1,990	5,296	5,947
	2016 Est. Hispanic Population	2.5%	2.6%	2.7%	2.6%
	2021 Proj. Hispanic Population	3.1%	3.2%	3.4%	3.3%
	2010 Hispanic Population	2.2%	2.2%	2.3%	2.3%
EDUCATION (Adults 25 or Older)	2016 Est. Adult Population (25 Years or Over)	6,456	55,746	140,350	161,555
	2016 Est. Elementary (Grade Level 0 to 8)	1.2%	1.8%	2.0%	2.1%
	2016 Est. Some High School (Grade Level 9 to 11)	2.8%	3.0%	3.7%	4.2%
	2016 Est. High School Graduate	20.8%	18.7%	20.5%	20.8%
	2016 Est. Some College	18.3%	20.5%	21.4%	22.1%
	2016 Est. Associate Degree Only	8.5%	8.8%	8.3%	8.4%
	2016 Est. Bachelor Degree Only	29.3%	27.3%	25.9%	24.8%
	2016 Est. Graduate Degree	19.2%	19.8%	18.2%	17.7%
HOUSING	2016 Est. Total Housing Units	4,217	36,046	89,960	104,944
	2016 Est. Owner-Occupied	62.3%	62.5%	66.9%	64.5%
	2016 Est. Renter-Occupied	32.6%	32.5%	27.2%	28.9%
	2016 Est. Vacant Housing	5.1%	5.0%	5.8%	6.6%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	2.1%	2.0%	2.0%	2.0%
	2010 Homes Built 2000 to 2004	4.0%	3.9%	4.2%	4.1%
	2010 Homes Built 1990 to 1999	14.4%	11.8%	11.2%	10.9%
	2010 Homes Built 1980 to 1989	29.1%	17.2%	14.9%	14.5%
	2010 Homes Built 1970 to 1979	17.2%	20.7%	19.8%	18.8%
	2010 Homes Built 1960 to 1969	10.5%	17.0%	17.3%	16.9%
	2010 Homes Built 1950 to 1959	11.1%	15.0%	17.9%	18.7%
	2010 Homes Built Before 1949	11.6%	12.4%	12.7%	14.1%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.4%	0.5%	0.5%	0.5%
	2010 Home Value \$500,000 to \$999,999	1.3%	1.7%	1.7%	1.7%
	2010 Home Value \$400,000 to \$499,999	2.1%	2.1%	2.0%	2.0%
	2010 Home Value \$300,000 to \$399,999	10.2%	9.5%	7.9%	7.7%
	2010 Home Value \$200,000 to \$299,999	25.4%	23.3%	22.0%	21.2%
	2010 Home Value \$150,000 to \$199,999	18.4%	19.9%	19.6%	19.0%
	2010 Home Value \$100,000 to \$149,999	15.8%	17.3%	19.3%	19.6%
	2010 Home Value \$50,000 to \$99,999	18.6%	16.5%	17.7%	18.5%
	2010 Home Value \$25,000 to \$49,999	4.0%	5.1%	5.0%	5.3%
	2010 Home Value Under \$25,000	3.8%	4.2%	4.3%	4.4%
	2010 Median Home Value	\$178,071	\$174,583	\$166,794	\$163,797
	2010 Median Rent	\$775	\$746	\$801	\$800

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



# FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.4409/-83.3858

RF1

## FAMILY VIDEO-ANCHORED RETAIL FOR LEASE

### RETAIL FOR LEASE

1 mi radius    3 mi radius    5 mi radius    10 min drivetime

	1 mi radius	3 mi radius	5 mi radius	10 min drivetime	
<b>LABOR FORCE</b>	2016 Est. Labor Population Age 16 Years or Over	7,408	64,120	161,342	185,868
	2016 Est. Civilian Employed	61.1%	64.2%	63.1%	62.0%
	2016 Est. Civilian Unemployed	2.1%	1.8%	2.1%	2.3%
	2016 Est. in Armed Forces	-	-	-	-
	2016 Est. not in Labor Force	36.8%	34.0%	34.7%	35.7%
	2016 Labor Force Males	45.9%	47.0%	47.2%	47.0%
	2016 Labor Force Females	54.1%	53.0%	52.8%	53.0%
<b>OCCUPATION</b>	2010 Occupation: Population Age 16 Years or Over	4,403	37,384	95,620	107,935
	2010 Mgmt, Business, & Financial Operations	16.8%	15.7%	16.8%	16.5%
	2010 Professional, Related	30.0%	29.8%	27.5%	26.8%
	2010 Service	15.0%	14.9%	15.6%	16.1%
	2010 Sales, Office	24.7%	25.7%	25.8%	25.8%
	2010 Farming, Fishing, Forestry	0.1%	0.2%	0.2%	0.2%
	2010 Construction, Extraction, Maintenance	3.1%	5.3%	5.0%	5.1%
	2010 Production, Transport, Material Moving	10.2%	8.5%	9.2%	9.5%
	2010 White Collar Workers	71.6%	71.2%	70.1%	69.2%
	2010 Blue Collar Workers	28.4%	28.8%	29.9%	30.8%
<b>TRANSPORTATION TO WORK</b>	2010 Drive to Work Alone	88.2%	87.8%	88.3%	87.7%
	2010 Drive to Work in Carpool	5.4%	6.2%	6.1%	6.2%
	2010 Travel to Work by Public Transportation	1.0%	0.8%	0.6%	0.8%
	2010 Drive to Work on Motorcycle	-	0.1%	0.1%	0.1%
	2010 Walk or Bicycle to Work	1.1%	1.1%	1.3%	1.5%
	2010 Other Means	0.2%	0.4%	0.4%	0.4%
	2010 Work at Home	4.1%	3.6%	3.2%	3.3%
<b>TRAVEL TIME</b>	2010 Travel to Work in 14 Minutes or Less	19.2%	25.1%	24.3%	24.3%
	2010 Travel to Work in 15 to 29 Minutes	42.7%	38.8%	39.4%	39.4%
	2010 Travel to Work in 30 to 59 Minutes	32.9%	32.6%	32.7%	32.7%
	2010 Travel to Work in 60 Minutes or More	5.2%	3.6%	3.5%	3.7%
	2010 Average Travel Time to Work	24.2	22.6	22.6	22.7
<b>CONSUMER EXPENDITURE</b>	2016 Est. Total Household Expenditure	\$249 M	\$2.26 B	\$5.46 B	\$6.16 B
	2016 Est. Apparel	\$8.69 M	\$79.0 M	\$191 M	\$215 M
	2016 Est. Contributions, Gifts	\$17.2 M	\$164 M	\$392 M	\$440 M
	2016 Est. Education, Reading	\$9.71 M	\$93.2 M	\$223 M	\$250 M
	2016 Est. Entertainment	\$14.0 M	\$127 M	\$308 M	\$347 M
	2016 Est. Food, Beverages, Tobacco	\$37.9 M	\$339 M	\$820 M	\$927 M
	2016 Est. Furnishings, Equipment	\$8.63 M	\$79.2 M	\$191 M	\$215 M
	2016 Est. Health Care, Insurance	\$21.6 M	\$194 M	\$470 M	\$531 M
	2016 Est. Household Operations, Shelter, Utilities	\$77.0 M	\$698 M	\$1.69 B	\$1.91 B
	2016 Est. Miscellaneous Expenses	\$3.68 M	\$32.9 M	\$79.6 M	\$90.0 M
	2016 Est. Personal Care	\$3.23 M	\$29.2 M	\$70.6 M	\$79.7 M
	2016 Est. Transportation	\$47.4 M	\$422 M	\$1.02 B	\$1.15 B

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.