



**family
Video**

FAMILY VIDEO- ANCHORED RETAIL FOR LEASE



**27710 Little Mack Avenue
Saint Clair Shores, 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: Northeast Corner Little Mack Avenue & 11 Mile Road
27710 Little Mack Avenue, Saint Clair Shores, MI 48081

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

Lease Rate: \$ negotiable psf (NNN)
NNNs est. at \$3.37 psf

Comments: Join Family Video at the northeast corner of Little Mack Avenue and 11 Mile Road, less than 0.5 mile east of the I-94 and I-696 interchange. 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

16,887

3 Mile

117,307

5 Mile

273,588

Households

7,096

50,243

112,331

Median HH Income

\$51,195

\$46,032

\$48,171

Traffic Count:

Little Mack Avenue – 16,866 v.p.d. (2015)

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

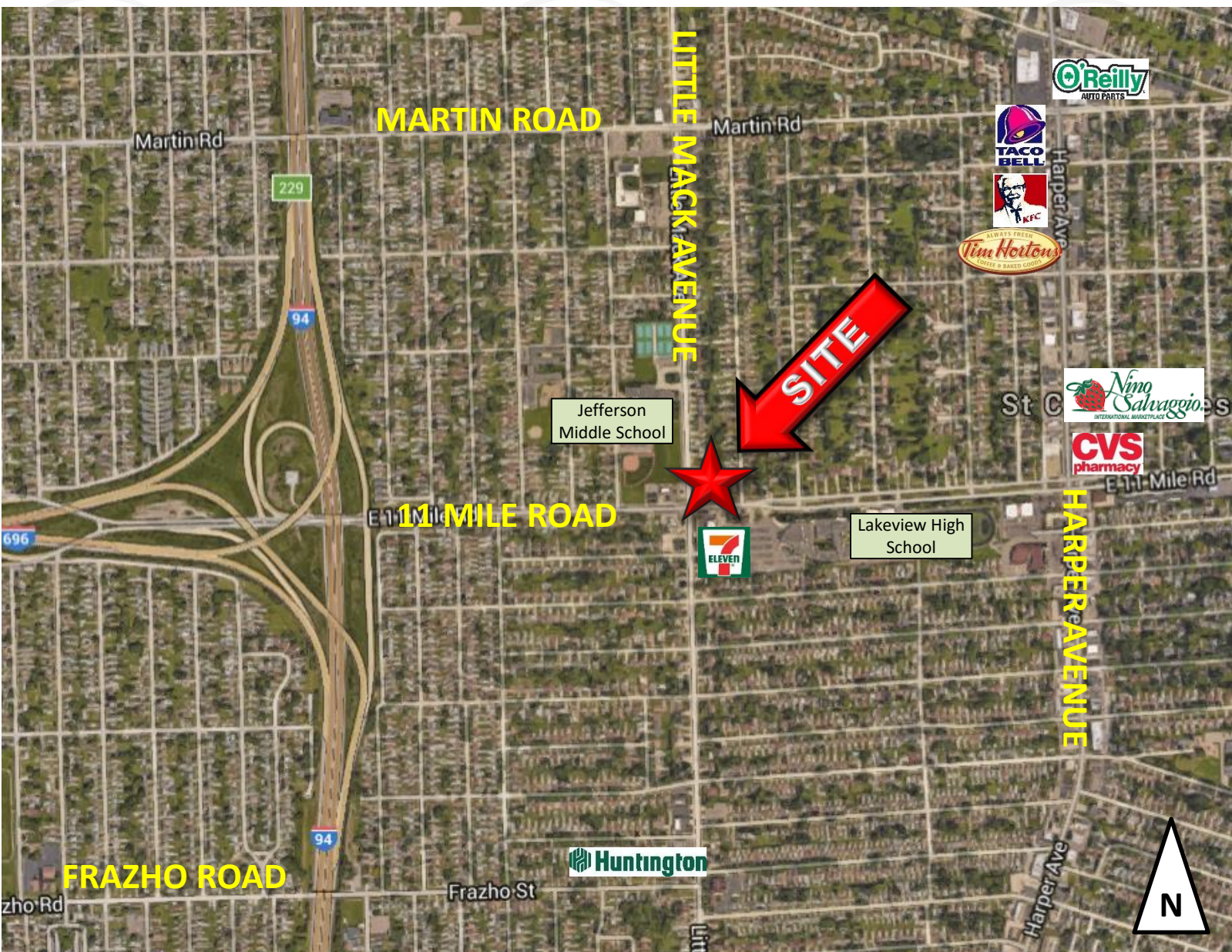
Michael Murphy ext. 112 mmurphy@gerdomrealty.com

Jordan Jerore ext. 102 jjerore@gerdomrealty.com

Vicki Gutowski ext. 103 vgutowski@gerdomrealty.com

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



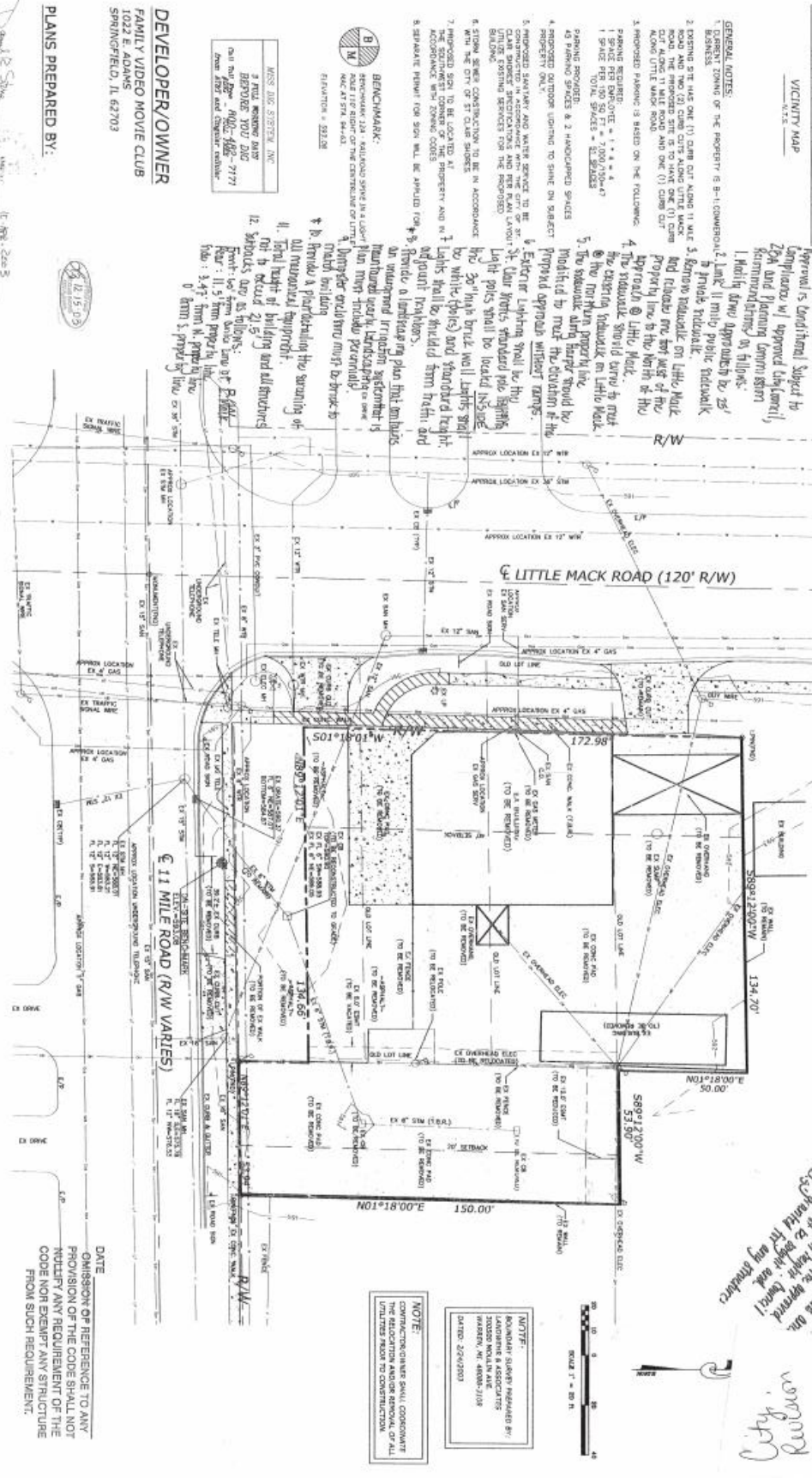




FAMILY VIDEO SITE PLAN

EXISTING CONDITIONS

BEING A PART OF LOTS 25 & 28, ALL OF LOTS 26, 27, & 28
IN THE VISNAW'S MACK AVENUE LITTLE FARMS SUBDIVISION,
SITUATED IN THE CITY OF ST. CLAIR SHORES, COUNTY OF MACOMB, STATE OF MICHIGAN



DEVELOPER/OWNER
FAMILY VIDEO MOVIE CLUB
1022 E. ADAMS
SPRINGFIELD, IL 62703

PLANS PREPARED BY:
DANIEL R. STONE, P.E.
REG. NO. 47049

DATE:
12-15-03

DATE:
12-15-03

DATE:
12-15-03

DATE:
12-15-03

DATE:
12-15-03

DATE:
12-15-03

- GENERAL NOTES:**
1. EXISTING ZONING OF THE PROPERTY IS B-1-COMMERCIAL.
 2. EXISTING SITE HAS ONE (1) CLAMP CUT ALONG 11 WALK AND ONE (1) CLAMP CUT ALONG 11 WALK AND ONE (1) CLAMP CUT ALONG 11 WALK ROAD AND ONE (1) CLAMP CUT ALONG 11 WALK ROAD AND ONE (1) CLAMP CUT ALONG 11 WALK ROAD.
 3. PROPOSED PARKING IS BASED ON THE FOLLOWING:
 - a. PARKING REQUIRED: 1-1-1-1-1-1
 - b. SPACE PER CAR: 1-1-1-1-1-1
 - c. SPACE TOTAL SPACES: 21 SPACES
 4. PROPOSED PARKING IS BASED ON THE FOLLOWING:
 - a. PARKING PROVIDED: 21 SPACES
 - b. PARKING SPACES & 2 HANDED PARKING SPACES
 - c. PROPOSED OUTDOOR LIGHTING TO SHINE ON SUBJECT PROPERTY ONLY.
 5. REMOVED SANITARY AND WATER SERVICE TO BE RECONNECTED TO THE SANITARY AND WATER MAINS AT THE CLEAR STREET INTERSECTIONS AND PER PLAN LAYOUT.
 6. EXISTING UTILITY CONDUITS TO BE RECONNECTED WITH THE CITY OF ST. CLAIR SHORES.
 7. PROPOSED SIGN TO BE LOCATED AT THE SOUTHWEST CORNER OF THE PROPERTY AND IN ACCORDANCE WITH ZONING CODES.
 8. SEPARATE PERMIT FOR SIGN WILL BE APPLIED FOR.

- BENCHMARK:**
1. BENCHMARK 12A - KALAMAZOO STREET IN A LOT TO THE SOUTH OF THE PROPERTY.
2. BENCHMARK 12B - KALAMAZOO STREET IN A LOT TO THE SOUTH OF THE PROPERTY.
3. BENCHMARK 12C - KALAMAZOO STREET IN A LOT TO THE SOUTH OF THE PROPERTY.
4. BENCHMARK 12D - KALAMAZOO STREET IN A LOT TO THE SOUTH OF THE PROPERTY.
5. BENCHMARK 12E - KALAMAZOO STREET IN A LOT TO THE SOUTH OF THE PROPERTY.
6. BENCHMARK 12F - KALAMAZOO STREET IN A LOT TO THE SOUTH OF THE PROPERTY.
7. BENCHMARK 12G - KALAMAZOO STREET IN A LOT TO THE SOUTH OF THE PROPERTY.
8. BENCHMARK 12H - KALAMAZOO STREET IN A LOT TO THE SOUTH OF THE PROPERTY.
9. BENCHMARK 12I - KALAMAZOO STREET IN A LOT TO THE SOUTH OF THE PROPERTY.
10. BENCHMARK 12J - KALAMAZOO STREET IN A LOT TO THE SOUTH OF THE PROPERTY.
11. BENCHMARK 12K - KALAMAZOO STREET IN A LOT TO THE SOUTH OF THE PROPERTY.
12. BENCHMARK 12L - KALAMAZOO STREET IN A LOT TO THE SOUTH OF THE PROPERTY.
13. BENCHMARK 12M - KALAMAZOO STREET IN A LOT TO THE SOUTH OF THE PROPERTY.
14. BENCHMARK 12N - KALAMAZOO STREET IN A LOT TO THE SOUTH OF THE PROPERTY.
15. BENCHMARK 12O - KALAMAZOO STREET IN A LOT TO THE SOUTH OF THE PROPERTY.
16. BENCHMARK 12P - KALAMAZOO STREET IN A LOT TO THE SOUTH OF THE PROPERTY.
17. BENCHMARK 12Q - KALAMAZOO STREET IN A LOT TO THE SOUTH OF THE PROPERTY.
18. BENCHMARK 12R - KALAMAZOO STREET IN A LOT TO THE SOUTH OF THE PROPERTY.
19. BENCHMARK 12S - KALAMAZOO STREET IN A LOT TO THE SOUTH OF THE PROPERTY.
20. BENCHMARK 12T - KALAMAZOO STREET IN A LOT TO THE SOUTH OF THE PROPERTY.
21. BENCHMARK 12U - KALAMAZOO STREET IN A LOT TO THE SOUTH OF THE PROPERTY.
22. BENCHMARK 12V - KALAMAZOO STREET IN A LOT TO THE SOUTH OF THE PROPERTY.
23. BENCHMARK 12W - KALAMAZOO STREET IN A LOT TO THE SOUTH OF THE PROPERTY.
24. BENCHMARK 12X - KALAMAZOO STREET IN A LOT TO THE SOUTH OF THE PROPERTY.
25. BENCHMARK 12Y - KALAMAZOO STREET IN A LOT TO THE SOUTH OF THE PROPERTY.
26. BENCHMARK 12Z - KALAMAZOO STREET IN A LOT TO THE SOUTH OF THE PROPERTY.

NOTE:

CONTRACTOR SHALL VERIFY THE LOCATION AND REMOVAL OF ALL UTILITIES PRIOR TO CONSTRUCTION.

NOTE:

REDACTED SIGNED AND SEALED BY: DANIEL R. STONE, P.E. REG. NO. 47049 DATE: 12/15/03

NOTE:

ALL CITY PLANS SHALL BE REVISIONS TO THE ORIGINAL PLAN.

12-15-03

NOTE:

REVISIONS TO ANY PROVISION OF THE CODE SHALL NOT NULLIFY ANY REQUIREMENT OF THE CODE NOR EXEMPT ANY STRUCTURE FROM SUCH REQUIREMENT.

NOTE:

REVISIONS TO ANY PROVISION OF THE CODE SHALL NOT NULLIFY ANY REQUIREMENT OF THE CODE NOR EXEMPT ANY STRUCTURE FROM SUCH REQUIREMENT.

NO.	DATE	DESCRIPTION
1	12/15/03	ISSUED FOR PERMIT
2	12/15/03	REVISIONS TO ANY PROVISION OF THE CODE SHALL NOT NULLIFY ANY REQUIREMENT OF THE CODE NOR EXEMPT ANY STRUCTURE FROM SUCH REQUIREMENT.

FAMILY VIDEO MOVIE CLUB

ST. CLAIR SHORES, MI

27710 LITTLE MACK AVENUE

EXISTING CONDITIONS

VAN HORN, HOOVER & ASSOCIATES, INC.

SURVEYING & ENGINEERING

P.O. BOX 612
FINDLAY, OHIO 45839
(419) 423-5630
E-MAIL: vha@bright.net

City Review

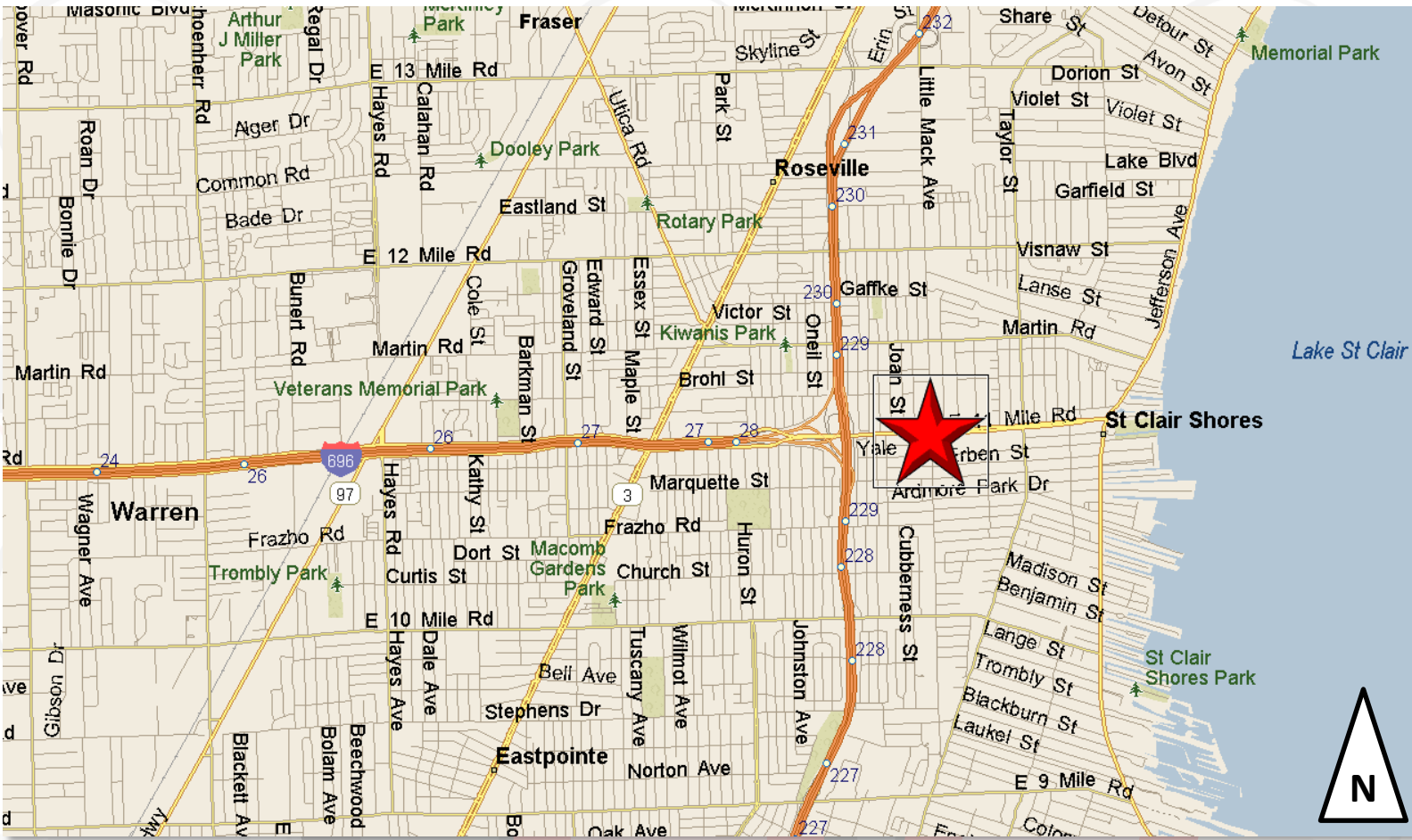
12-15-03

There was noted from the City Review that the proposed plan is in compliance with the zoning code and no further action is required.

www.gerdomrealty.com

Focus. Strategy. Results.







Executive Summary

27710 Little Mack Ave, St Clair Shores, Michigan, 48081
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.49559
Longitude: -82.90762

	1 mile	3 miles	5 miles
Population			
2000 Population	18,040	121,757	283,865
2010 Population	16,950	116,841	274,290
2015 Population	16,887	117,307	273,588
2020 Population	17,074	119,222	276,174
2000-2010 Annual Rate	-0.62%	-0.41%	-0.34%
2010-2015 Annual Rate	-0.07%	0.08%	-0.05%
2015-2020 Annual Rate	0.22%	0.32%	0.19%
2015 Male Population	48.7%	48.4%	48.1%
2015 Female Population	51.3%	51.6%	51.9%
2015 Median Age	42.7	41.7	40.8

In the identified area, the current year population is 273,588. In 2010, the Census count in the area was 274,290. The rate of change since 2010 was -0.05% annually. The five-year projection for the population in the area is 276,174 representing a change of 0.19% 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 42.7, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	91.9%	82.0%	73.9%
2015 Black Alone	4.1%	13.1%	20.8%
2015 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2015 Asian Alone	1.0%	1.5%	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	2.3%	2.6%	2.5%
2015 Hispanic Origin (Any Race)	2.0%	2.1%	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 43.5 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	7,335	51,587	115,305
2010 Households	7,075	49,805	111,950
2015 Total Households	7,096	50,243	112,331
2020 Total Households	7,180	51,104	113,627
2000-2010 Annual Rate	-0.36%	-0.35%	-0.29%
2010-2015 Annual Rate	0.06%	0.17%	0.06%
2015-2020 Annual Rate	0.24%	0.34%	0.23%
2015 Average Household Size	2.37	2.32	2.42

The household count in this area has changed from 111,950 in 2010 to 112,331 in the current year, a change of 0.06% annually. The five-year projection of households is 113,627, a change of 0.23% annually from the current year total. Average household size is currently 2.42, compared to 2.44 in the year 2010. The number of families in the current year is 70,985 in the specified area.

Demographics



Executive Summary

27710 Little Mack Ave, St Clair Shores, Michigan, 48081
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.49559
Longitude: -82.90762

	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$51,195	\$46,032	\$48,171
2020 Median Household Income	\$58,715	\$52,931	\$54,927
2015-2020 Annual Rate	2.78%	2.83%	2.66%
Average Household Income			
2015 Average Household Income	\$60,379	\$55,801	\$60,817
2020 Average Household Income	\$68,766	\$63,421	\$68,995
2015-2020 Annual Rate	2.64%	2.59%	2.56%
Per Capita Income			
2015 Per Capita Income	\$25,309	\$23,915	\$25,031
2020 Per Capita Income	\$28,838	\$27,197	\$28,450
2015-2020 Annual Rate	2.65%	2.61%	2.59%

Households by Income

Current median household income is \$48,171 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$54,927 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$60,817 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$68,995 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$25,031 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$28,450 in five years, compared to \$32,501 for all U.S. households

Housing

	1 mile	3 miles	5 miles
2000 Total Housing Units	7,446	52,999	118,601
2000 Owner Occupied Housing Units	6,680	42,078	94,309
2000 Renter Occupied Housing Units	655	9,509	20,995
2000 Vacant Housing Units	111	1,412	3,297
2010 Total Housing Units	7,492	53,791	121,198
2010 Owner Occupied Housing Units	6,114	38,191	84,662
2010 Renter Occupied Housing Units	961	11,614	27,288
2010 Vacant Housing Units	417	3,986	9,248
2015 Total Housing Units	7,556	54,734	123,019
2015 Owner Occupied Housing Units	6,036	37,540	82,824
2015 Renter Occupied Housing Units	1,060	12,703	29,506
2015 Vacant Housing Units	460	4,491	10,688
2020 Total Housing Units	7,657	55,828	124,719
2020 Owner Occupied Housing Units	6,091	38,120	83,503
2020 Renter Occupied Housing Units	1,090	12,984	30,124
2020 Vacant Housing Units	477	4,724	11,092

Currently, 67.3% of the 123,019 housing units in the area are owner occupied; 24.0%, renter occupied; and 8.7% 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 121,198 housing units in the area - 69.9% owner occupied, 22.5% renter occupied, and 7.6% vacant. The annual rate of change in housing units since 2010 is 0.67%. Median home value in the area is \$110,637, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 3.07% annually to \$128,668.

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.

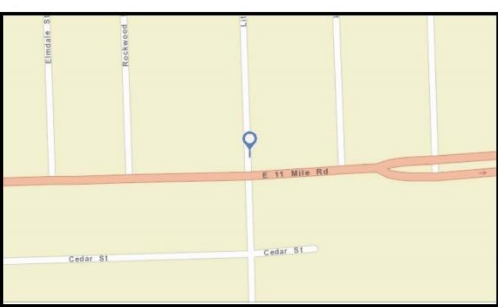
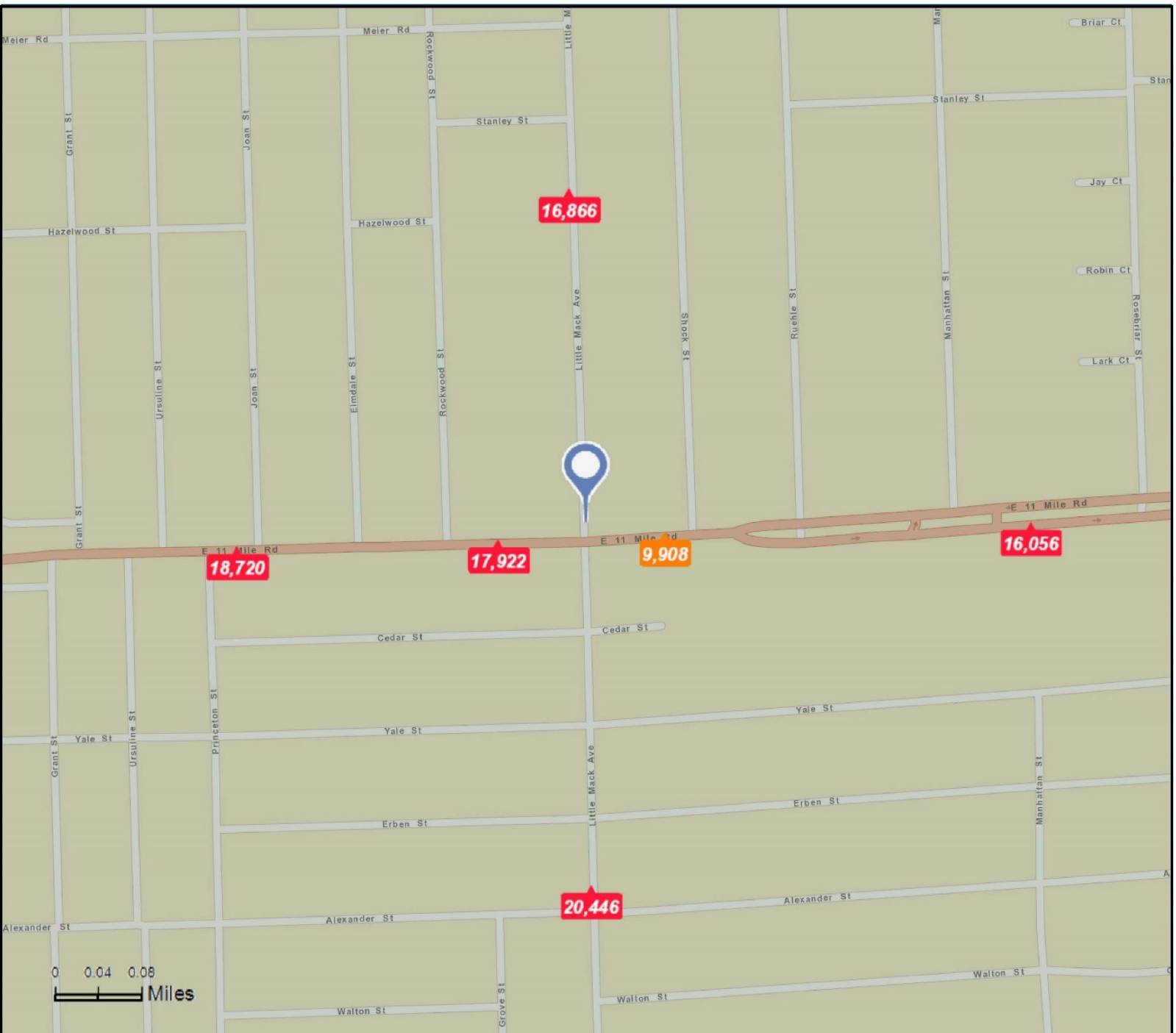
Demographics



Traffic Count Map - Close Up

27710 Little Mack Ave, St Clair Shores, Michigan, 48081
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 42.49559
 Longitude: -82.90762



- 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

