

Property Overview



Family Video-Anchored
Retail for Lease

744 South State Street
Caro, Michigan



Focus.

Strategy.

Results.

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Family Video, Caro, Michigan

Property Summary



Property: 744 South State Street, Caro, Michigan 48723

Offering: +/- 1,500 SF End Cap

Asking Rate: \$Negotiable (NNN)

NNN: \$3.64 per square foot

Population: 6,982 (3 miles)

Med HH Inc.: \$40,476 (3 miles)

Traffic Count: 7,000 v. p. d. on South State Street

Join Family Video on South State Street (M-81) between Park Drive and East Gamble Street, Caro's main thoroughfare. Caro Village Fairgrounds and Tuscola Area Airport are within 3 miles. This 7,000 SF Family Video will continue operating, but would demise down to allow for about 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 Michigan Family Video locations. Contact broker for details.

Listing Agents:

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

Gerdom Realty & Investment

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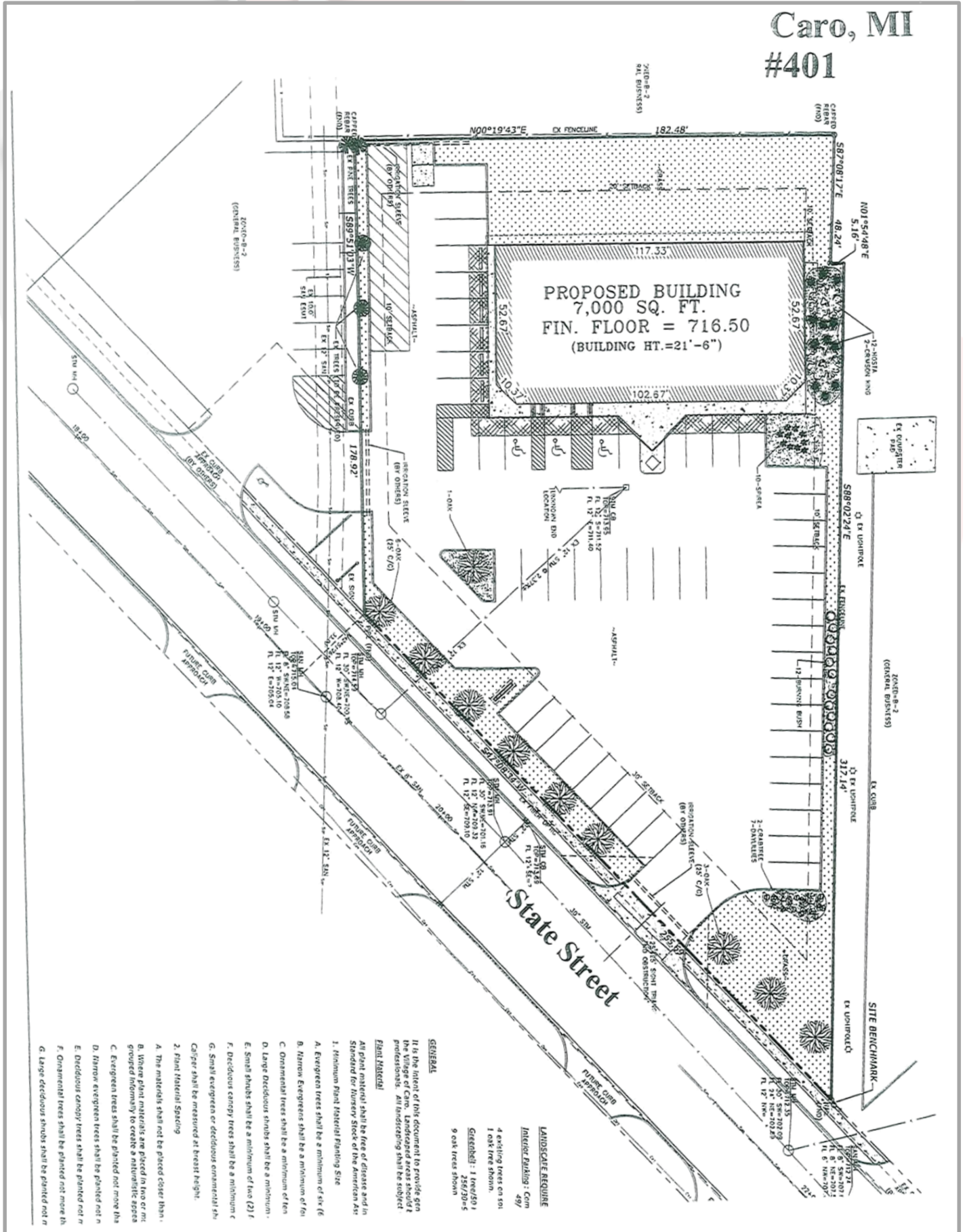
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Family Video, Caro, Michigan

Trade Area Aerial



Caro, MI
#401

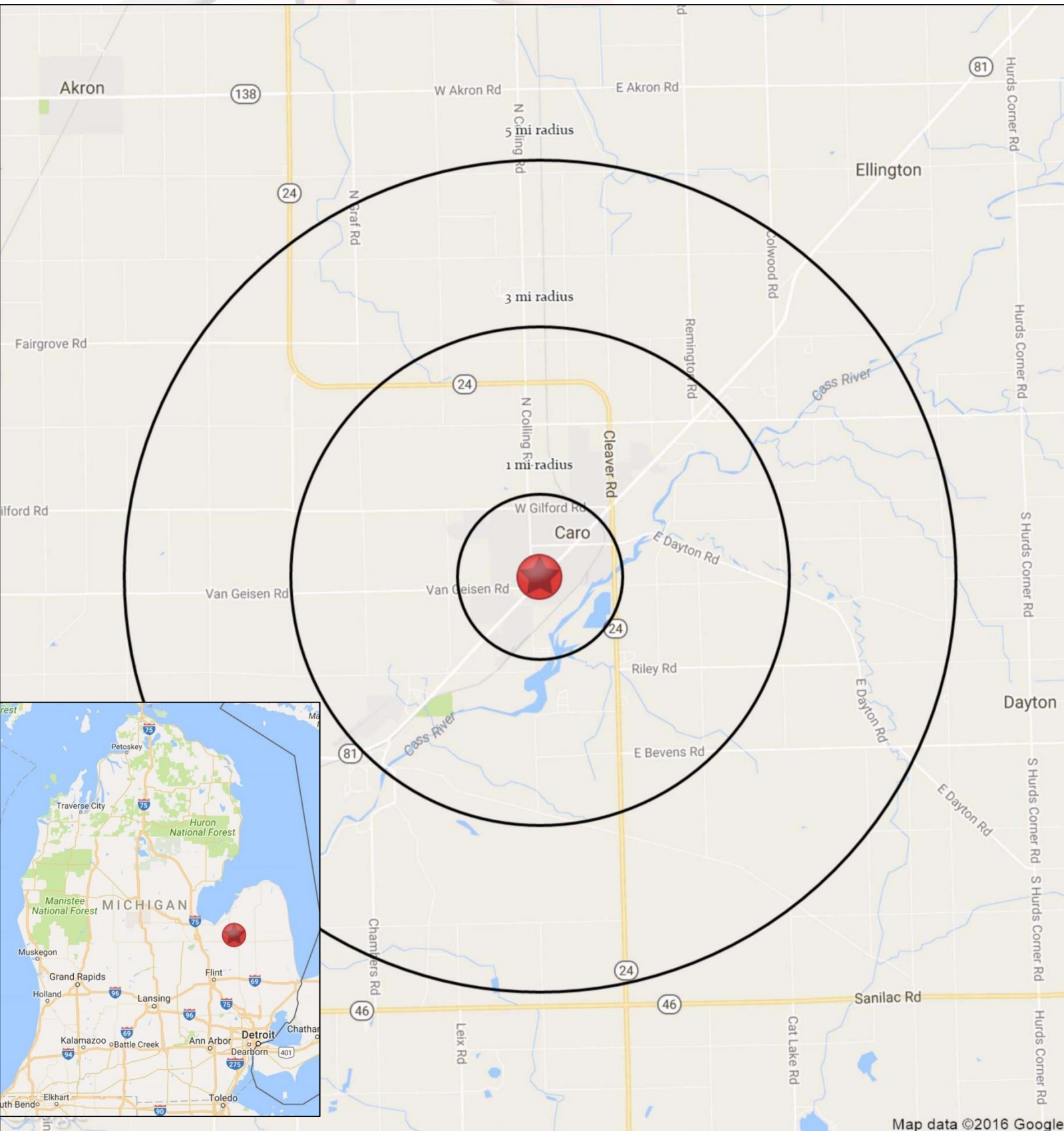


Family Video, Caro, Michigan

Photographs



Family Video, Caro, Michigan



Map data ©2016 Google

Family Video, Caro, Michigan

FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.4835/-83.4046

RF1

744 S State St

1 mi radius 3 mi radius 5 mi radius

Caro, MI 48723

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2016 Estimated Population	3,419	6,982	9,690
	2021 Projected Population	3,479	7,076	9,808
	2010 Census Population	3,550	7,273	10,120
	2000 Census Population	3,707	7,528	10,429
	Projected Annual Growth 2016 to 2021	0.3%	0.3%	0.2%
	Historical Annual Growth 2000 to 2016	-0.5%	-0.5%	-0.4%
HOUSEHOLDS	2016 Estimated Households	1,496	2,940	3,998
	2021 Projected Households	1,549	3,032	4,119
	2010 Census Households	1,486	2,934	4,000
	2000 Census Households	1,516	2,925	3,978
	Projected Annual Growth 2016 to 2021	0.7%	0.6%	0.6%
	Historical Annual Growth 2000 to 2016	-0.1%	-	-
AGE	2016 Est. Population Under 10 Years	11.0%	10.5%	10.1%
	2016 Est. Population 10 to 19 Years	11.0%	11.1%	11.5%
	2016 Est. Population 20 to 29 Years	15.3%	13.5%	12.8%
	2016 Est. Population 30 to 44 Years	16.1%	15.9%	16.1%
	2016 Est. Population 45 to 59 Years	18.6%	20.4%	21.4%
	2016 Est. Population 60 to 74 Years	17.4%	18.1%	18.3%
	2016 Est. Population 75 Years or Over	10.7%	10.5%	9.9%
	2016 Est. Median Age	40.9	43.0	43.5
MARITAL STATUS & GENDER	2016 Est. Male Population	47.8%	48.4%	49.3%
	2016 Est. Female Population	52.2%	51.6%	50.7%
	2016 Est. Never Married	30.0%	29.0%	29.0%
	2016 Est. Now Married	43.5%	46.1%	46.8%
	2016 Est. Separated or Divorced	18.3%	17.2%	16.6%
	2016 Est. Widowed	8.2%	7.7%	7.6%
INCOME	2016 Est. HH Income \$200,000 or More	1.3%	2.0%	2.1%
	2016 Est. HH Income \$150,000 to \$199,999	1.7%	2.6%	3.0%
	2016 Est. HH Income \$100,000 to \$149,999	7.7%	9.9%	10.1%
	2016 Est. HH Income \$75,000 to \$99,999	10.0%	10.0%	10.3%
	2016 Est. HH Income \$50,000 to \$74,999	17.0%	17.9%	18.5%
	2016 Est. HH Income \$35,000 to \$49,999	9.8%	12.5%	13.3%
	2016 Est. HH Income \$25,000 to \$34,999	12.3%	12.8%	13.0%
	2016 Est. HH Income \$15,000 to \$24,999	18.6%	15.0%	13.6%
	2016 Est. HH Income Under \$15,000	21.7%	17.3%	16.1%
	2016 Est. Average Household Income	\$46,824	\$52,589	\$54,378
	2016 Est. Median Household Income	\$34,021	\$40,476	\$42,536
	2016 Est. Per Capita Income	\$21,073	\$22,780	\$23,123
	2016 Est. Total Businesses	396	570	646
2016 Est. Total Employees	3,857	5,911	6,822	

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RF1

744 S State St

1 mi radius 3 mi radius 5 mi radius

Caro, MI 48723

		1 mi radius	3 mi radius	5 mi radius
RACE	2016 Est. White	94.5%	94.7%	94.6%
	2016 Est. Black	1.2%	1.4%	1.6%
	2016 Est. Asian or Pacific Islander	0.9%	0.8%	0.6%
	2016 Est. American Indian or Alaska Native	0.4%	0.5%	0.5%
	2016 Est. Other Races	3.0%	2.7%	2.6%
HISPANIC	2016 Est. Hispanic Population	224	398	509
	2016 Est. Hispanic Population	6.6%	5.7%	5.2%
	2021 Proj. Hispanic Population	7.2%	6.4%	5.9%
	2010 Hispanic Population	5.7%	4.7%	4.3%
EDUCATION (Adults 25 or Older)	2016 Est. Adult Population (25 Years or Over)	2,380	4,965	6,933
	2016 Est. Elementary (Grade Level 0 to 8)	5.3%	4.6%	4.7%
	2016 Est. Some High School (Grade Level 9 to 11)	6.2%	6.7%	6.7%
	2016 Est. High School Graduate	35.0%	36.7%	36.9%
	2016 Est. Some College	24.8%	23.3%	23.2%
	2016 Est. Associate Degree Only	9.8%	10.0%	10.3%
	2016 Est. Bachelor Degree Only	12.2%	11.6%	11.8%
	2016 Est. Graduate Degree	6.8%	7.0%	6.4%
HOUSING	2016 Est. Total Housing Units	1,644	3,222	4,386
	2016 Est. Owner-Occupied	56.7%	64.0%	67.9%
	2016 Est. Renter-Occupied	34.3%	27.2%	23.2%
	2016 Est. Vacant Housing	9.0%	8.8%	8.9%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	2.7%	2.6%	2.4%
	2010 Homes Built 2000 to 2004	4.6%	5.4%	6.2%
	2010 Homes Built 1990 to 1999	7.9%	10.4%	11.7%
	2010 Homes Built 1980 to 1989	8.4%	9.2%	9.5%
	2010 Homes Built 1970 to 1979	18.4%	19.4%	19.4%
	2010 Homes Built 1960 to 1969	11.3%	12.6%	12.5%
	2010 Homes Built 1950 to 1959	13.2%	12.2%	11.4%
	2010 Homes Built Before 1949	33.5%	28.3%	27.0%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.3%	0.8%	1.0%
	2010 Home Value \$500,000 to \$999,999	0.7%	0.8%	0.9%
	2010 Home Value \$400,000 to \$499,999	0.5%	0.6%	0.6%
	2010 Home Value \$300,000 to \$399,999	2.1%	2.3%	2.5%
	2010 Home Value \$200,000 to \$299,999	6.8%	7.6%	8.0%
	2010 Home Value \$150,000 to \$199,999	13.1%	15.8%	16.1%
	2010 Home Value \$100,000 to \$149,999	27.0%	25.3%	24.2%
	2010 Home Value \$50,000 to \$99,999	38.5%	34.4%	32.7%
	2010 Home Value \$25,000 to \$49,999	5.4%	6.3%	7.3%
	2010 Home Value Under \$25,000	5.6%	6.0%	6.7%
	2010 Median Home Value	\$101,482	\$105,720	\$105,970
	2010 Median Rent	\$424	\$455	\$460

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LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	2,831	5,797	8,057
	2016 Est. Civilian Employed	53.8%	54.0%	53.4%
	2016 Est. Civilian Unemployed	3.4%	2.6%	2.5%
	2016 Est. in Armed Forces	-	-	-
	2016 Est. not in Labor Force	42.8%	43.4%	44.1%
	2016 Labor Force Males	46.9%	47.9%	49.0%
	2016 Labor Force Females	53.1%	52.1%	51.0%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	1,333	2,719	3,745
	2010 Mgmt, Business, & Financial Operations	8.2%	9.4%	9.3%
	2010 Professional, Related	19.9%	19.4%	18.8%
	2010 Service	23.9%	25.1%	25.4%
	2010 Sales, Office	30.4%	25.9%	24.6%
	2010 Farming, Fishing, Forestry	0.5%	0.8%	0.8%
	2010 Construction, Extraction, Maintenance	3.6%	5.7%	6.4%
	2010 Production, Transport, Material Moving	13.4%	13.8%	14.7%
	2010 White Collar Workers	58.5%	54.7%	52.7%
	2010 Blue Collar Workers	41.5%	45.3%	47.3%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	84.4%	84.9%	84.3%
	2010 Drive to Work in Carpool	6.3%	6.7%	7.1%
	2010 Travel to Work by Public Transportation	0.7%	0.9%	1.7%
	2010 Drive to Work on Motorcycle	0.1%	-	0.1%
	2010 Walk or Bicycle to Work	4.5%	4.0%	3.3%
	2010 Other Means	0.4%	0.3%	0.2%
	2010 Work at Home	3.6%	3.2%	3.3%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	55.9%	52.2%	48.3%
	2010 Travel to Work in 15 to 29 Minutes	16.2%	18.4%	20.7%
	2010 Travel to Work in 30 to 59 Minutes	18.8%	19.2%	20.3%
	2010 Travel to Work in 60 Minutes or More	9.1%	10.1%	10.7%
	2010 Average Travel Time to Work	11.6	13.0	14.4
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$62.7 M	\$133 M	\$185 M
	2016 Est. Apparel	\$2.16 M	\$4.58 M	\$6.37 M
	2016 Est. Contributions, Gifts	\$3.84 M	\$8.39 M	\$11.8 M
	2016 Est. Education, Reading	\$2.19 M	\$4.72 M	\$6.57 M
	2016 Est. Entertainment	\$3.45 M	\$7.35 M	\$10.2 M
	2016 Est. Food, Beverages, Tobacco	\$9.92 M	\$20.8 M	\$28.9 M
	2016 Est. Furnishings, Equipment	\$2.04 M	\$4.39 M	\$6.13 M
	2016 Est. Health Care, Insurance	\$5.79 M	\$12.1 M	\$16.8 M
	2016 Est. Household Operations, Shelter, Utilities	\$19.6 M	\$41.4 M	\$57.5 M
	2016 Est. Miscellaneous Expenses	\$952 K	\$2.01 M	\$2.78 M
	2016 Est. Personal Care	\$816 K	\$1.73 M	\$2.40 M
	2016 Est. Transportation	\$11.9 M	\$25.4 M	\$35.3 M

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Traffic Count Map

