



**family
Video**

FAMILY VIDEO- ANCHORED RETAIL FOR LEASE



**30950 Dequindre Road
Warren, Michigan**

Gerdom Realty & Investment

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Focus. Strategy. Results.

Location: Southeast Corner Dequindre Road and 13 Mile Road
30950 Dequindre Road, Warren, MI 48092

Available Space: +/- 1,250 SF End Cap; Built in 1995

Zoning: C-1

Lease Rate: \$ negotiable psf (NNN)
NNNs est. at \$3.48 psf

Comments: Join Family Video at the southeast corner of Dequindre Road and 13 Mile Road about 1.5 miles north of I-696 and 1.5 miles east of I-75. 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

12,233

105,816

314,398

Households

4,955

44,245

132,753

Median HH Income

\$50,757

\$50,570

\$51,799

Traffic Count:

Dequindre Road – 32,715 v.p.d. (2015)

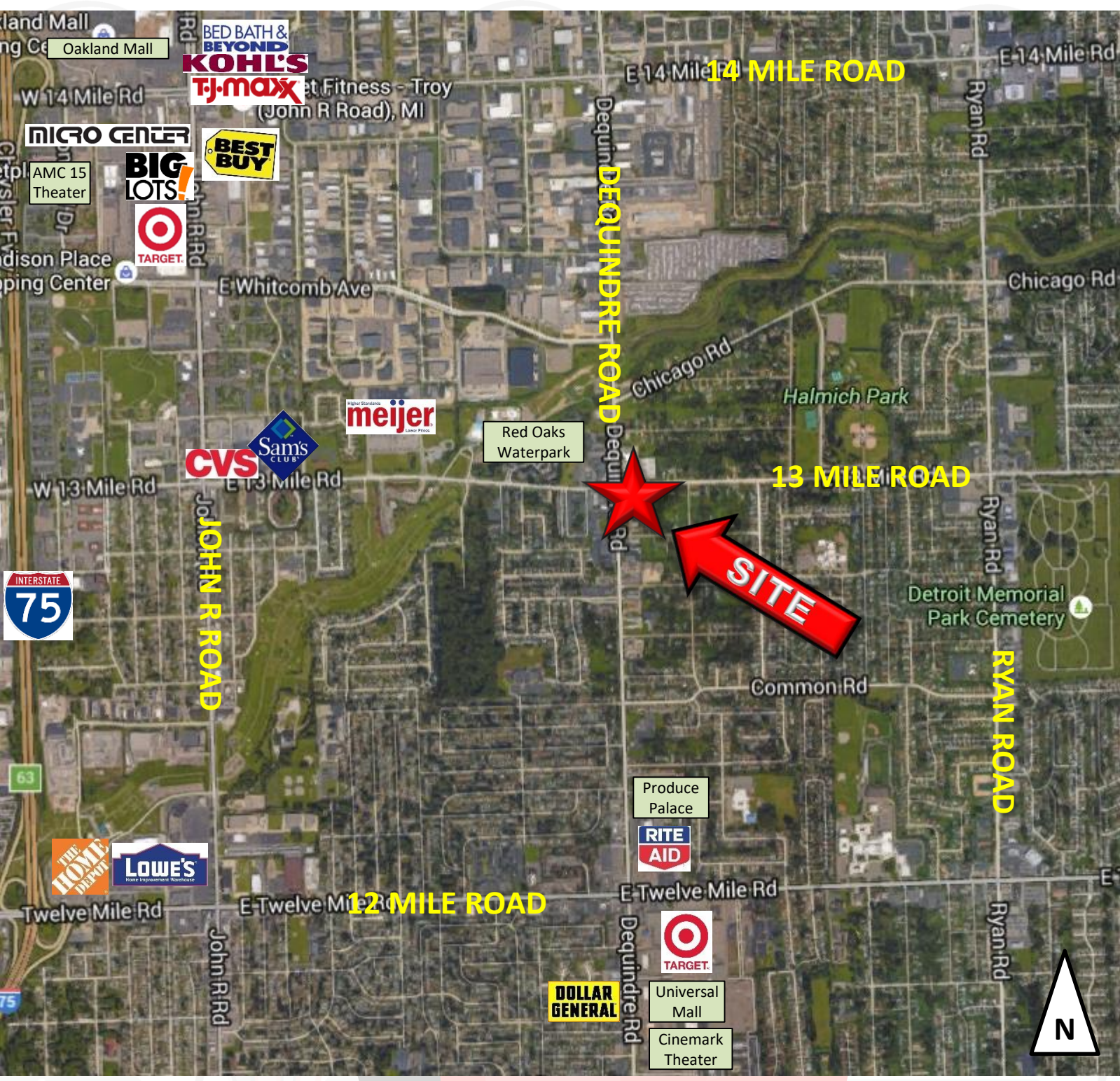
**For more details contact:
248-242-6766**

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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.







Demographics



Executive Summary

30950 Dequindre Rd, Warren, Michigan, 48092

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 42.51924

Longitude: -83.08616

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2000 Population | 12,551 | 106,141 | 320,819 |
| 2010 Population | 12,084 | 104,596 | 311,538 |
| 2015 Population | 12,233 | 105,816 | 314,398 |
| 2020 Population | 12,512 | 108,111 | 321,060 |
| 2000-2010 Annual Rate | -0.38% | -0.15% | -0.29% |
| 2010-2015 Annual Rate | 0.23% | 0.22% | 0.17% |
| 2015-2020 Annual Rate | 0.45% | 0.43% | 0.42% |
| 2015 Male Population | 48.9% | 49.0% | 48.9% |
| 2015 Female Population | 51.1% | 51.0% | 51.1% |
| 2015 Median Age | 42.6 | 40.5 | 40.4 |

In the identified area, the current year population is 314,398. In 2010, the Census count in the area was 311,538. The rate of change since 2010 was 0.17% annually. The five-year projection for the population in the area is 321,060 representing a change of 0.42% annually from 2015 to 2020. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 42.6, compared to U.S. median age of 37.9.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2015 White Alone | 76.9% | 80.0% | 79.8% |
| 2015 Black Alone | 9.0% | 8.6% | 9.2% |
| 2015 American Indian/Alaska Native Alone | 0.3% | 0.3% | 0.3% |
| 2015 Asian Alone | 10.4% | 7.7% | 7.3% |
| 2015 Pacific Islander Alone | 0.1% | 0.0% | 0.0% |
| 2015 Other Race | 0.4% | 0.5% | 0.5% |
| 2015 Two or More Races | 2.8% | 2.8% | 2.8% |
| 2015 Hispanic Origin (Any Race) | 2.1% | 2.4% | 2.4% |

Persons of Hispanic origin represent 2.4% 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 38.1 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|--------|--------|---------|
| 2000 Households | 5,050 | 44,473 | 134,279 |
| 2010 Households | 4,879 | 43,616 | 130,864 |
| 2015 Total Households | 4,955 | 44,245 | 132,753 |
| 2020 Total Households | 5,073 | 45,212 | 135,716 |
| 2000-2010 Annual Rate | -0.34% | -0.19% | -0.26% |
| 2010-2015 Annual Rate | 0.29% | 0.27% | 0.27% |
| 2015-2020 Annual Rate | 0.47% | 0.43% | 0.44% |
| 2015 Average Household Size | 2.44 | 2.38 | 2.35 |

The household count in this area has changed from 130,864 in 2010 to 132,753 in the current year, a change of 0.27% annually. The five-year projection of households is 135,716, a change of 0.44% annually from the current year total. Average household size is currently 2.35, compared to 2.37 in the year 2010. The number of families in the current year is 78,273 in the specified area.

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



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| | 1 mile | 3 miles | 5 miles |
|---------------------------------|----------|----------|----------|
| Median Household Income | | | |
| 2015 Median Household Income | \$50,757 | \$50,570 | \$51,799 |
| 2020 Median Household Income | \$59,582 | \$58,409 | \$60,047 |
| 2015-2020 Annual Rate | 3.26% | 2.92% | 3.00% |
| Average Household Income | | | |
| 2015 Average Household Income | \$62,782 | \$61,548 | \$66,058 |
| 2020 Average Household Income | \$72,543 | \$70,376 | \$75,671 |
| 2015-2020 Annual Rate | 2.93% | 2.72% | 2.75% |
| Per Capita Income | | | |
| 2015 Per Capita Income | \$25,472 | \$25,875 | \$27,978 |
| 2020 Per Capita Income | \$29,457 | \$29,585 | \$32,076 |
| 2015-2020 Annual Rate | 2.95% | 2.72% | 2.77% |

Households by Income

Current median household income is \$51,799 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$60,047 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$66,058 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$75,671 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$27,978 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$32,076 in five years, compared to \$32,501 for all U.S. households

Housing

| | 1 mile | 3 miles | 5 miles |
|------------------------------------|--------|---------|---------|
| 2000 Total Housing Units | 5,149 | 45,721 | 138,293 |
| 2000 Owner Occupied Housing Units | 3,638 | 32,872 | 100,923 |
| 2000 Renter Occupied Housing Units | 1,413 | 11,601 | 33,356 |
| 2000 Vacant Housing Units | 98 | 1,248 | 4,014 |
| 2010 Total Housing Units | 5,145 | 46,525 | 140,729 |
| 2010 Owner Occupied Housing Units | 3,419 | 30,229 | 93,155 |
| 2010 Renter Occupied Housing Units | 1,460 | 13,387 | 37,709 |
| 2010 Vacant Housing Units | 266 | 2,909 | 9,865 |
| 2015 Total Housing Units | 5,283 | 47,454 | 143,507 |
| 2015 Owner Occupied Housing Units | 3,417 | 30,107 | 92,515 |
| 2015 Renter Occupied Housing Units | 1,538 | 14,138 | 40,239 |
| 2015 Vacant Housing Units | 328 | 3,209 | 10,754 |
| 2020 Total Housing Units | 5,437 | 48,391 | 146,679 |
| 2020 Owner Occupied Housing Units | 3,511 | 30,853 | 94,501 |
| 2020 Renter Occupied Housing Units | 1,562 | 14,359 | 41,215 |
| 2020 Vacant Housing Units | 364 | 3,179 | 10,963 |

Currently, 64.5% of the 143,507 housing units in the area are owner occupied; 28.0%, renter occupied; and 7.5% 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 140,729 housing units in the area - 66.2% owner occupied, 26.8% renter occupied, and 7.0% vacant. The annual rate of change in housing units since 2010 is 0.87%. Median home value in the area is \$141,255, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 3.68% annually to \$169,224.



Traffic Count Map - Close Up

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 Rings: 1, 3, 5 mile radii

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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

