

Property Overview



Family Video-Anchored Retail for Lease

510 North State Street
Oscoda, Michigan



Focus.

Strategy.

Results.

www.gerdomrealty.com

Family Video, Oscoda, Michigan

Property Summary



Property: 510 North State Street, Oscoda, MI 48750

Offering: +/- 1,500 SF End Cap

Asking Rate: \$Negotiable (NNN)

NNN: \$2.69 per square foot

Population: 6,050 (3 miles)

Med HH Inc.: \$34,742 (3 miles)

Traffic Count: 18,000 v. p. d. on North State Street

Comments: Join Family Video on North State Street, between Evergreen and Pack Avenues. 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 to 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:

Michael Murphy
Extension 112

mmurphy@gerdorealty.com

Tjader Gerdom
Extension 101

tgerdom@gerdomrealty.com

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

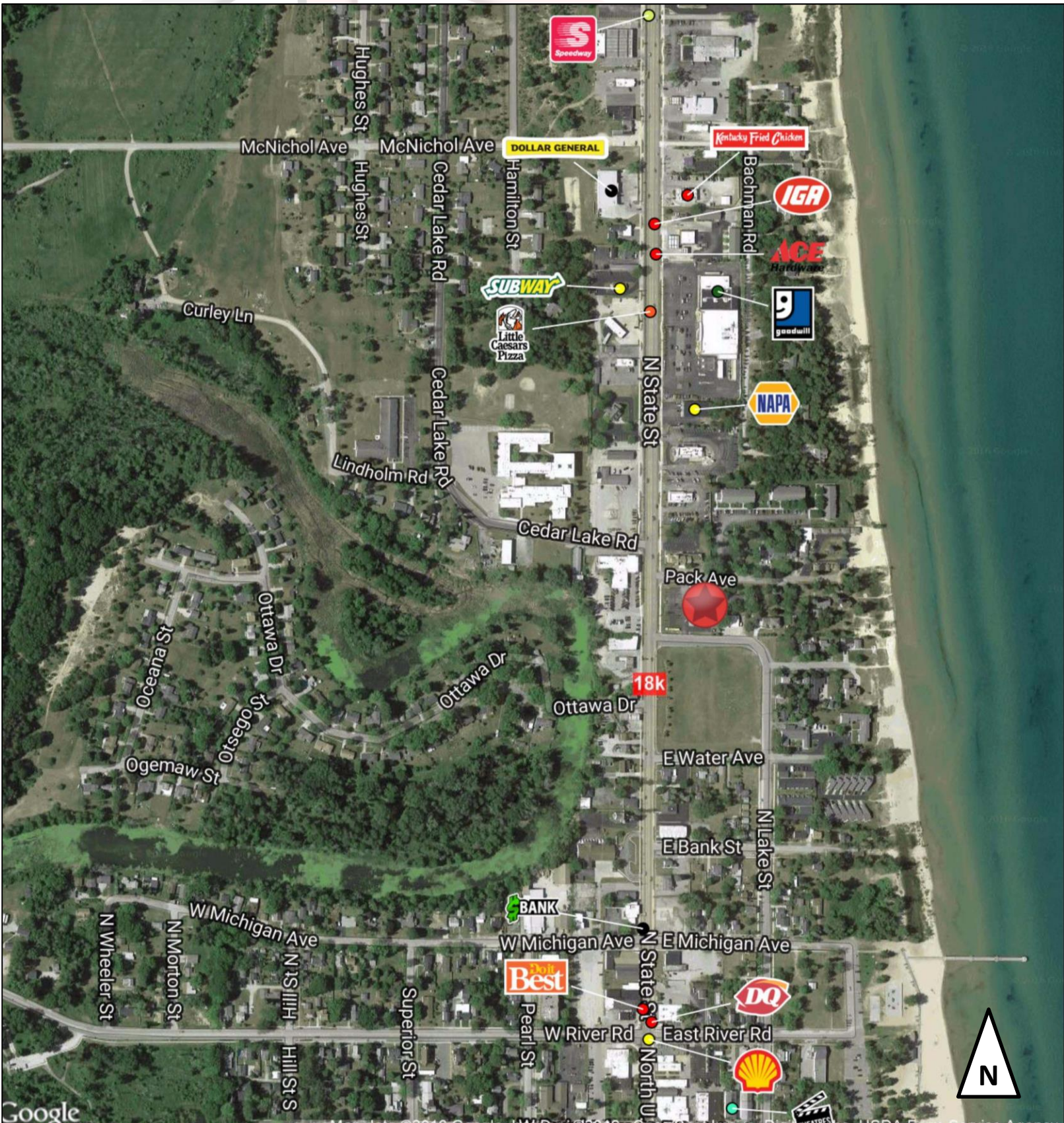
44725 Grand River Avenue, Suite #102, Novi, MI 48375

Phone: 248.242.6766 Fax: 866.301.9543

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Family Video, Oscoda, Michigan

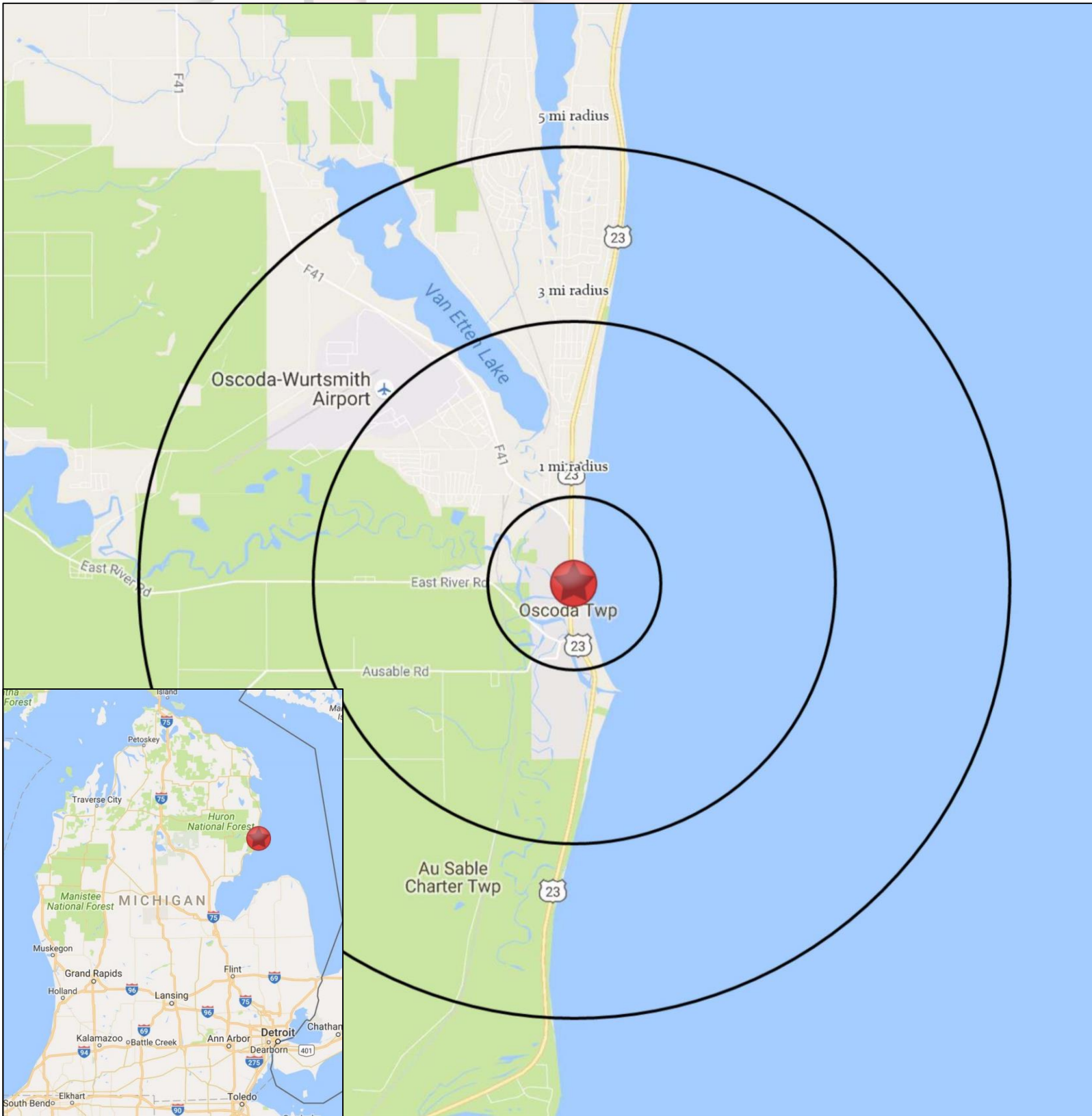
Trade Area Aerial



Family Video, Oscoda, Michigan Photographs



Family Video, Oscoda, Michigan



Family Video, Oscoda, Michigan

FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 44.4250/-83.3294

RF1

| 510 N State St | | 1 mi radius | 3 mi radius | 5 mi radius |
|---------------------------|--|-------------|-------------|-------------|
| Oscoda Twp, MI 48750 | | | | |
| POPULATION | 2016 Estimated Population | 1,388 | 6,050 | 7,551 |
| | 2021 Projected Population | 1,409 | 6,186 | 7,740 |
| | 2010 Census Population | 1,383 | 6,015 | 7,473 |
| | 2000 Census Population | 1,515 | 6,027 | 7,671 |
| | Projected Annual Growth 2016 to 2021 | 0.3% | 0.5% | 0.5% |
| | Historical Annual Growth 2000 to 2016 | -0.5% | - | -0.1% |
| HOUSEHOLDS | 2016 Estimated Households | 623 | 2,782 | 3,505 |
| | 2021 Projected Households | 631 | 2,834 | 3,580 |
| | 2010 Census Households | 617 | 2,753 | 3,452 |
| | 2000 Census Households | 649 | 2,599 | 3,317 |
| | Projected Annual Growth 2016 to 2021 | 0.3% | 0.4% | 0.4% |
| | Historical Annual Growth 2000 to 2016 | -0.3% | 0.4% | 0.4% |
| AGE | 2016 Est. Population Under 10 Years | 10.4% | 10.4% | 9.8% |
| | 2016 Est. Population 10 to 19 Years | 12.0% | 10.1% | 9.8% |
| | 2016 Est. Population 20 to 29 Years | 12.0% | 11.1% | 10.6% |
| | 2016 Est. Population 30 to 44 Years | 13.9% | 13.6% | 13.1% |
| | 2016 Est. Population 45 to 59 Years | 20.6% | 19.7% | 20.3% |
| | 2016 Est. Population 60 to 74 Years | 18.9% | 24.0% | 25.0% |
| | 2016 Est. Population 75 Years or Over | 12.2% | 11.1% | 11.4% |
| | 2016 Est. Median Age | 45.4 | 48.7 | 49.8 |
| MARITAL STATUS & GENDER | 2016 Est. Male Population | 48.6% | 49.4% | 49.5% |
| | 2016 Est. Female Population | 51.4% | 50.6% | 50.5% |
| | 2016 Est. Never Married | 24.5% | 20.9% | 20.5% |
| | 2016 Est. Now Married | 46.4% | 52.2% | 53.4% |
| | 2016 Est. Separated or Divorced | 17.4% | 17.1% | 16.9% |
| | 2016 Est. Widowed | 11.7% | 9.8% | 9.2% |
| INCOME | 2016 Est. HH Income \$200,000 or More | 2.7% | 2.6% | 2.5% |
| | 2016 Est. HH Income \$150,000 to \$199,999 | 1.3% | 1.7% | 1.8% |
| | 2016 Est. HH Income \$100,000 to \$149,999 | 7.1% | 5.5% | 5.5% |
| | 2016 Est. HH Income \$75,000 to \$99,999 | 9.8% | 8.6% | 9.3% |
| | 2016 Est. HH Income \$50,000 to \$74,999 | 13.7% | 13.0% | 13.0% |
| | 2016 Est. HH Income \$35,000 to \$49,999 | 15.7% | 16.7% | 17.5% |
| | 2016 Est. HH Income \$25,000 to \$34,999 | 24.2% | 22.0% | 20.7% |
| | 2016 Est. HH Income \$15,000 to \$24,999 | 11.3% | 14.6% | 14.6% |
| | 2016 Est. HH Income Under \$15,000 | 14.1% | 15.2% | 14.9% |
| | 2016 Est. Average Household Income | \$56,890 | \$55,430 | \$55,154 |
| | 2016 Est. Median Household Income | \$36,579 | \$34,742 | \$35,734 |
| | 2016 Est. Per Capita Income | \$25,577 | \$25,523 | \$25,633 |
| | 2016 Est. Total Businesses | 113 | 357 | 400 |
| 2016 Est. Total Employees | 677 | 3,117 | 3,423 | |

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| Oscoda Twp, MI 48750 | | | | |
| RACE | 2016 Est. White | 92.8% | 93.4% | 94.0% |
| | 2016 Est. Black | 1.6% | 1.3% | 1.2% |
| | 2016 Est. Asian or Pacific Islander | 1.8% | 1.0% | 0.9% |
| | 2016 Est. American Indian or Alaska Native | 0.5% | 0.7% | 0.7% |
| | 2016 Est. Other Races | 3.2% | 3.6% | 3.3% |
| HISPANIC | 2016 Est. Hispanic Population | 50 | 190 | 222 |
| | 2016 Est. Hispanic Population | 3.6% | 3.1% | 2.9% |
| | 2021 Proj. Hispanic Population | 4.2% | 3.7% | 3.4% |
| | 2010 Hispanic Population | 2.8% | 2.3% | 2.1% |
| EDUCATION (Adults 25 or Older) | 2016 Est. Adult Population (25 Years or Over) | 995 | 4,480 | 5,674 |
| | 2016 Est. Elementary (Grade Level 0 to 8) | 2.9% | 2.3% | 2.2% |
| | 2016 Est. Some High School (Grade Level 9 to 11) | 10.6% | 10.1% | 10.2% |
| | 2016 Est. High School Graduate | 30.2% | 35.1% | 35.4% |
| | 2016 Est. Some College | 32.2% | 28.4% | 27.6% |
| | 2016 Est. Associate Degree Only | 6.0% | 8.0% | 7.9% |
| | 2016 Est. Bachelor Degree Only | 7.4% | 8.0% | 8.9% |
| | 2016 Est. Graduate Degree | 10.7% | 8.0% | 7.8% |
| HOUSING | 2016 Est. Total Housing Units | 809 | 4,317 | 5,640 |
| | 2016 Est. Owner-Occupied | 59.1% | 49.4% | 48.6% |
| | 2016 Est. Renter-Occupied | 17.9% | 15.0% | 13.6% |
| | 2016 Est. Vacant Housing | 23.0% | 35.6% | 37.8% |
| HOMES BUILT BY YEAR | 2010 Homes Built 2005 or later | 2.7% | 1.9% | 2.1% |
| | 2010 Homes Built 2000 to 2004 | 5.0% | 3.9% | 5.1% |
| | 2010 Homes Built 1990 to 1999 | 7.5% | 8.1% | 9.1% |
| | 2010 Homes Built 1980 to 1989 | 8.6% | 11.9% | 11.8% |
| | 2010 Homes Built 1970 to 1979 | 18.3% | 22.8% | 23.1% |
| | 2010 Homes Built 1960 to 1969 | 21.9% | 19.9% | 18.4% |
| | 2010 Homes Built 1950 to 1959 | 23.1% | 17.9% | 16.8% |
| | 2010 Homes Built Before 1949 | 12.9% | 13.6% | 13.6% |
| HOME VALUES | 2010 Home Value \$1,000,000 or More | 0.2% | 0.3% | 0.3% |
| | 2010 Home Value \$500,000 to \$999,999 | 1.1% | 1.2% | 1.4% |
| | 2010 Home Value \$400,000 to \$499,999 | 0.4% | 0.7% | 0.7% |
| | 2010 Home Value \$300,000 to \$399,999 | 2.0% | 3.6% | 3.9% |
| | 2010 Home Value \$200,000 to \$299,999 | 6.0% | 7.6% | 8.6% |
| | 2010 Home Value \$150,000 to \$199,999 | 7.4% | 8.8% | 9.7% |
| | 2010 Home Value \$100,000 to \$149,999 | 13.9% | 18.2% | 19.4% |
| | 2010 Home Value \$50,000 to \$99,999 | 50.8% | 47.5% | 44.0% |
| | 2010 Home Value \$25,000 to \$49,999 | 14.1% | 8.8% | 8.4% |
| | 2010 Home Value Under \$25,000 | 4.0% | 3.3% | 3.7% |
| | 2010 Median Home Value | \$82,079 | \$90,963 | \$95,902 |
| | 2010 Median Rent | \$415 | \$457 | \$464 |

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| LABOR FORCE | 2016 Est. Labor Population Age 16 Years or Over | 1,144 | 5,058 | 6,373 |
| | 2016 Est. Civilian Employed | 50.8% | 45.5% | 45.0% |
| | 2016 Est. Civilian Unemployed | 3.5% | 2.8% | 2.9% |
| | 2016 Est. in Armed Forces | - | - | - |
| | 2016 Est. not in Labor Force | 45.6% | 51.8% | 52.0% |
| | 2016 Labor Force Males | 48.0% | 48.7% | 49.1% |
| | 2016 Labor Force Females | 52.0% | 51.3% | 50.9% |
| OCCUPATION | 2010 Occupation: Population Age 16 Years or Over | 576 | 2,030 | 2,466 |
| | 2010 Mgmt, Business, & Financial Operations | 9.0% | 8.5% | 8.4% |
| | 2010 Professional, Related | 13.1% | 11.8% | 12.6% |
| | 2010 Service | 24.8% | 25.6% | 26.3% |
| | 2010 Sales, Office | 29.8% | 26.2% | 25.2% |
| | 2010 Farming, Fishing, Forestry | - | 0.2% | 0.2% |
| | 2010 Construction, Extraction, Maintenance | 9.3% | 12.4% | 11.9% |
| | 2010 Production, Transport, Material Moving | 14.1% | 15.4% | 15.5% |
| | 2010 White Collar Workers | 51.8% | 46.5% | 46.2% |
| | 2010 Blue Collar Workers | 48.2% | 53.5% | 53.8% |
| TRANSPORTATION TO WORK | 2010 Drive to Work Alone | 81.3% | 84.0% | 82.8% |
| | 2010 Drive to Work in Carpool | 9.6% | 8.6% | 10.3% |
| | 2010 Travel to Work by Public Transportation | 1.0% | 0.4% | 0.4% |
| | 2010 Drive to Work on Motorcycle | 1.1% | 0.6% | 0.6% |
| | 2010 Walk or Bicycle to Work | 2.0% | 1.5% | 1.3% |
| | 2010 Other Means | - | 0.4% | 0.3% |
| | 2010 Work at Home | 5.0% | 4.5% | 4.4% |
| TRAVEL TIME | 2010 Travel to Work in 14 Minutes or Less | 71.5% | 60.6% | 60.4% |
| | 2010 Travel to Work in 15 to 29 Minutes | 17.3% | 25.6% | 26.0% |
| | 2010 Travel to Work in 30 to 59 Minutes | 8.4% | 10.7% | 10.7% |
| | 2010 Travel to Work in 60 Minutes or More | 2.8% | 3.1% | 3.0% |
| | 2010 Average Travel Time to Work | 10.7 | 12.7 | 12.8 |
| CONSUMER EXPENDITURE | 2016 Est. Total Household Expenditure | \$29.7 M | \$130 M | \$163 M |
| | 2016 Est. Apparel | \$1.02 M | \$4.46 M | \$5.59 M |
| | 2016 Est. Contributions, Gifts | \$1.86 M | \$8.21 M | \$10.3 M |
| | 2016 Est. Education, Reading | \$1.02 M | \$4.42 M | \$5.54 M |
| | 2016 Est. Entertainment | \$1.64 M | \$7.17 M | \$9.01 M |
| | 2016 Est. Food, Beverages, Tobacco | \$4.67 M | \$20.5 M | \$25.7 M |
| | 2016 Est. Furnishings, Equipment | \$968 K | \$4.22 M | \$5.32 M |
| | 2016 Est. Health Care, Insurance | \$2.74 M | \$12.1 M | \$15.2 M |
| | 2016 Est. Household Operations, Shelter, Utilities | \$9.26 M | \$40.6 M | \$51.0 M |
| | 2016 Est. Miscellaneous Expenses | \$447 K | \$1.97 M | \$2.47 M |
| | 2016 Est. Personal Care | \$385 K | \$1.68 M | \$2.12 M |
| | 2016 Est. Transportation | \$5.67 M | \$24.8 M | \$31.1 M |

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Traffic Count Map

