

Property Profile



Family Video-Anchored
Retail for Lease

37405 Ann Arbor Road
Livonia, MI 48150



Focus.

Strategy.

Results.

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Retail for Lease



37405 Ann Arbor Road
Livonia, MI 48150

Name: Family Video-Anchored Retail for Lease
Location: SWC Newburgh Road & Ann Arbor Road
Zoning: C-1; Local Business
Total Size: 16,577 SF

Min. Available: 1,200 SF
Max Available: 8,660 SF
Pricing: TBD
NNN: \$3.21 psf

Comments: Join Family Video and Biggby Coffee at the southwest corner of Ann Arbor Road and Newburgh Road, just 1.3 miles east of I-275 and 1.2 miles south of I-96. There is up to 5,510 SF of (divisible) vacant space available. Also, this 7,138 SF Family Video will continue operating, but would demise down to allow for an additional 1,200-2,000 SF of available space. 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
Population	6,897	75,200	227,107	270,545
Households	2,984	34,382	96,322	113,691
Average HH Income	\$78,676	\$70,724	\$80,592	\$81,386
Employees	10,945	56,127	141,924	160,638
Median Age	42.1	40.8	40.3	39.9

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Gerdom Realty & Investment

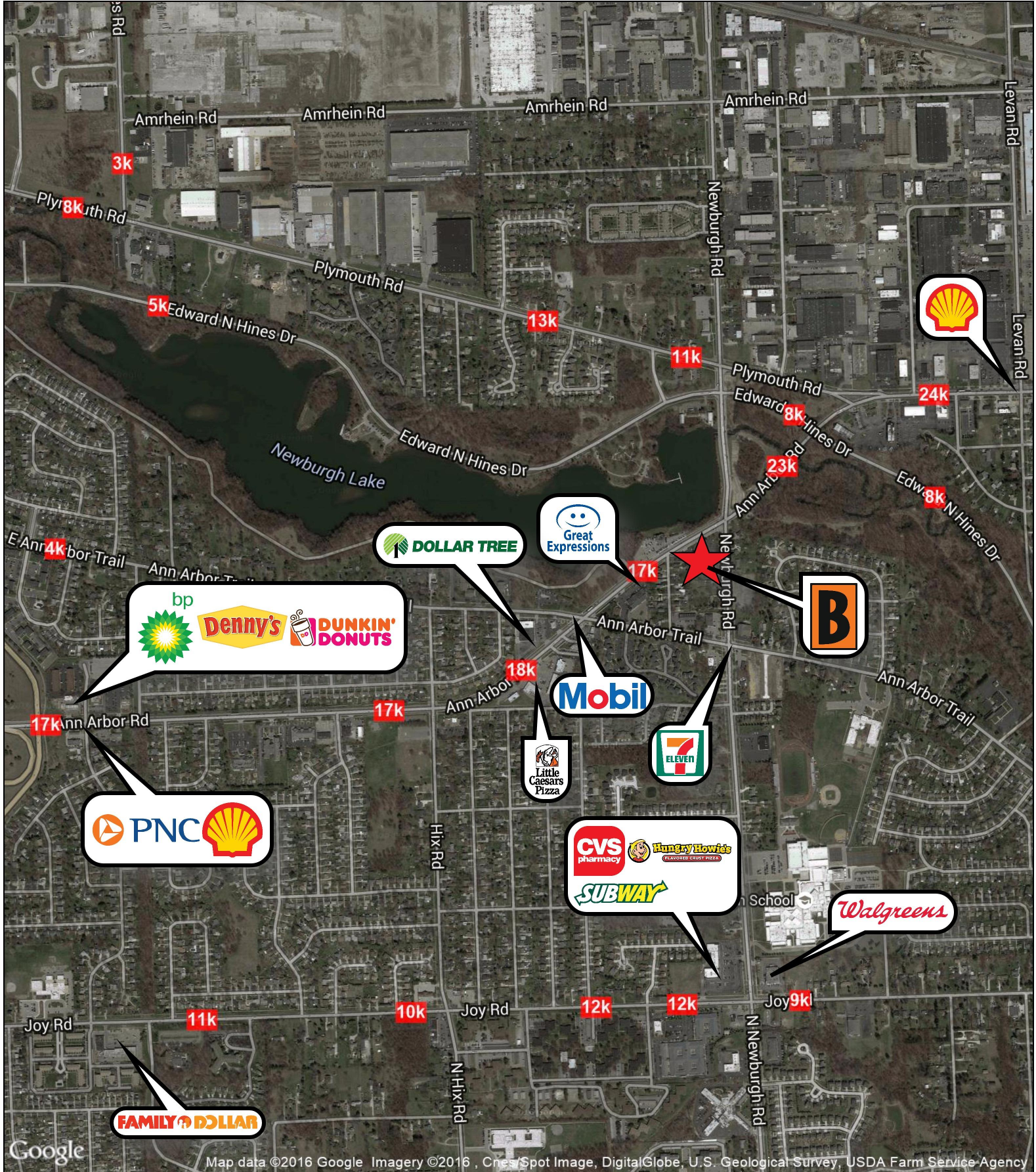
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All information contained herein was obtained from sources deemed reliable however we cannot warrant or guarantee its accuracy.

Aerial Photograph

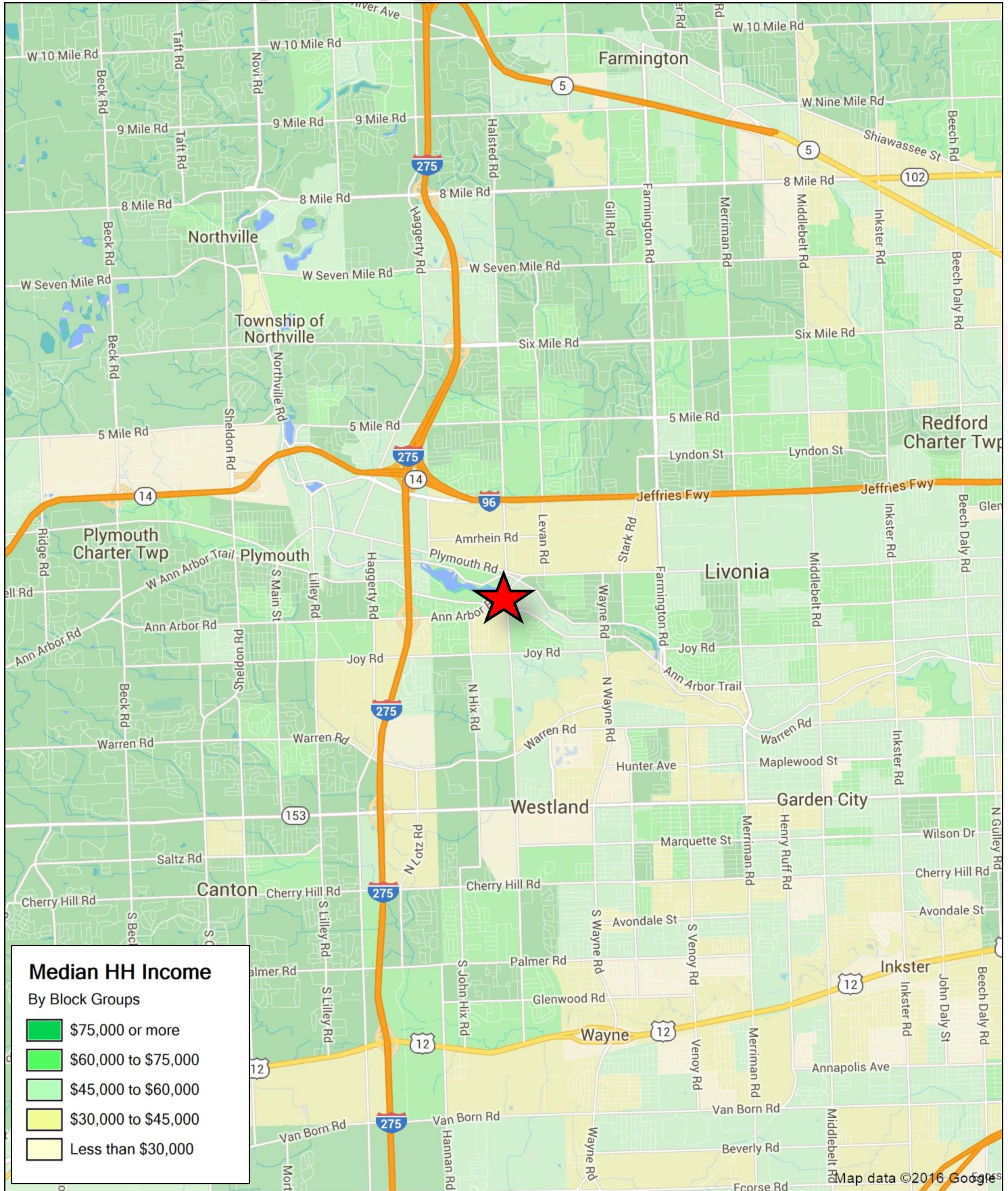
37405 Ann Arbor Road
Livonia, MI



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

Income Density Map

37405 Ann Arbor Road
Livonia, MI



Population Density Map

37405 Ann Arbor Road
Livonia, MI



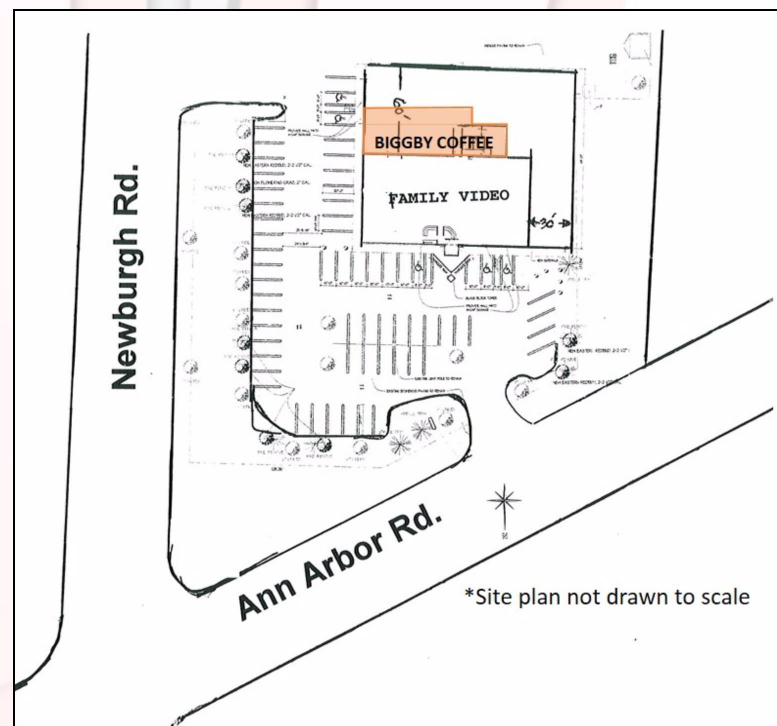
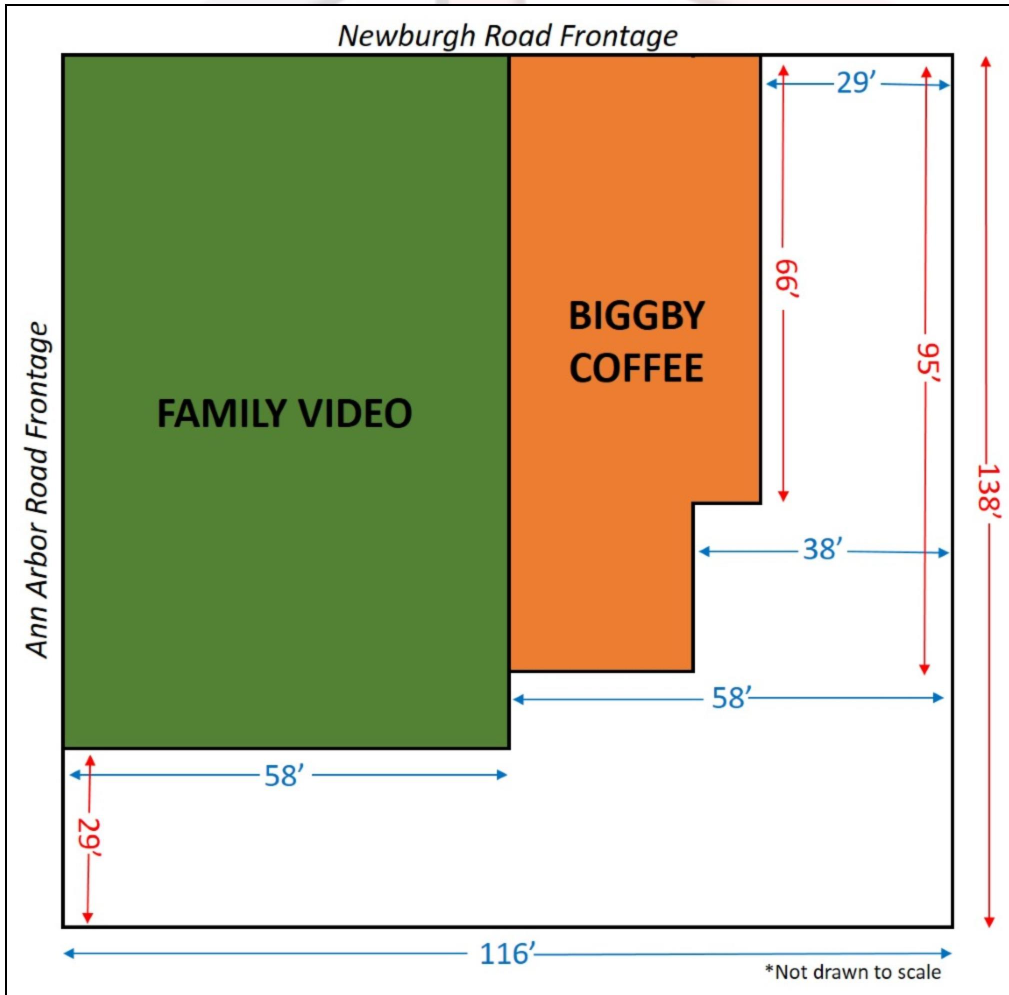
Photographs

37405 Ann Arbor Road
Livonia, MI



Site Plans

37405 Ann Arbor Road
Livonia, MI



FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.3629/-83.4179

RF1

Family Video-Anchored Retail for Lease

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

	1 mi radius	3 mi radius	5 mi radius	10 min drivetime	
POPULATION	2016 Estimated Population	8,173	75,995	225,755	268,957
	2021 Projected Population	7,923	73,742	218,140	260,012
	2010 Census Population	8,808	81,456	243,478	288,588
	2000 Census Population	8,915	84,068	246,829	290,126
	Projected Annual Growth 2016 to 2021	-0.6%	-0.6%	-0.7%	-0.7%
	Historical Annual Growth 2000 to 2016	-0.5%	-0.6%	-0.5%	-0.5%
HOUSEHOLDS	2016 Estimated Households	3,673	34,750	95,573	112,682
	2021 Projected Households	3,620	34,318	94,101	111,041
	2010 Census Households	3,833	36,031	99,833	117,133
	2000 Census Households	3,850	36,531	97,952	114,505
	Projected Annual Growth 2016 to 2021	-0.3%	-0.2%	-0.3%	-0.3%
	Historical Annual Growth 2000 to 2016	-0.3%	-0.3%	-0.2%	-0.1%
AGE	2016 Est. Population Under 10 Years	10.2%	10.8%	11.4%	11.6%
	2016 Est. Population 10 to 19 Years	11.6%	11.5%	12.7%	12.8%
	2016 Est. Population 20 to 29 Years	12.6%	14.1%	12.7%	12.7%
	2016 Est. Population 30 to 44 Years	17.4%	18.0%	18.3%	18.7%
	2016 Est. Population 45 to 59 Years	22.6%	21.2%	22.1%	22.0%
	2016 Est. Population 60 to 74 Years	17.1%	15.8%	15.6%	15.2%
	2016 Est. Population 75 Years or Over	8.3%	8.6%	7.3%	7.0%
	2016 Est. Median Age	42.4	40.7	40.3	39.9
MARITAL STATUS & GENDER	2016 Est. Male Population	47.6%	47.2%	48.1%	48.2%
	2016 Est. Female Population	52.4%	52.8%	51.9%	51.8%
	2016 Est. Never Married	29.3%	32.4%	29.9%	30.1%
	2016 Est. Now Married	50.5%	46.1%	50.1%	49.9%
	2016 Est. Separated or Divorced	12.6%	13.8%	12.9%	13.2%
	2016 Est. Widowed	7.6%	7.7%	7.1%	6.9%
INCOME	2016 Est. HH Income \$200,000 or More	3.2%	3.5%	5.5%	5.7%
	2016 Est. HH Income \$150,000 to \$199,999	5.2%	5.9%	7.1%	7.2%
	2016 Est. HH Income \$100,000 to \$149,999	19.1%	15.5%	17.0%	16.9%
	2016 Est. HH Income \$75,000 to \$99,999	12.8%	13.2%	14.4%	14.4%
	2016 Est. HH Income \$50,000 to \$74,999	18.4%	17.9%	18.0%	18.3%
	2016 Est. HH Income \$35,000 to \$49,999	12.2%	13.9%	12.7%	12.7%
	2016 Est. HH Income \$25,000 to \$34,999	11.6%	10.8%	8.9%	8.8%
	2016 Est. HH Income \$15,000 to \$24,999	7.8%	10.1%	8.4%	8.2%
	2016 Est. HH Income Under \$15,000	9.7%	9.3%	8.1%	7.9%
	2016 Est. Average Household Income	\$75,793	\$72,434	\$82,488	\$83,228
	2016 Est. Median Household Income	\$58,954	\$60,748	\$70,237	\$70,873
	2016 Est. Per Capita Income	\$34,147	\$33,229	\$34,979	\$34,924
2016 Est. Total Businesses	676	4,629	10,755	12,662	
2016 Est. Total Employees	11,416	59,202	134,428	161,293	

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RACE	2016 Est. White	83.5%	80.0%	81.7%	79.7%
	2016 Est. Black	9.1%	12.6%	9.7%	11.1%
	2016 Est. Asian or Pacific Islander	5.0%	4.6%	5.7%	6.2%
	2016 Est. American Indian or Alaska Native	0.3%	0.3%	0.3%	0.3%
	2016 Est. Other Races	2.2%	2.5%	2.6%	2.7%
HISPANIC	2016 Est. Hispanic Population	237	2,384	7,425	8,896
	2016 Est. Hispanic Population	2.9%	3.1%	3.3%	3.3%
	2021 Proj. Hispanic Population	3.6%	3.8%	4.0%	4.0%
	2010 Hispanic Population	2.4%	2.6%	2.8%	2.8%
EDUCATION (Adults 25 or Older)	2016 Est. Adult Population (25 Years or Over)	5,877	53,894	157,501	186,645
	2016 Est. Elementary (Grade Level 0 to 8)	2.8%	2.2%	2.1%	2.0%
	2016 Est. Some High School (Grade Level 9 to 11)	5.4%	4.8%	4.6%	4.7%
	2016 Est. High School Graduate	26.5%	25.0%	24.9%	24.9%
	2016 Est. Some College	25.0%	24.4%	23.1%	23.1%
	2016 Est. Associate Degree Only	8.7%	9.6%	9.8%	9.7%
	2016 Est. Bachelor Degree Only	19.5%	22.0%	22.0%	21.9%
	2016 Est. Graduate Degree	12.1%	12.0%	13.4%	13.7%
HOUSING	2016 Est. Total Housing Units	4,008	38,210	104,528	123,227
	2016 Est. Owner-Occupied	64.1%	57.5%	67.2%	67.9%
	2016 Est. Renter-Occupied	27.5%	33.4%	24.2%	23.6%
	2016 Est. Vacant Housing	8.4%	9.1%	8.6%	8.6%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	1.9%	2.8%	2.5%	2.8%
	2010 Homes Built 2000 to 2004	2.9%	3.7%	4.9%	5.1%
	2010 Homes Built 1990 to 1999	16.2%	12.6%	11.7%	12.2%
	2010 Homes Built 1980 to 1989	13.4%	11.7%	11.3%	10.9%
	2010 Homes Built 1970 to 1979	16.8%	18.6%	20.4%	20.0%
	2010 Homes Built 1960 to 1969	23.4%	21.5%	17.6%	16.5%
	2010 Homes Built 1950 to 1959	14.6%	16.6%	19.4%	19.9%
	2010 Homes Built Before 1949	10.8%	12.5%	12.3%	12.6%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.5%	0.4%	0.4%	0.5%
	2010 Home Value \$500,000 to \$999,999	1.0%	1.3%	1.9%	1.9%
	2010 Home Value \$400,000 to \$499,999	1.4%	1.3%	1.5%	1.6%
	2010 Home Value \$300,000 to \$399,999	4.9%	4.8%	6.0%	6.1%
	2010 Home Value \$200,000 to \$299,999	21.0%	22.1%	20.2%	19.5%
	2010 Home Value \$150,000 to \$199,999	26.8%	24.7%	22.5%	22.1%
	2010 Home Value \$100,000 to \$149,999	20.7%	18.9%	20.9%	21.2%
	2010 Home Value \$50,000 to \$99,999	14.8%	17.3%	17.9%	18.1%
	2010 Home Value \$25,000 to \$49,999	4.6%	4.7%	4.4%	4.5%
	2010 Home Value Under \$25,000	4.3%	4.6%	4.2%	4.4%
	2010 Median Home Value	\$160,042	\$158,468	\$162,589	\$160,902
	2010 Median Rent	\$746	\$698	\$732	\$730

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LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	6,761	62,600	182,556	216,529
	2016 Est. Civilian Employed	63.7%	63.9%	64.1%	64.3%
	2016 Est. Civilian Unemployed	1.6%	2.0%	2.2%	2.3%
	2016 Est. in Armed Forces	-	-	-	-
	2016 Est. not in Labor Force	34.7%	34.1%	33.7%	33.4%
	2016 Labor Force Males	47.0%	46.4%	47.4%	47.5%
	2016 Labor Force Females	53.0%	53.6%	52.6%	52.5%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	4,227	38,636	112,928	133,999
	2010 Mgmt, Business, & Financial Operations	14.5%	14.4%	15.2%	15.4%
	2010 Professional, Related	24.9%	24.6%	25.0%	24.6%
	2010 Service	16.9%	18.4%	17.0%	16.8%
	2010 Sales, Office	22.4%	24.6%	25.1%	25.2%
	2010 Farming, Fishing, Forestry	0.1%	0.2%	0.2%	0.2%
	2010 Construction, Extraction, Maintenance	8.2%	5.9%	5.9%	5.9%
	2010 Production, Transport, Material Moving	13.0%	11.9%	11.6%	11.7%
	2010 White Collar Workers	61.7%	63.6%	65.3%	65.3%
	2010 Blue Collar Workers	38.3%	36.4%	34.7%	34.7%
	TRANSPORTATION TO WORK	2010 Drive to Work Alone	89.4%	88.0%	88.0%
2010 Drive to Work in Carpool		7.0%	5.9%	6.5%	6.7%
2010 Travel to Work by Public Transportation		0.4%	0.8%	0.6%	0.6%
2010 Drive to Work on Motorcycle		-	0.1%	0.1%	0.1%
2010 Walk or Bicycle to Work		0.6%	1.9%	1.5%	1.5%
2010 Other Means		0.3%	0.5%	0.5%	0.5%
2010 Work at Home		2.4%	2.8%	2.9%	2.8%
TRAVEL TIME		2010 Travel to Work in 14 Minutes or Less	30.9%	27.9%	25.4%
	2010 Travel to Work in 15 to 29 Minutes	37.7%	38.1%	39.3%	39.4%
	2010 Travel to Work in 30 to 59 Minutes	27.3%	30.5%	31.4%	31.9%
	2010 Travel to Work in 60 Minutes or More	4.2%	3.4%	4.0%	4.1%
	2010 Average Travel Time to Work	20.7	21.6	22.4	22.6
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$214 M	\$1.95 B	\$5.87 B	\$6.96 B
	2016 Est. Apparel	\$7.42 M	\$67.8 M	\$205 M	\$243 M
	2016 Est. Contributions, Gifts	\$14.3 M	\$132 M	\$413 M	\$491 M
	2016 Est. Education, Reading	\$8.21 M	\$75.4 M	\$235 M	\$280 M
	2016 Est. Entertainment	\$12.0 M	\$109 M	\$330 M	\$392 M
	2016 Est. Food, Beverages, Tobacco	\$32.7 M	\$299 M	\$887 M	\$1.05 B
	2016 Est. Furnishings, Equipment	\$7.36 M	\$67.1 M	\$205 M	\$243 M
	2016 Est. Health Care, Insurance	\$18.8 M	\$172 M	\$508 M	\$601 M
	2016 Est. Household Operations, Shelter, Utilities	\$66.3 M	\$606 M	\$1.82 B	\$2.15 B
	2016 Est. Miscellaneous Expenses	\$3.17 M	\$29.0 M	\$85.9 M	\$102 M
	2016 Est. Personal Care	\$2.78 M	\$25.4 M	\$76.0 M	\$90.0 M
	2016 Est. Transportation	\$40.8 M	\$371 M	\$1.11 B	\$1.31 B

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