



# FAMILY VIDEO- ANCHORED RETAIL FOR LEASE



**4910 Nine Mile Road  
Warren, Michigan**

**Gerdom Realty & Investment**

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[www.gerdomrealty.com](http://www.gerdomrealty.com)

**Focus. Strategy. Results.**

**Location:** Nine Mile Road, Between Ryan Road and Mound Road  
4910 Nine Mile Road, Warren, MI 48091

**Available Space:** +/- 1,250 SF End Cap

**Zoning:** C-1

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

**Comments:** Join Family Video on Nine Mile Road between Ryan Road and Mound Road, just a half mile west of GM's Warren Plant. 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**

11,451

128,486

350,712

**Households**

4,119

49,837

137,588

**Median HH Income**

\$45,004

\$34,573

\$37,707

**Traffic Count:**

Nine Mile Road – 12,820 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.













# Location Map

# 4910 Nine Mile Road, Warren, MI



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REALTY & INVESTMENT

Focus. Strategy. Results.

# Demographics



## Executive Summary

4910 E 9 Mile Rd, Warren, Michigan, 48091  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 42.46224  
Longitude: -83.05491

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	11,804	152,786	427,685
2010 Population	11,612	132,496	360,387
2015 Population	11,451	128,486	350,712
2020 Population	11,473	127,725	348,922
2000-2010 Annual Rate	-0.16%	-1.41%	-1.70%
2010-2015 Annual Rate	-0.27%	-0.58%	-0.52%
2015-2020 Annual Rate	0.04%	-0.12%	-0.10%
2015 Male Population	50.2%	49.2%	48.9%
2015 Female Population	49.8%	50.8%	51.1%
2015 Median Age	37.4	37.5	37.2

In the identified area, the current year population is 350,712. In 2010, the Census count in the area was 360,387. The rate of change since 2010 was -0.52% annually. The five-year projection for the population in the area is 348,922 representing a change of -0.10% 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 37.4, compared to U.S. median age of 37.9.

### Race and Ethnicity

2015 White Alone	67.8%	49.9%	51.5%
2015 Black Alone	17.3%	42.3%	38.9%
2015 American Indian/Alaska Native Alone	0.4%	0.5%	0.4%
2015 Asian Alone	10.3%	3.6%	5.7%
2015 Pacific Islander Alone	0.0%	0.0%	0.0%
2015 Other Race	0.7%	0.5%	0.4%
2015 Two or More Races	3.4%	3.2%	3.0%
2015 Hispanic Origin (Any Race)	2.4%	2.3%	2.1%

Persons of Hispanic origin represent 2.1% 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 59.7 in the identified area, compared to 63.0 for the U.S. as a whole.

### Households

2000 Households	4,352	57,008	159,974
2010 Households	4,179	50,937	140,215
2015 Total Households	4,119	49,837	137,588
2020 Total Households	4,120	49,712	137,382
2000-2010 Annual Rate	-0.40%	-1.12%	-1.31%
2010-2015 Annual Rate	-0.28%	-0.41%	-0.36%
2015-2020 Annual Rate	0.00%	-0.05%	-0.03%
2015 Average Household Size	2.76	2.52	2.51

The household count in this area has changed from 140,215 in 2010 to 137,588 in the current year, a change of -0.36% annually. The five-year projection of households is 137,382, a change of -0.03% annually from the current year total. Average household size is currently 2.51, compared to 2.53 in the year 2010. The number of families in the current year is 82,644 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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<b>Median Household Income</b>			
2015 Median Household Income	\$45,004	\$34,573	\$37,707
2020 Median Household Income	\$51,697	\$38,507	\$42,919
2015-2020 Annual Rate	2.81%	2.18%	2.62%
<b>Average Household Income</b>			
2015 Average Household Income	\$53,071	\$43,306	\$49,532
2020 Average Household Income	\$60,014	\$49,087	\$56,421
2015-2020 Annual Rate	2.49%	2.54%	2.64%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$19,274	\$17,071	\$19,575
2020 Per Capita Income	\$21,752	\$19,384	\$22,357
2015-2020 Annual Rate	2.45%	2.57%	2.69%

### Households by Income

Current median household income is \$37,707 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$42,919 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$49,532 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$56,421 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$19,575 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$22,357 in five years, compared to \$32,501 for all U.S. households

### Housing

2000 Total Housing Units	4,465	60,236	170,497
2000 Owner Occupied Housing Units	3,980	40,388	109,926
2000 Renter Occupied Housing Units	372	16,620	50,047
2000 Vacant Housing Units	113	3,228	10,524
2010 Total Housing Units	4,489	59,238	163,334
2010 Owner Occupied Housing Units	3,410	32,455	90,710
2010 Renter Occupied Housing Units	769	18,482	49,505
2010 Vacant Housing Units	310	8,301	23,119
2015 Total Housing Units	4,523	59,938	164,982
2015 Owner Occupied Housing Units	3,287	30,754	86,701
2015 Renter Occupied Housing Units	832	19,082	50,887
2015 Vacant Housing Units	404	10,101	27,394
2020 Total Housing Units	4,567	60,580	166,241
2020 Owner Occupied Housing Units	3,272	30,627	86,506
2020 Renter Occupied Housing Units	847	19,085	50,876
2020 Vacant Housing Units	447	10,868	28,859

Currently, 52.6% of the 164,982 housing units in the area are owner occupied; 30.8%, renter occupied; and 16.6% 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 163,334 housing units in the area - 55.5% owner occupied, 30.3% renter occupied, and 14.2% vacant. The annual rate of change in housing units since 2010 is 0.45%. Median home value in the area is \$93,870, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.31% annually to \$115,928.

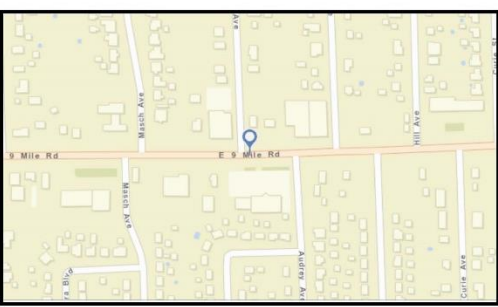
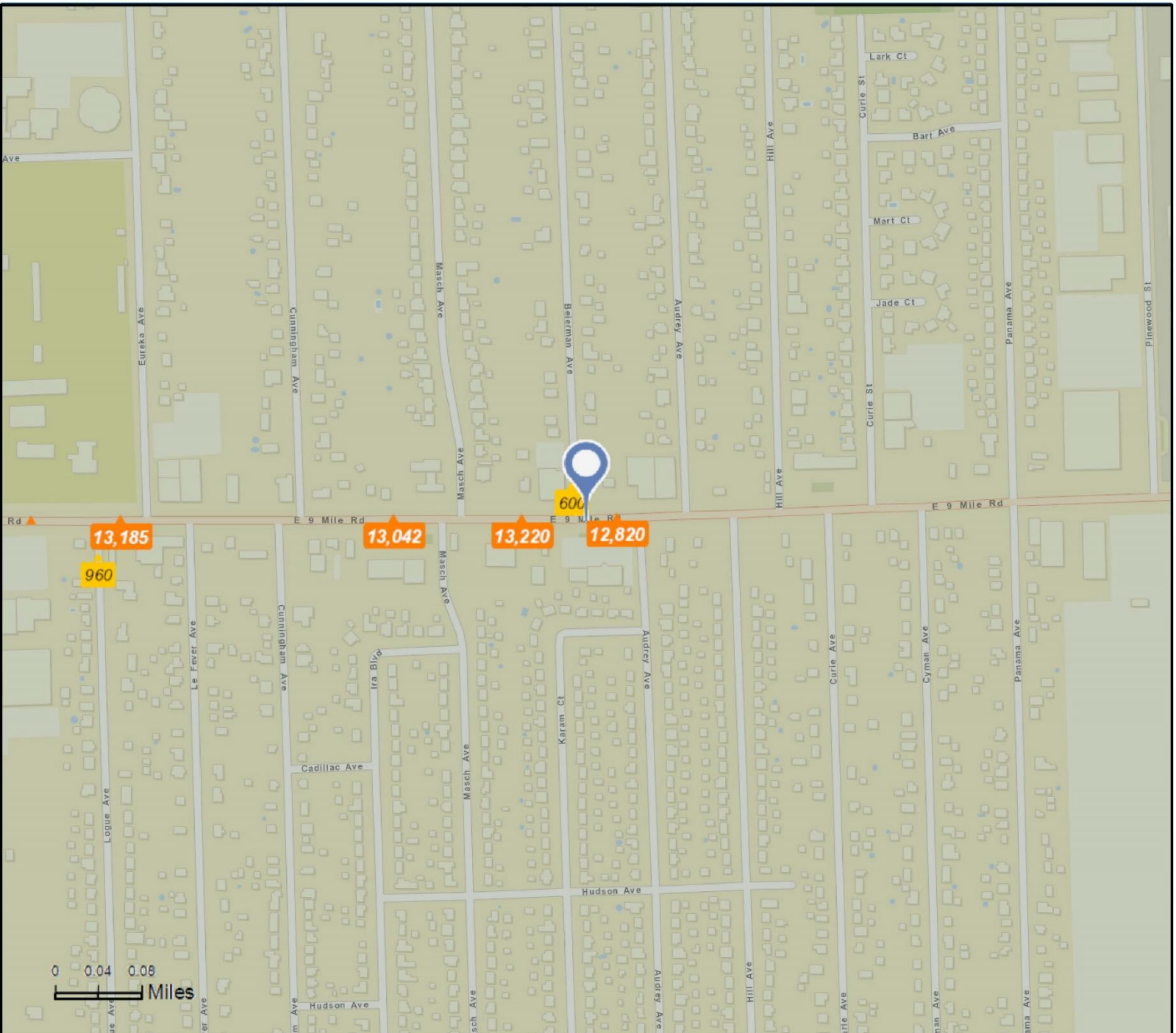
# Demographics



## Traffic Count Map - Close Up

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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

