

Property Overview



Family Video-Anchored Retail
for Lease

3520 West Vienna Road
Clio, Michigan



Focus.

Strategy.

Results.

www.gerdomrealty.com

Family Video, Clio, Michigan

Property Summary



Property: 3520 West Vienna Road, Clio, Michigan 48420

Offering: -/+ 1,500 SF End Cap

Asking Rate: \$Negotiable (NNN)

NNN: \$TBD

Population: 12,785 (3 miles)

Med HH Inc.: \$48,961 (3 miles)

Traffic Count: 15,000 v. p. d. on West Vienna Road

Comments: Join Family Video at the northeast corner of West Vienna and Jennings Roads, less than 1 mile east of I-75/US-23 and less than 1 mile from Downtown Clio. 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:

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

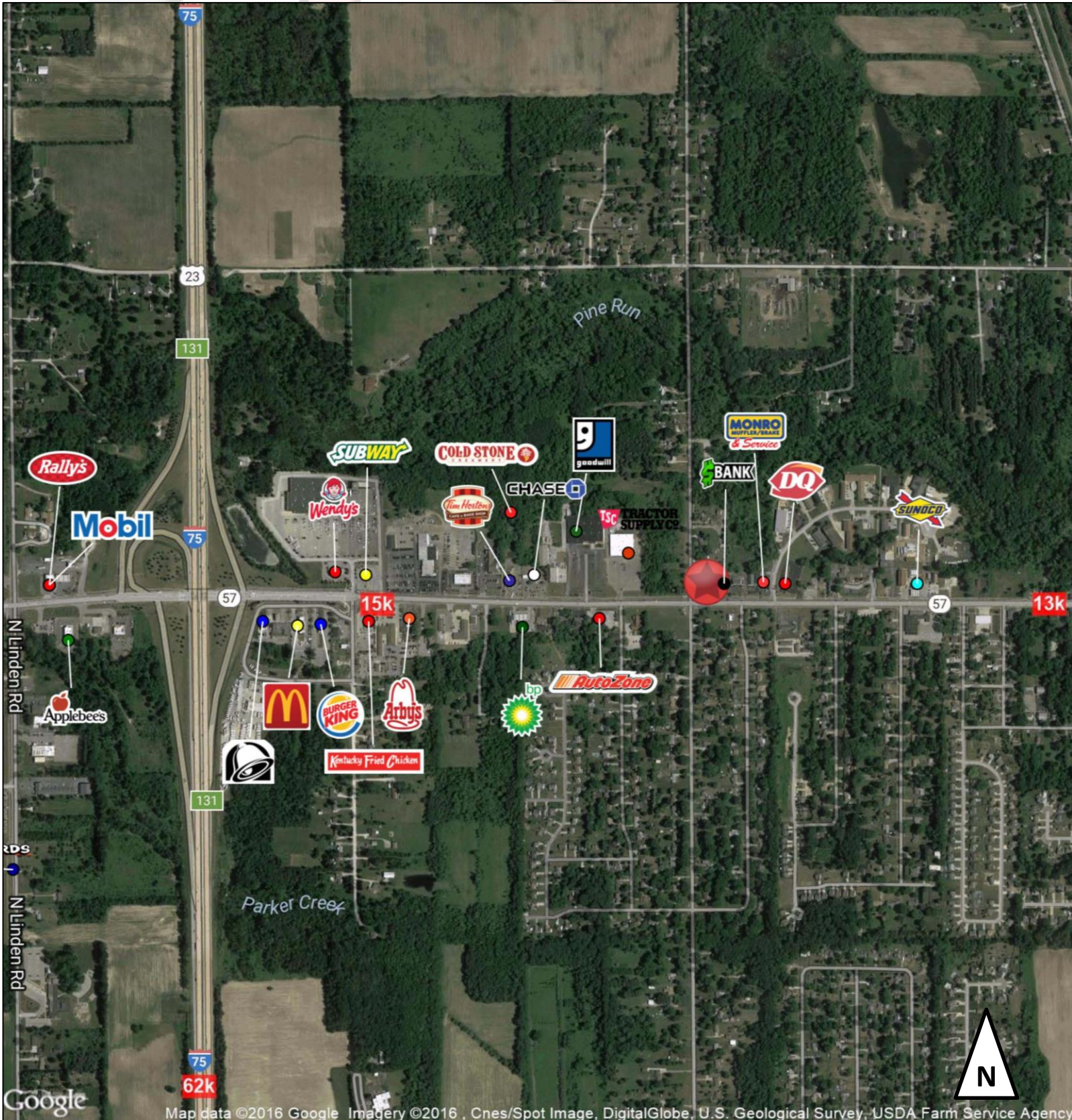
44725 Grand River Avenue, Suite #102, Novi, MI 48375

Phone: 248.242.6766 Fax: 866.301.9543

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Family Video, Clio, Michigan

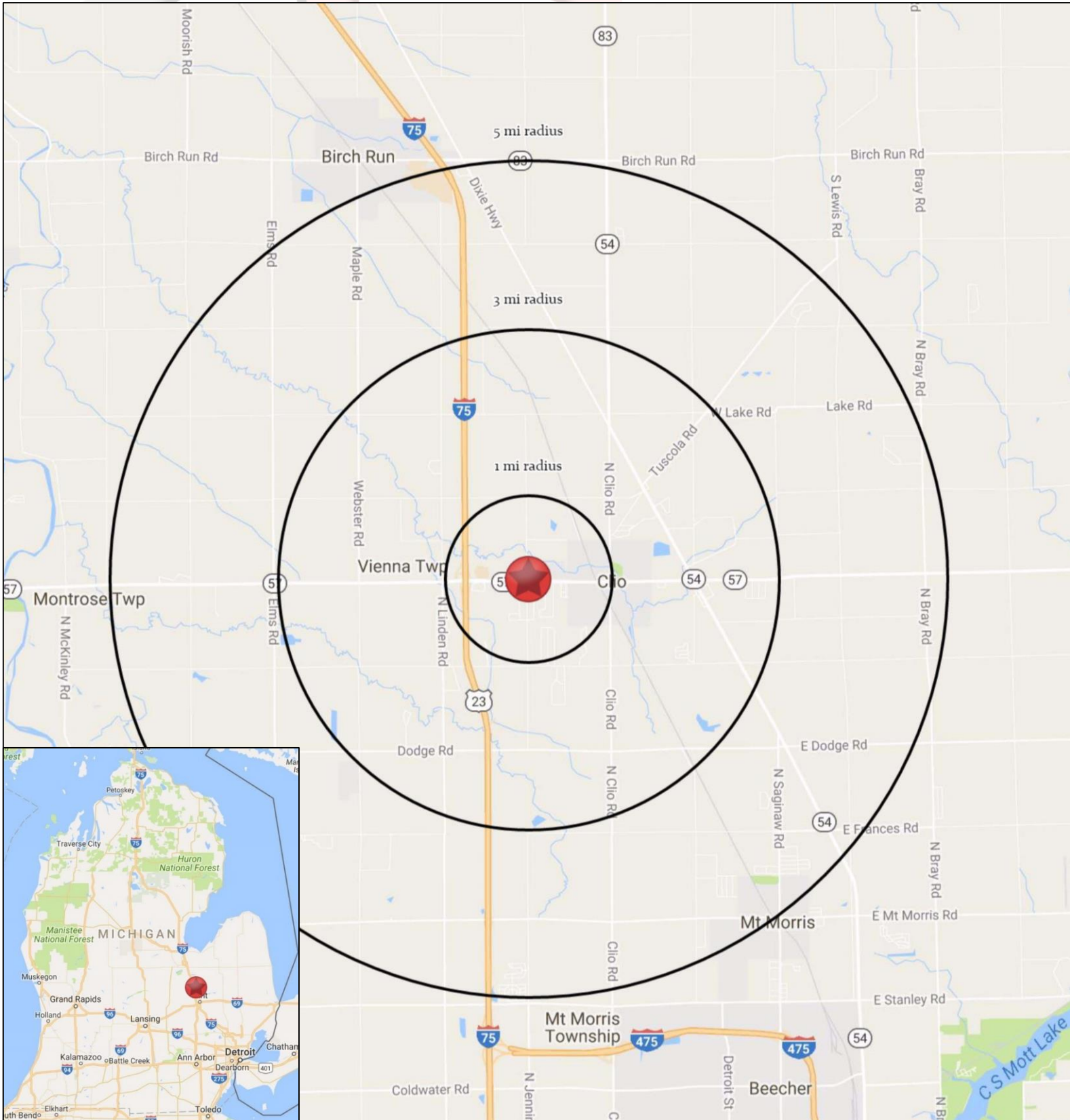
Trade Area Aerial



Family Video, Clio, Michigan Photographs



Family Video, Clio, Michigan



Family Video, Clio, Michigan

FULL PROFILE

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



Lat/Lon: 43.1779/-83.7538

RF1

3520 W Vienna Rd

1 mi radius 3 mi radius 5 mi radius

Clio, MI 48420-2034

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2016 Estimated Population	3,748	12,785	27,590
	2021 Projected Population	3,687	12,526	26,970
	2010 Census Population	4,004	13,629	28,918
	2000 Census Population	3,574	12,958	30,272
	Projected Annual Growth 2016 to 2021	-0.3%	-0.4%	-0.4%
	Historical Annual Growth 2000 to 2016	0.3%	-0.1%	-0.6%
HOUSEHOLDS	2016 Estimated Households	1,638	5,355	11,284
	2021 Projected Households	1,644	5,348	11,247
	2010 Census Households	1,680	5,484	11,359
	2000 Census Households	1,441	5,028	11,492
	Projected Annual Growth 2016 to 2021	0.1%	-	-0.1%
	Historical Annual Growth 2000 to 2016	0.9%	0.4%	-0.1%
AGE	2016 Est. Population Under 10 Years	11.3%	11.1%	10.9%
	2016 Est. Population 10 to 19 Years	11.6%	12.4%	12.9%
	2016 Est. Population 20 to 29 Years	12.9%	12.0%	11.8%
	2016 Est. Population 30 to 44 Years	16.8%	16.8%	17.4%
	2016 Est. Population 45 to 59 Years	19.6%	21.0%	22.0%
	2016 Est. Population 60 to 74 Years	17.5%	18.1%	17.5%
	2016 Est. Population 75 Years or Over	10.2%	8.7%	7.6%
	2016 Est. Median Age	41.6	42.0	41.6
MARITAL STATUS & GENDER	2016 Est. Male Population	47.6%	48.5%	49.2%
	2016 Est. Female Population	52.4%	51.5%	50.8%
	2016 Est. Never Married	28.2%	29.0%	30.5%
	2016 Est. Now Married	44.5%	47.0%	46.5%
	2016 Est. Separated or Divorced	18.0%	16.1%	15.8%
	2016 Est. Widowed	9.3%	8.0%	7.2%
INCOME	2016 Est. HH Income \$200,000 or More	0.1%	0.8%	1.5%
	2016 Est. HH Income \$150,000 to \$199,999	2.2%	3.9%	3.2%
	2016 Est. HH Income \$100,000 to \$149,999	8.6%	9.3%	10.0%
	2016 Est. HH Income \$75,000 to \$99,999	10.6%	12.9%	11.9%
	2016 Est. HH Income \$50,000 to \$74,999	23.6%	22.4%	21.3%
	2016 Est. HH Income \$35,000 to \$49,999	15.2%	14.2%	16.0%
	2016 Est. HH Income \$25,000 to \$34,999	15.9%	12.9%	12.0%
	2016 Est. HH Income \$15,000 to \$24,999	12.4%	13.3%	13.2%
	2016 Est. HH Income Under \$15,000	11.5%	10.4%	10.8%
	2016 Est. Average Household Income	\$51,333	\$57,081	\$57,867
	2016 Est. Median Household Income	\$43,884	\$48,961	\$48,537
	2016 Est. Per Capita Income	\$22,519	\$24,030	\$23,760
	2016 Est. Total Businesses	181	556	1,068
2016 Est. Total Employees	1,494	4,502	8,282	

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3520 W Vienna Rd		1 mi radius	3 mi radius	5 mi radius
Clio, MI 48420-2034				
RACE	2016 Est. White	94.9%	94.8%	93.3%
	2016 Est. Black	1.1%	1.4%	2.6%
	2016 Est. Asian or Pacific Islander	0.5%	0.5%	0.4%
	2016 Est. American Indian or Alaska Native	0.6%	0.5%	0.6%
	2016 Est. Other Races	3.0%	2.7%	3.1%
HISPANIC	2016 Est. Hispanic Population	123	389	857
	2016 Est. Hispanic Population	3.3%	3.0%	3.1%
	2021 Proj. Hispanic Population	3.8%	3.5%	3.5%
	2010 Hispanic Population	3.1%	2.8%	2.9%
EDUCATION (Adults 25 or Older)	2016 Est. Adult Population (25 Years or Over)	2,635	8,976	19,287
	2016 Est. Elementary (Grade Level 0 to 8)	4.7%	2.9%	2.9%
	2016 Est. Some High School (Grade Level 9 to 11)	11.5%	9.0%	9.1%
	2016 Est. High School Graduate	32.7%	34.9%	37.0%
	2016 Est. Some College	22.0%	24.8%	25.7%
	2016 Est. Associate Degree Only	10.1%	10.0%	9.9%
	2016 Est. Bachelor Degree Only	14.2%	12.0%	10.1%
	2016 Est. Graduate Degree	4.7%	6.4%	5.3%
HOUSING	2016 Est. Total Housing Units	1,802	5,893	12,457
	2016 Est. Owner-Occupied	65.4%	67.3%	70.1%
	2016 Est. Renter-Occupied	25.5%	23.6%	20.5%
	2016 Est. Vacant Housing	9.1%	9.1%	9.4%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	6.3%	3.5%	3.4%
	2010 Homes Built 2000 to 2004	9.6%	8.6%	6.9%
	2010 Homes Built 1990 to 1999	12.2%	12.2%	13.0%
	2010 Homes Built 1980 to 1989	8.4%	9.0%	8.8%
	2010 Homes Built 1970 to 1979	18.3%	20.2%	20.3%
	2010 Homes Built 1960 to 1969	14.1%	16.0%	14.2%
	2010 Homes Built 1950 to 1959	13.6%	13.7%	14.9%
	2010 Homes Built Before 1949	17.5%	16.8%	18.5%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.5%	0.5%	0.5%
	2010 Home Value \$500,000 to \$999,999	0.7%	1.1%	1.1%
	2010 Home Value \$400,000 to \$499,999	0.7%	0.8%	0.8%
	2010 Home Value \$300,000 to \$399,999	2.4%	3.4%	3.1%
	2010 Home Value \$200,000 to \$299,999	8.7%	10.7%	10.1%
	2010 Home Value \$150,000 to \$199,999	17.8%	17.0%	14.6%
	2010 Home Value \$100,000 to \$149,999	28.1%	28.9%	25.3%
	2010 Home Value \$50,000 to \$99,999	28.6%	25.6%	28.9%
	2010 Home Value \$25,000 to \$49,999	7.7%	6.5%	7.7%
	2010 Home Value Under \$25,000	4.8%	5.6%	7.8%
	2010 Median Home Value	\$113,508	\$121,834	\$111,551
	2010 Median Rent	\$514	\$483	\$493

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LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	3,079	10,457	22,479
	2016 Est. Civilian Employed	49.2%	53.6%	54.4%
	2016 Est. Civilian Unemployed	3.2%	2.3%	2.5%
	2016 Est. in Armed Forces	-	-	0.1%
	2016 Est. not in Labor Force	47.6%	44.0%	43.0%
	2016 Labor Force Males	47.0%	47.9%	48.6%
	2016 Labor Force Females	53.0%	52.1%	51.4%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	1,628	5,618	11,583
	2010 Mgmt, Business, & Financial Operations	10.1%	10.4%	10.3%
	2010 Professional, Related	15.7%	15.9%	15.8%
	2010 Service	25.2%	20.7%	19.3%
	2010 Sales, Office	27.8%	29.8%	28.8%
	2010 Farming, Fishing, Forestry	-	0.3%	0.6%
	2010 Construction, Extraction, Maintenance	8.5%	8.9%	9.4%
	2010 Production, Transport, Material Moving	12.7%	14.0%	15.7%
	2010 White Collar Workers	53.6%	56.2%	55.0%
	2010 Blue Collar Workers	46.4%	43.8%	45.0%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	82.5%	84.0%	85.4%
	2010 Drive to Work in Carpool	7.7%	9.1%	8.4%
	2010 Travel to Work by Public Transportation	2.8%	1.4%	0.8%
	2010 Drive to Work on Motorcycle	-	-	0.1%
	2010 Walk or Bicycle to Work	1.8%	1.4%	1.3%
	2010 Other Means	1.8%	1.3%	1.0%
	2010 Work at Home	3.3%	2.7%	3.0%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	26.7%	25.0%	25.8%
	2010 Travel to Work in 15 to 29 Minutes	39.9%	40.2%	41.2%
	2010 Travel to Work in 30 to 59 Minutes	22.9%	24.4%	23.4%
	2010 Travel to Work in 60 Minutes or More	10.5%	10.3%	9.6%
	2010 Average Travel Time to Work	22.8	22.9	22.6
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$72.8 M	\$255 M	\$543 M
	2016 Est. Apparel	\$2.50 M	\$8.81 M	\$18.8 M
	2016 Est. Contributions, Gifts	\$4.45 M	\$16.2 M	\$34.4 M
	2016 Est. Education, Reading	\$2.43 M	\$8.88 M	\$19.0 M
	2016 Est. Entertainment	\$4.02 M	\$14.2 M	\$30.2 M
	2016 Est. Food, Beverages, Tobacco	\$11.5 M	\$39.9 M	\$84.8 M
	2016 Est. Furnishings, Equipment	\$2.39 M	\$8.55 M	\$18.2 M
	2016 Est. Health Care, Insurance	\$6.70 M	\$23.2 M	\$49.1 M
	2016 Est. Household Operations, Shelter, Utilities	\$22.6 M	\$79.2 M	\$168 M
	2016 Est. Miscellaneous Expenses	\$1.12 M	\$3.85 M	\$8.16 M
	2016 Est. Personal Care	\$946 K	\$3.32 M	\$7.06 M
	2016 Est. Transportation	\$14.2 M	\$49.4 M	\$105 M

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Traffic Count Map

