

# Property Profile



FAMILY VIDEO-ANCHORED  
RETAIL FOR LEASE

27320 Ann Arbor Trail  
Dearborn Heights, MI



Focus.

Strategy.

Results.

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

# Retail for Lease



27320 Ann Arbor Trail  
Dearborn Heights, MI 48127

**Name:** FAMILY VIDEO-ANCHORED RETAIL  
**Location:** NEC Ann Arbor Trail & Inkster Road  
**Zoning:** C-1; Neighborhood Business  
**Total Size:** 7,000 SF

**Min. Available:** 1,200 SF  
**Max Available:** 2,000 SF  
**Pricing:** TBD  
**NNN:** Est. at \$4.04psf

**Comments:** Join Family Video at the northeast corner of Ann Arbor Trail and Inkster Road, just north of Hines Park in an area dense with multi-family residential. This 7,000 SF Family Video will continue operating, but would demise down to allow for about 1,200-2,000 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.

	1 mi radius	3 mi radius	5 mi radius	10 min drivetime
<b>Population</b>	12,440	113,852	293,835	344,518
<b>Households</b>	5,453	46,471	120,297	141,038
<b>Average HH Income</b>	\$60,851	\$63,413	\$59,823	\$58,871
<b>Employees</b>	2,230	47,926	111,951	132,171
<b>Median Age</b>	39.0	37.9	37.3	37.3

Listing Agent: Tjader Gerdom  
Email: tgerdom@gerdomrealty.com

Listing Agent: Vicki Gutowski  
Email: vgutowski@gerdomrealty.com

Listing Agent: Jordan Jerore  
Email: jjerore@gerdomrealty.com

Listing Agent: Michael Murphy  
Email: mmurphy@gerdomrealty.com

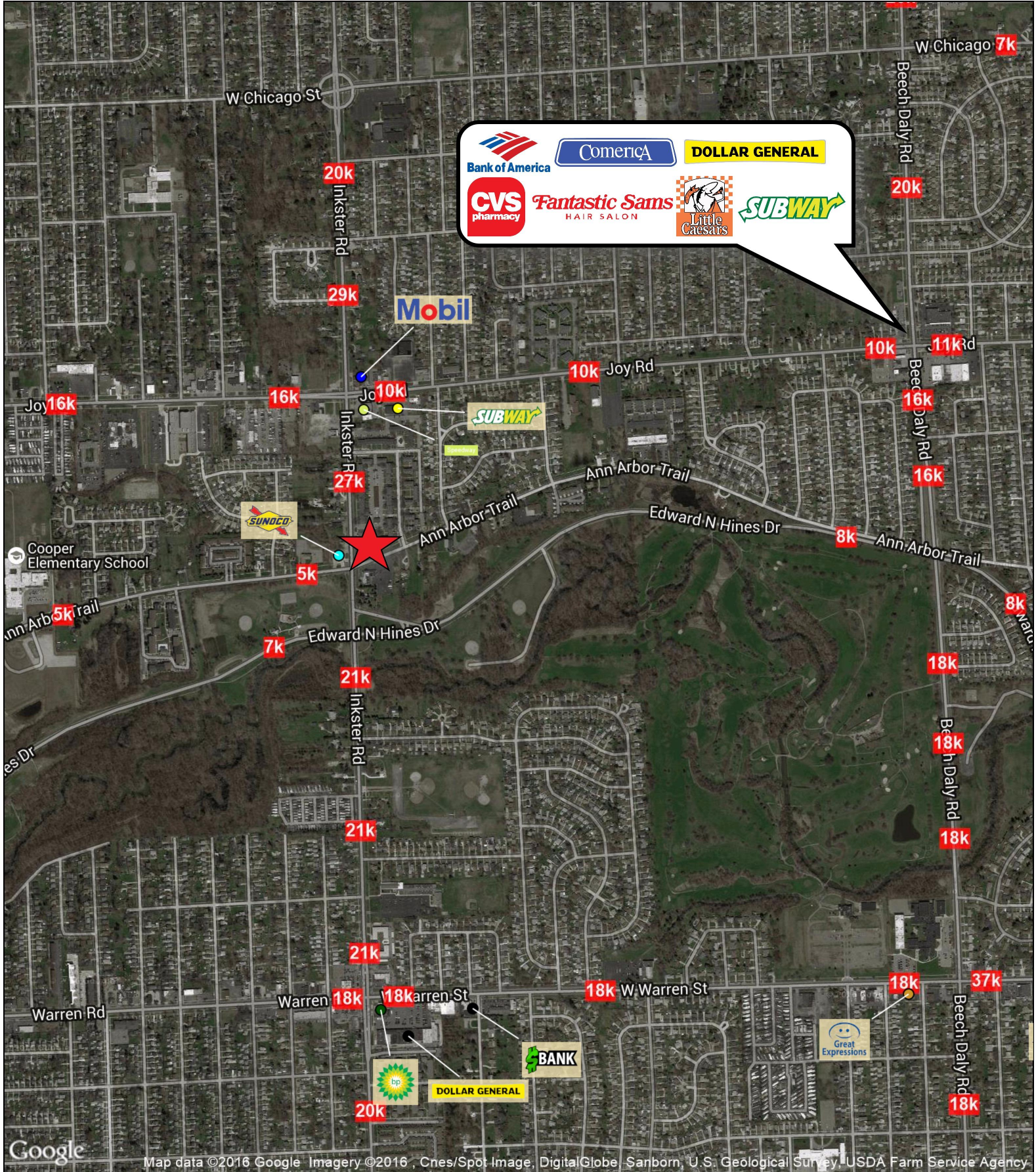
**Gerdom Realty & Investment**  
44725 Grand River Avenue, Suite 102  
Novi, Michigan 48375  
Phone: 248.242.6766  
Fax: 866.301.9543



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

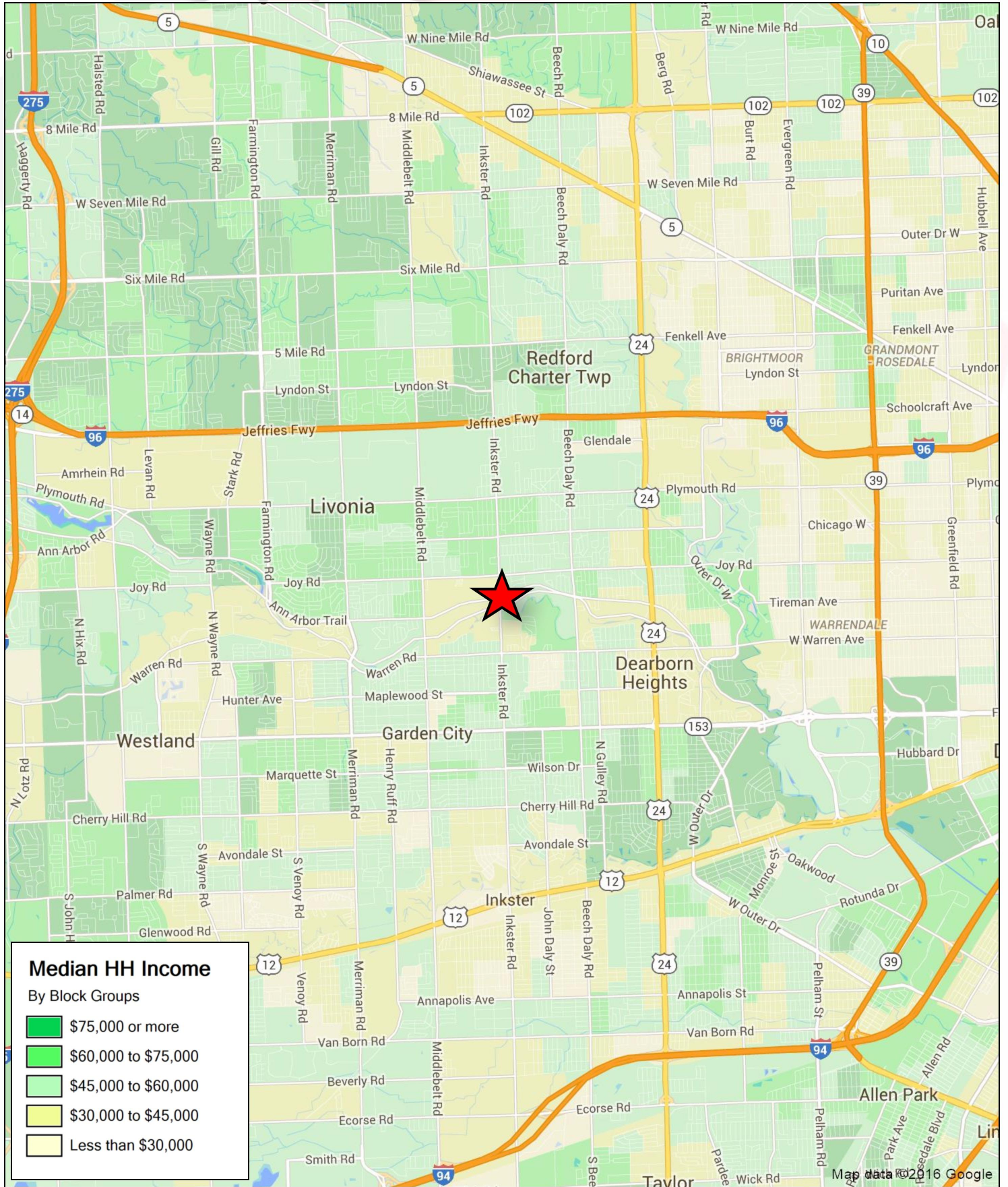
# Aerial Photograph

27320 Ann Arbor Trail  
Dearborn Heights, MI



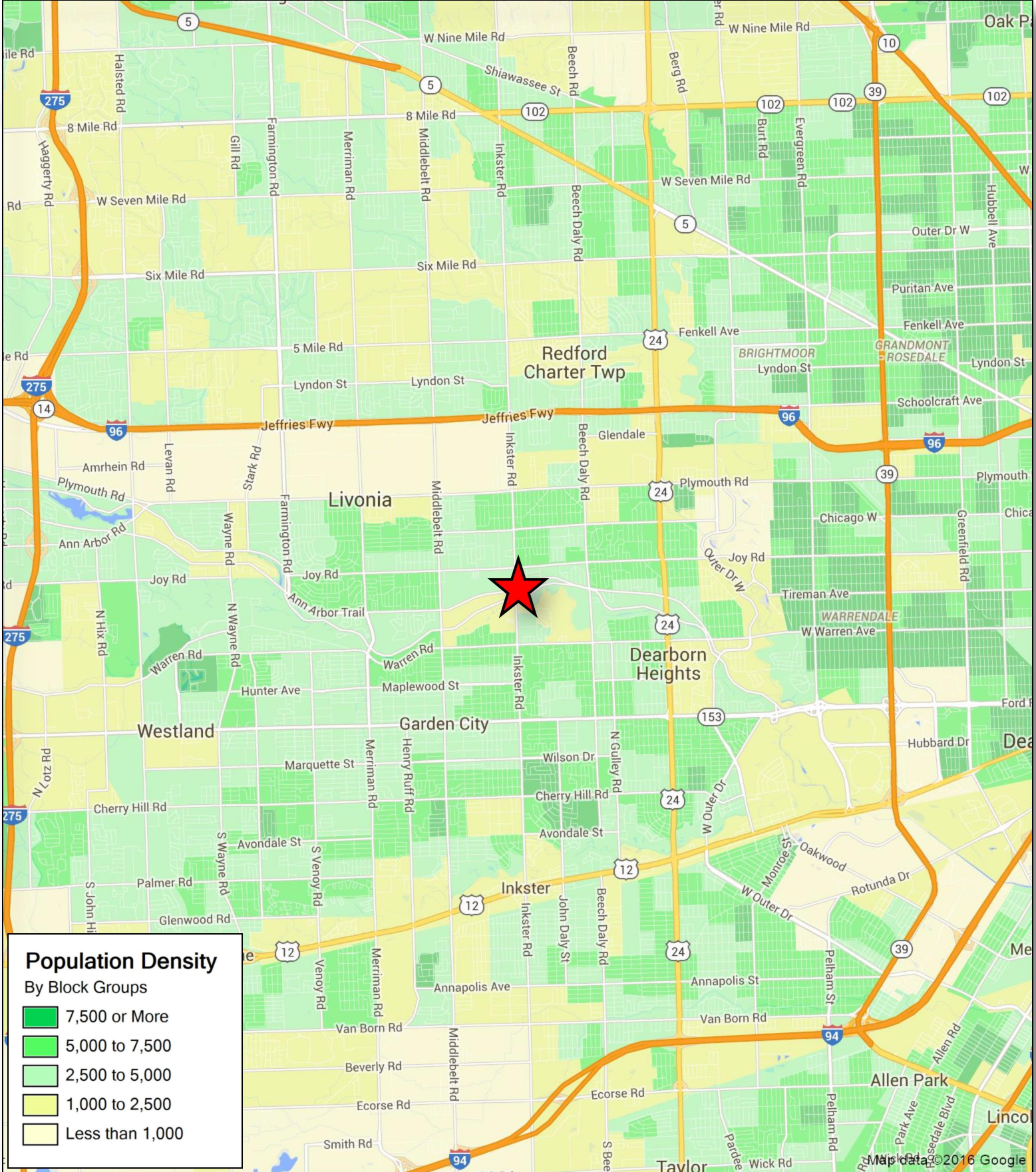
# Income Density Map

27320 Ann Arbor Trail  
Dearborn Heights, MI



# Population Density Map

27320 Ann Arbor Trail  
Dearborn Heights, MI



# Photographs

27320 Ann Arbor Trail  
Dearborn Heights, MI



# FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.3505/-83.3072

RF1

## FAMILY VIDEO-ANCHORED RETAIL FOR LEASE

Dearborn Heights,

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

	1 mi radius	3 mi radius	5 mi radius	10 min drivetime	
<b>POPULATION</b>	2016 Estimated Population	12,306	112,771	298,865	355,026
	2021 Projected Population	11,748	107,869	291,554	346,968
	2010 Census Population	13,298	122,071	314,263	372,739
	2000 Census Population	13,894	126,358	345,950	412,331
	Projected Annual Growth 2016 to 2021	-0.9%	-0.9%	-0.5%	-0.5%
	Historical Annual Growth 2000 to 2016	-0.7%	-0.7%	-0.9%	-0.9%
<b>HOUSEHOLDS</b>	2016 Estimated Households	5,432	45,995	122,289	144,869
	2021 Projected Households	5,293	44,916	121,643	144,382
	2010 Census Households	5,692	48,320	124,881	147,709
	2000 Census Households	5,988	50,379	135,328	160,941
	Projected Annual Growth 2016 to 2021	-0.5%	-0.5%	-0.1%	-0.1%
	Historical Annual Growth 2000 to 2016	-0.6%	-0.5%	-0.6%	-0.6%
<b>AGE</b>	2016 Est. Population Under 10 Years	11.7%	12.7%	12.9%	12.9%
	2016 Est. Population 10 to 19 Years	11.5%	13.2%	13.2%	13.2%
	2016 Est. Population 20 to 29 Years	13.2%	13.1%	13.9%	13.9%
	2016 Est. Population 30 to 44 Years	18.6%	19.4%	18.9%	18.8%
	2016 Est. Population 45 to 59 Years	21.2%	20.9%	20.7%	20.7%
	2016 Est. Population 60 to 74 Years	14.1%	13.3%	13.6%	13.8%
	2016 Est. Population 75 Years or Over	9.7%	7.4%	6.8%	6.7%
	2016 Est. Median Age	39.9	37.7	37.1	37.2
<b>MARITAL STATUS &amp; GENDER</b>	2016 Est. Male Population	47.8%	48.3%	48.0%	47.9%
	2016 Est. Female Population	52.2%	51.7%	52.0%	52.1%
	2016 Est. Never Married	29.1%	30.6%	35.6%	36.1%
	2016 Est. Now Married	47.3%	47.6%	40.7%	39.9%
	2016 Est. Separated or Divorced	14.5%	14.6%	16.4%	16.6%
	2016 Est. Widowed	9.1%	7.2%	7.4%	7.5%
<b>INCOME</b>	2016 Est. HH Income \$200,000 or More	2.7%	2.2%	2.2%	2.1%
	2016 Est. HH Income \$150,000 to \$199,999	3.5%	3.8%	3.6%	3.5%
	2016 Est. HH Income \$100,000 to \$149,999	10.6%	12.3%	11.0%	10.8%
	2016 Est. HH Income \$75,000 to \$99,999	11.7%	13.8%	11.9%	11.7%
	2016 Est. HH Income \$50,000 to \$74,999	18.7%	20.7%	18.6%	18.8%
	2016 Est. HH Income \$35,000 to \$49,999	16.0%	15.6%	14.9%	14.6%
	2016 Est. HH Income \$25,000 to \$34,999	11.8%	10.4%	10.9%	10.9%
	2016 Est. HH Income \$15,000 to \$24,999	14.9%	9.9%	11.7%	11.8%
	2016 Est. HH Income Under \$15,000	10.1%	11.3%	15.3%	15.8%
	2016 Est. Average Household Income	\$59,412	\$63,281	\$58,940	\$58,247
	2016 Est. Median Household Income	\$49,493	\$54,414	\$49,739	\$49,100
	2016 Est. Per Capita Income	\$26,263	\$25,841	\$24,177	\$23,835
	2016 Est. Total Businesses	281	4,145	10,755	12,402
2016 Est. Total Employees	1,921	46,124	116,218	134,936	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.3505/-83.3072

RF1

FAMILY VIDEO-ANCHORED RETAIL FOR LEASE		1 mi radius	3 mi radius	5 mi radius	10 min drivetime
<b>Dearborn Heights,</b>					
<b>RACE</b>	2016 Est. White	80.3%	76.6%	64.4%	62.5%
	2016 Est. Black	13.8%	17.6%	29.8%	31.7%
	2016 Est. Asian or Pacific Islander	2.0%	2.2%	1.9%	1.9%
	2016 Est. American Indian or Alaska Native	0.3%	0.3%	0.3%	0.3%
	2016 Est. Other Races	3.5%	3.3%	3.5%	3.5%
<b>HISPANIC</b>	2016 Est. Hispanic Population	548	4,404	11,660	13,606
	2016 Est. Hispanic Population	4.5%	3.9%	3.9%	3.8%
	2021 Proj. Hispanic Population	5.3%	4.7%	4.6%	4.5%
	2010 Hispanic Population	4.0%	3.4%	3.3%	3.3%
<b>EDUCATION (Adults 25 or Older)</b>	2016 Est. Adult Population (25 Years or Over)	8,654	76,384	199,866	237,378
	2016 Est. Elementary (Grade Level 0 to 8)	4.0%	3.5%	3.3%	3.3%
	2016 Est. Some High School (Grade Level 9 to 11)	6.8%	6.6%	8.2%	8.4%
	2016 Est. High School Graduate	32.1%	32.4%	31.1%	31.0%
	2016 Est. Some College	26.9%	25.6%	27.1%	27.3%
	2016 Est. Associate Degree Only	7.9%	8.7%	8.6%	8.5%
	2016 Est. Bachelor Degree Only	13.5%	14.6%	13.9%	13.7%
	2016 Est. Graduate Degree	8.7%	8.7%	7.9%	7.8%
<b>HOUSING</b>	2016 Est. Total Housing Units	6,058	51,240	139,131	165,250
	2016 Est. Owner-Occupied	70.4%	71.1%	61.4%	61.0%
	2016 Est. Renter-Occupied	19.2%	18.6%	26.5%	26.7%
	2016 Est. Vacant Housing	10.3%	10.2%	12.1%	12.3%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	1.5%	1.4%	1.6%	1.7%
	2010 Homes Built 2000 to 2004	2.6%	3.0%	3.2%	3.2%
	2010 Homes Built 1990 to 1999	6.1%	5.9%	6.5%	6.7%
	2010 Homes Built 1980 to 1989	4.2%	4.8%	5.7%	5.6%
	2010 Homes Built 1970 to 1979	10.5%	9.9%	10.8%	10.7%
	2010 Homes Built 1960 to 1969	16.5%	15.4%	14.8%	14.4%
	2010 Homes Built 1950 to 1959	46.0%	42.0%	34.8%	34.0%
	2010 Homes Built Before 1949	12.7%	17.7%	22.5%	23.7%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	0.6%	0.3%	0.3%	0.3%
	2010 Home Value \$500,000 to \$999,999	0.9%	1.0%	1.0%	0.9%
	2010 Home Value \$400,000 to \$499,999	0.7%	0.8%	0.9%	0.9%
	2010 Home Value \$300,000 to \$399,999	2.2%	2.8%	2.9%	2.8%
	2010 Home Value \$200,000 to \$299,999	7.2%	9.4%	9.9%	9.8%
	2010 Home Value \$150,000 to \$199,999	22.5%	21.4%	18.8%	18.3%
	2010 Home Value \$100,000 to \$149,999	30.1%	29.6%	26.7%	26.8%
	2010 Home Value \$50,000 to \$99,999	23.9%	24.6%	28.0%	28.5%
	2010 Home Value \$25,000 to \$49,999	4.6%	5.4%	6.4%	6.6%
	2010 Home Value Under \$25,000	7.4%	4.7%	5.1%	5.2%
	2010 Median Home Value	\$124,090	\$127,964	\$123,352	\$121,734
	2010 Median Rent	\$770	\$725	\$670	\$669

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



# FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.3505/-83.3072

RF1

## FAMILY VIDEO-ANCHORED RETAIL FOR LEASE

Dearborn Heights,

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

		1 mi radius	3 mi radius	5 mi radius	10 min drivetime
<b>LABOR FORCE</b>	2016 Est. Labor Population Age 16 Years or Over	9,981	89,428	236,351	280,809
	2016 Est. Civilian Employed	58.0%	61.2%	58.9%	58.1%
	2016 Est. Civilian Unemployed	2.9%	3.0%	3.5%	3.5%
	2016 Est. in Armed Forces	-	-	-	-
	2016 Est. not in Labor Force	39.1%	35.7%	37.5%	38.3%
	2016 Labor Force Males	47.2%	47.6%	47.1%	47.0%
	2016 Labor Force Females	52.8%	52.4%	52.9%	53.0%
<b>OCCUPATION</b>	2010 Occupation: Population Age 16 Years or Over	5,700	52,384	126,671	149,899
	2010 Mgmt, Business, & Financial Operations	10.4%	12.2%	11.6%	11.7%
	2010 Professional, Related	18.6%	19.6%	19.6%	19.5%
	2010 Service	21.0%	18.7%	20.4%	20.2%
	2010 Sales, Office	28.6%	27.4%	26.3%	26.5%
	2010 Farming, Fishing, Forestry	0.4%	0.3%	0.2%	0.3%
	2010 Construction, Extraction, Maintenance	7.3%	7.4%	7.3%	7.3%
	2010 Production, Transport, Material Moving	13.7%	14.5%	14.5%	14.6%
	2010 White Collar Workers	57.6%	59.2%	57.6%	57.7%
	2010 Blue Collar Workers	42.4%	40.8%	42.4%	42.3%
	<b>TRANSPORTATION TO WORK</b>	2010 Drive to Work Alone	86.3%	86.1%	85.7%
2010 Drive to Work in Carpool		9.2%	8.8%	8.3%	8.3%
2010 Travel to Work by Public Transportation		0.4%	0.9%	1.6%	1.7%
2010 Drive to Work on Motorcycle		-	0.1%	0.1%	0.1%
2010 Walk or Bicycle to Work		1.4%	1.4%	1.6%	1.7%
2010 Other Means		0.3%	0.3%	0.4%	0.4%
2010 Work at Home		2.4%	2.3%	2.2%	2.2%
<b>TRAVEL TIME</b>		2010 Travel to Work in 14 Minutes or Less	22.1%	22.8%	24.1%
	2010 Travel to Work in 15 to 29 Minutes	51.4%	46.4%	43.8%	43.6%
	2010 Travel to Work in 30 to 59 Minutes	24.8%	27.6%	28.2%	28.3%
	2010 Travel to Work in 60 Minutes or More	1.7%	3.1%	3.9%	4.0%
	2010 Average Travel Time to Work	20.8	21.2	21.5	21.6
<b>CONSUMER EXPENDITURE</b>	2016 Est. Total Household Expenditure	\$267 M	\$2.36 B	\$5.94 B	\$6.98 B
	2016 Est. Apparel	\$9.21 M	\$81.8 M	\$206 M	\$243 M
	2016 Est. Contributions, Gifts	\$17.2 M	\$152 M	\$382 M	\$448 M
	2016 Est. Education, Reading	\$9.60 M	\$85.9 M	\$219 M	\$257 M
	2016 Est. Entertainment	\$14.8 M	\$131 M	\$330 M	\$388 M
	2016 Est. Food, Beverages, Tobacco	\$41.4 M	\$366 M	\$925 M	\$1.09 B
	2016 Est. Furnishings, Equipment	\$8.93 M	\$79.8 M	\$200 M	\$234 M
	2016 Est. Health Care, Insurance	\$24.0 M	\$210 M	\$531 M	\$625 M
	2016 Est. Household Operations, Shelter, Utilities	\$82.9 M	\$731 M	\$1.85 B	\$2.17 B
	2016 Est. Miscellaneous Expenses	\$4.00 M	\$35.2 M	\$88.9 M	\$105 M
	2016 Est. Personal Care	\$3.46 M	\$30.6 M	\$77.3 M	\$90.9 M
	2016 Est. Transportation	\$51.0 M	\$454 M	\$1.14 B	\$1.34 B

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.