



**family  
Video**

# FAMILY VIDEO- ANCHORED RETAIL FOR LEASE



**27950 Hoover Road  
Warren, Michigan**

**Gerdom Realty & Investment**

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

Phone: 248.242.6766 Fax: 866.301.9543

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

**Focus. Strategy. Results.**

**Location:** Southeast Corner Hoover Road and Martin Road  
27950 Hoover Road, Warren, MI 48093

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

**Zoning:** C-1

**Lease Rate:** \$ negotiable psf (NNN)  
NNNs est. at \$3.69 psf

**Comments:** Join Family Video on the southeast corner of Hoover Road and Martin Road, just a half mile north of I-696 and a half mile south of Saint John Macomb. This 6,720 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**

17,540

112,111

342,558

**Households**

7,468

46,224

135,478

**Median HH Income**

\$45,342

\$44,389

\$43,076

**Traffic Count:**

Hoover Road – 40,871 v.p.d. (2015)

**For more details contact:  
248-242-6766**

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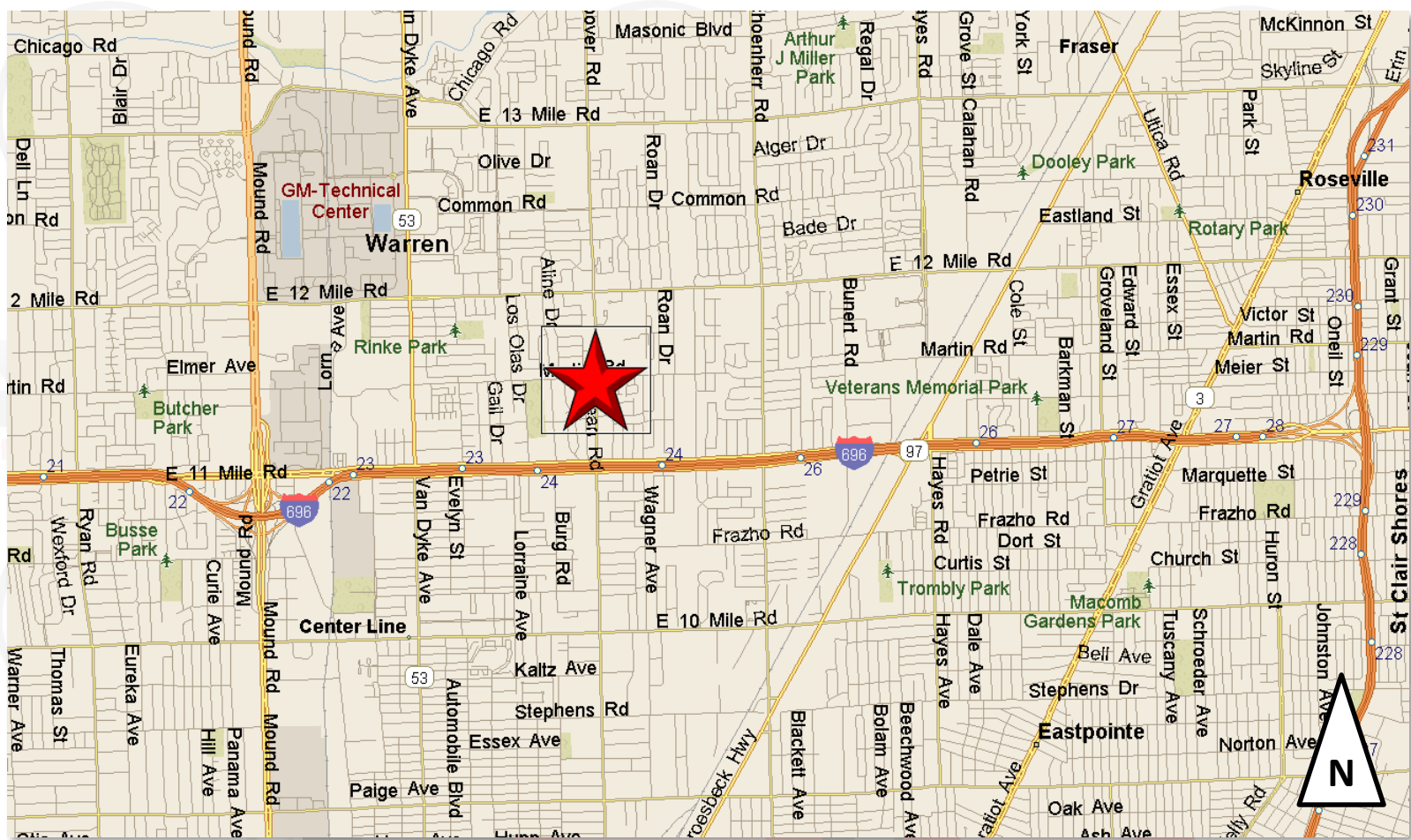
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# Location Map

# 27950 Hoover Road, Warren, MI



# Demographics



## Executive Summary

27950 Hoover Rd, Warren, Michigan, 48093  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 42.49948  
Longitude: -83.00648

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	17,677	114,853	368,025
2010 Population	17,358	111,420	345,237
2015 Population	17,540	112,111	342,558
2020 Population	17,886	114,013	345,491
2000-2010 Annual Rate	-0.18%	-0.30%	-0.64%
2010-2015 Annual Rate	0.20%	0.12%	-0.15%
2015-2020 Annual Rate	0.39%	0.34%	0.17%
2015 Male Population	46.9%	48.1%	48.2%
2015 Female Population	53.1%	51.9%	51.8%
2015 Median Age	44.6	41.7	39.5

In the identified area, the current year population is 342,558. In 2010, the Census count in the area was 345,237. The rate of change since 2010 was -0.15% annually. The five-year projection for the population in the area is 345,491 representing a change of 0.17% annually from 2015 to 2020. Currently, the population is 48.2% male and 51.8% female.

### Median Age

The median age in this area is 44.6, compared to U.S. median age of 37.9.

### Race and Ethnicity

2015 White Alone	78.6%	77.6%	66.3%
2015 Black Alone	14.3%	15.2%	25.9%
2015 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2015 Asian Alone	4.3%	3.7%	4.2%
2015 Pacific Islander Alone	0.0%	0.0%	0.0%
2015 Other Race	0.4%	0.4%	0.4%
2015 Two or More Races	2.1%	2.6%	2.7%
2015 Hispanic Origin (Any Race)	2.0%	2.2%	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 51.2 in the identified area, compared to 63.0 for the U.S. as a whole.

### Households

2000 Households	7,563	47,274	143,401
2010 Households	7,359	45,736	135,737
2015 Total Households	7,468	46,224	135,478
2020 Total Households	7,626	47,062	136,922
2000-2010 Annual Rate	-0.27%	-0.33%	-0.55%
2010-2015 Annual Rate	0.28%	0.20%	-0.04%
2015-2020 Annual Rate	0.42%	0.36%	0.21%
2015 Average Household Size	2.28	2.40	2.51

The household count in this area has changed from 135,737 in 2010 to 135,478 in the current year, a change of -0.04% annually. The five-year projection of households is 136,922, a change of 0.21% annually from the current year total. Average household size is currently 2.51, compared to 2.52 in the year 2010. The number of families in the current year is 86,234 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	\$45,342	\$44,389	\$43,076
2020 Median Household Income	\$53,467	\$51,520	\$50,460
2015-2020 Annual Rate	3.35%	3.02%	3.21%
<b>Average Household Income</b>			
2015 Average Household Income	\$56,984	\$55,672	\$54,108
2020 Average Household Income	\$64,913	\$63,175	\$61,778
2015-2020 Annual Rate	2.64%	2.56%	2.69%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$24,672	\$23,058	\$21,476
2020 Per Capita Income	\$28,082	\$26,176	\$24,560
2015-2020 Annual Rate	2.62%	2.57%	2.72%

### Households by Income

Current median household income is \$43,076 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$50,460 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$54,108 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$61,778 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$21,476 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$24,560 in five years, compared to \$32,501 for all U.S. households

### Housing

2000 Total Housing Units	7,709	48,495	148,078
2000 Owner Occupied Housing Units	5,959	37,637	111,280
2000 Renter Occupied Housing Units	1,604	9,637	32,121
2000 Vacant Housing Units	146	1,221	4,677
2010 Total Housing Units	7,745	49,251	149,349
2010 Owner Occupied Housing Units	5,615	33,967	97,444
2010 Renter Occupied Housing Units	1,744	11,769	38,293
2010 Vacant Housing Units	386	3,515	13,612
2015 Total Housing Units	7,904	50,196	151,848
2015 Owner Occupied Housing Units	5,578	33,521	94,868
2015 Renter Occupied Housing Units	1,890	12,703	40,610
2015 Vacant Housing Units	436	3,972	16,370
2020 Total Housing Units	8,071	51,175	154,304
2020 Owner Occupied Housing Units	5,699	34,053	95,771
2020 Renter Occupied Housing Units	1,927	13,009	41,151
2020 Vacant Housing Units	445	4,113	17,382

Currently, 62.5% of the 151,848 housing units in the area are owner occupied; 26.7%, renter occupied; and 10.8% 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 149,349 housing units in the area - 65.2% owner occupied, 25.6% renter occupied, and 9.1% vacant. The annual rate of change in housing units since 2010 is 0.74%. Median home value in the area is \$107,213, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 3.30% annually to \$126,102.

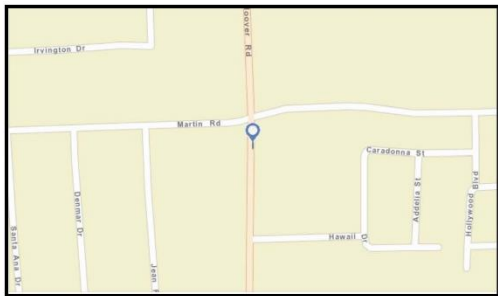
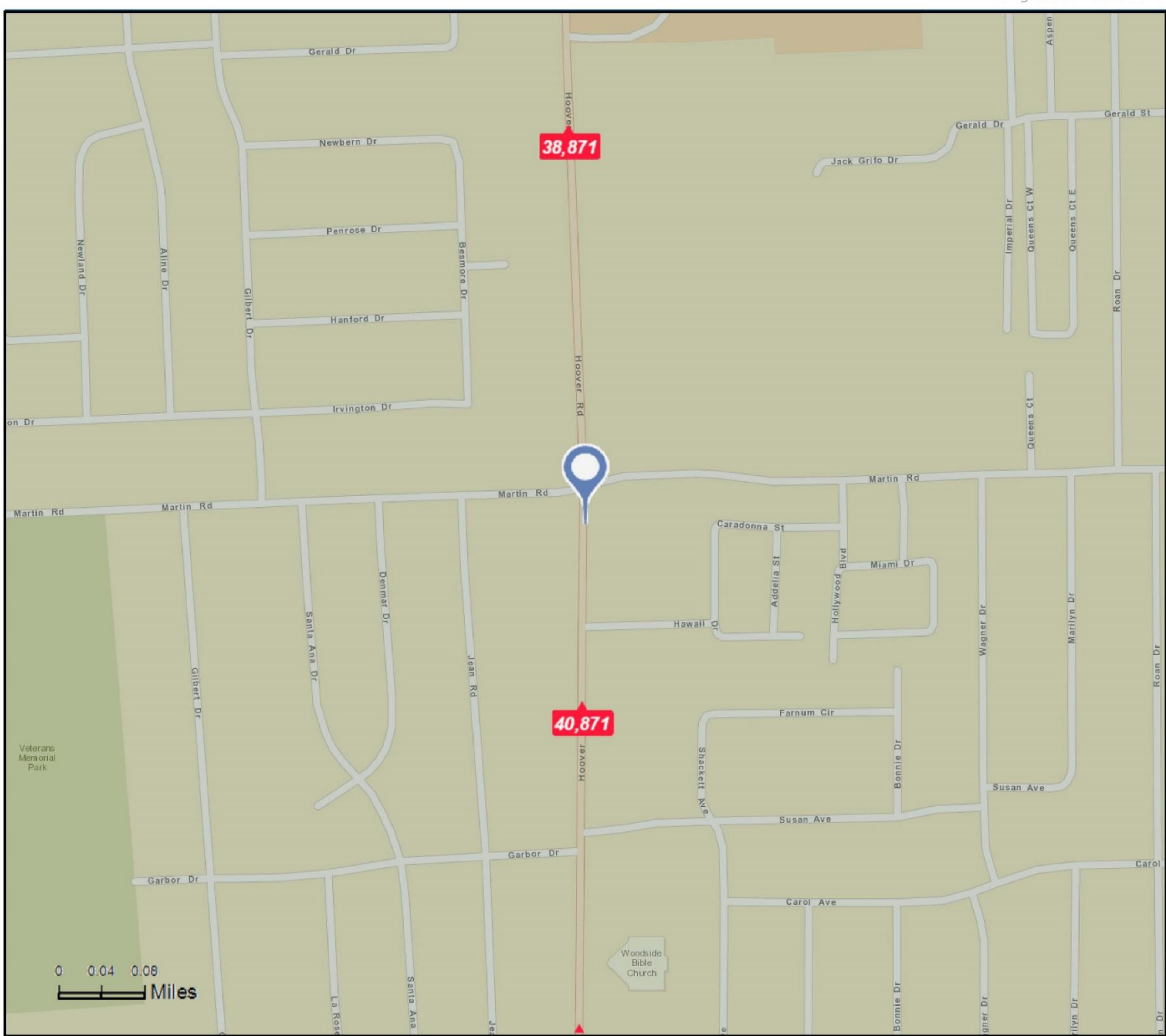
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## Traffic Count Map - Close Up

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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

