



**family
Video**

FAMILY VIDEO- ANCHORED RETAIL FOR LEASE



**5480 Sashabaw Road
Clarkston, Michigan**

Gerdom Realty & Investment

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

Phone: 248.242.6766 Fax: 866.301.9543

www.gerdomrealty.com

Focus. Strategy. Results.

Location: Southeast Corner Sashabaw Road & Maybee Road
5480 Sashabaw Road, Clarkston, MI 48346

Available Space: +/- 1,250 SF End Cap; Built in 1996

Zoning: C-1; Local Commercial

Lease Rate: \$ negotiable psf (NNN)
NNNs est. at \$3.75 psf

Comments: Join Family Video at the southeast corner of Sashabaw Road and Maybee Road, just 1.2 miles south of I-75, DTE Music Theater, and Pine Knob. This 6,000 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	6,206	41,525	99,837
Households	2,450	16,146	39,246
Median HH Income	\$63,910	\$69,237	\$64,119

Traffic Count: Sashabaw Road – 19,250 v.p.d. (2015)

For more details contact:
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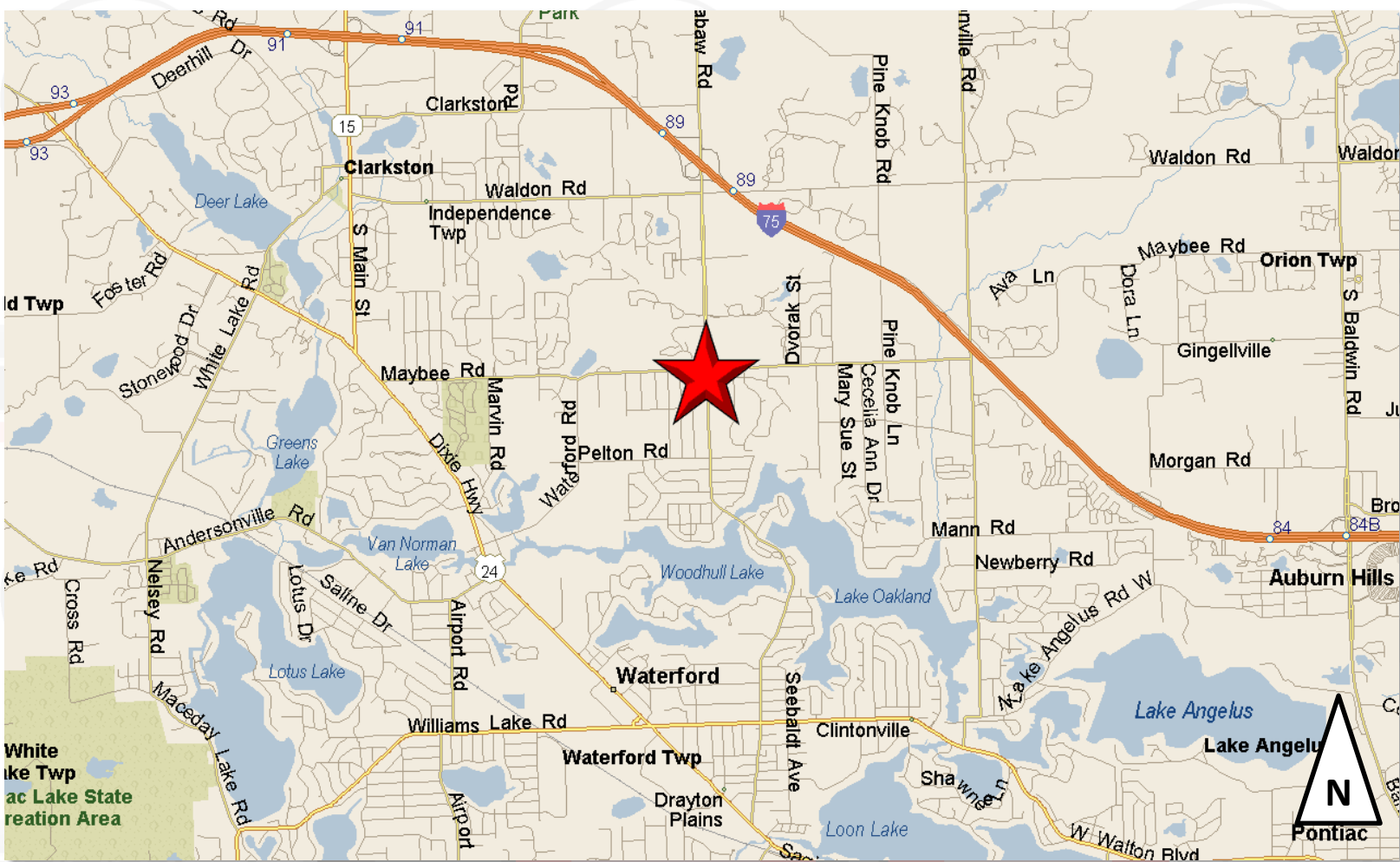






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Demographics



Executive Summary

5480 Sashabaw Rd, Clarkston, Michigan, 48346
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.71867
Longitude: -83.37886

	1 mile	3 miles	5 miles
Population			
2000 Population	6,482	40,891	98,787
2010 Population	6,318	41,630	99,164
2015 Population	6,206	41,525	99,837
2020 Population	6,257	42,201	102,139
2000-2010 Annual Rate	-0.26%	0.18%	0.04%
2010-2015 Annual Rate	-0.34%	-0.05%	0.13%
2015-2020 Annual Rate	0.16%	0.32%	0.46%
2015 Male Population	49.2%	49.3%	49.3%
2015 Female Population	50.8%	50.7%	50.7%
2015 Median Age	39.9	41.6	41.0

In the identified area, the current year population is 99,837. In 2010, the Census count in the area was 99,164. The rate of change since 2010 was 0.13% annually. The five-year projection for the population in the area is 102,139 representing a change of 0.46% annually from 2015 to 2020. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 39.9, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	88.8%	90.8%	86.5%
2015 Black Alone	3.9%	2.7%	6.3%
2015 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2015 Asian Alone	2.6%	1.9%	2.2%
2015 Pacific Islander Alone	0.0%	0.0%	0.0%
2015 Other Race	1.2%	1.8%	2.0%
2015 Two or More Races	3.1%	2.4%	2.6%
2015 Hispanic Origin (Any Race)	6.4%	6.2%	7.0%

Persons of Hispanic origin represent 7.0% 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 34.6 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	2,432	15,493	37,511
2010 Households	2,472	16,065	38,711
2015 Total Households	2,450	16,146	39,246
2020 Total Households	2,473	16,423	40,199
2000-2010 Annual Rate	0.16%	0.36%	0.32%
2010-2015 Annual Rate	-0.17%	0.10%	0.26%
2015-2020 Annual Rate	0.19%	0.34%	0.48%
2015 Average Household Size	2.53	2.56	2.52

The household count in this area has changed from 38,711 in 2010 to 39,246 in the current year, a change of 0.26% annually. The five-year projection of households is 40,199, a change of 0.48% annually from the current year total. Average household size is currently 2.52, compared to 2.54 in the year 2010. The number of families in the current year is 26,820 in the specified area.

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	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$63,910	\$69,237	\$64,119
2020 Median Household Income	\$75,295	\$80,002	\$76,838
2015-2020 Annual Rate	3.33%	2.93%	3.69%
Average Household Income			
2015 Average Household Income	\$77,720	\$86,744	\$84,618
2020 Average Household Income	\$89,952	\$99,801	\$97,665
2015-2020 Annual Rate	2.97%	2.84%	2.91%
Per Capita Income			
2015 Per Capita Income	\$30,941	\$33,824	\$33,350
2020 Per Capita Income	\$35,871	\$38,947	\$38,525
2015-2020 Annual Rate	3.00%	2.86%	2.93%

Households by Income

Current median household income is \$64,119 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$76,838 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$84,618 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$97,665 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$33,350 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$38,525 in five years, compared to \$32,501 for all U.S. households

Housing

2000 Total Housing Units	2,521	16,170	39,088
2000 Owner Occupied Housing Units	1,807	12,775	29,542
2000 Renter Occupied Housing Units	625	2,718	7,969
2000 Vacant Housing Units	89	677	1,577
2010 Total Housing Units	2,744	17,231	41,953
2010 Owner Occupied Housing Units	1,716	12,897	29,379
2010 Renter Occupied Housing Units	756	3,168	9,332
2010 Vacant Housing Units	272	1,166	3,242
2015 Total Housing Units	2,757	17,313	42,542
2015 Owner Occupied Housing Units	1,666	12,808	29,380
2015 Renter Occupied Housing Units	783	3,337	9,867
2015 Vacant Housing Units	307	1,167	3,296
2020 Total Housing Units	2,806	17,593	43,478
2020 Owner Occupied Housing Units	1,673	13,005	30,020
2020 Renter Occupied Housing Units	800	3,418	10,179
2020 Vacant Housing Units	333	1,170	3,279

Currently, 69.1% of the 42,542 housing units in the area are owner occupied; 23.2%, renter occupied; and 7.7% 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 41,953 housing units in the area - 70.0% owner occupied, 22.2% renter occupied, and 7.7% vacant. The annual rate of change in housing units since 2010 is 0.62%. Median home value in the area is \$187,959, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 3.89% annually to \$227,513.

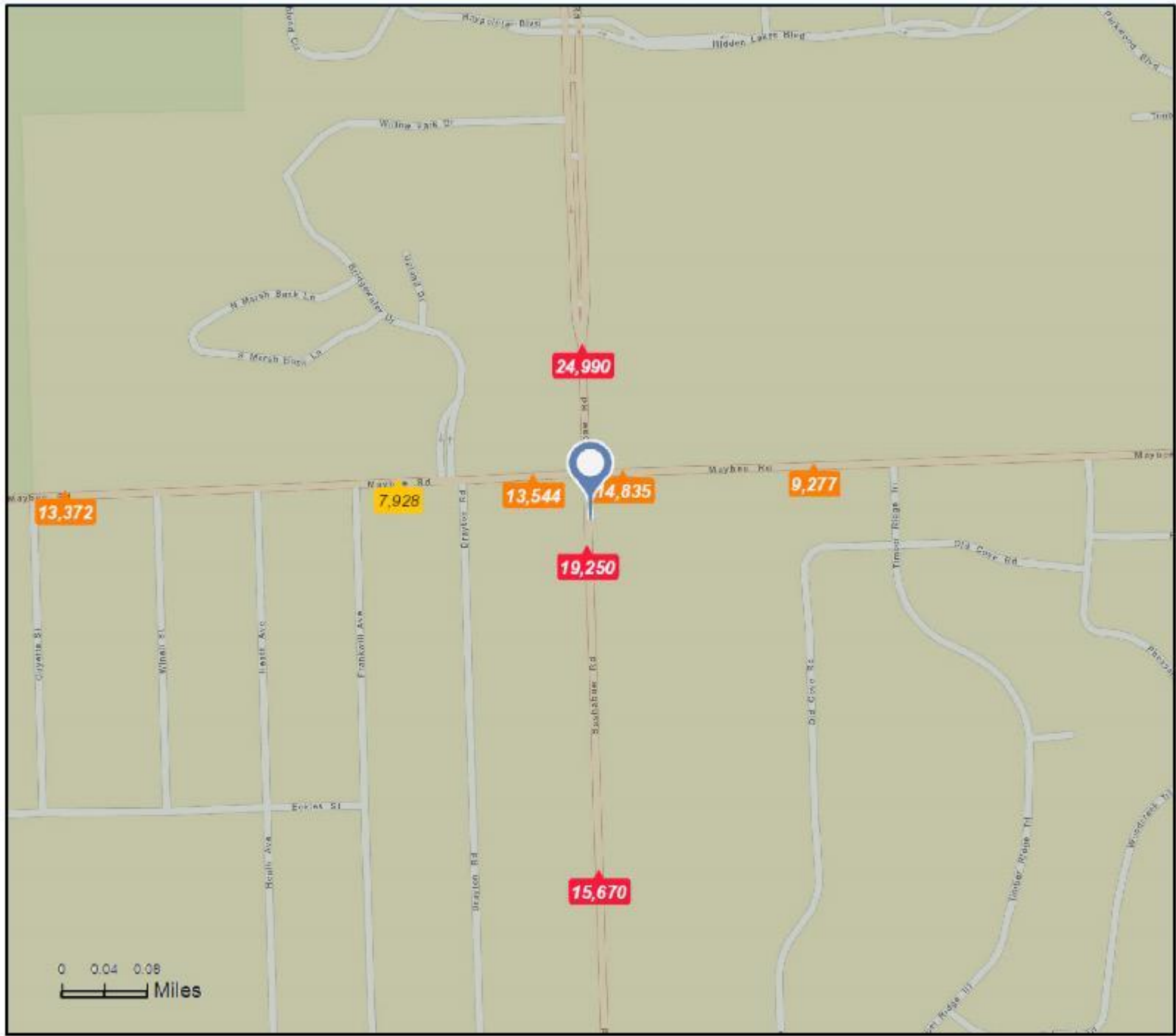
Demographics



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

