

# Property Overview



Family Video-Anchored  
Retail for Lease

6995 Gratiot Road  
Saginaw, Michigan



Focus.

Strategy.

Results.

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# Family Video, Saginaw, Michigan

## Property Summary



**Property:** 6995 Gratiot Road, Saginaw, MI 48609

**Offering:** -/+ 1,500 SF End Cap

**Asking Rate:** \$Negotiable (NNN)

**NNN:** \$3.30 per square foot

**Population:** 30,931 (3 miles)

**Med HH Inc.:** \$56,819 (3 miles)

**Traffic Count:** 29,000 v. p. d. on Gratiot Road

**Comments:** Join Family Video on Gratiot Road, between South River Road and Adams Road. 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 to 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**

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**Tjader Gerdom**

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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.

### **Gerdom Realty & Investment**

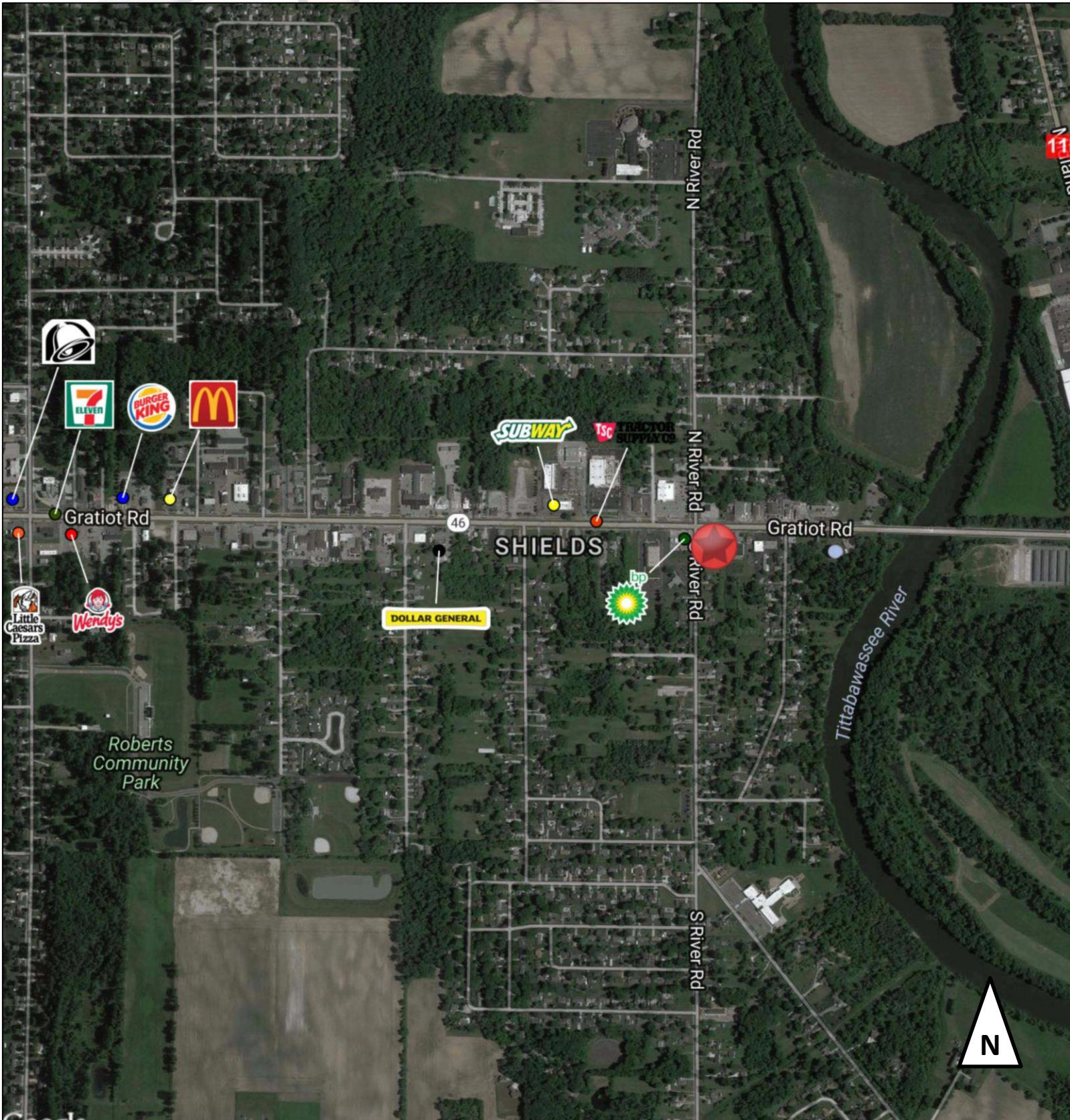
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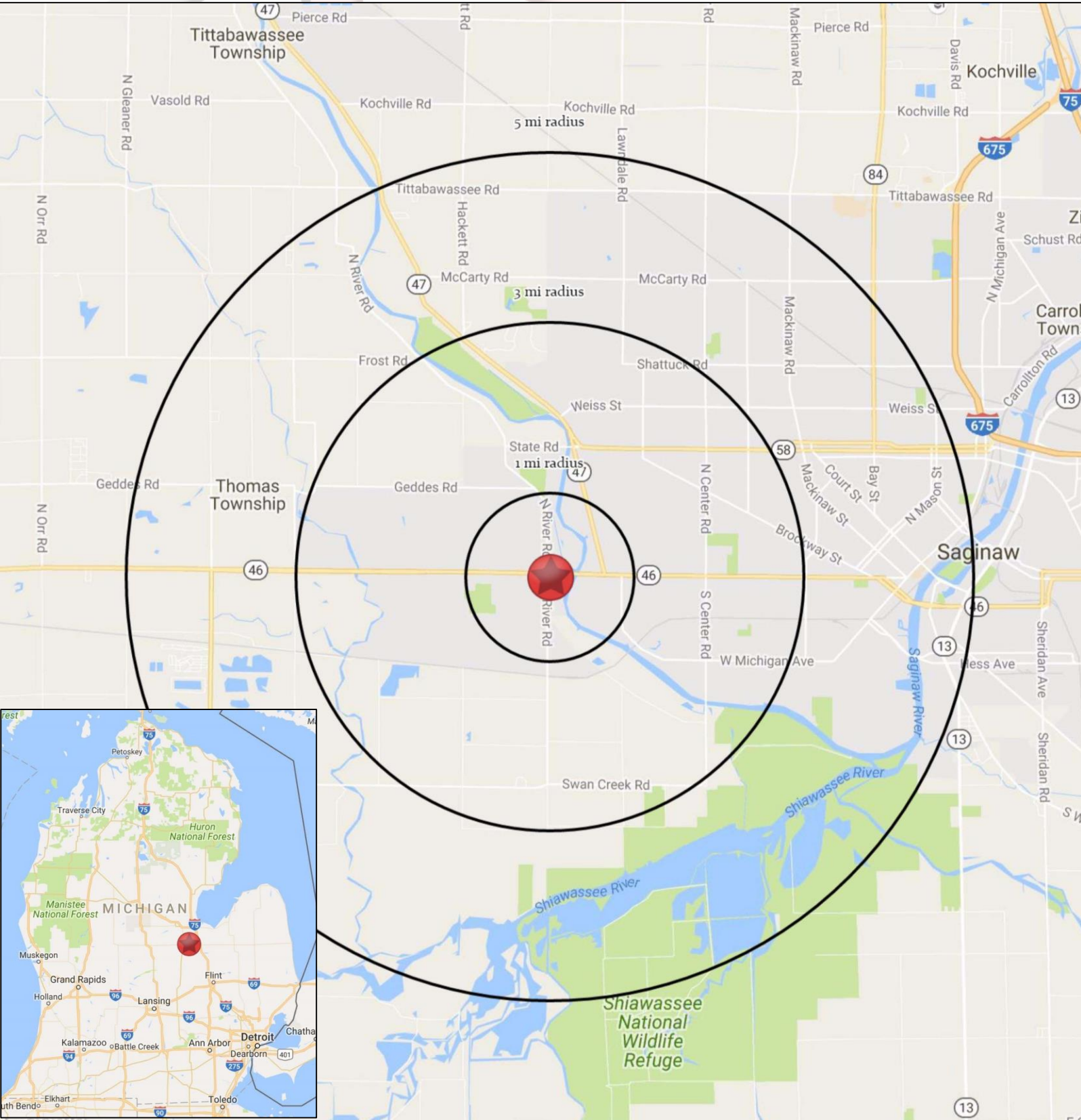
## Trade Area Aerial



# Family Video, Saginaw, Michigan Photographs



# Family Video, Saginaw, Michigan



# Family Video, Saginaw, Michigan

## FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.4153/-84.0515

RF1

6995 Gratiot Rd

Saginaw, MI 48609-6877

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	2016 Estimated Population	2,854	30,931	77,378
	2021 Projected Population	2,808	30,784	78,462
	2010 Census Population	2,993	32,186	79,274
	2000 Census Population	3,171	32,428	81,165
	Projected Annual Growth 2016 to 2021	-0.3%	-0.1%	0.3%
	Historical Annual Growth 2000 to 2016	-0.6%	-0.3%	-0.3%
<b>HOUSEHOLDS</b>	2016 Estimated Households	1,204	14,100	33,405
	2021 Projected Households	1,200	14,212	34,297
	2010 Census Households	1,223	14,199	33,189
	2000 Census Households	1,188	13,703	33,251
	Projected Annual Growth 2016 to 2021	-0.1%	0.2%	0.5%
	Historical Annual Growth 2000 to 2016	0.1%	0.2%	-
<b>AGE</b>	2016 Est. Population Under 10 Years	9.1%	9.5%	11.3%
	2016 Est. Population 10 to 19 Years	12.5%	11.1%	12.0%
	2016 Est. Population 20 to 29 Years	10.9%	12.9%	13.5%
	2016 Est. Population 30 to 44 Years	15.5%	15.3%	16.7%
	2016 Est. Population 45 to 59 Years	22.4%	20.5%	20.3%
	2016 Est. Population 60 to 74 Years	21.1%	19.4%	16.7%
	2016 Est. Population 75 Years or Over	8.6%	11.3%	9.5%
	2016 Est. Median Age	45.6	44.8	41.0
<b>MARITAL STATUS &amp; GENDER</b>	2016 Est. Male Population	48.2%	47.3%	47.7%
	2016 Est. Female Population	51.8%	52.7%	52.3%
	2016 Est. Never Married	26.1%	29.0%	32.3%
	2016 Est. Now Married	52.2%	50.2%	45.2%
	2016 Est. Separated or Divorced	14.7%	12.7%	14.6%
	2016 Est. Widowed	6.9%	8.1%	7.8%
<b>INCOME</b>	2016 Est. HH Income \$200,000 or More	0.2%	3.4%	3.2%
	2016 Est. HH Income \$150,000 to \$199,999	4.1%	3.1%	3.0%
	2016 Est. HH Income \$100,000 to \$149,999	8.7%	13.7%	11.5%
	2016 Est. HH Income \$75,000 to \$99,999	19.9%	13.7%	11.2%
	2016 Est. HH Income \$50,000 to \$74,999	28.4%	19.2%	18.4%
	2016 Est. HH Income \$35,000 to \$49,999	13.9%	16.4%	17.0%
	2016 Est. HH Income \$25,000 to \$34,999	10.0%	13.0%	12.6%
	2016 Est. HH Income \$15,000 to \$24,999	7.3%	8.6%	10.7%
	2016 Est. HH Income Under \$15,000	7.6%	8.9%	12.5%
	2016 Est. Average Household Income	\$64,065	\$67,871	\$62,572
	2016 Est. Median Household Income	\$58,240	\$56,819	\$51,756
	2016 Est. Per Capita Income	\$27,125	\$31,013	\$27,233
2016 Est. Total Businesses	167	1,366	3,213	
2016 Est. Total Employees	1,172	12,468	35,602	

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Saginaw, MI 48609-6877

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<b>RACE</b>	2016 Est. White	94.8%	87.1%	78.4%
	2016 Est. Black	1.4%	6.6%	13.0%
	2016 Est. Asian or Pacific Islander	0.9%	2.6%	2.4%
	2016 Est. American Indian or Alaska Native	0.3%	0.3%	0.3%
	2016 Est. Other Races	2.6%	3.5%	5.9%
<b>HISPANIC</b>	2016 Est. Hispanic Population	138	1,908	7,194
	2016 Est. Hispanic Population	4.8%	6.2%	9.3%
	2021 Proj. Hispanic Population	5.3%	6.7%	10.1%
	2010 Hispanic Population	4.7%	6.1%	9.1%
<b>EDUCATION (Adults 25 or Older)</b>	2016 Est. Adult Population (25 Years or Over)	2,088	22,577	54,121
	2016 Est. Elementary (Grade Level 0 to 8)	1.1%	2.5%	2.7%
	2016 Est. Some High School (Grade Level 9 to 11)	7.1%	4.4%	7.3%
	2016 Est. High School Graduate	32.5%	27.2%	30.0%
	2016 Est. Some College	27.8%	24.3%	23.3%
	2016 Est. Associate Degree Only	12.3%	11.4%	10.5%
	2016 Est. Bachelor Degree Only	14.9%	19.5%	16.8%
	2016 Est. Graduate Degree	4.3%	10.8%	9.2%
<b>HOUSING</b>	2016 Est. Total Housing Units	1,279	15,067	36,295
	2016 Est. Owner-Occupied	76.7%	63.5%	63.7%
	2016 Est. Renter-Occupied	17.4%	30.0%	28.3%
	2016 Est. Vacant Housing	5.9%	6.4%	8.0%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	1.4%	2.5%	2.6%
	2010 Homes Built 2000 to 2004	5.7%	5.5%	5.3%
	2010 Homes Built 1990 to 1999	13.4%	10.7%	10.1%
	2010 Homes Built 1980 to 1989	6.8%	9.6%	8.1%
	2010 Homes Built 1970 to 1979	20.5%	23.4%	18.9%
	2010 Homes Built 1960 to 1969	25.4%	19.7%	15.2%
	2010 Homes Built 1950 to 1959	13.7%	16.0%	17.0%
	2010 Homes Built Before 1949	13.1%	12.6%	22.8%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	0.3%	0.4%	0.3%
	2010 Home Value \$500,000 to \$999,999	0.9%	1.3%	1.1%
	2010 Home Value \$400,000 to \$499,999	1.6%	1.3%	1.0%
	2010 Home Value \$300,000 to \$399,999	2.1%	3.6%	3.1%
	2010 Home Value \$200,000 to \$299,999	8.6%	11.1%	9.5%
	2010 Home Value \$150,000 to \$199,999	17.2%	19.1%	14.3%
	2010 Home Value \$100,000 to \$149,999	32.3%	27.8%	22.9%
	2010 Home Value \$50,000 to \$99,999	28.8%	25.8%	31.2%
	2010 Home Value \$25,000 to \$49,999	4.3%	5.1%	9.7%
	2010 Home Value Under \$25,000	3.9%	4.4%	7.0%
	2010 Median Home Value	\$119,690	\$126,714	\$107,470
	2010 Median Rent	\$526	\$648	\$563

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LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	2,385	25,961	63,100
	2016 Est. Civilian Employed	59.5%	59.4%	57.7%
	2016 Est. Civilian Unemployed	1.6%	1.5%	2.3%
	2016 Est. in Armed Forces	-	-	-
	2016 Est. not in Labor Force	38.9%	39.1%	40.0%
	2016 Labor Force Males	46.9%	46.3%	46.9%
	2016 Labor Force Females	53.1%	53.7%	53.1%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	1,243	14,311	32,172
	2010 Mgmt, Business, & Financial Operations	9.4%	14.1%	12.2%
	2010 Professional, Related	18.6%	23.7%	22.1%
	2010 Service	16.2%	18.5%	20.1%
	2010 Sales, Office	27.8%	27.2%	28.0%
	2010 Farming, Fishing, Forestry	0.1%	0.5%	0.4%
	2010 Construction, Extraction, Maintenance	7.2%	5.8%	5.8%
	2010 Production, Transport, Material Moving	20.7%	10.2%	11.4%
	2010 White Collar Workers	55.8%	65.0%	62.2%
	2010 Blue Collar Workers	44.2%	35.0%	37.8%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	93.0%	89.6%	87.9%
	2010 Drive to Work in Carpool	3.2%	6.4%	7.1%
	2010 Travel to Work by Public Transportation	0.2%	0.2%	0.7%
	2010 Drive to Work on Motorcycle	-	0.2%	0.2%
	2010 Walk or Bicycle to Work	0.9%	1.4%	1.5%
	2010 Other Means	0.1%	0.1%	0.2%
	2010 Work at Home	2.6%	2.2%	2.5%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	32.4%	37.5%	40.8%
	2010 Travel to Work in 15 to 29 Minutes	47.9%	44.4%	41.4%
	2010 Travel to Work in 30 to 59 Minutes	12.9%	13.1%	13.3%
	2010 Travel to Work in 60 Minutes or More	6.8%	5.0%	4.5%
	2010 Average Travel Time to Work	18.6	17.0	16.4
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$62.3 M	\$756 M	\$1.69 B
	2016 Est. Apparel	\$2.16 M	\$26.1 M	\$58.4 M
	2016 Est. Contributions, Gifts	\$3.93 M	\$49.7 M	\$110 M
	2016 Est. Education, Reading	\$2.15 M	\$27.8 M	\$62.0 M
	2016 Est. Entertainment	\$3.48 M	\$42.2 M	\$94.1 M
	2016 Est. Food, Beverages, Tobacco	\$9.70 M	\$117 M	\$262 M
	2016 Est. Furnishings, Equipment	\$2.13 M	\$25.8 M	\$56.9 M
	2016 Est. Health Care, Insurance	\$5.58 M	\$67.5 M	\$151 M
	2016 Est. Household Operations, Shelter, Utilities	\$19.2 M	\$234 M	\$525 M
	2016 Est. Miscellaneous Expenses	\$928 K	\$11.3 M	\$25.3 M
	2016 Est. Personal Care	\$814 K	\$9.81 M	\$21.9 M
	2016 Est. Transportation	\$12.2 M	\$145 M	\$323 M

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## Traffic Count Map

