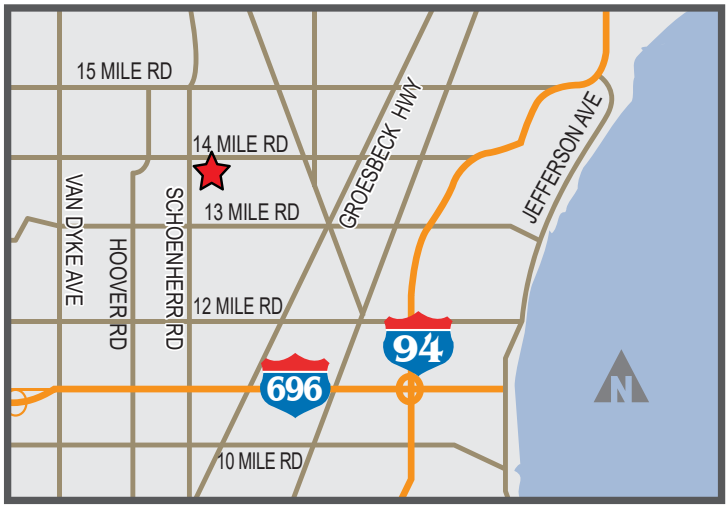
1,600 - 4,800 SF AVAILABLE FOR LEASE

Harvard Corners Shopping Center

13700-13894 Fourteen Mile Road, Warren, MI 48088

THE BOUTROUS COMPANIES



PROPERTY FEATURES

- 38,000 Square Foot Edge Fitness to Open in Late 2021
- 4,800 Square Foot Built-Out Pet Store Available for Lease on January 1, 2021
- 4,000 Square Foot Outlot Opportunity with Drive-Thru Available Immediately
- Approximately 60,000 Vehicles Per Day
- Population of 313,497 within 5 Mile Radius
- Other Tenants Include: Advance Auto, Sherwin Williams, Kristi's Hallmark, H&R Block, and More

For More Information:

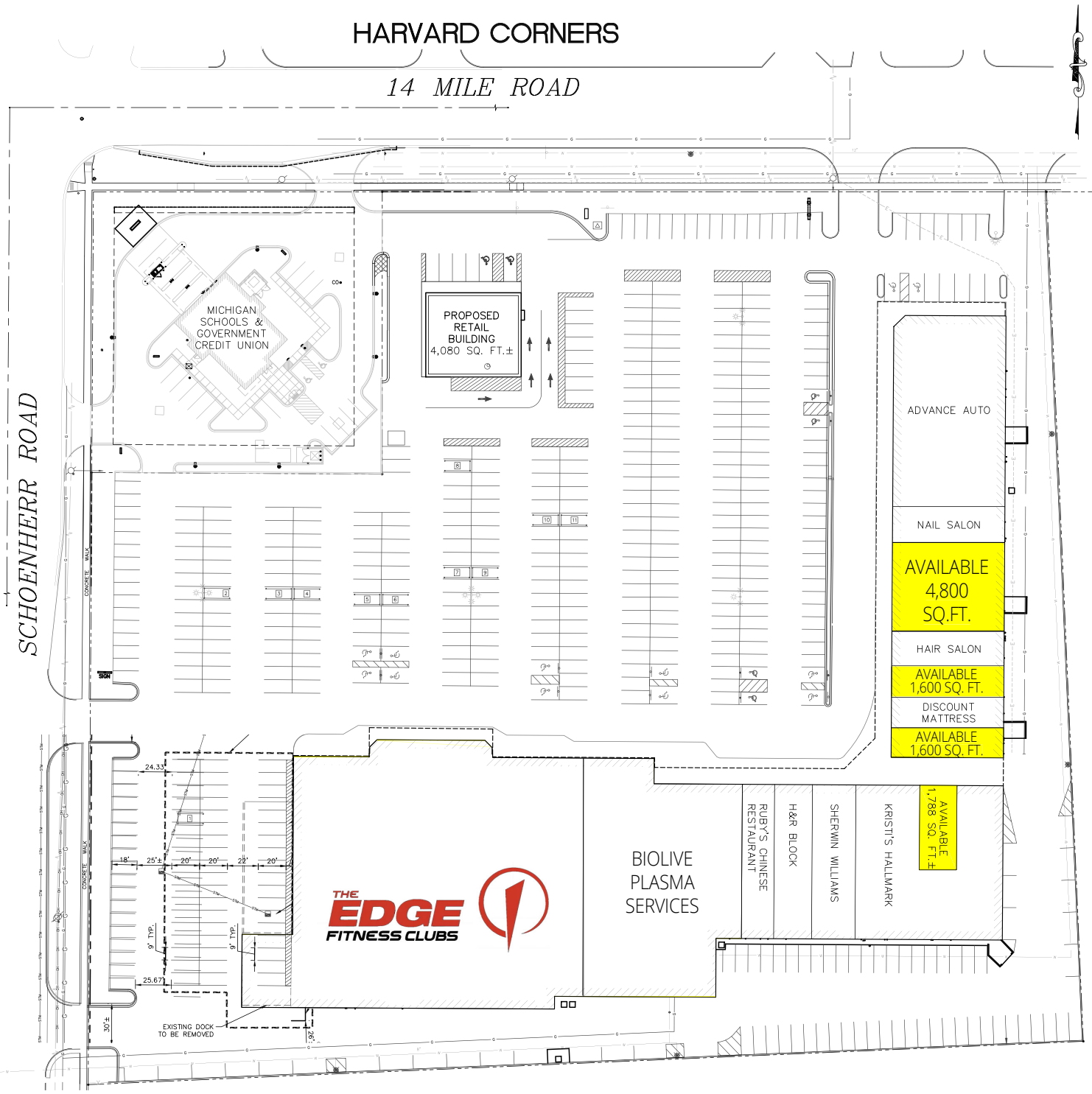
Thomas A. Boutrous, II
p (248) 814-9910 | c (248) 505-6372
tboutrous@boutrouscos.com

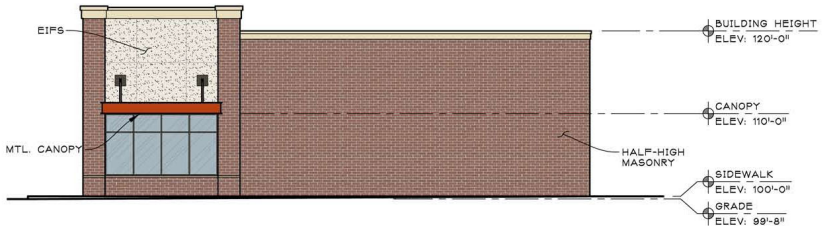
THE BOUTROUS COMPANIES

The Boutrous Companies
596 N. Lapeer Rd, Lake Orion, MI 48362
p (248) 814-9910 | f (248) 814-9916
www.boutrouscos.com

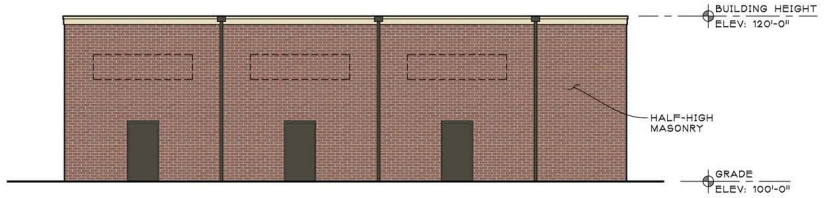
This information has been obtained through sources deemed reliable, but accuracy can not be guaranteed.

HARVARD CORNERS

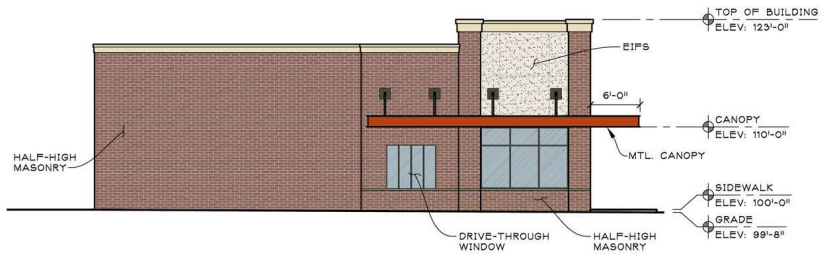




WEST ELEVATION
SCALE: 1/8" = 1'-0"

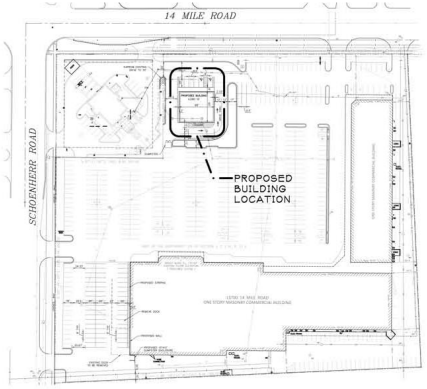


SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

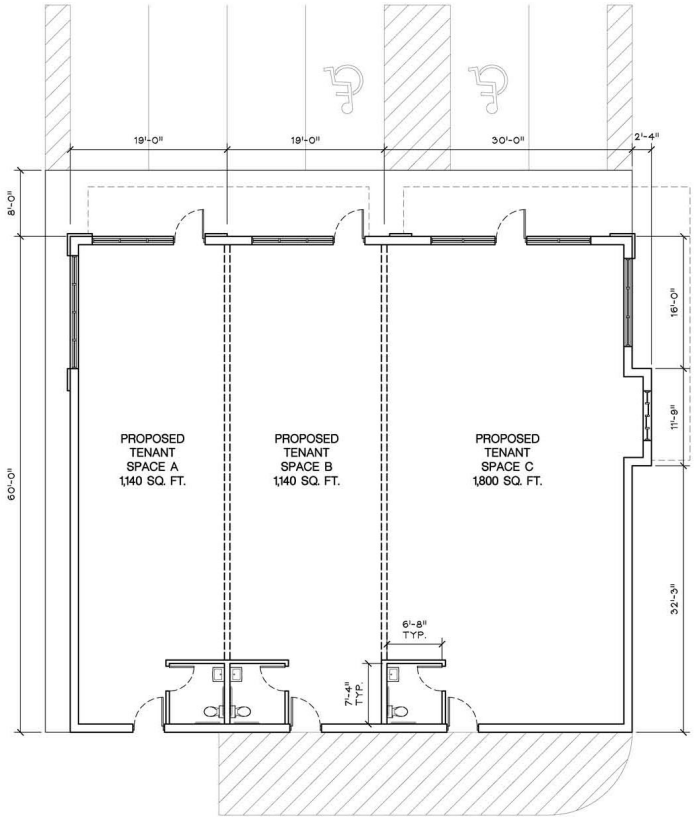


EAST ELEVATION
SCALE: 1/8" = 1'-0"

NORTH ELEVATION
SCALE: 1/8" = 1'-0"



KEY PLAN
SCALE: 1/288" = 1'-0"



FLOOR PLAN
SCALE: 1/8" = 1'-0"

ARCHITECT:
jeffery a. scott
architects p.c.
32316 grand river ave.
suite 200
farmington, mi 48336
248-476-8800
JSCOTTARCHITECTS.COM
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SHEET TITLE:
FLOOR PLAN
AND ELEVATIONS

PROJECT:
HARVARD CORNERS
SHOPPING CENTER
14 MILE AND SCHOENHERR RD,
WARREN, MI 48088

ISSUED FOR:
SITE PLAN APP. 07-30-2019

DO NOT SCALE PRINTS
USE FIGURED DIMENSIONS ONLY

JOB NO.
19095

SHEET NO.
SPA-3

PLOT SIZE: 36"X24"

Demographic and Income Comparison Profile

13700 E 14 Mile Rd, Warren, Michigan, 48088
Rings: 1, 3, 5 mile radii

14 & Schoenherr
Latitude: 42.53790
Longitude: -82.98721

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	14,652	104,060	303,032
Households	6,164	43,772	122,935
Families	4,064	27,898	79,965
Average Household Size	2.36	2.35	2.45
Owner Occupied Housing Units	4,734	33,309	93,101
Renter Occupied Housing Units	1,430	10,463	29,834
Median Age	43.1	43.1	41.0
2017 Summary			
Population	14,539	106,912	313,497
Households	6,118	45,079	127,438
Families	3,968	28,192	81,437
Average Household Size	2.36	2.35	2.44
Owner Occupied Housing Units	4,615	33,398	93,954
Renter Occupied Housing Units	1,503	11,681	33,484
Median Age	45.4	44.9	42.6
Median Household Income	$56,332	$53,870	$52,153
Average Household Income	$69,816	$67,154	$64,749
2022 Summary			
Population	14,641	109,679	322,605
Households	6,168	46,323	131,308
Families	3,970	28,715	83,236
Average Household Size	2.36	2.34	2.44
Owner Occupied Housing Units	4,652	34,277	96,685
Renter Occupied Housing Units	1,516	12,046	34,624
Median Age	46.6	45.6	43.4
Median Household Income	$61,391	$58,629	$56,369
Average Household Income	$78,663	$75,581	$72,897
Trends: 2017-2022 Annual Rate			
Population	0.14%	0.51%	0.57%
Households	0.16%	0.55%	0.60%
Families	0.01%	0.37%	0.44%
Owner Households	0.16%	0.52%	0.57%
Median Household Income	1.73%	1.71%	1.57%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

April 12, 2018

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Demographic and Income Comparison Profile

13700 E 14 Mile Rd, Warren, Michigan, 48088
Rings: 1, 3, 5 mile radii

14 & Schoenherr
Latitude: 42.53790
Longitude: -82.98721

	1 mile		3 miles		5 miles	
2017 Households by Income	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
<$15,000	523	8.5%	4,602	10.2%	13,612	10.7%
$15,000 - $24,999	471	7.7%	4,390	9.7%	13,647	10.7%
$25,000 - $34,999	667	10.9%	4,767	10.6%	14,076	11.0%
$35,000 - $49,999	923	15.1%	6,763	15.0%	19,088	15.0%
$50,000 - $74,999	1,372	22.4%	9,122	20.2%	25,655	20.1%
$75,000 - $99,999	907	14.8%	6,694	14.9%	17,772	13.9%
$100,000 - $149,999	854	14.0%	5,797	12.9%	16,248	12.8%
$150,000 - $199,999	265	4.3%	2,018	4.5%	5,064	4.0%
$200,000+	137	2.2%	911	2.0%	2,244	1.8%
Median Household Income	$56,332		$53,870		$52,153	
Average Household Income	$69,816		$67,154		$64,749	
Per Capita Income	$29,259		$28,543		$26,570	
2022 Households by Income	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
<$15,000	518	8.4%	4,661	10.1%	13,998	10.7%
$15,000 - $24,999	434	7.0%	4,141	8.9%	13,083	10.0%
$25,000 - $34,999	598	9.7%	4,360	9.4%	12,868	9.8%
$35,000 - $49,999	814	13.2%	6,126	13.2%	17,334	13.2%
$50,000 - $74,999	1,290	20.9%	8,783	19.0%	24,654	18.8%
$75,000 - $99,999	986	16.0%	7,398	16.0%	19,725	15.0%
$100,000 - $149,999	1,045	16.9%	7,238	15.6%	20,516	15.6%
$150,000 - $199,999	316	5.1%	2,505	5.4%	6,365	4.8%
$200,000+	166	2.7%	1,094	2.4%	2,735	2.1%
Median Household Income	$61,391		$58,629		$56,369	
Average Household Income	$78,663		$75,581		$72,897	
Per Capita Income	$32,985		$32,137		$29,921	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

April 12, 2018

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Demographic and Income Comparison Profile

13700 E 14 Mile Rd, Warren, Michigan, 48088
Rings: 1, 3, 5 mile radii

14 & Schoenherr
Latitude: 42.53790
Longitude: -82.98721

	1 mile		3 miles		5 miles	
2010 Population by Age	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Age 0 - 4	736	5.0%	5,256	5.1%	16,706	5.5%
Age 5 - 9	812	5.5%	5,535	5.3%	17,227	5.7%
Age 10 - 14	836	5.7%	6,165	5.9%	18,628	6.1%
Age 15 - 19	911	6.2%	6,630	6.4%	19,789	6.5%
Age 20 - 24	833	5.7%	5,734	5.5%	17,880	5.9%
Age 25 - 34	1,575	10.7%	11,811	11.4%	37,212	12.3%
Age 35 - 44	2,049	14.0%	13,672	13.1%	40,961	13.5%
Age 45 - 54	2,177	14.9%	16,111	15.5%	46,473	15.3%
Age 55 - 64	1,746	11.9%	12,779	12.3%	37,648	12.4%
Age 65 - 74	1,562	10.7%	9,677	9.3%	24,572	8.1%
Age 75 - 84	998	6.8%	7,099	6.8%	17,803	5.9%
Age 85+	414	2.8%	3,591	3.5%	8,133	2.7%
2017 Population by Age	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Age 0 - 4	673	4.6%	5,043	4.7%	16,207	5.2%
Age 5 - 9	746	5.1%	5,475	5.1%	16,984	5.4%
Age 10 - 14	810	5.6%	5,814	5.4%	17,530	5.6%
Age 15 - 19	751	5.2%	5,577	5.2%	16,920	5.4%
Age 20 - 24	699	4.8%	5,598	5.2%	17,822	5.7%
Age 25 - 34	1,751	12.0%	13,187	12.3%	41,362	13.2%
Age 35 - 44	1,755	12.1%	12,924	12.1%	39,453	12.6%
Age 45 - 54	2,092	14.4%	15,020	14.0%	43,540	13.9%
Age 55 - 64	2,015	13.9%	15,252	14.3%	44,208	14.1%
Age 65 - 74	1,653	11.4%	11,638	10.9%	32,150	10.3%
Age 75 - 84	1,107	7.6%	7,281	6.8%	17,776	5.7%
Age 85+	486	3.3%	4,103	3.8%	9,545	3.0%
2022 Population by Age	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Age 0 - 4	643	4.4%	5,070	4.6%	16,391	5.1%
Age 5 - 9	721	4.9%	5,480	5.0%	17,144	5.3%
Age 10 - 14	826	5.6%	6,077	5.5%	18,416	5.7%
Age 15 - 19	784	5.4%	5,721	5.2%	17,285	5.4%
Age 20 - 24	593	4.1%	4,863	4.4%	15,698	4.9%
Age 25 - 34	1,608	11.0%	12,929	11.8%	41,278	12.8%
Age 35 - 44	1,856	12.7%	13,888	12.7%	41,820	13.0%
Age 45 - 54	1,993	13.6%	14,133	12.9%	41,410	12.8%
Age 55 - 64	2,070	14.1%	15,729	14.3%	45,091	14.0%
Age 65 - 74	1,780	12.2%	13,431	12.2%	37,829	11.7%
Age 75 - 84	1,257	8.6%	8,341	7.6%	20,901	6.5%
Age 85+	510	3.5%	4,017	3.7%	9,344	2.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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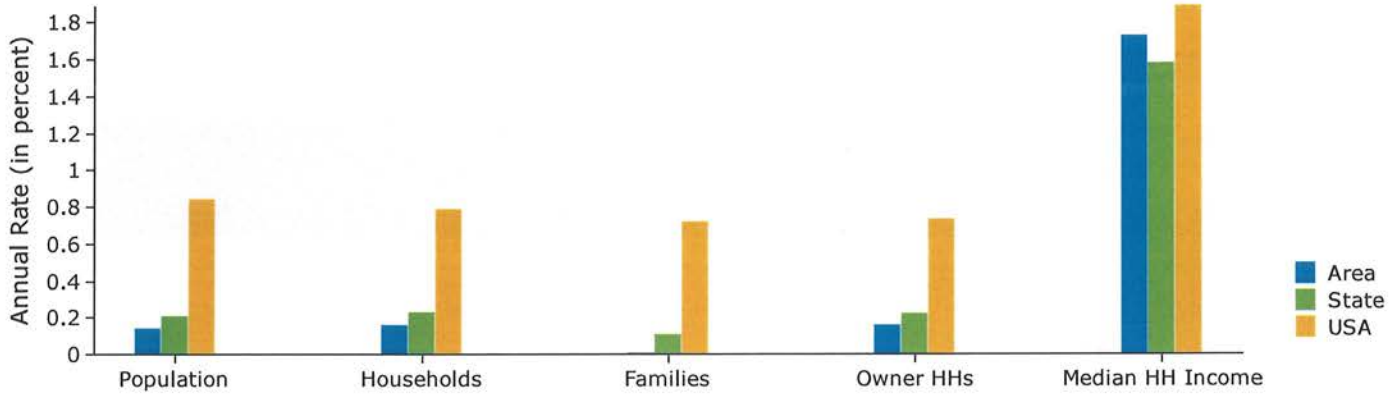
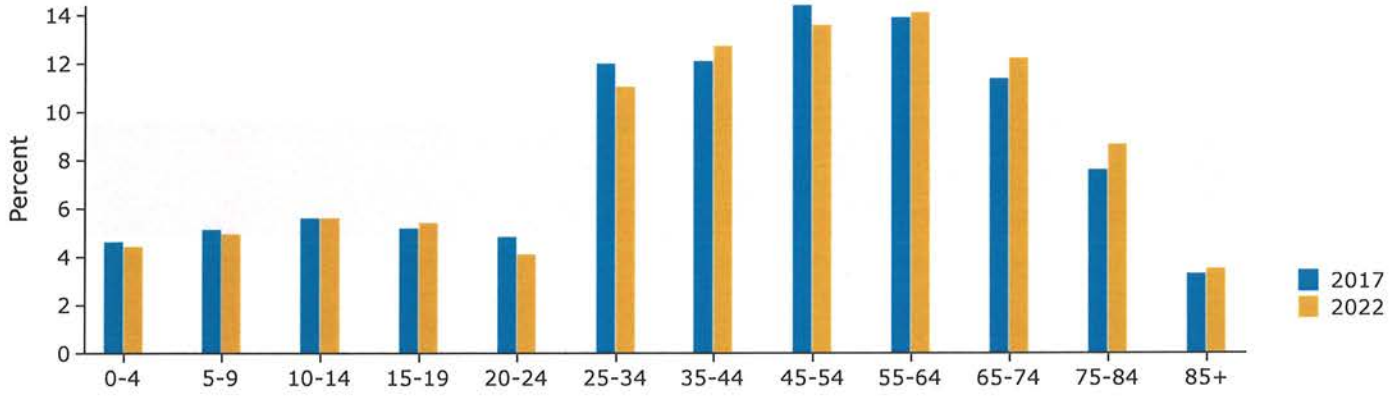
1 mile

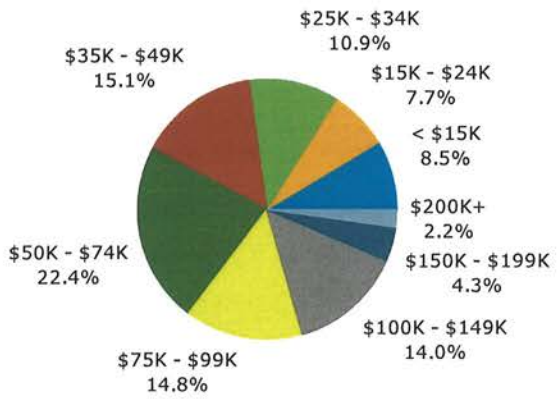
Trends 2017-2022



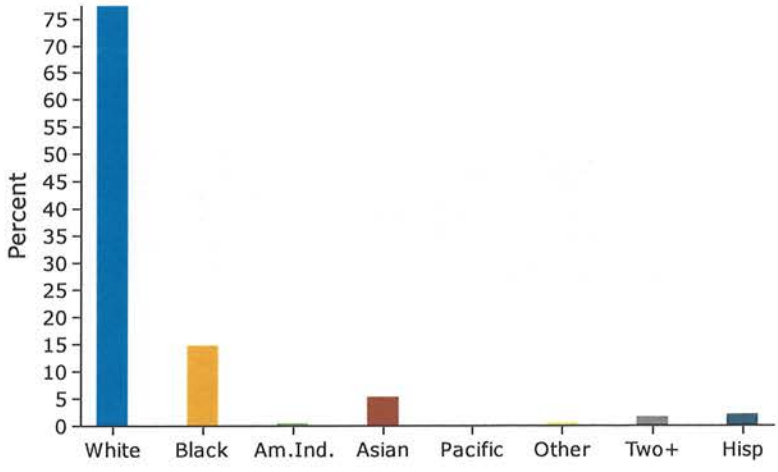
Population by Age



2017 Household Income



2017 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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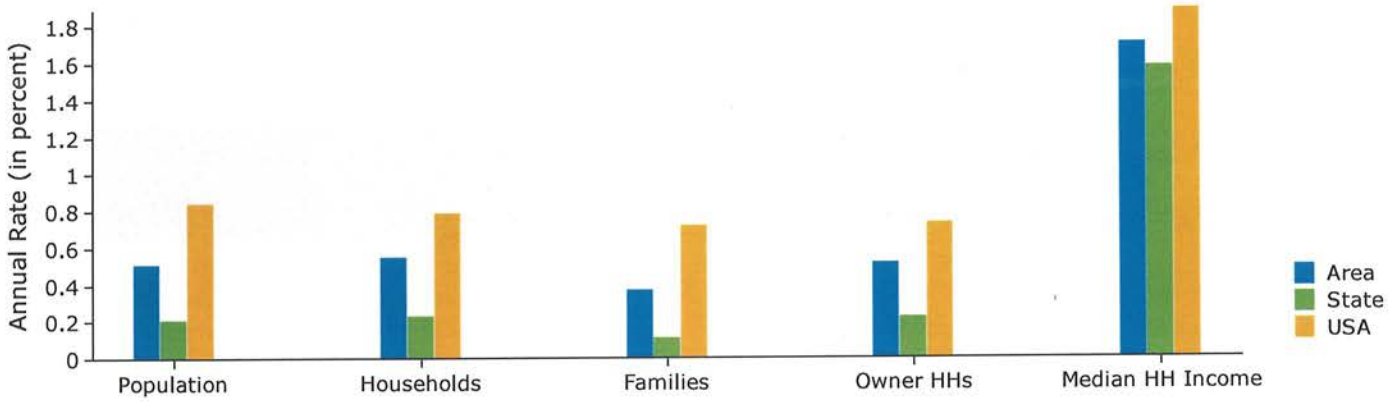
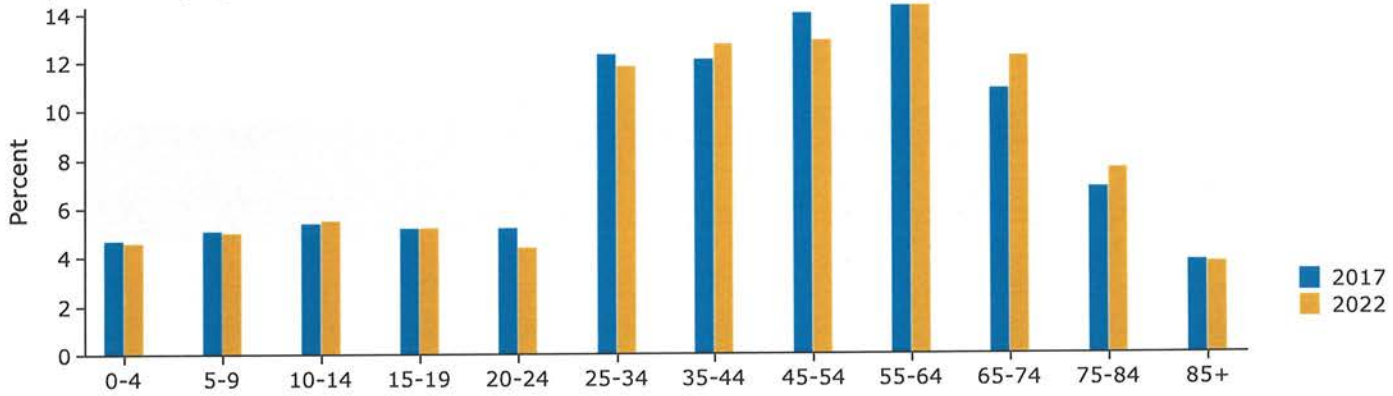
3 miles

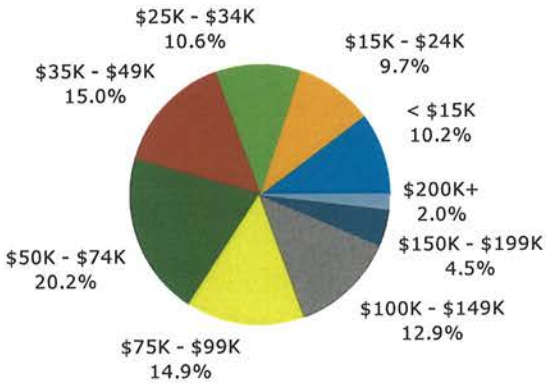
Trends 2017-2022



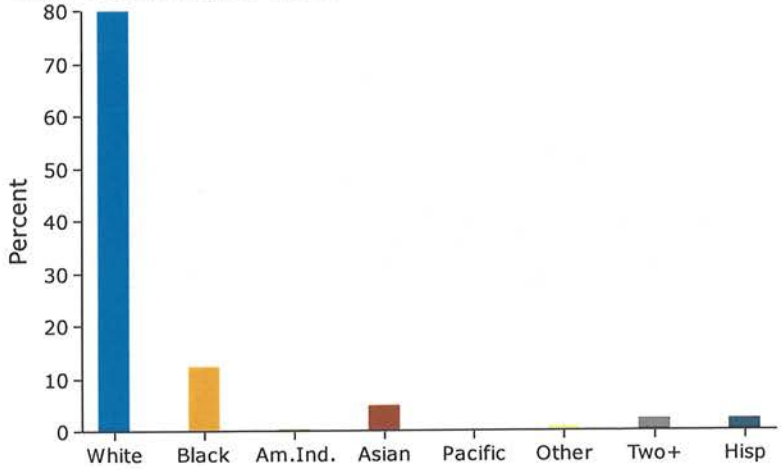
Population by Age



2017 Household Income



2017 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

April 12, 2018

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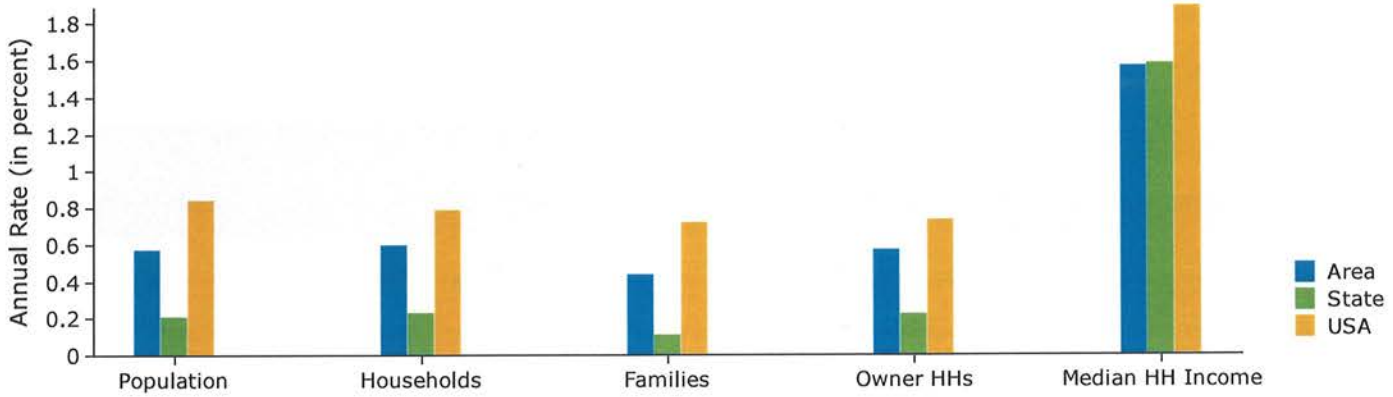
Demographic and Income Comparison Profile

13700 E 14 Mile Rd, Warren, Michigan, 48088
Rings: 1, 3, 5 mile radii

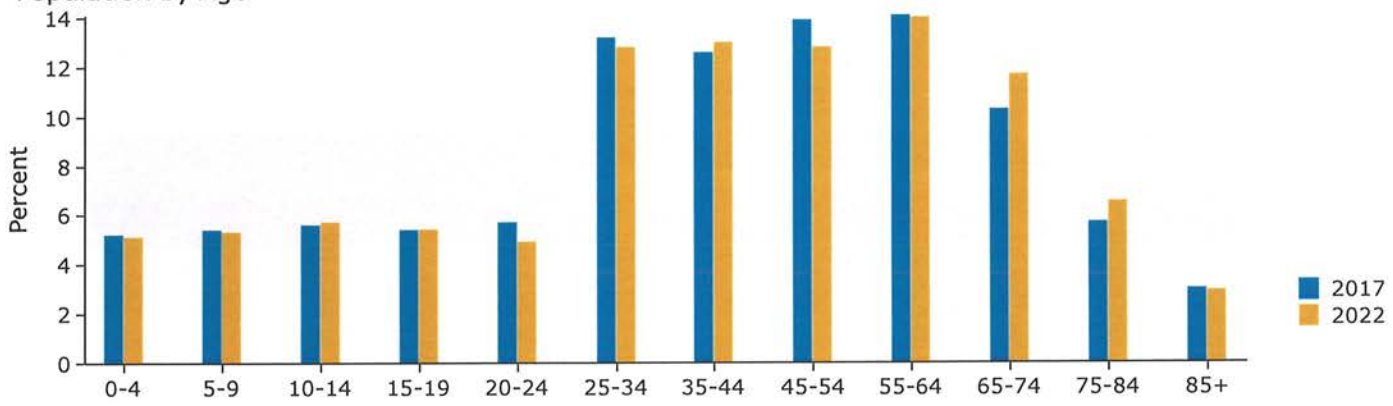
14 & Schoenherr
Latitude: 42.53790
Longitude: -82.98721

5 miles

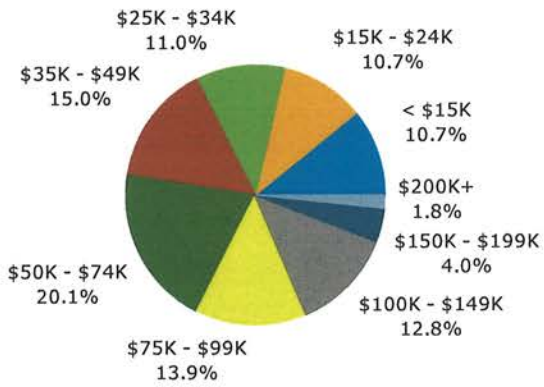
Trends 2017-2022



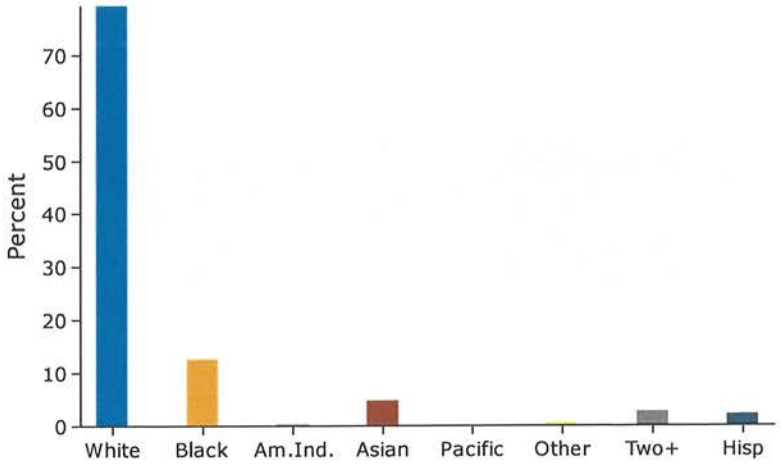
Population by Age



2017 Household Income



2017 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

April 12, 2018

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Disposable Income Profile

13700 E 14 Mile Rd, Warren, Michigan, 48088
Ring: 1 mile radius

14 & Schoenherr
Latitude: 42.53790
Longitude: -82.98721

	Census 2010	2017	2022	2017-2022 Change	2017-2022 Annual Rate
Population	14,652	14,539	14,641	102	0.14%
Median Age	43.1	45.4	46.6	1.2	0.52%
Households	6,164	6,118	6,168	50	0.16%
Average Household Size	2.36	2.36	2.36	0.00	0.00%

2017 Households by Disposable Income	Number	Percent
Total	6,118	100.0%
<$15,000	623	10.2%
$15,000-$24,999	711	11.6%
$25,000-$34,999	781	12.8%
$35,000-$49,999	1,152	18.8%
$50,000-$74,999	1,527	25.0%
$75,000-$99,999	674	11.0%
$100,000-$149,999	524	8.6%
$150,000-$199,999	71	1.2%
$200,000+	55	0.9%
Median Disposable Income	$46,433	
Average Disposable Income	$55,449	

	Number of Households						
2017 Disposable Income by Age of Householder	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	123	733	893	1,136	1,149	1,012	1,072
<$15,000	24	61	67	82	125	117	149
$15,000-$24,999	19	89	69	70	105	106	253
$25,000-$34,999	17	80	71	99	133	141	240
$35,000-$49,999	26	165	183	168	187	226	197
$50,000-$74,999	27	217	287	320	265	253	158
$75,000-$99,999	6	79	136	172	142	82	55
$100,000-$149,999	2	35	61	182	159	73	12
$150,000-$199,999	1	4	12	19	21	8	6
$200,000+	2	2	7	24	13	5	2
Median Disposable Income	$35,769	$46,439	$52,941	$58,663	$51,503	$42,957	$29,612
Average Disposable Income	$41,985	$51,770	$59,828	$70,252	$61,901	$51,505	$36,984

Data Note: Disposable Income is after-tax household income. Disposable income forecasts are based on the Current Population Survey, U.S. Census Bureau. Detail may not sum to totals due to rounding
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

April 12, 2018

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Disposable Income Profile

13700 E 14 Mile Rd, Warren, Michigan, 48088
Ring: 3 mile radius

14 & Schoenherr
Latitude: 42.53790
Longitude: -82.98721

	Census 2010	2017	2022	2017-2022 Change	2017-2022 Annual Rate
Population	104,060	106,912	109,679	2,767	0.51%
Median Age	43.1	44.9	45.6	0.7	0.31%
Households	43,772	45,079	46,323	1,244	0.55%
Average Household Size	2.35	2.35	2.34	-0.01	-0.09%

2017 Households by Disposable Income	Number	Percent
Total	45,062	100.0%
<$15,000	5,577	12.4%
$15,000-$24,999	5,873	13.0%
$25,000-$34,999	5,665	12.6%
$35,000-$49,999	7,975	17.7%
$50,000-$74,999	10,684	23.7%
$75,000-$99,999	4,675	10.4%
$100,000-$149,999	3,761	8.3%
$150,000-$199,999	488	1.1%
$200,000+	363	0.8%
Median Disposable Income	$43,992	
Average Disposable Income	$53,378	

	Number of Households						
2017 Disposable Income by Age of Householder	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	839	5,483	6,761	8,223	8,835	7,274	7,647
<$15,000	186	544	573	682	1,183	943	1,467
$15,000-$24,999	153	714	614	628	949	933	1,881
$25,000-$34,999	124	634	561	775	1,088	1,047	1,438
$35,000-$49,999	182	1,172	1,355	1,195	1,350	1,511	1,210
$50,000-$74,999	149	1,562	2,075	2,232	1,940	1,666	1,059
$75,000-$99,999	27	558	953	1,178	989	525	445
$100,000-$149,999	13	251	495	1,257	1,109	531	106
$150,000-$199,999	2	35	84	129	134	76	28
$200,000+	3	14	51	147	93	43	13
Median Disposable Income	$30,757	$44,666	$51,946	$56,620	$47,773	$40,664	$27,542
Average Disposable Income	$36,322	$50,163	$58,443	$67,365	$58,225	$50,053	$35,599

Data Note: Disposable Income is after-tax household income. Disposable income forecasts are based on the Current Population Survey, U.S. Census Bureau. Detail may not sum to totals due to rounding
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

April 12, 2018

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Disposable Income Profile

13700 E 14 Mile Rd, Warren, Michigan, 48088
Ring: 5 mile radius

14 & Schoenherr
Latitude: 42.53790
Longitude: -82.98721

	Census 2010	2017	2022	2017-2022 Change	2017-2022 Annual Rate
Population	303,032	313,497	322,605	9,108	0.57%
Median Age	41.0	42.6	43.4	0.8	0.37%
Households	122,935	127,438	131,308	3,870	0.60%
Average Household Size	2.45	2.44	2.44	0.00	0.00%

2017 Households by Disposable Income	Number	Percent
Total	127,407	100.0%
<$15,000	16,670	13.1%
$15,000-$24,999	17,885	14.0%
$25,000-$34,999	16,234	12.7%
$35,000-$49,999	22,555	17.7%
$50,000-$74,999	29,187	22.9%
$75,000-$99,999	12,865	10.1%
$100,000-$149,999	9,906	7.8%
$150,000-$199,999	1,198	0.9%
$200,000+	907	0.7%
Median Disposable Income	$42,274	
Average Disposable Income	$51,727	

	Number of Households						
2017 Disposable Income by Age of Householder	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	2,625	16,791	20,379	23,625	25,451	20,020	18,516
<$15,000	592	1,776	1,847	2,138	3,637	2,838	3,843
$15,000-$24,999	551	2,383	2,021	2,033	2,991	2,875	5,030
$25,000-$34,999	399	1,965	1,765	2,402	3,279	3,036	3,389
$35,000-$49,999	539	3,584	4,158	3,563	3,941	4,065	2,705
$50,000-$74,999	431	4,620	6,050	6,208	5,316	4,222	2,341
$75,000-$99,999	75	1,645	2,792	3,247	2,772	1,394	941
$100,000-$149,999	32	691	1,374	3,334	2,960	1,318	196
$150,000-$199,999	2	91	238	326	321	169	51
$200,000+	5	36	135	374	234	102	20
Median Disposable Income	$28,491	$43,118	$50,928	$54,560	$44,674	$38,471	$25,804
Average Disposable Income	$34,297	$48,730	$56,828	$64,643	$55,870	$47,702	$33,477

Data Note: Disposable Income is after-tax household income. Disposable income forecasts are based on the Current Population Survey, U.S. Census Bureau. Detail may not sum to totals due to rounding
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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Executive Summary

13700 E 14 Mile Rd, Warren, Michigan, 48088
Rings: 1, 3, 5 mile radii

14 & Schoenherr
Latitude: 42.53790
Longitude: -82.98721

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	$56,332	$53,870	$52,153
2022 Median Household Income	$61,391	$58,629	$56,369
2017-2022 Annual Rate	1.73%	1.71%	1.57%
Average Household Income			
2017 Average Household Income	$69,816	$67,154	$64,749
2022 Average Household Income	$78,663	$75,581	$72,897
2017-2022 Annual Rate	2.41%	2.39%	2.40%
Per Capita Income			
2017 Per Capita Income	$29,259	$28,543	$26,570
2022 Per Capita Income	$32,985	$32,137	$29,921
2017-2022 Annual Rate	2.43%	2.40%	2.40%

Households by Income

Current median household income is $52,153 in the area, compared to $56,124 for all U.S. households. Median household income is projected to be $56,369 in five years, compared to $62,316 for all U.S. households

Current average household income is $64,749 in this area, compared to $80,675 for all U.S. households. Average household income is projected to be $72,897 in five years, compared to $91,585 for all U.S. households

Current per capita income is $26,570 in the area, compared to the U.S. per capita income of $30,820. The per capita income is projected to be $29,921 in five years, compared to $34,828 for all U.S. households

Housing			
2000 Total Housing Units	6,184	45,012	126,522
2000 Owner Occupied Housing Units	4,701	34,794	97,863
2000 Renter Occupied Housing Units	1,340	9,241	25,747
2000 Vacant Housing Units	143	977	2,912
2010 Total Housing Units	6,460	46,423	130,816
2010 Owner Occupied Housing Units	4,734	33,309	93,101
2010 Renter Occupied Housing Units	1,430	10,463	29,834
2010 Vacant Housing Units	296	2,651	7,881
2017 Total Housing Units	6,528	47,739	135,143
2017 Owner Occupied Housing Units	4,615	33,398	93,954
2017 Renter Occupied Housing Units	1,503	11,681	33,484
2017 Vacant Housing Units	410	2,660	7,705
2022 Total Housing Units	6,626	49,035	139,195
2022 Owner Occupied Housing Units	4,652	34,277	96,685
2022 Renter Occupied Housing Units	1,516	12,046	34,624
2022 Vacant Housing Units	458	2,712	7,887

Currently, 69.5% of the 135,143 housing units in the area are owner occupied; 24.8%, renter occupied; and 5.7% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 130,816 housing units in the area - 71.2% owner occupied, 22.8% renter occupied, and 6.0% vacant. The annual rate of change in housing units since 2010 is 1.46%. Median home value in the area is $124,864, compared to a median home value of $207,344 for the U.S. In five years, median value is projected to change by 3.76% annually to $150,153.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

April 12, 2018

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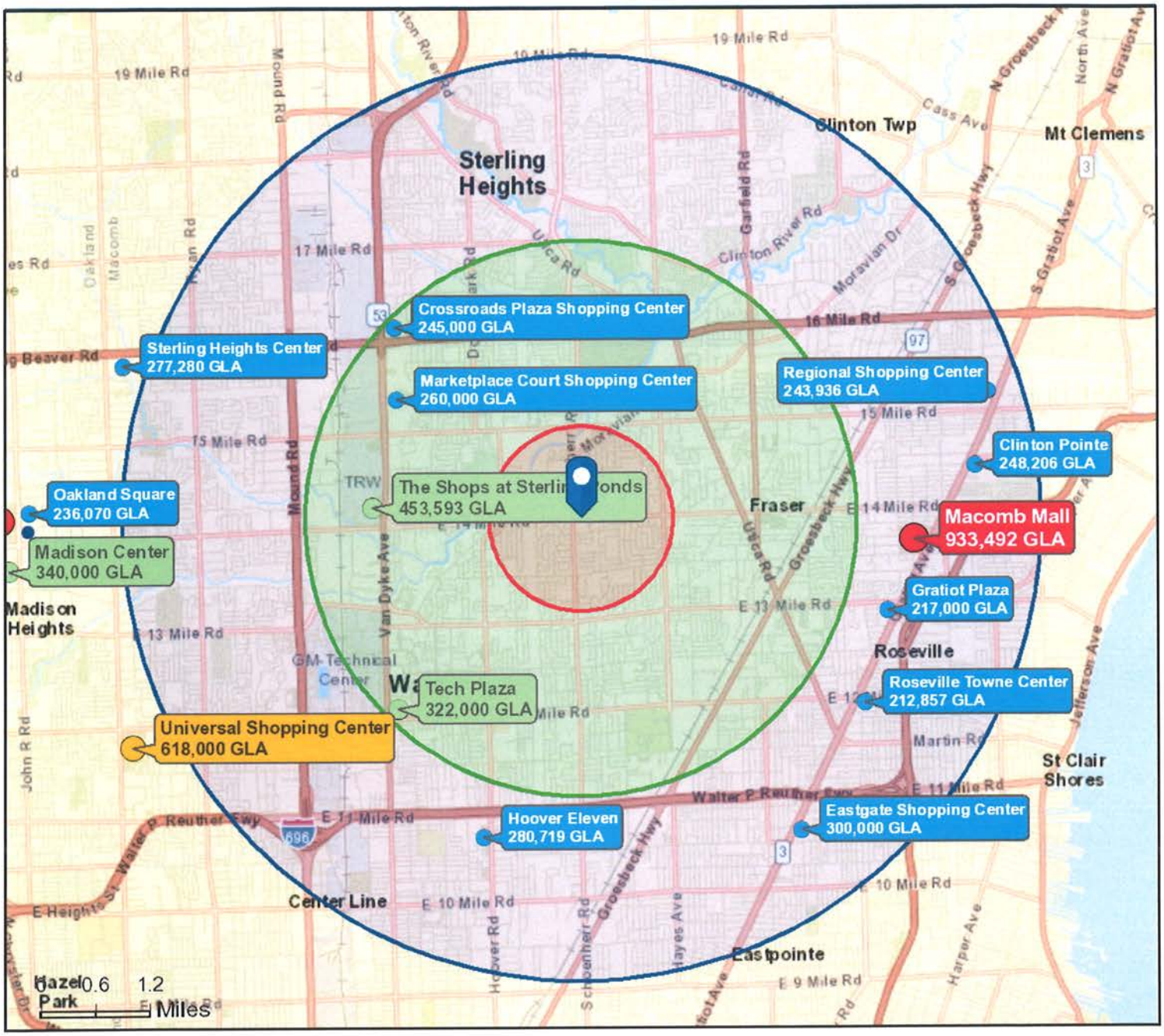
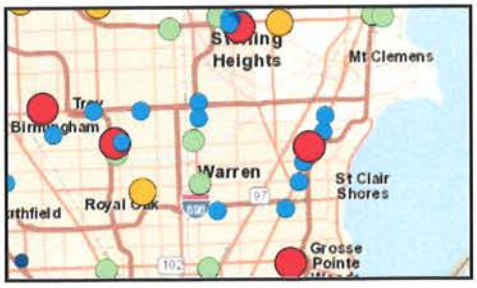
Major Shopping Center Map

13700 E 14 Mile Rd, Warren, Michigan, 48088
Rings: 1, 3, 5 mile radii

14 & Schoenherr
Latitude: 42.53790
Longitude: -82.98721



Gross Leasable Area
- Less than 200,000 sq ft
- 200,001 - 300,000
- 300,001 - 500,000
- 500,001 - 800,000
- More than 800,000



Source: Directory of Major Malls, Inc.

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Market Profile

13700 E 14 Mile Rd, Warren, Michigan, 48088
Rings: 1, 3, 5 mile radii

14 & Schoenherr
Latitude: 42.53790
Longitude: -82.98721

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	14,436	105,729	307,256
2010 Total Population	14,652	104,060	303,032
2017 Total Population	14,539	106,912	313,497
2017 Group Quarters	88	1,156	2,462
2022 Total Population	14,641	109,679	322,605
2017-2022 Annual Rate	0.14%	0.51%	0.57%
2017 Total Daytime Population	9,325	123,425	317,301
Workers	1,843	67,914	155,943
Residents	7,482	55,511	161,358
Household Summary			
2000 Households	6,041	44,035	123,609
2000 Average Household Size	2.36	2.37	2.46
2010 Households	6,164	43,772	122,935
2010 Average Household Size	2.36	2.35	2.45
2017 Households	6,118	45,079	127,438
2017 Average Household Size	2.36	2.35	2.44
2022 Households	6,168	46,323	131,308
2022 Average Household Size	2.36	2.34	2.44
2017-2022 Annual Rate	0.16%	0.55%	0.60%
2010 Families	4,064	27,898	79,965
2010 Average Family Size	2.95	2.99	3.06
2017 Families	3,968	28,192	81,437
2017 Average Family Size	2.96	3.00	3.07
2022 Families	3,970	28,715	83,236
2022 Average Family Size	2.96	3.00	3.08
2017-2022 Annual Rate	0.01%	0.37%	0.44%
Housing Unit Summary			
2000 Housing Units	6,184	45,012	126,522
Owner Occupied Housing Units	76.0%	77.3%	77.3%
Renter Occupied Housing Units	21.7%	20.5%	20.3%
Vacant Housing Units	2.3%	2.2%	2.3%
2010 Housing Units	6,460	46,423	130,816
Owner Occupied Housing Units	73.3%	71.8%	71.2%
Renter Occupied Housing Units	22.1%	22.5%	22.8%
Vacant Housing Units	4.6%	5.7%	6.0%
2017 Housing Units	6,528	47,739	135,143
Owner Occupied Housing Units	70.7%	70.0%	69.5%
Renter Occupied Housing Units	23.0%	24.5%	24.8%
Vacant Housing Units	6.3%	5.6%	5.7%
2022 Housing Units	6,626	49,035	139,195
Owner Occupied Housing Units	70.2%	69.9%	69.5%
Renter Occupied Housing Units	22.9%	24.6%	24.9%
Vacant Housing Units	6.9%	5.5%	5.7%
Median Household Income			
2017	$56,332	$53,870	$52,153
2022	$61,391	$58,629	$56,369
Median Home Value			
2017	$142,478	$134,137	$124,864
2022	$163,617	$157,808	$150,153
Per Capita Income			
2017	$29,259	$28,543	$26,570
2022	$32,985	$32,137	$29,921
Median Age			
2010	43.1	43.1	41.0
2017	45.4	44.9	42.6
2022	46.6	45.6	43.4

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

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Market Profile

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Rings: 1, 3, 5 mile radii

14 & Schoenherr
Latitude: 42.53790
Longitude: -82.98721

	1 mile	3 miles	5 miles
2017 Households by Income			
Household Income Base	6,118	45,062	127,407
<$15,000	8.5%	10.2%	10.7%
$15,000 - $24,999	7.7%	9.7%	10.7%
$25,000 - $34,999	10.9%	10.6%	11.0%
$35,000 - $49,999	15.1%	15.0%	15.0%
$50,000 - $74,999	22.4%	20.2%	20.1%
$75,000 - $99,999	14.8%	14.9%	13.9%
$100,000 - $149,999	14.0%	12.9%	12.8%
$150,000 - $199,999	4.3%	4.5%	4.0%
$200,000+	2.2%	2.0%	1.8%
Average Household Income	$69,816	$67,154	$64,749
2022 Households by Income			
Household Income Base	6,168	46,306	131,277
<$15,000	8.4%	10.1%	10.7%
$15,000 - $24,999	7.0%	8.9%	10.0%
$25,000 - $34,999	9.7%	9.4%	9.8%
$35,000 - $49,999	13.2%	13.2%	13.2%
$50,000 - $74,999	20.9%	19.0%	18.8%
$75,000 - $99,999	16.0%	16.0%	15.0%
$100,000 - $149,999	16.9%	15.6%	15.6%
$150,000 - $199,999	5.1%	5.4%	4.8%
$200,000+	2.7%	2.4%	2.1%
Average Household Income	$78,663	$75,581	$72,897
2017 Owner Occupied Housing Units by Value			
Total	4,615	33,397	93,945
<$50,000	3.7%	8.6%	11.2%
$50,000 - $99,999	18.7%	20.5%	25.1%
$100,000 - $149,999	32.5%	30.6%	27.6%
$150,000 - $199,999	28.5%	25.4%	22.1%
$200,000 - $249,999	6.6%	8.1%	8.3%
$250,000 - $299,999	2.6%	2.8%	2.9%
$300,000 - $399,999	6.4%	2.5%	1.7%
$400,000 - $499,999	0.3%	0.4%	0.3%
$500,000 - $749,999	0.4%	0.6%	0.6%
$750,000 - $999,999	0.0%	0.3%	0.2%
$1,000,000 +	0.3%	0.2%	0.2%
Average Home Value	$157,649	$145,195	$135,938
2022 Owner Occupied Housing Units by Value			
Total	4,652	34,276	96,676
<$50,000	2.3%	5.6%	7.9%
$50,000 - $99,999	10.8%	12.6%	17.4%
$100,000 - $149,999	27.1%	26.7%	24.7%
$150,000 - $199,999	36.1%	32.5%	28.3%
$200,000 - $249,999	10.4%	12.2%	12.5%
$250,000 - $299,999	4.0%	4.1%	4.4%
$300,000 - $399,999	8.0%	3.7%	2.6%
$400,000 - $499,999	0.3%	0.7%	0.6%
$500,000 - $749,999	0.4%	0.9%	1.0%
$750,000 - $999,999	0.0%	0.5%	0.3%
$1,000,000 +	0.6%	0.4%	0.3%
Average Home Value	$179,407	$171,272	$160,750

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

April 12, 2018

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Market Profile

13700 E 14 Mile Rd, Warren, Michigan, 48088
Rings: 1, 3, 5 mile radii

14 & Schoenherr
Latitude: 42.53790
Longitude: -82.98721

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	14,654	104,061	303,035
0 - 4	5.0%	5.1%	5.5%
5 - 9	5.5%	5.3%	5.7%
10 - 14	5.7%	5.9%	6.1%
15 - 24	11.9%	11.9%	12.4%
25 - 34	10.7%	11.4%	12.3%
35 - 44	14.0%	13.1%	13.5%
45 - 54	14.9%	15.5%	15.3%
55 - 64	11.9%	12.3%	12.4%
65 - 74	10.7%	9.3%	8.1%
75 - 84	6.8%	6.8%	5.9%
85 +	2.8%	3.5%	2.7%
18 +	80.0%	79.7%	78.6%
2017 Population by Age			
Total	14,538	106,912	313,497
0 - 4	4.6%	4.7%	5.2%
5 - 9	5.1%	5.1%	5.4%
10 - 14	5.6%	5.4%	5.6%
15 - 24	10.0%	10.5%	11.1%
25 - 34	12.0%	12.3%	13.2%
35 - 44	12.1%	12.1%	12.6%
45 - 54	14.4%	14.0%	13.9%
55 - 64	13.9%	14.3%	14.1%
65 - 74	11.4%	10.9%	10.3%
75 - 84	7.6%	6.8%	5.7%
85 +	3.3%	3.8%	3.0%
18 +	81.6%	81.5%	80.5%
2022 Population by Age			
Total	14,641	109,679	322,607
0 - 4	4.4%	4.6%	5.1%
5 - 9	4.9%	5.0%	5.3%
10 - 14	5.6%	5.5%	5.7%
15 - 24	9.4%	9.6%	10.2%
25 - 34	11.0%	11.8%	12.8%
35 - 44	12.7%	12.7%	13.0%
45 - 54	13.6%	12.9%	12.8%
55 - 64	14.1%	14.3%	14.0%
65 - 74	12.2%	12.2%	11.7%
75 - 84	8.6%	7.6%	6.5%
85 +	3.5%	3.7%	2.9%
18 +	81.8%	81.6%	80.6%
2010 Population by Sex			
Males	6,947	48,967	145,306
Females	7,705	55,093	157,726
2017 Population by Sex			
Males	6,929	50,589	150,976
Females	7,610	56,322	162,520
2022 Population by Sex			
Males	7,019	52,172	156,086
Females	7,622	57,506	166,520

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

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Rings: 1, 3, 5 mile radii

14 & Schoenherr
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	1 mile	3 miles	5 miles
2017 Population 25+ by Educational Attainment			
Total	10,860	79,405	228,035
Less than 9th Grade	3.3%	4.0%	4.2%
9th - 12th Grade, No Diploma	6.2%	5.9%	7.5%
High School Graduate	24.4%	28.3%	29.2%
GED/Alternative Credential	3.7%	2.6%	3.2%
Some College, No Degree	27.7%	24.4%	24.5%
Associate Degree	9.7%	11.1%	10.6%
Bachelor's Degree	16.4%	15.4%	14.0%
Graduate/Professional Degree	8.7%	8.3%	6.9%
2017 Population 15+ by Marital Status			
Total	12,310	90,579	262,777
Never Married	29.4%	31.8%	33.2%
Married	54.4%	49.7%	47.4%
Widowed	5.6%	8.1%	7.7%
Divorced	10.6%	10.4%	11.7%
2017 Civilian Population 16+ in Labor Force			
Civilian Employed	93.9%	94.0%	93.6%
Civilian Unemployed (Unemployment Rate)	6.1%	6.0%	6.4%
2017 Employed Population 16+ by Industry			
Total	7,186	52,371	155,216
Agriculture/Mining	0.1%	0.2%	0.2%
Construction	4.3%	4.3%	4.7%
Manufacturing	21.7%	19.8%	19.8%
Wholesale Trade	1.8%	2.5%	2.6%
Retail Trade	9.8%	11.7%	12.2%
Transportation/Utilities	3.1%	3.7%	3.9%
Information	1.5%	1.4%	1.3%
Finance/Insurance/Real Estate	4.8%	5.6%	5.5%
Services	48.4%	46.8%	46.5%
Public Administration	4.6%	4.0%	3.4%
2017 Employed Population 16+ by Occupation			
Total	7,186	52,372	155,214
White Collar	60.2%	59.6%	56.3%
Management/Business/Financial	12.7%	12.5%	11.7%
Professional	20.6%	21.4%	18.7%
Sales	8.2%	9.8%	10.5%
Administrative Support	18.8%	16.0%	15.3%
Services	15.3%	17.4%	19.3%
Blue Collar	24.5%	23.0%	24.4%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	3.4%	3.3%	3.9%
Installation/Maintenance/Repair	3.1%	3.7%	3.7%
Production	11.6%	10.5%	10.6%
Transportation/Material Moving	6.4%	5.4%	6.1%
2010 Population By Urban/ Rural Status			
Total Population	14,652	104,060	303,032
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

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Market Profile

13700 E 14 Mile Rd, Warren, Michigan, 48088
Rings: 1, 3, 5 mile radii

14 & Schoenherr
Latitude: 42.53790
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	1 mile	3 miles	5 miles
2010 Households by Type			
Total	6,165	43,772	122,935
Households with 1 Person	29.7%	32.0%	30.2%
Households with 2+ People	70.3%	68.0%	69.8%
Family Households	65.9%	63.7%	65.0%
Husband-wife Families	50.3%	47.4%	46.9%
With Related Children	19.5%	18.5%	19.3%
Other Family (No Spouse Present)	15.6%	16.4%	18.1%
Other Family with Male Householder	3.7%	4.1%	4.8%
With Related Children	1.6%	1.8%	2.2%
Other Family with Female Householder	11.9%	12.3%	13.3%
With Related Children	6.1%	6.6%	7.3%
Nonfamily Households	4.4%	4.3%	4.8%
All Households with Children	27.4%	27.2%	29.2%
Multigenerational Households	3.2%	3.1%	3.6%
Unmarried Partner Households	4.4%	4.8%	5.6%
Male-female	4.0%	4.3%	5.1%
Same-sex	0.4%	0.5%	0.5%
2010 Households by Size			
Total	6,164	43,771	122,936
1 Person Household	29.7%	32.0%	30.2%
2 Person Household	33.9%	32.5%	31.8%
3 Person Household	16.0%	15.4%	15.9%
4 Person Household	12.9%	12.2%	13.0%
5 Person Household	5.1%	5.2%	5.8%
6 Person Household	1.6%	1.7%	2.1%
7 + Person Household	0.8%	0.9%	1.1%
2010 Households by Tenure and Mortgage Status			
Total	6,164	43,772	122,935
Owner Occupied	76.8%	76.1%	75.7%
Owned with a Mortgage/Loan	50.7%	50.4%	51.9%
Owned Free and Clear	26.1%	25.7%	23.9%
Renter Occupied	23.2%	23.9%	24.3%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	6,460	46,423	130,816
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

April 12, 2018

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Market Profile

13700 E 14 Mile Rd, Warren, Michigan, 48088
Rings: 1, 3, 5 mile radii

14 & Schoenherr
Latitude: 42.53790
Longitude: -82.98721

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Midlife Constants (5E)	Comfortable Empty Nesters	Traditional Living (12B)
2.	Green Acres (6A)	Midlife Constants (5E)	Rustbelt Traditions (5D)
3.	Salt of the Earth (6B)	Rustbelt Traditions (5D)	Comfortable Empty Nesters
2017 Consumer Spending			
Apparel & Services: Total $	$11,016,620	$78,553,625	$215,593,433
Average Spent	$1,800.69	$1,742.58	$1,691.75
Spending Potential Index	83	81	78
Education: Total $	$7,452,480	$52,132,382	$144,253,064
Average Spent	$1,218.12	$1,156.47	$1,131.95
Spending Potential Index	84	79	78
Entertainment/Recreation: Total $	$16,684,201	$118,841,495	$323,553,203
Average Spent	$2,727.07	$2,636.29	$2,538.91
Spending Potential Index	87	85	81
Food at Home: Total $	$26,723,615	$192,495,731	$527,029,244
Average Spent	$4,368.03	$4,270.19	$4,135.57
Spending Potential Index	87	85	82
Food Away from Home: Total $	$17,234,057	$123,271,542	$337,806,413
Average Spent	$2,816.94	$2,734.57	$2,650.75
Spending Potential Index	85	82	80
Health Care: Total $	$31,462,697	$222,666,313	$600,140,185
Average Spent	$5,142.64	$4,939.47	$4,709.27
Spending Potential Index	92	88	84
HH Furnishings & Equipment: Total $	$10,372,052	$73,827,717	$201,706,778
Average Spent	$1,695.33	$1,637.74	$1,582.78
Spending Potential Index	87	84	81
Personal Care Products & Services: Total $	$4,207,626	$29,813,938	$81,388,321
Average Spent	$687.75	$661.37	$638.65
Spending Potential Index	86	83	80
Shelter: Total $	$83,256,540	$592,444,709	$1,626,098,343
Average Spent	$13,608.46	$13,142.37	$12,759.92
Spending Potential Index	84	81	79
Support Payments/Cash Contributions/Gifts in Kind: Total $	$12,850,359	$90,593,746	$243,634,560
Average Spent	$2,100.42	$2,009.67	$1,911.79
Spending Potential Index	90	86	82
Travel: Total $	$10,943,390	$76,447,205	$207,464,585
Average Spent	$1,788.72	$1,695.85	$1,627.96
Spending Potential Index	86	82	79
Vehicle Maintenance & Repairs: Total $	$5,787,219	$41,392,985	$112,650,237
Average Spent	$945.93	$918.23	$883.96
Spending Potential Index	88	86	82

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.
Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

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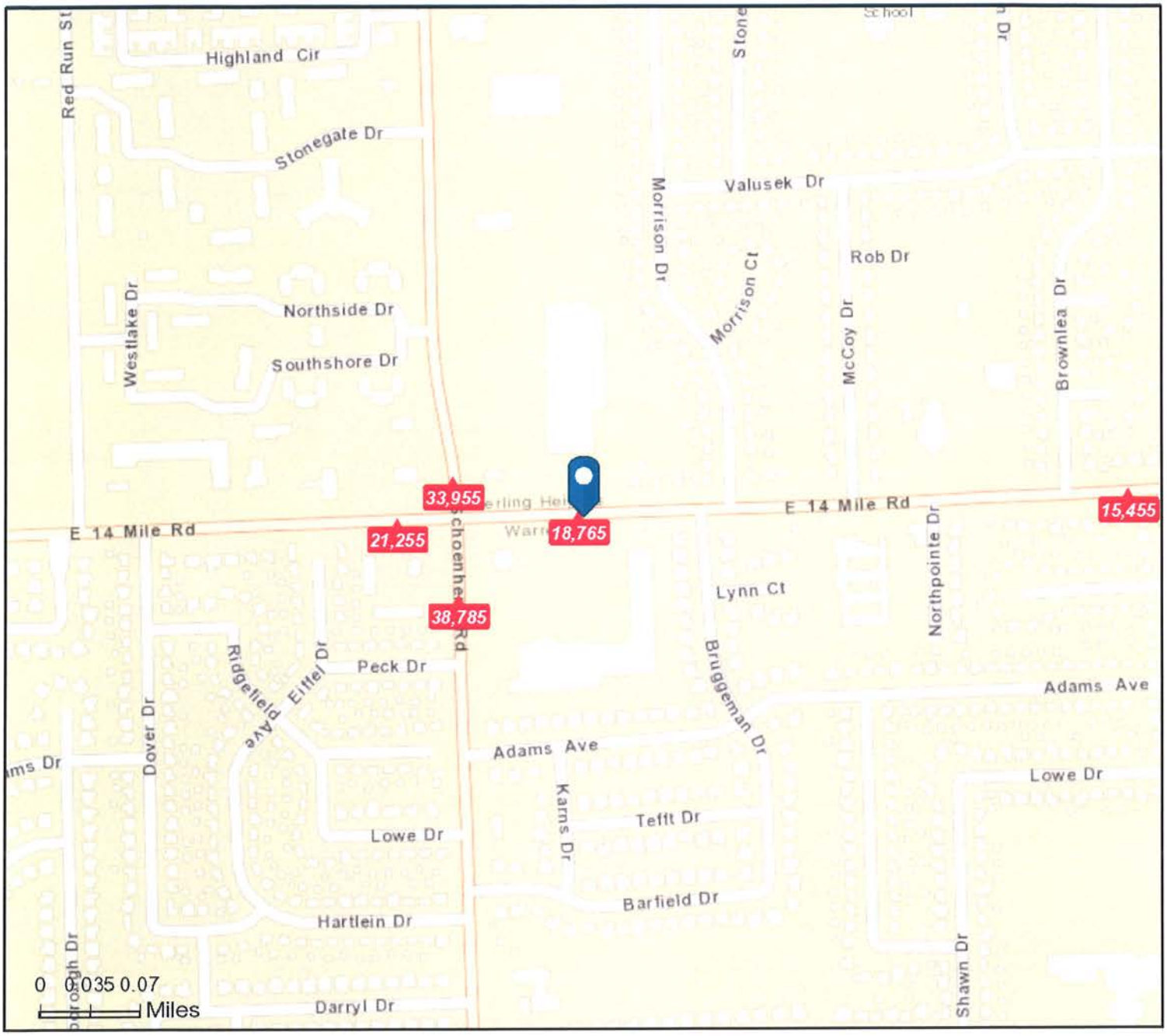
Traffic Count Map - Close Up

13700 E 14 Mile Rd, Warren, Michigan, 48088
Rings: 1, 3, 5 mile radii

14 & Schoenherr
Latitude: 42.53790
Longitude: -82.98721



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***

Source: ©2017 Kalibrate Technologies

April 12, 2018

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