

PRESIDENT TUXEDO CENTER



PILOT

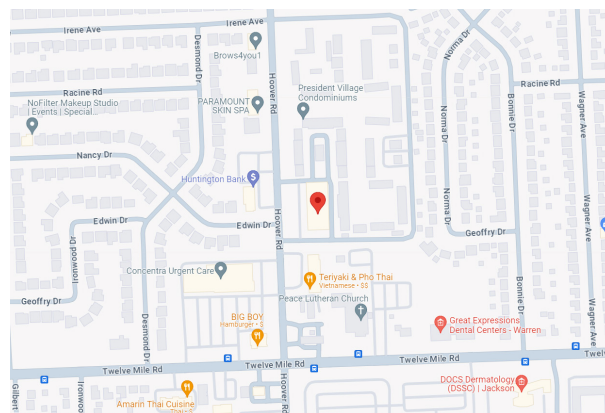
PROPERTY GROUP

29128-29214 HOOVER ROAD, WARREN, MI 48093

PROPERTY OVERVIEW:

- Former Smoke Shop space. Humidor and displays can be made part of the rental agreement.
- Busy shopping center, co-tenants include Amici Hair Salon, Dovetail Cafe and new Laundromat.
- Monument signage available on Hoover.
- Professional landlords.

Property Type: Retail
Cross Streets: East side of Hoover, North of 12 Mile Rd.
Total Square Footage: 19,433
Minimum Square Footage: 2,110
Maximum Square Footage: 2,110
Year Built: 1964
Lot Size: 1.469 Acres
Frontage: 320'
Zoning: C-1
Parking Spaces: Approx. 80
Heat Type: Package HVAC
Lease Rate: \$12.00/SF
Lease Type: Gross



AGENT CONTACT INFO

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DEMOGRAPHICS

Population			
	2 mile	5 mile	10 mile
2010 Population	50,424	326,495	1,200,176
2023 Population	52,292	329,759	1,192,238
2028 Population Projection	52,502	329,775	1,193,313
Annual Growth 2010-2023	0.3%	0.1%	-0.1%
Annual Growth 2023-2028	0.1%	0%	0%
Median Age	43.4	40.6	40.1
Bachelor's Degree or Higher	21%	17%	25%
U.S. Armed Forces	8	59	607

Population By Race			
	2 mile	5 mile	10 mile
White	39,693	226,412	719,260
Black	8,682	72,713	363,481
American Indian/Alaskan Native	181	1,301	4,016
Asian	2,553	19,144	72,031
Hawaiian & Pacific Islander	9	84	339
Two or More Races	1,173	10,106	33,110
Hispanic Origin	1,184	8,101	30,295

Housing			
	2 mile	5 mile	10 mile
Median Home Value	\$151,214	\$140,374	\$165,276
Median Year Built	1965	1963	1959

Households			
	2 mile	5 mile	10 mile
2010 Households	21,333	130,038	479,718
2023 Households	22,284	131,612	477,677
2028 Household Projection	22,399	131,633	478,091
Annual Growth 2010-2023	0.4%	0.1%	-0.1%
Annual Growth 2023-2028	0.1%	0%	0%
Owner Occupied Households	16,871	94,423	324,093
Renter Occupied Households	5,528	37,210	153,997
Avg Household Size	2.3	2.5	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$631.1M	\$3.5B	\$13.4B

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$75,865	\$67,910	\$77,153
Median Household Income	\$61,555	\$54,522	\$58,433
< \$25,000	3,630	25,914	98,039
\$25,000 - 50,000	5,531	34,600	110,256
\$50,000 - 75,000	4,143	26,616	85,430
\$75,000 - 100,000	3,185	17,684	61,554
\$100,000 - 125,000	2,441	11,916	44,318
\$125,000 - 150,000	1,453	6,524	28,000
\$150,000 - 200,000	1,229	5,386	26,600
\$200,000+	672	2,975	23,479

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Hoover Rd	E 12 Mile Rd S	24,430	2022	0.09 mi
E 12 Mile Rd	Hoover Rd E	20,292	2022	0.17 mi
E 12 Mile Rd	Bonnie Dr E	21,035	2022	0.17 mi
Hoover Rd	E 12 Mile Rd N	28,673	2022	0.20 mi
Hoover Rd	Dorothy Ln N	26,651	2022	0.28 mi
E 12 Mile Rd	Wagner Dr W	20,541	2022	0.29 mi
Hoover Road	-	20,902	2022	0.31 mi
HOOVER RD	Dorothy Ln S	18,017	2022	0.31 mi
E 12 Mile Rd	Imperial Dr W	20,291	2022	0.32 mi

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ADDITIONAL PHOTOS



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