



Colliers

For Lease | 1 Acre Parcel

### Property Highlights

## 15961 15 Mile Road | Clinton Township, MI

- Excellent Opportunity for Retail, Office, or Medical Users
- Approximately 1 Acre parcel on a Hard Corner with an 1,810 SF Flower Shop
- Located across from Meijer and adjacent to a brand new retail development
- Immediately near Tim Hortons, McDonalds, Arby's, Frazer Hockey Land and Total Soccer
- In close proximity to a 2.8MM SF Chrysler Stamping Plant and 3MM SF Assembly Plant
- Dense population, high traffic intersection, more than 43,000 cars per day
- 10MM SF of Retail, Office, and Industrial Users within a 2 Mile Radius
- Ground Lease, Lease, or Build-To-Suit terms available
- Minutes from I-94, I-696, and I-75 Freeways



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# Merchant Map

For Lease | 1 Acre Parcel

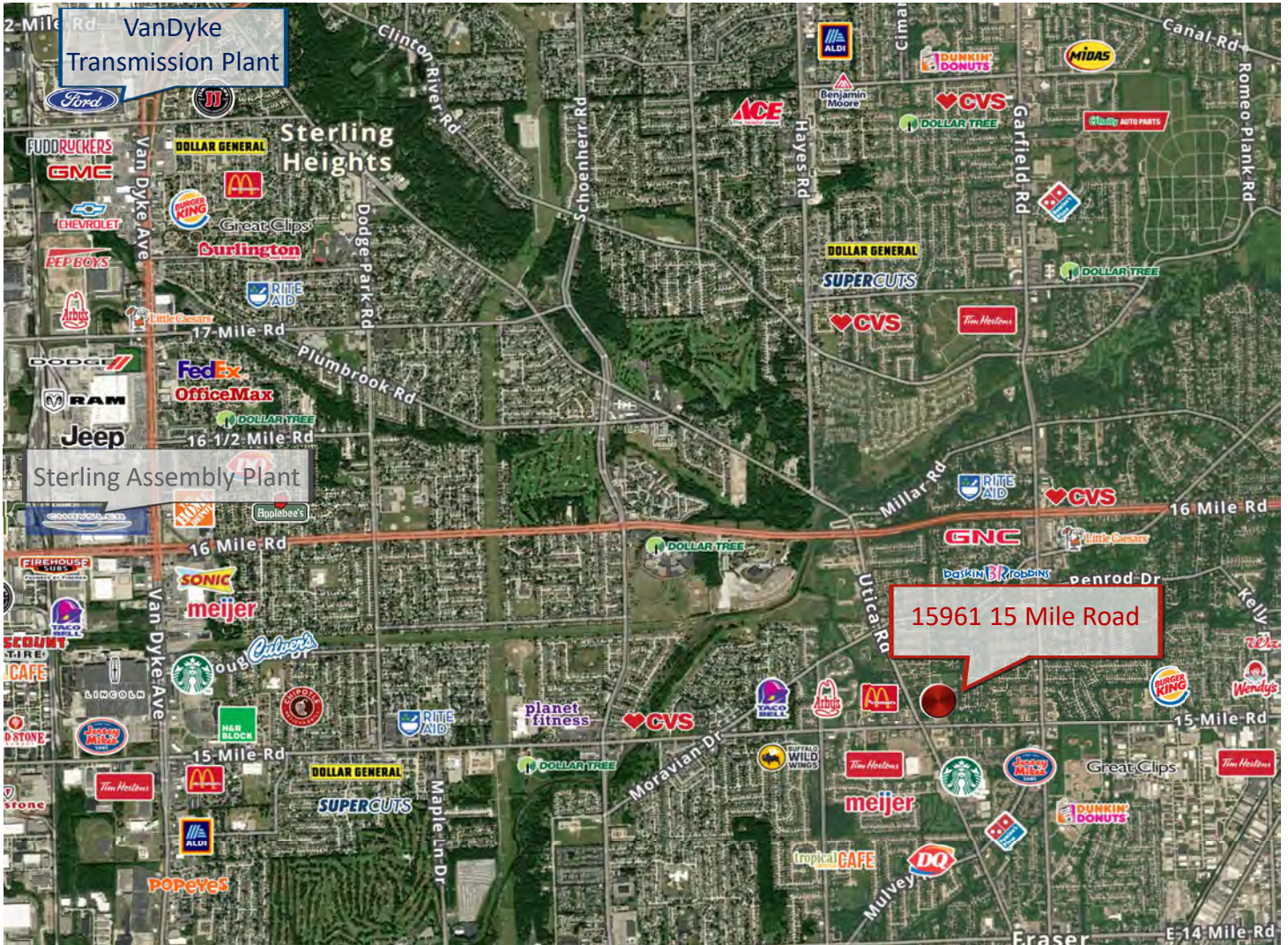
15961 15 Mile Road | Clinton Township, MI



# Aerial

For Lease | 1 Acre Parcel

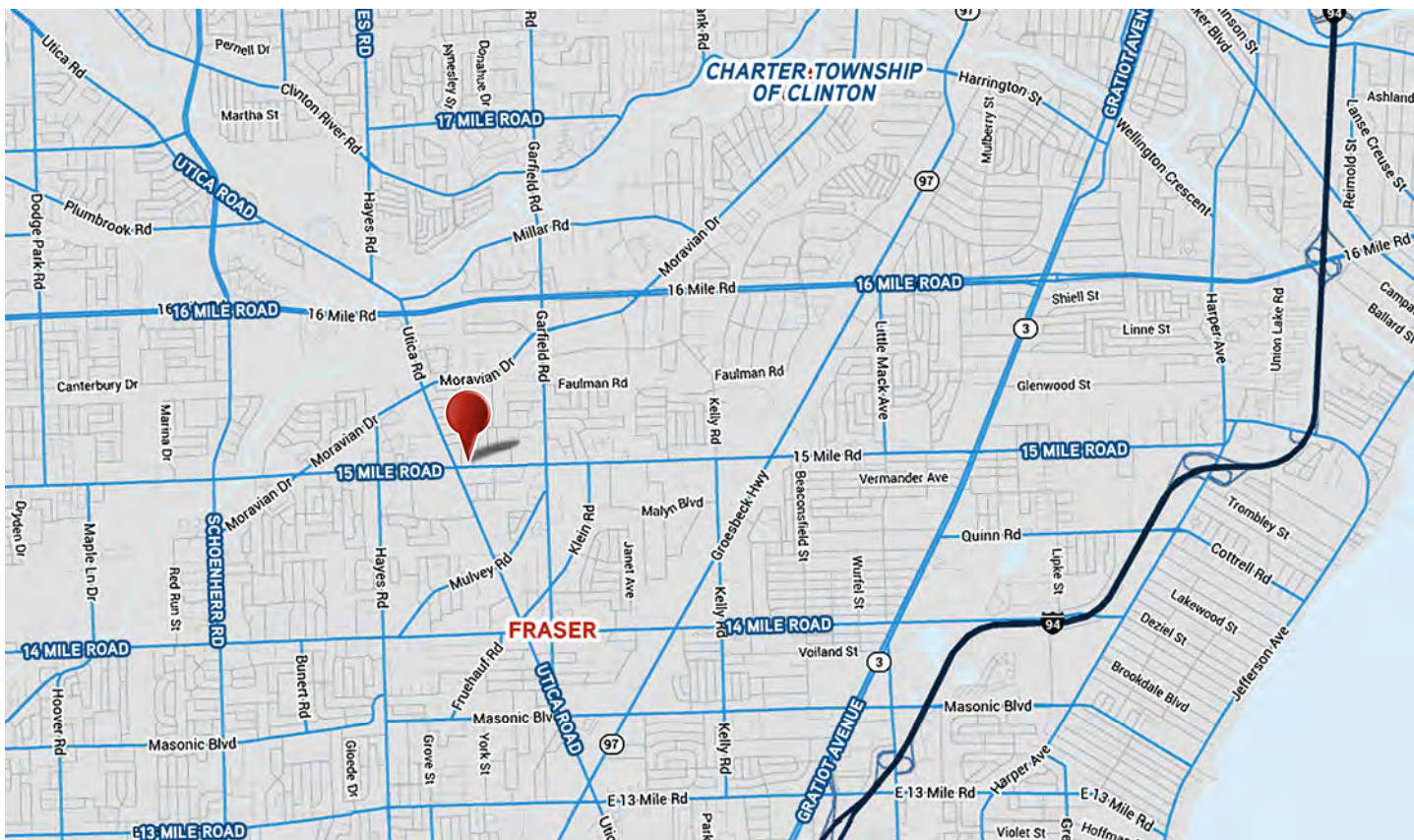
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# Location Map

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# Demographics



## Demographic Summary Report

15961 15 Mile Rd, Clinton Township, Michigan, 48035  
1,3,5 mile radius rings

Prepared by Colliers  
Latitude: 42.553372  
Longitude: -82.960865

	1 mile radius	3 mile radius	5 mile radius
<b>Population Summary</b>			
2000 Total Population	10,475	112,376	298,686
2010 Total Population	11,501	110,387	296,728
2021 Total Population	11,425	111,311	301,262
2021 Group Quarters	257	707	2,083
2026 Total Population	11,497	112,472	306,194
2021-2026 Annual Rate (CAGR)	0.13%	0.21%	0.33%
2000 to 2010 Population Change	9.8%	-1.8%	-0.7%
2000 to 2021 Population Change	9.1%	-0.9%	0.9%
2010 to 2026 Population Change	0.0%	1.9%	3.2%
2021 to 2026 Population Change	0.6%	1.0%	1.6%
2021 Total Daytime Population	9,820	98,663	299,163
Workers	3,953	41,579	146,369
Residents	5,867	57,084	152,794
2021 Workers % of Daytime Population	40.3%	42.1%	48.9%
2021 Residents % of Daytime Population	59.8%	57.9%	51.1%
<b>Household Summary</b>			
2000 Households	4,284	45,796	123,045
2010 Households	4,900	45,936	124,630
2021 Households	4,951	46,776	127,780
2021 Average Household Size	2.26	2.36	2.34
2026 Households	5,005	47,384	130,250
2021-2026 Annual Rate	0.22%	0.26%	0.38%
2000 to 2010 Household Change	14.4%	0.3%	1.3%
2000 to 2021 Household Change	15.6%	2.1%	3.8%
2010 to 2026 Household Change	2.1%	3.2%	4.5%
2021 to 2026 Household Change	1.1%	1.3%	1.9%
2010 Families	2,945	29,865	78,974
2021 Families	2,874	29,570	78,584
2026 Families	2,877	29,716	79,380
2021-2026 Annual Rate	0.02%	0.10%	0.20%
<b>Housing Unit Summary</b>			
2021 Housing Units	5,311	49,702	136,193
Owner Occupied Housing Units	68.5%	72.8%	71.2%
Renter Occupied Housing Units	31.6%	27.2%	28.8%
Vacant Housing Units	6.8%	5.9%	6.2%
<b>Owner Occupied Median Home Value</b>			
2021 Median Home Value	\$232,381	\$180,559	\$174,210
2026 Median Home Value	\$258,539	\$199,307	\$193,182
<b>Income</b>			
2021 Per Capita Income	\$37,506	\$31,775	\$31,227
2021 Median Household Income	\$58,173	\$59,446	\$58,621
2021 Average Household Income	\$85,364	\$75,422	\$73,648
Household Income Base	4,951	46,776	127,758
<\$15,000	7.0%	7.5%	7.9%
\$15,000 - \$24,999	8.9%	8.2%	8.5%
\$25,000 - \$34,999	13.6%	11.0%	11.1%
\$35,000 - \$49,999	12.5%	13.2%	13.3%
\$50,000 - \$74,999	19.1%	21.3%	20.8%
\$75,000 - \$99,999	10.2%	14.7%	15.1%
\$100,000 - \$149,999	14.9%	16.0%	15.5%
\$150,000 - \$199,999	6.6%	5.0%	5.0%
\$200,000+	7.1%	3.3%	2.9%

Source: Esri, U.S. Census

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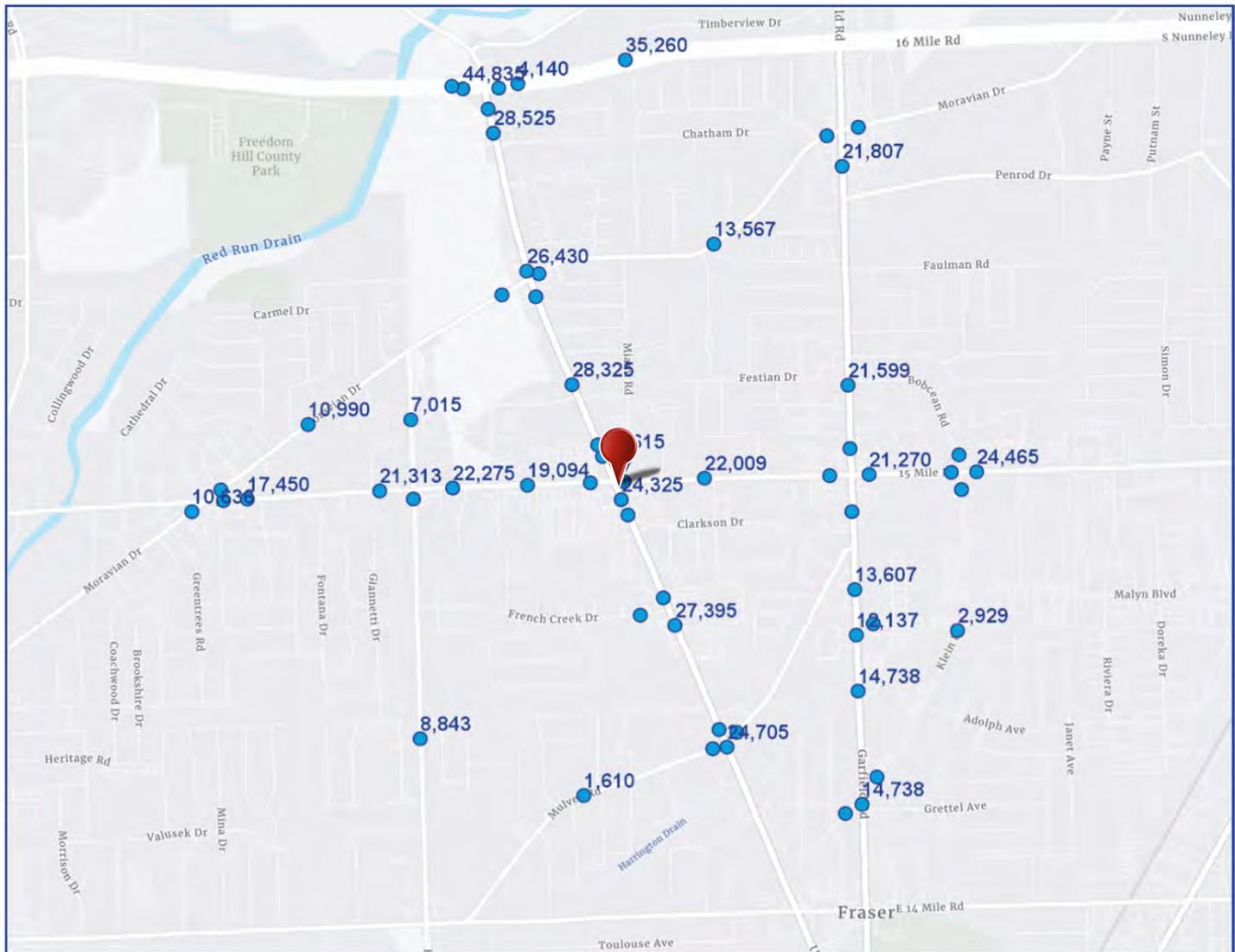
	1 mile radius	3 mile radius	5 mile radius
<b>Median Age</b>			
2010	46.1	42.4	41.3
2021	50.3	45.3	43.9
2026	51.3	45.9	44.7
<b>2021 Population by Age</b>			
Total	11,426	111,311	301,262
0 - 4	3.8%	4.6%	4.8%
5 - 9	4.7%	5.1%	5.1%
10 - 14	4.7%	5.4%	5.4%
15 - 19	4.5%	5.1%	5.0%
20 - 24	4.2%	4.9%	5.0%
25 - 29	5.2%	6.1%	6.5%
30 - 34	5.7%	6.3%	6.8%
35 - 39	6.1%	6.4%	6.6%
40 - 44	5.2%	6.0%	6.2%
45 - 49	5.7%	6.3%	6.3%
50 - 54	6.6%	6.6%	6.6%
55 - 59	7.6%	7.1%	7.1%
60 - 64	8.0%	7.2%	7.3%
65 - 69	7.0%	6.5%	6.3%
70 - 74	6.4%	5.8%	5.3%
75 - 79	4.8%	4.5%	3.8%
80 - 84	3.9%	3.0%	2.7%
85+	6.3%	3.4%	3.3%
18+	83.9%	81.9%	81.6%
21+	81.5%	78.9%	78.7%
<b>2021 Population by Race/Ethnicity</b>			
Total	11,426	111,311	301,262
White Alone	80.6%	78.1%	78.4%
Black Alone	11.7%	14.4%	13.9%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	5.1%	4.0%	4.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.3%	0.5%	0.5%
Two or More Races	2.1%	2.6%	2.8%
Hispanic Origin	2.3%	2.7%	2.5%
Diversity Index	36.4	40.2	39.5
<b>2021 Population 25+ by Educational Attainment</b>			
Total	8,929	83,557	224,947
Less than 9th Grade	3.8%	2.8%	2.9%
9th - 12th Grade, No Diploma	5.3%	6.0%	6.1%
High School Graduate	26.4%	29.0%	29.3%
GED/Alternative Credential	2.7%	2.9%	2.9%
Some College, No Degree	23.7%	24.4%	24.8%
Associate Degree	10.7%	10.9%	10.6%
Bachelor's Degree	17.6%	16.1%	16.0%
Graduate/Professional Degree	9.8%	7.9%	7.5%



# Traffic Counts

## TRAFFIC COUNTS

15961 15 Mile Rd, Clinton Township, Michigan, 48035



### Closest Traffic Counts

Street	Count	Type	Year	Dist.	Street	Count	Type	Year	Dist.
15 Mile Rd	19,750	ADT	2012	.01	French Creek Dr	2,112	ADT	2005	.32
Utica Rd	24,325	ADT	2012	.05	Utica Rd	27,395	ADT	2007	.36
15 Mile Rd	18,890	ADT	2012	.07	15 Mile Rd	22,275	AADT	2013	.39
Utica Rd	25,615	ADT	2012	.07	Utica Rd	23,450	ADT	2012	.47
Utica Rd	22,409	AADT	2012	.08	Hayes Rd	10,241	AADT	2013	.48
Utica Rd	23,786	AADT	2012	.10	15 Mile Rd	13,569	AADT	2013	.49
15 Mile Rd	22,009	ADT	2007	.20	Hayes Rd	7,015	AADT	2013	.50
15 Mile Rd	19,094	ADT	2007	.21	Moravian Dr	13,270	ADT	2012	.51
Utica Rd	28,325	ADT	2007	.25	Moravian Dr	11,530	ADT	2012	.52
Utica Rd	24,603	ADT	2005	.29	Utica Rd	26,430	ADT	2012	.53

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