



Colliers

Plymouth Road

Beech Daly

For Lease | Free Standing Building

Property Highlights

25801 Plymouth Road | Redford, MI

- Great Opportunity for Retail, Office, or Medical Users
- 1,275 SF Free Standing Building on a Hard Corner
- Immediate area includes many national brands, Burlington Stores, Planet Fitness, CVS, Citi Trends, Foot Locker, H&R Block, McDonalds, Checkers, Taco Bell,
- Densely populated area, more than 330,000 people within a 5-mile radius.
- High traffic intersection, more than 52,000 cars per day
- 13.2MM SF of Retail, Office, and Industrial Users within a 2 Mile Radius
- One Mile from Telegraph Road and minutes from I-94 and M-39 Freeways



Arthur Itkis

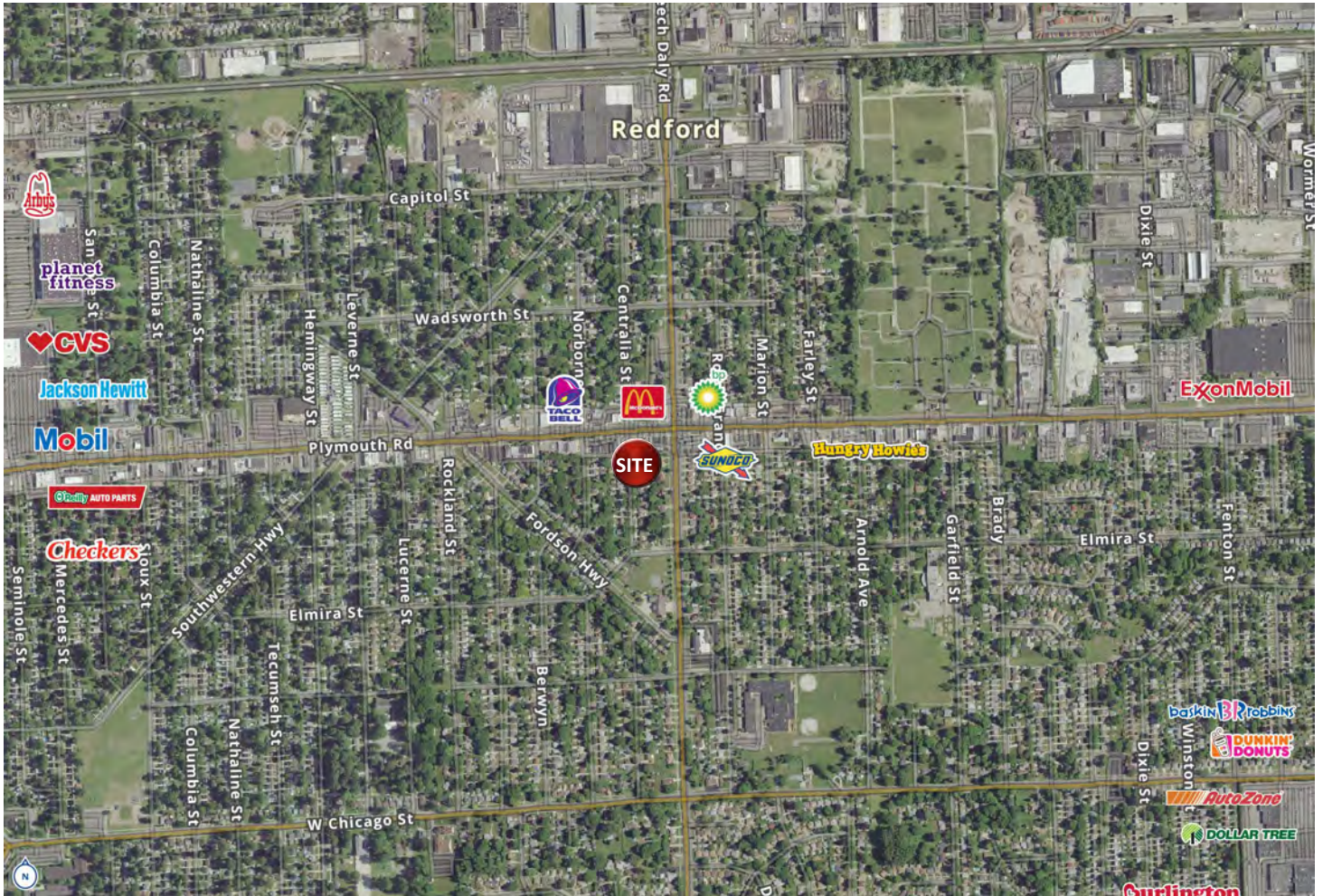
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Merchant Map

For Lease | Free Standing Building
25801 Plymouth Road | Redford, MI

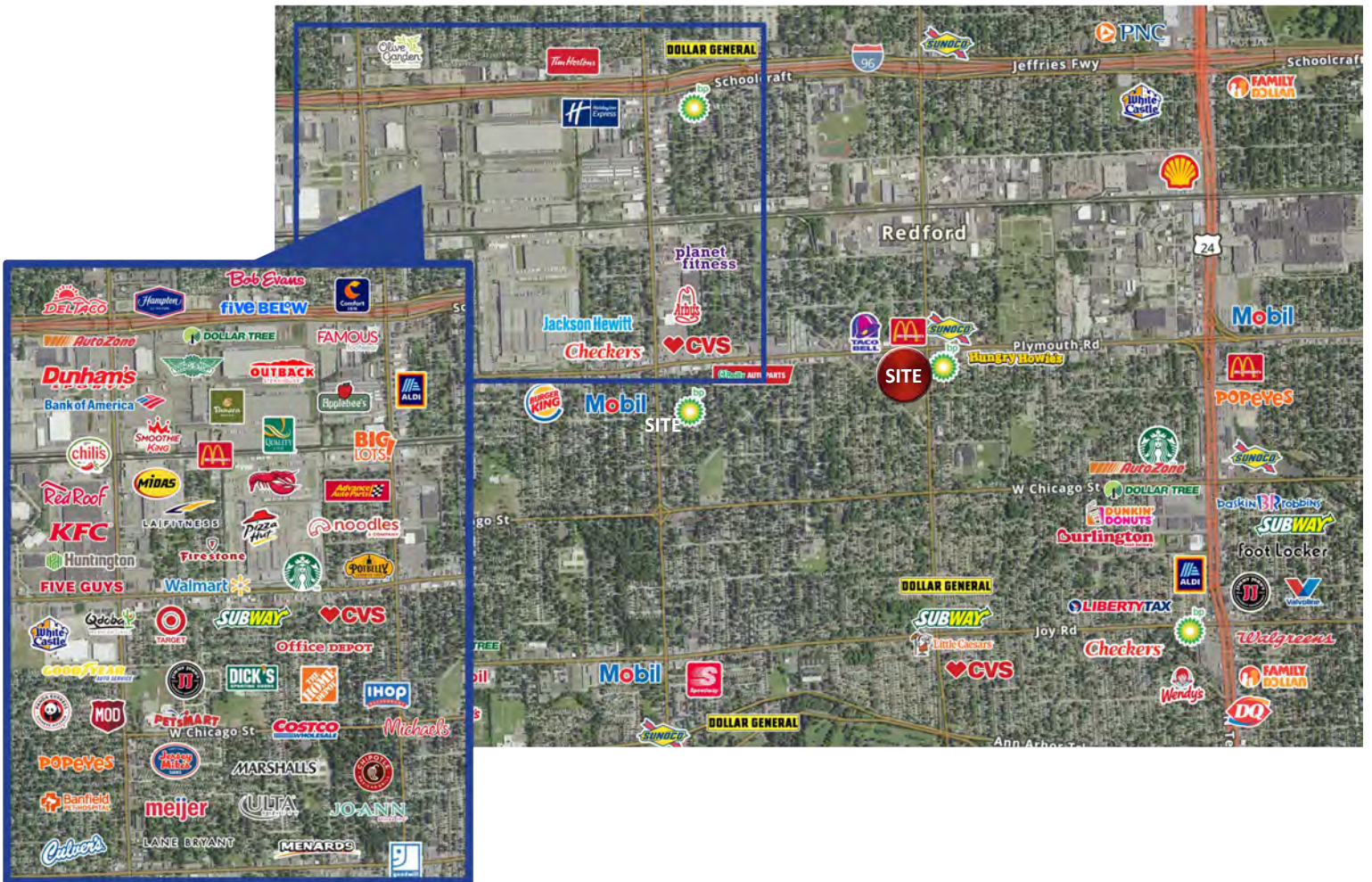


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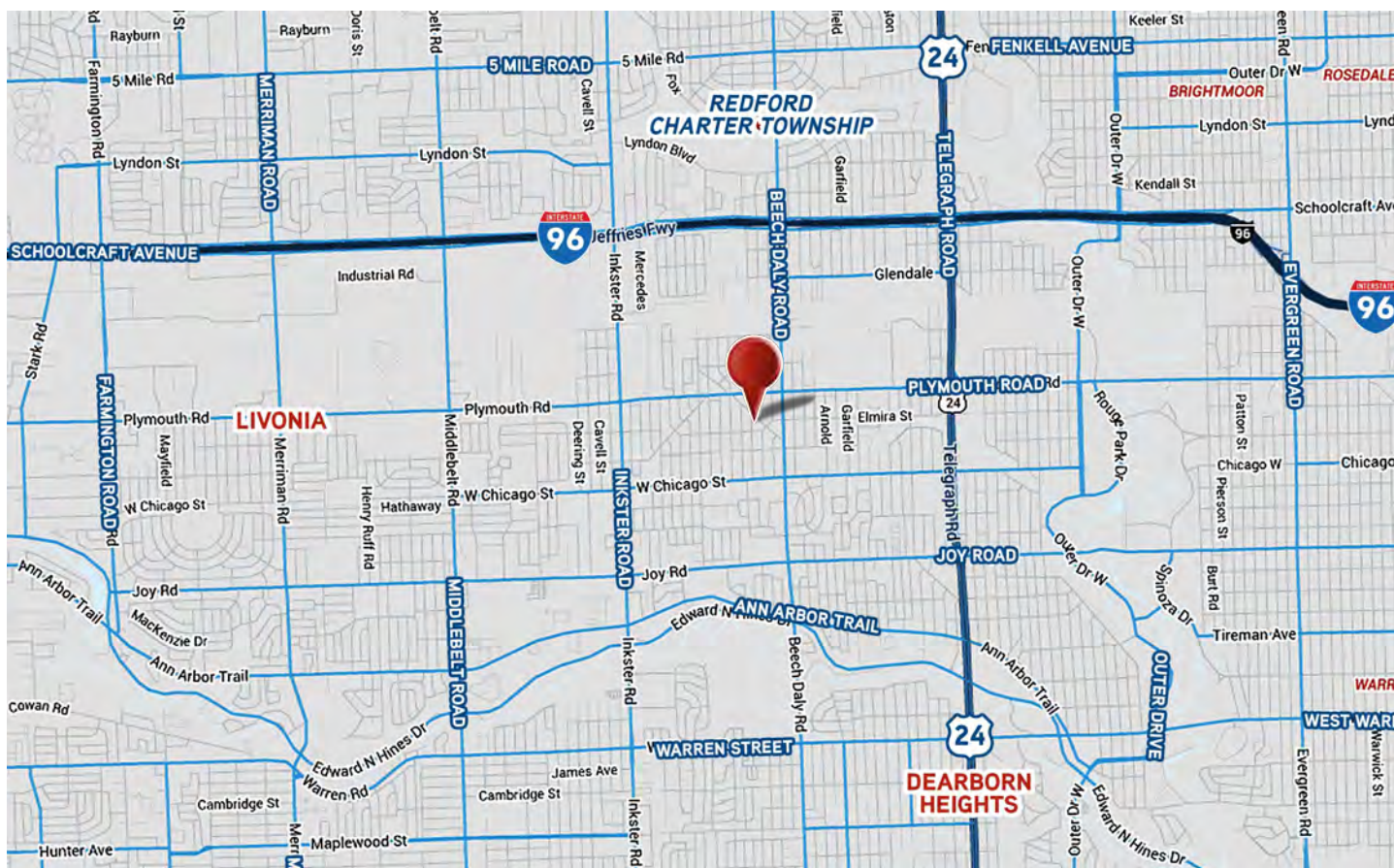


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Location Map

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Demographics

For Lease | Free Standing Building
25801 Plymouth Road | Redford, MI



Demographic Executive Summary

25801 Plymouth Rd, Redford, Michigan, 48239
1,3,5 mile radius rings

Prepared by Colliers
Latitude: 42.370756
Longitude: -83.295418

	1 mile radius	3 mile radius	5 mile radius
Population			
2000 Population	14,195	115,824	371,534
2010 Population	13,736	105,586	329,649
2021 Population	13,494	103,829	323,977
2026 Population	13,372	102,937	321,028
2000-2010 Annual Change (CAGR)	-0.33%	-0.92%	-1.19%
2010-2021 Annual Change (CAGR)	-0.16%	-0.15%	-0.15%
2021-2026 Annual Change (CAGR)	-0.18%	-0.17%	-0.18%
2021 Male Population	48.6%	48.2%	47.8%
2021 Female Population	51.4%	51.8%	52.2%
2021 Median Age	40.4	40.5	39.9

In the identified area, the current year population is 13,494. In 2010, the Census count in the area was 13,736. The rate of change since 2010 was -0.16% annually. The five-year projection for the population in the area is 13,372 representing a change of -0.18% annually from 2021 to 2026. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 40.4, compared to U.S. median age of 38.8.

Race and Ethnicity

2021 White Alone	64.3%	65.2%	56.4%
2021 Black Alone	29.2%	28.3%	37.4%
2021 American Indian/Alaska Native Alone	0.5%	0.4%	0.3%
2021 Asian Alone	1.2%	2.0%	1.8%
2021 Pacific Islander Alone	0.0%	0.0%	0.0%
2021 Other Race	1.6%	1.1%	1.0%
2021 Two or More Races	3.3%	3.1%	3.0%
2021 Hispanic Origin (Any Race)	4.2%	4.2%	3.9%

Persons of Hispanic origin represent 4.2% of the population in the identified area compared to 18.9% 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 54.2 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	64	61	68
2000 Households	5,580	45,665	140,790
2010 Households	5,361	42,022	128,032
2021 Total Households	5,314	41,764	127,400
2026 Total Households	5,272	41,486	126,562
2000-2010 Annual Change (CAGR)	-0.40%	-0.83%	-0.95%
2010-2021 Annual Change (CAGR)	-0.08%	-0.05%	-0.04%
2019-2026 Annual Change (CAGR)	-0.16%	-0.13%	-0.13%
2021 Average Household Size	2.53	2.47	2.53

The household count in this area has changed from 5,361 in 2010 to 5,314 in the current year, a change of -0.08% annually. The five-year projection of households is 5,272, a change of -0.16% annually from the current year total. Average household size is currently 2.53, compared to 2.56 in the year 2010. The number of families in the current year is 3,448 in the specified area.

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Mortgage Income			
2021 Percent of Income for Mortgage	8.8%	10.8%	11.2%
Median Household Income			
2021 Median Household Income	\$57,813	\$54,687	\$53,355
2026 Median Household Income	\$62,852	\$60,260	\$58,514
2021-2026 Annual Change (CAGR)	1.69%	1.96%	1.86%
Average Household Income			
2021 Average Household Income	\$71,989	\$67,563	\$69,301
2026 Average Household Income	\$81,087	\$76,593	\$78,413
2021-2026 Annual Change (CAGR)	2.41%	2.54%	2.50%
Per Capita Income			
2021 Per Capita Income	\$28,657	\$27,162	\$27,251
2026 Per Capita Income	\$32,318	\$30,847	\$30,911
2021-2026 Annual Change (CAGR)	2.43%	2.58%	2.55%

Households by Income

Current median household income is \$57,813 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$62,852 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$71,989 in this area, compared to \$92,435 for all U.S. households. Average household income is projected to be \$81,087 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$28,657 in the area, compared to the U.S. per capita income of \$35,106. The per capita income is projected to be \$32,318 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	205	166	155
2000 Total Housing Units	5,665	47,203	146,568
2000 Owner Occupied Housing Units	5,263	37,064	108,940
2000 Renter Occupied Housing Units	318	8,600	31,850
2000 Vacant Housing Units	84	1,539	5,778
2010 Total Housing Units	5,733	46,858	145,626
2010 Owner Occupied Housing Units	4,619	32,299	93,104
2010 Renter Occupied Housing Units	742	9,723	34,928
2010 Vacant Housing Units	372	4,836	17,594
2021 Total Housing Units	5,770	47,198	146,991
2021 Owner Occupied Housing Units	4,475	31,208	89,379
2021 Renter Occupied Housing Units	839	10,556	38,021
2021 Vacant Housing Units	456	5,434	19,591
2026 Total Housing Units	5,770	47,239	147,138
2026 Owner Occupied Housing Units	4,478	31,388	90,037
2026 Renter Occupied Housing Units	794	10,098	36,525
2026 Vacant Housing Units	498	5,753	20,576

Currently, 77.6% of the 5,770 housing units in the area are owner occupied; 14.5% renter occupied; and 7.9% are vacant. 57.3% of the housing units in the US are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 5,733 housing units in the area - 80.6% owner occupied, 12.9% renter occupied, and 6.5% vacant. The annual rate of change in housing units since 2010 is 0.29%. Median home value in the area is \$120,870, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 4.54% annually to \$150,885.

Traffic Counts

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TRAFFIC COUNTS

25801 Plymouth Rd, Redford, Michigan, 48239

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Closest Traffic Counts

Street	Count	Type	Year	Dist.	Street	Count	Type	Year	Dist.
Plymouth Rd	18,587	AADT	2017	.07	W Chicago St	5,848	ADT	1996	.68
Beech Daly Rd	32,950	ADT	2004	.10	Beech Daly Rd	20,480	ADT	2004	.73
Plymouth Rd	23,852	AADT	1995	.12	W Chicago St	5,628	AADT	2010	.74
Beech Daly Rd	19,918	ADT	2004	.26	Beech Daly Rd	32,950	ADT	2004	.81
Beech Daly Rd	20,770	ADT	2004	.41	Plymouth Rd	18,010	AADT	2012	.90
Beech Daly Rd	31,508	ADT	2004	.44	Plymouth Rd	18,010	AADT	2012	.92
W Chicago St	6,296	AADT	1995	.50	Inkster Rd	32,426	AADT	2009	.92
W Chicago St	6,296	AADT	1995	.50	Inkster Rd	35,549	ADT	2002	.95
W Chicago St	7,620	ADT	2005	.53	Beech Daly Rd	39,379	ADT	2002	.96
W Chicago St	6,004	AADT	2010	.66	Plymouth Rd	22,914	AADT	2017	.97