

Former Loveland Pharmacy

4058 West Jefferson Avenue

Ecorse, Michigan

For Sale or Lease

Building Size:
1,500 Square Feet

Building Dimensions:
30' x 50'

Lot Dimensions:
85' x 100'

Available:
Immediately

Zoning:
Local Business

Traffic Counts:
Jefferson, Two-Way Count,
Between Outer Drive & Visger:
17,880 ADT



Contact:
Kent Butler
kbutler@ludwigseeley.com



Former Pharmacy

For Sale

Great Signage and Visibility

**Great Location for Pizza, Chicken,
Fast Food or Cash Advance**

Demographics

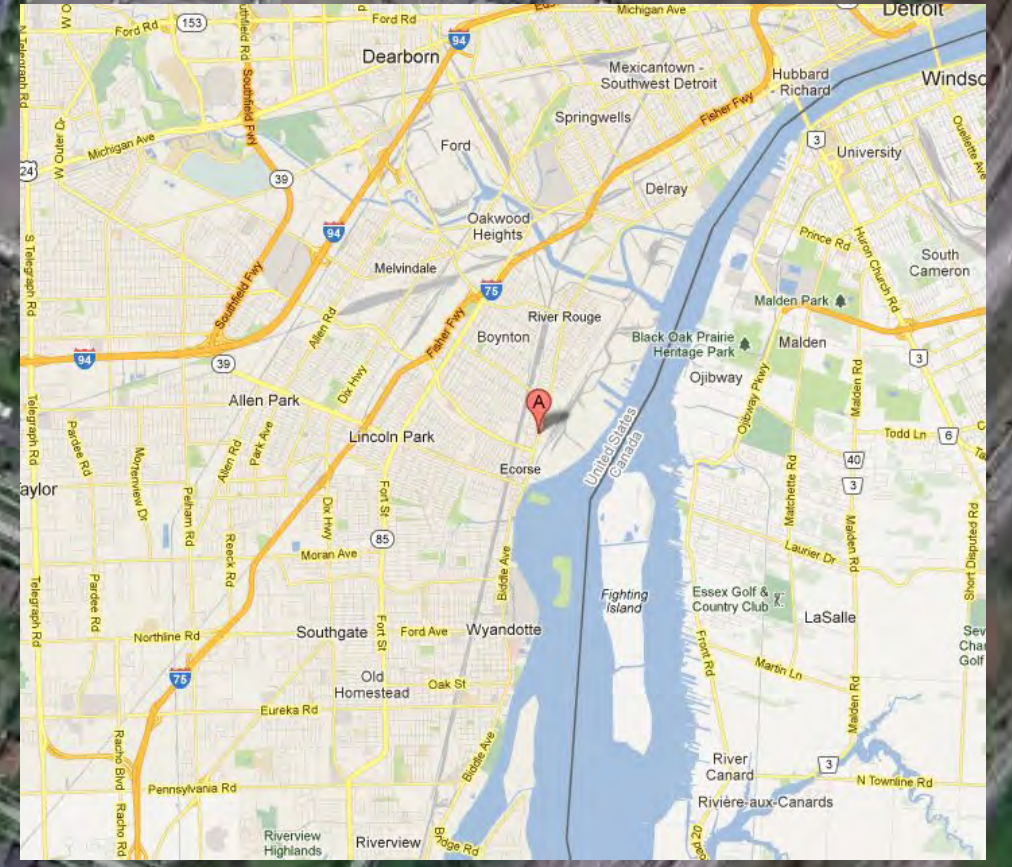
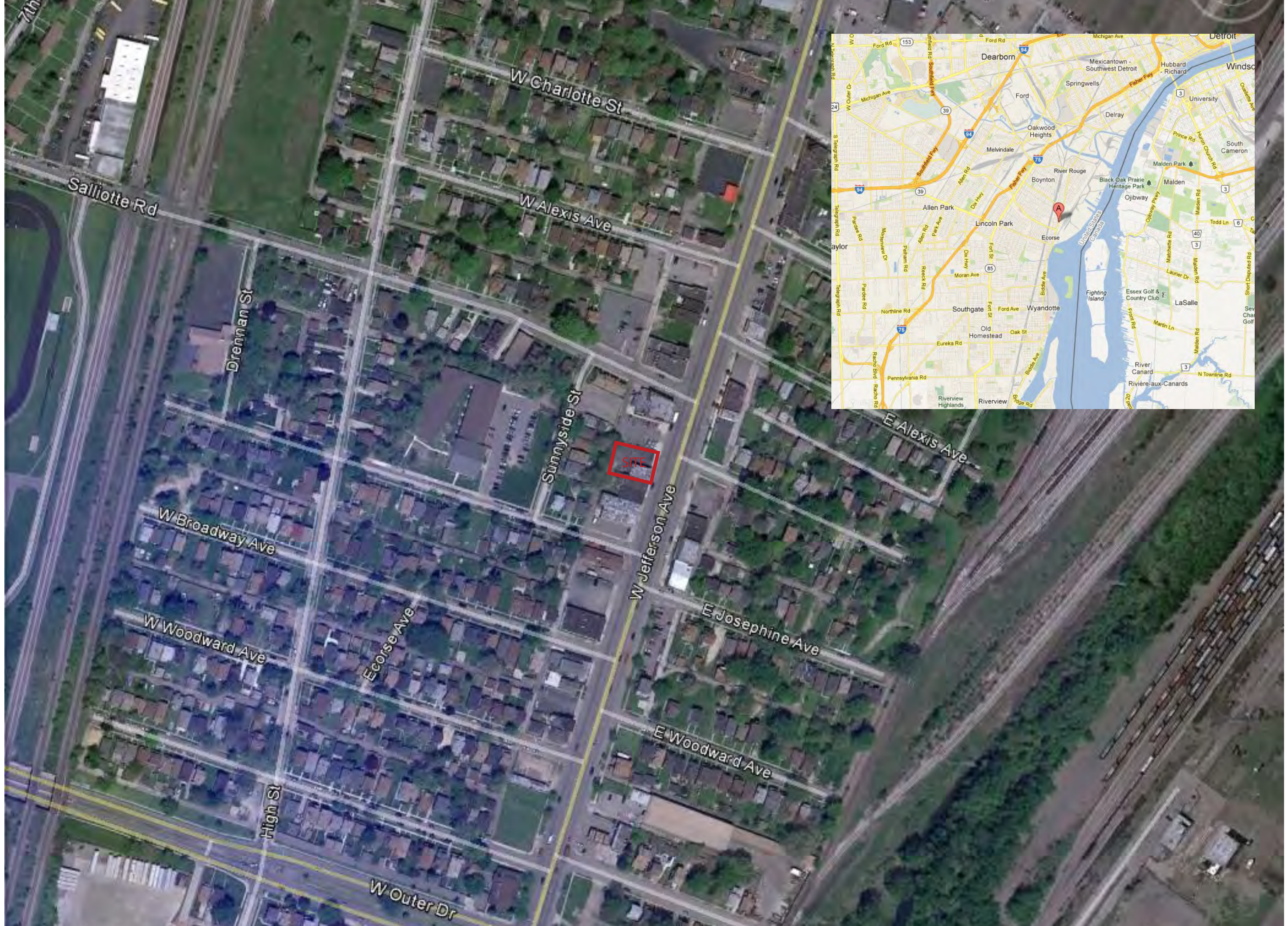
Category	1 Mile:	3 Mile:	5 Mile:
Population	10,504	79,054	197,756
Average Income	\$40,647	\$48,209	\$52,051
Households	3,895	30,936	75,878-

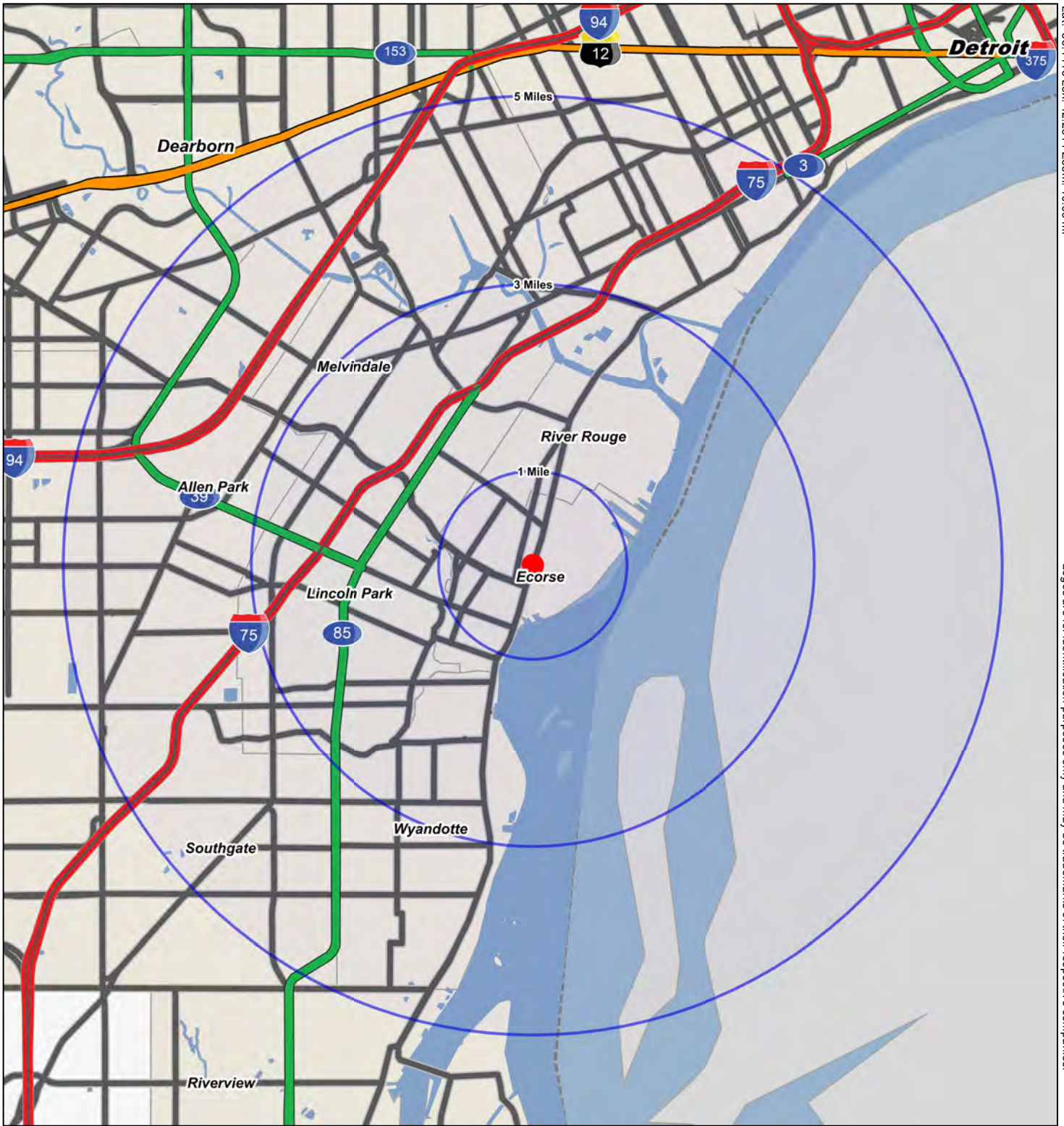
Ludwig & Seeley
REAL ESTATE

29580 Northwestern Hwy. Suite 110 Southfield MI 48034

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www.ludwigseeley.com





Lat: 83.1413 Lon: 42.2511 Zoom: 10.99 mi

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**4058 West Jefferson
Ecorse, MI**

November 2012

EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
Calculated using Proportional Block Groups



Ludwig & Seeley, Inc.
Lat/Lon: 42.25109/-83.14114

4058 W Jefferson	1 Mile		3 Miles		5 Miles	
Ecorse, MI						
Population (2010)						
Estimated Population	10,504		79,054		197,756	
Census Population (1990)	13,078		94,911		226,766	
Census Population (2000)	12,060		87,758		215,417	
Projected Population (2015)	9,722		72,956		183,113	
Forecasted Population (2020)	8,417		64,690		165,057	
Historical Annual Growth (1990 to 2000)	-1,018	-0.78%	-7,153	-0.75%	-11,350	-0.50%
Historical Annual Growth (2000 to 2010)	-1,556	-1.29%	-8,704	-0.99%	-17,661	-0.82%
Projected Annual Growth (2010 to 2015)	-783	-1.49%	-6,097	-1.54%	-14,643	-1.48%
Estimated Population Density	3,346 <i>psm</i>		2,797 <i>psm</i>		2,519 <i>psm</i>	
Trade Area Size	3.14 <i>sq mil</i>		28.26 <i>sq mil</i>		78.49 <i>sq mil</i>	
Households (2010)						
Estimated Households	3,895		30,936		75,878	
Census Households (1990)	4,856		36,566		86,799	
Census Households (2000)	4,541		34,823		83,749	
Projected Households (2015)	3,835		30,378		74,745	
Forecasted Households (2020)	3,437		27,856		69,631	
Households with Children	1,375	35.30%	9,743	31.49%	23,409	30.85%
Average Household Size	2.69		2.55		2.59	
Average Household Income (2010)						
Est. Average Household Income	\$40,647		\$48,209		\$52,051	
Proj. Average Household Income (2015)	\$41,954		\$49,628		\$53,613	
Average Family Income	\$47,606		\$56,914		\$61,580	
Median Household Income (2010)						
Est. Median Household Income	\$30,764		\$39,695		\$43,835	
Proj. Median Household Income (2015)	\$31,267		\$40,379		\$44,795	
Median Family Income	\$37,593		\$48,483		\$53,403	
Per Capita Income (2010)						
Est. Per Capita Income	\$15,178		\$18,903		\$20,096	
Proj. Per Capita Income (2015)	\$16,676		\$20,709		\$22,024	
Per Capita Income Est. 5 year change	\$1,497	9.87%	\$1,806	9.55%	\$1,928	9.59%
Other Income (2010)						
Est. Median Disposable Income	\$27,811		\$34,514		\$37,658	
Proj. Median Disposable Income (2015)	\$28,166		\$35,025		\$38,373	
Disposable Income Est. 5 year change	\$355	1.28%	\$510	1.48%	\$715	1.90%
Est. Average Household Net Worth	\$164,526		\$182,668		\$197,194	
Daytime Demos (2010)						
Total Number of Businesses	183		1,548		4,777	
Total Number of Employees	1,275		19,309		63,349	
Company Headqtrs: Businesses	-	-	1	0.06%	1	0.03%
Company Headqtrs: Employees	-	-	39	0.20%	51	0.08%
Unemployment Rate	10.85%		8.84%		8.27%	
Employee Population per Business	7.0 to 1		12.5 to 1		13.3 to 1	
Residential Population per Business	57.3 to 1		51.1 to 1		41.4 to 1	

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Ludwig & Seeley, Inc.
Lat/Lon: 42.25109/-83.14114

4058 W Jefferson		1 Mile		3 Miles		5 Miles	
Ecorse, MI							
Race & Ethnicity (2010)							
White	5,317	50.62%	55,811	70.60%	150,218	75.96%	
Black or African American	4,560	43.41%	19,239	24.34%	30,719	15.53%	
American Indian & Alaska Native	60	0.57%	395	0.50%	1,110	0.56%	
Asian	65	0.62%	782	0.99%	2,628	1.33%	
Hawaiian & Pacific Islander	3	0.03%	44	0.06%	183	0.09%	
Other Race	246	2.35%	1,327	1.68%	8,244	4.17%	
Two or More Races	254	2.42%	1,456	1.84%	4,653	2.35%	
Not Hispanic or Latino Population	9,394	89.43%	72,133	91.25%	166,325	84.11%	
Hispanic or Latino Population	1,110	10.57%	6,921	8.75%	31,431	15.89%	
Not of Hispanic Origin Population (1990)	12,344	94.38%	91,152	96.04%	210,795	92.96%	
Hispanic Origin Population (1990)	734	5.62%	3,760	3.96%	15,972	7.04%	
Not Hispanic or Latino Population (2000)	11,093	91.99%	82,001	93.44%	187,630	87.10%	
Hispanic or Latino Population (2000)	967	8.01%	5,757	6.56%	27,786	12.90%	
Not Hispanic or Latino Population (2015)	8,616	88.63%	65,986	90.45%	152,619	83.35%	
Hispanic or Latino Population (2015)	1,106	11.37%	6,971	9.55%	30,495	16.65%	
Hist. Hispanic Ann Growth (1990 to 2010)	376	2.56%	3,161	4.20%	15,459	4.84%	
Proj. Hispanic Ann Growth (2015 to 2010)	-5	-0.08%	50	0.14%	-936	-0.60%	
Age Distribution (2010)							
0 to 4 yrs	738	7.02%	4,990	6.31%	12,504	6.32%	
5 to 9 yrs	726	6.92%	4,934	6.24%	12,147	6.14%	
10 to 14 yrs	717	6.83%	5,124	6.48%	12,837	6.49%	
15 to 19 yrs	809	7.70%	5,602	7.09%	14,193	7.18%	
20 to 24 yrs	771	7.34%	5,377	6.80%	13,711	6.93%	
25 to 29 yrs	675	6.43%	5,028	6.36%	12,694	6.42%	
30 to 34 yrs	634	6.04%	5,075	6.42%	12,656	6.40%	
35 to 39 yrs	664	6.32%	5,379	6.80%	13,264	6.71%	
40 to 44 yrs	693	6.60%	5,521	6.98%	13,558	6.86%	
45 to 49 yrs	739	7.04%	5,684	7.19%	13,995	7.08%	
50 to 54 yrs	699	6.65%	5,590	7.07%	13,866	7.01%	
55 to 59 yrs	678	6.45%	5,066	6.41%	12,730	6.44%	
60 to 64 yrs	625	5.95%	4,299	5.44%	10,846	5.48%	
65 to 74 yrs	756	7.19%	5,950	7.53%	14,802	7.49%	
75 to 84 yrs	398	3.79%	3,922	4.96%	9,899	5.01%	
85 yrs plus	181	1.73%	1,514	1.91%	4,053	2.05%	
Median Age	35.28	yrs	37.17	yrs	37.09	yrs	
Gender Age Distribution (2010)							
Female Population	5,443	51.82%	40,744	51.54%	100,246	50.69%	
0 to 19 yrs	1,503	27.61%	10,251	25.16%	25,276	25.21%	
20 to 64 yrs	3,165	58.14%	23,787	58.38%	58,110	57.97%	
65 yrs plus	776	14.25%	6,707	16.46%	16,860	16.82%	
Female Median Age	37	yrs	39	yrs	39	yrs	
Male Population	5,061	48.18%	38,309	48.46%	97,510	49.31%	
0 to 19 yrs	1,488	29.40%	10,399	27.14%	26,405	27.08%	
20 to 64 yrs	3,014	59.55%	23,231	60.64%	59,211	60.72%	
65 yrs plus	560	11.06%	4,679	12.21%	11,894	12.20%	
Male Median Age	33.50	yrs	35.60	yrs	35.52	yrs	

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Ludwig & Seeley, Inc.
Lat/Lon: 42.25109/-83.14114

4058 W Jefferson							
		1 Mile		3 Miles		5 Miles	
Ecorse, MI							
Household Income Distribution (2010)							
\$200,000 or More	23	0.59%	184	0.59%	574	0.76%	
\$150,000 to \$199,999	46	1.19%	402	1.30%	1,348	1.78%	
\$100,000 to \$149,999	195	5.00%	2,203	7.12%	6,597	8.69%	
\$75,000 to \$99,999	246	6.32%	3,078	9.95%	8,658	11.41%	
\$50,000 to \$74,999	610	15.65%	5,905	19.09%	14,812	19.52%	
\$35,000 to \$49,999	569	14.62%	5,125	16.57%	12,527	16.51%	
\$25,000 to \$34,999	564	14.47%	4,246	13.73%	9,766	12.87%	
\$15,000 to \$24,999	678	17.40%	4,377	14.15%	9,540	12.57%	
\$0 to \$14,999	965	24.77%	5,415	17.50%	12,056	15.89%	
\$35,000+	1,689	43.36%	16,897	54.62%	44,516	58.67%	
\$75,000+	510	13.08%	5,867	18.97%	17,177	22.64%	
Housing (2010)							
Total Housing Units	4,833		36,659		89,413		
Housing Units, Occupied	3,895	80.58%	30,936	84.39%	75,878	84.86%	
<i>Housing Units, Owner-Occupied</i>	2,454	63.01%	22,443	72.55%	54,626	71.99%	
<i>Housing Units, Renter-Occupied</i>	1,441	36.99%	8,493	27.45%	21,251	28.01%	
Housing Units, Vacant	939	19.42%	5,723	15.61%	13,536	15.14%	
Median Years in Residence	4 yrs		5 yrs		6 yrs		
Marital Status (2010)							
Never Married	3,198	38.47%	19,844	31.00%	46,114	28.81%	
Now Married	2,815	33.86%	27,260	42.59%	74,043	46.25%	
Separated	432	5.19%	2,488	3.89%	7,075	4.42%	
Widowed	689	8.28%	5,610	8.77%	13,587	8.49%	
Divorced	1,181	14.20%	8,807	13.76%	19,264	12.03%	
Household Type (2010)							
Population Family	8,672	82.56%	65,430	82.77%	164,412	83.14%	
Population Non-Family	1,788	17.03%	13,363	16.90%	32,385	16.38%	
Population Group Qtrs	43	0.41%	261	0.33%	959	0.48%	
Family Households	2,419	62.10%	19,097	61.73%	47,224	62.24%	
<i>Married Couple With Children</i>	514	18.26%	5,165	18.95%	14,008	18.92%	
<i>Average Family Household Size</i>	3.6		3.4		3.5		
Non-Family Households	1,476	37.90%	11,839	38.27%	28,654	37.76%	
Household Size (2010)							
1 Person Household	1,312	33.68%	10,619	34.33%	25,754	33.94%	
2 Person Households	858	22.02%	7,450	24.08%	18,402	24.25%	
3 Person Households	569	14.62%	4,476	14.47%	10,407	13.72%	
4 Person Households	566	14.55%	4,590	14.84%	11,405	15.03%	
5 Person Households	330	8.47%	2,340	7.56%	5,760	7.59%	
6+ Person Households	260	6.67%	1,462	4.73%	4,149	5.47%	
Household Vehicles (2010)							
Total Vehicles Available	5,496		48,309		121,947		
Household: 0 Vehicles Available	640	16.43%	3,447	11.14%	7,951	10.48%	
Household: 1 Vehicles Available	1,730	44.41%	13,112	42.38%	31,362	41.33%	
Household: 2+ Vehicles Available	1,525	39.15%	14,377	46.47%	36,564	48.19%	
Average Vehicles Per Household	1.4		1.6		1.6		

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1990 - 2000 Census, 2010 Estimates with 2015 Projections
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Ludwig & Seeley, Inc.
Lat/Lon: 42.25109/-83.14114

4058 W Jefferson						
			1 Mile		3 Miles	
Ecorse, MI					5 Miles	
Labor Force (2010)						
Est. Labor: Population Age 16+	8,157		62,883		157,435	
Est. Civilian Employed	3,726	45.67%	31,720	50.44%	80,498	51.13%
Est. Civilian Unemployed	885	10.85%	5,559	8.84%	13,025	8.27%
Est. in Armed Forces	-	-	4	0.01%	15	0.01%
Est. not in Labor Force	3,546	43.47%	25,600	40.71%	63,897	40.59%
Occupation (2000)						
Occupation: Population Age 16+	4,267		36,478		90,952	
Mgmt, Business, & Financial Operations	226	5.29%	2,276	6.24%	6,967	7.66%
Professional and Related	301	7.06%	4,046	11.09%	12,628	13.88%
Service	942	22.07%	6,612	18.13%	15,107	16.61%
Sales and Office	1,159	27.15%	10,256	28.11%	24,050	26.44%
Farming, Fishing, and Forestry	1	0.02%	40	0.11%	190	0.21%
Construct, Extraction, & Maintenance	548	12.83%	4,374	11.99%	11,287	12.41%
Production, Transp. & Material Moving	1,091	25.58%	8,875	24.33%	20,722	22.78%
<i>Percent White Collar Workers</i>			39.50%		47.99%	
<i>Percent Blue Collar Workers</i>			60.50%		52.01%	
Consumer Expenditure (2010)						
Total Household Expenditure	\$149 M		\$1.32 B		\$3.40 B	
<i>Total Non-Retail Expenditures</i>	\$84.9 M	56.99%	\$755 M	57.20%	\$1.95 B	57.30%
<i>Total Retail Expenditures</i>	\$64.1 M	43.01%	\$565 M	42.80%	\$1.45 B	42.70%
Apparel	\$7.15 M	4.80%	\$62.9 M	4.77%	\$162 M	4.77%
Contributions	\$4.97 M	3.34%	\$44.8 M	3.39%	\$117 M	3.44%
Education	\$3.30 M	2.22%	\$28.9 M	2.19%	\$75.8 M	2.23%
Entertainment	\$8.17 M	5.48%	\$72.8 M	5.52%	\$188 M	5.54%
Food And Beverages	\$23.7 M	15.93%	\$208 M	15.74%	\$532 M	15.65%
Furnishings And Equipment	\$6.13 M	4.12%	\$55.7 M	4.23%	\$145 M	4.28%
Gifts	\$3.62 M	2.43%	\$32.5 M	2.46%	\$84.8 M	2.49%
Health Care	\$9.74 M	6.54%	\$84.9 M	6.43%	\$216 M	6.36%
Household Operations	\$4.96 M	3.33%	\$44.5 M	3.37%	\$116 M	3.42%
Miscellaneous Expenses	\$2.57 M	1.72%	\$22.6 M	1.72%	\$58.1 M	1.71%
Personal Care	\$2.19 M	1.47%	\$19.3 M	1.46%	\$49.7 M	1.46%
Personal Insurance	\$1.40 M	0.94%	\$12.6 M	0.95%	\$32.8 M	0.96%
Reading	\$485 K	0.33%	\$4.31 M	0.33%	\$11.1 M	0.33%
Shelter	\$28.6 M	19.21%	\$253 M	19.19%	\$654 M	19.21%
Tobacco	\$1.13 M	0.76%	\$9.63 M	0.73%	\$24.2 M	0.71%
Transportation	\$29.6 M	19.88%	\$266 M	20.16%	\$687 M	20.18%
Utilities	\$11.2 M	7.50%	\$96.9 M	7.35%	\$247 M	7.26%
Educational Attainment (2010)						
Adult Population (25 Years or Older)	6,743		53,027		132,364	
Elementary (0 to 8)	486	7.20%	3,211	6.06%	9,458	7.15%
Some High School (9 to 11)	1,147	17.02%	7,194	13.57%	16,269	12.29%
High School Graduate (12)	2,812	41.71%	22,079	41.64%	51,891	39.20%
Some College (13 to 16)	1,314	19.49%	11,649	21.97%	28,309	21.39%
Associate Degree Only	393	5.83%	3,325	6.27%	8,717	6.59%
Bachelor Degree Only	393	5.82%	3,697	6.97%	11,903	8.99%
Graduate Degree	198	2.93%	1,872	3.53%	5,817	4.39%

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4058 W Jefferson						
			1 Mile		3 Miles	
Ecorse, MI					5 Miles	
Units In Structure (2000)						
1 Detached Unit	3,632	71.55%	28,375	76.36%	66,104	74.49%
1 Attached Unit	240	4.72%	907	2.44%	2,456	2.77%
2 to 4 Units	815	16.06%	4,071	10.96%	8,740	9.85%
5 to 9 Units	105	2.06%	1,204	3.24%	3,196	3.60%
10 to 19 Units	109	2.14%	607	1.63%	2,305	2.60%
20 to 49 Units	10	0.19%	363	0.98%	1,728	1.95%
50 or more Units	38	0.74%	1,118	3.01%	3,305	3.72%
Mobile Home or Trailer	123	2.43%	491	1.32%	848	0.96%
Other Structure	5	0.10%	20	0.05%	64	0.07%
Homes Built By Year						
1999 to 2000	-	-	165	0.44%	693	0.78%
1995 to 1998	24	0.48%	239	0.64%	704	0.79%
1990 to 1994	24	0.47%	264	0.71%	1,046	1.18%
1980 to 1989	95	1.87%	819	2.20%	2,241	2.53%
1970 to 1979	300	5.90%	1,959	5.27%	5,827	6.57%
1960 to 1969	750	14.78%	4,533	12.20%	10,229	11.53%
1950 to 1959	1,434	28.25%	12,120	32.62%	30,251	34.09%
Built Before 1949	2,449	48.25%	17,058	45.91%	37,754	42.54%
Home Values (2000)						
\$1,000,000 or More	6	0.24%	12	0.05%	55	0.10%
\$500,000 to \$999,999	3	0.12%	21	0.09%	62	0.11%
\$400,000 to \$499,999	6	0.23%	14	0.06%	37	0.07%
\$300,000 to \$399,999	-	-	47	0.20%	154	0.27%
\$200,000 to \$299,999	17	0.66%	166	0.71%	976	1.74%
\$150,000 to \$199,999	33	1.31%	632	2.69%	3,548	6.31%
\$100,000 to \$149,999	64	2.53%	4,065	17.32%	16,391	29.16%
\$70,000 to \$99,999	372	14.66%	9,051	38.55%	19,014	33.83%
\$50,000 to \$69,999	581	22.88%	4,304	18.33%	7,036	12.52%
\$25,000 to \$49,999	1,088	42.85%	3,884	16.55%	6,225	11.08%
\$0 to \$24,999	369	14.52%	1,280	5.45%	2,708	4.82%
Owner Occupied Median Home Value	\$45,269		\$75,742		\$90,507	
Renter Occupied Median Rent	\$240		\$307		\$372	
Transportation To Work (2000)						
Drive to Work Alone	3,109	72.88%	29,804	81.69%	73,772	81.09%
Drive to Work in Carpool	746	17.48%	4,587	12.57%	12,290	13.51%
Travel to Work - Public Transportation	137	3.21%	622	1.70%	1,312	1.44%
Drive to Work on Motorcycle	-	-	8	0.02%	27	0.03%
Walk or Bicycle to Work	193	4.52%	911	2.50%	2,021	2.22%
Other Means	20	0.46%	109	0.30%	484	0.53%
Work at Home	62	1.45%	443	1.21%	1,068	1.17%
Travel Time (2000)						
Travel to Work in 14 Minutes or Less	1,034	24.59%	10,241	28.41%	26,277	29.23%
Travel to Work in 14 to 29 Minutes	1,881	44.74%	15,579	43.23%	36,460	40.55%
Travel to Work in 30 to 59 Minutes	1,053	25.05%	8,747	24.27%	22,660	25.20%
Travel to Work in 60 Minutes or More	236	5.62%	1,474	4.09%	4,509	5.02%
Average Travel Time to Work	23.3 mins		22.0 mins		22.9 mins	

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