

VACANT LAND 4245 MILLER ROAD DEARBORN, MICHIGAN

FOR SALE

LOT SIZE:
4.57 ACRES

SPACE SIZE:
199,069 SQ. FT.

LOT DIMENSIONS:
IRREGULAR

AVAILABLE:
IMMEDIATELY

ZONING:
INDUSTRIAL

TRAFFIC COUNTS:
I-94 @ MILLER ROAD:
109,215
MILLER ROAD, IN FRONT OF
SITE: 11,953



CONTACT:
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DLACOUVER@LUDWIGSEELEY.COM
&
MATTHEW SEELEY
MSEELEY@LUDWIGSEELEY.COM



**HEAVY SEMI - TRUCK TRAFFIC &
MANUFACTURING AREA**

EXCELLENT FREEWAY VISIBILITY

POTENTIAL FUEL STATION SITE

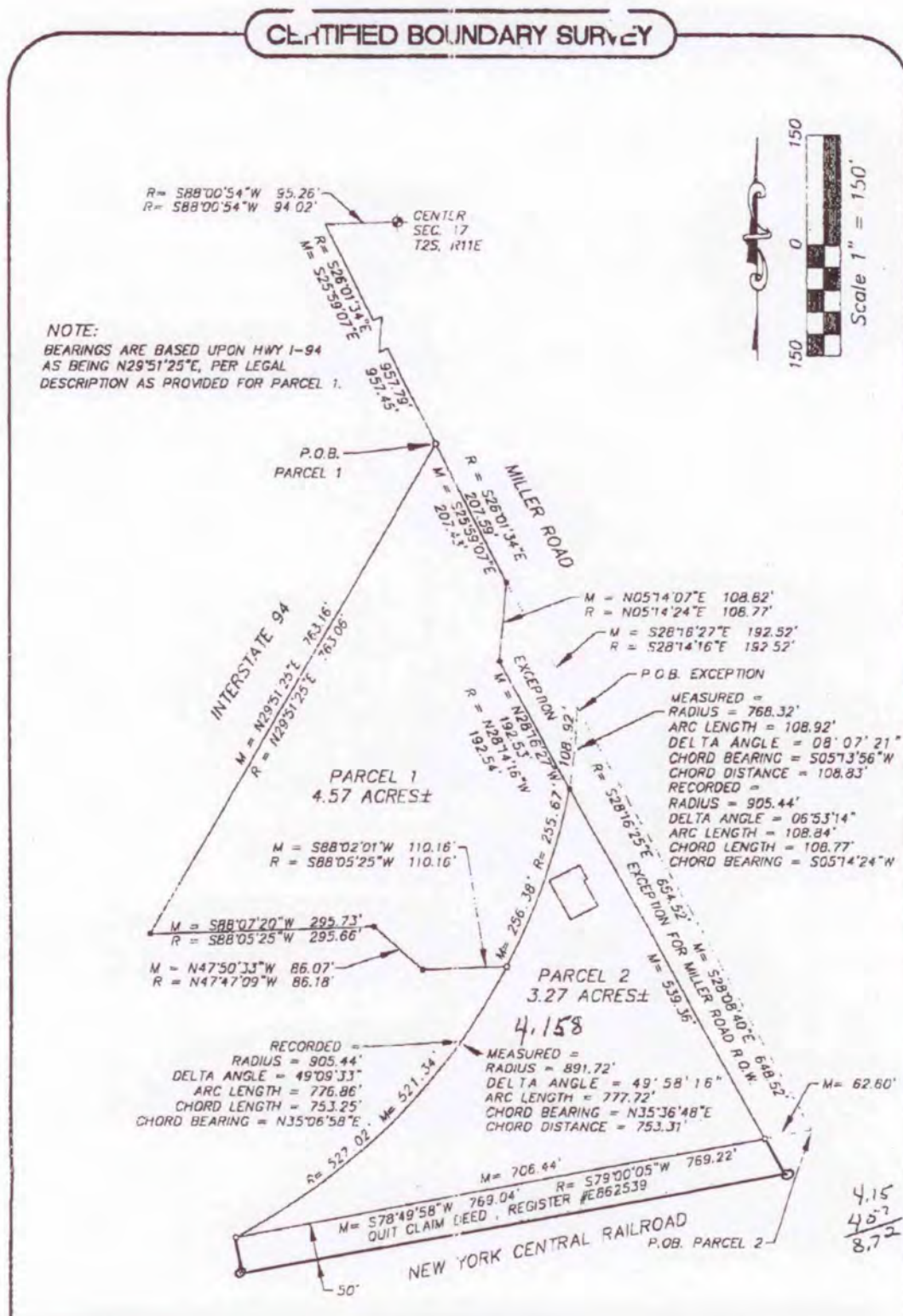
**DIRECTLY NORTH OF THE FORD
RIVER ROUGE PLANT**

DEMOGRAPHICS

CATEGORY	1 MILE:	3 MILE:	5 MILE:
POPULATION	11,312	130,518	322,797
AVERAGE INCOME	\$37,883	\$41,849	\$42,315
HOUSEHOLDS	3,559	43,387	121,500

Ludwig & Seeley
REAL ESTATE

29580 NORTHWESTERN HWY. SUITE 110 SOUTHFIELD MI 48034
PHONE: 248.750.1700 FAX: 248.750.1771
WWW.LUDWIGSEELEY.COM



VACANT LAND SURVEY
4245 MILLER ROAD
DEARBORN, MICHIGAN

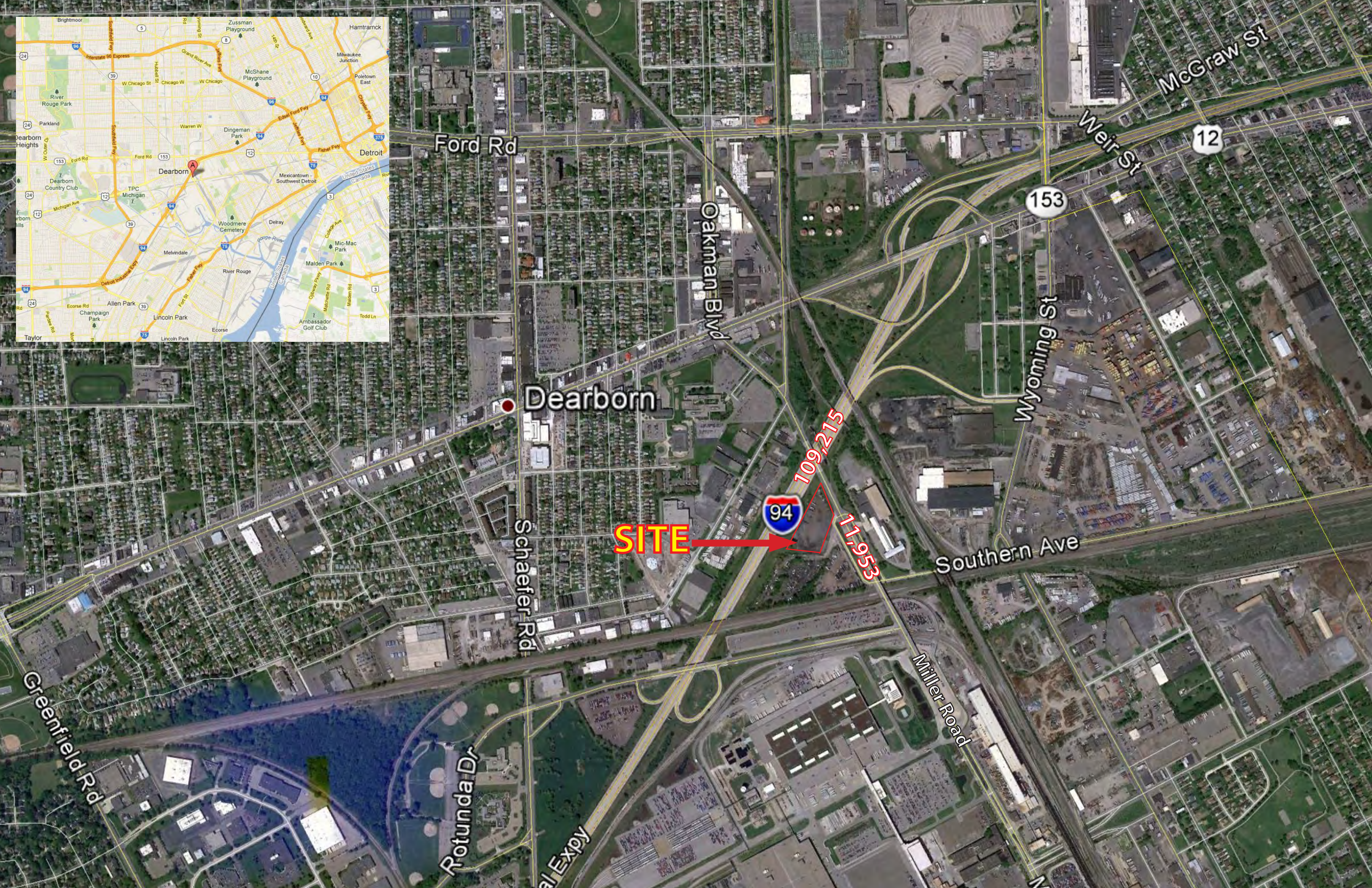
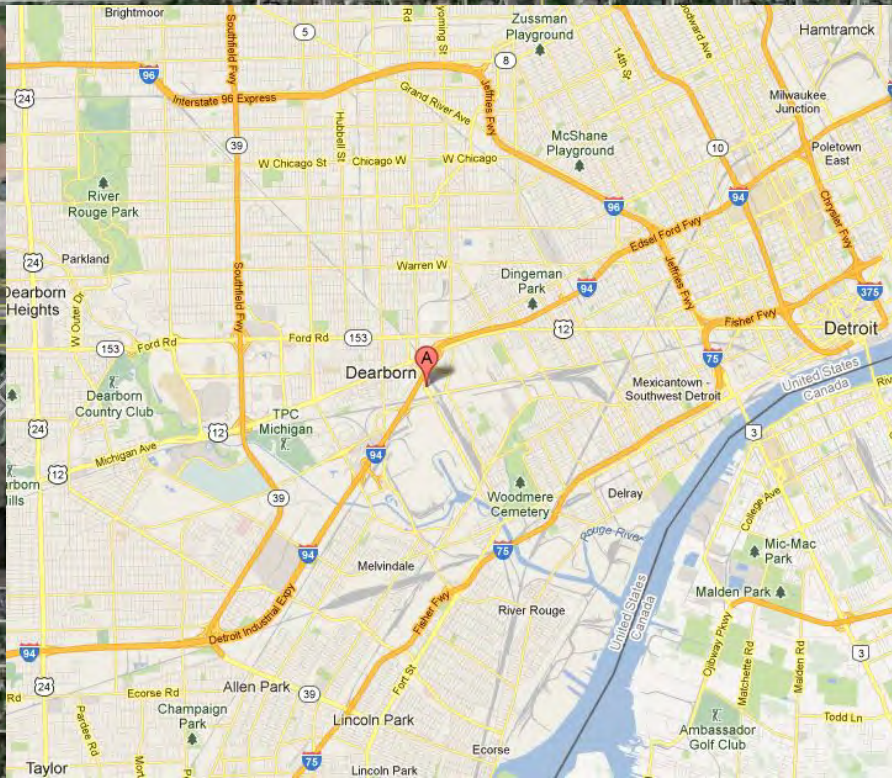


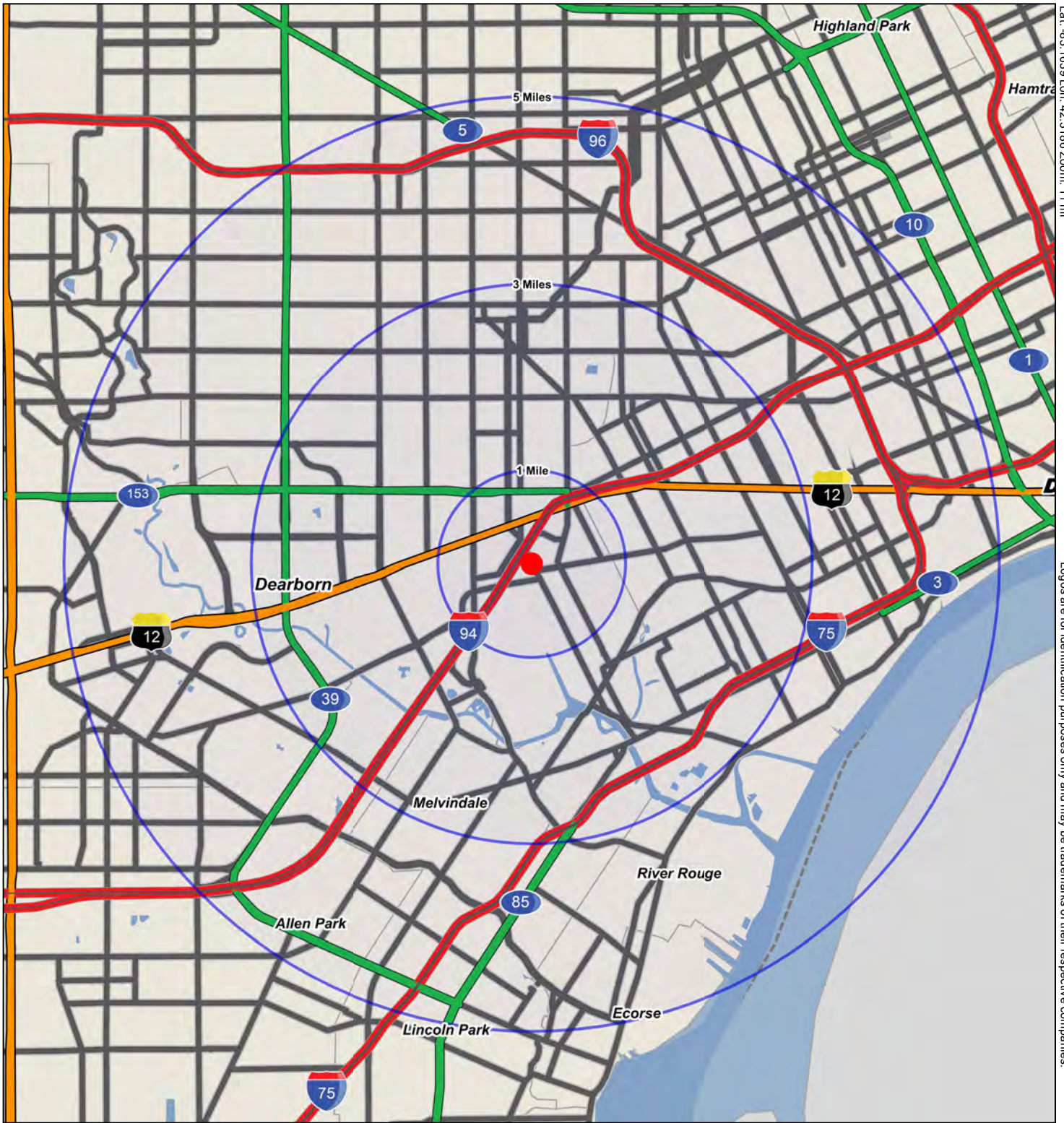
SITE

Miller Road

Southern Ave

Industrial Expy





Lat: 43.1639 Lon: 42.3186 Zoom: 11 mi

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4245 Miller Road Dearborn, MI

April 2013

EXPANDED PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.3191/-83.1641

RF5

4245 Miller Rd	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2012)	11,312	130,518	322,797
Projected Population (2017)	10,433	120,374	297,698
Forecasted Population (2022)	10,397	119,949	296,642
Census Population (2010)	11,725	135,294	334,607
Census Population (2000)	11,303	150,815	401,810
Projected Annual Growth (2012 to 2017)	-879 -1.6%	-10,145 -1.6%	-25,099 -1.6%
Historical Annual Growth (2010 to 2012)	-413 -1.8%	-4,775 -1.8%	-11,810 -1.8%
Historical Annual Growth (2000 to 2010)	422 0.4%	-15,521 -1.0%	-67,202 -1.7%
Estimated Population Density (2012)	3,602 psm	4,618 psm	4,112 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.51 sq mi
Households			
Estimated Households (2012)	3,559	43,387	121,500
Projected Households (2017)	3,681	44,865	125,628
Forecasted Households (2022)	3,687	44,915	125,767
Census Households (2010)	3,492	42,566	119,192
Census Households (2000)	3,786	50,913	144,021
Estimated Households with Children (2012)	1,654 46.5%	19,973 46.0%	47,586 39.2%
Estimated Average Household Size (2012)	3.17	3.00	2.63
Average Household Income			
Estimated Average Household Income (2012)	\$37,883	\$41,849	\$42,315
Projected Average Household Income (2017)	\$41,464	\$45,011	\$45,531
Estimated Average Family Income (2012)	\$40,560	\$45,914	\$48,758
Median Household Income			
Estimated Median Household Income (2012)	\$31,725	\$32,865	\$33,522
Projected Median Household Income (2017)	\$35,242	\$36,197	\$36,975
Estimated Median Family Income (2012)	\$35,177	\$36,833	\$39,832
Per Capita Income			
Estimated Per Capita Income (2012)	\$12,116	\$14,001	\$16,116
Projected Per Capita Income (2017)	\$14,870	\$16,885	\$19,444
Estimated Per Capita income 5 Year Growth	\$2,754 22.7%	\$2,884 20.6%	\$3,327 20.6%
Other Income			
Estimated Median Disposable Income (2012)	\$28,268	\$29,004	\$29,419
Projected Median Disposable Income (2017)	\$30,320	\$31,469	\$32,001
Disposable Income Estimated 5 Year Growth	\$2,052 7.3%	\$2,466 8.5%	\$2,582 8.8%
Estimated Average Household Net Worth (2012)	\$282,398	\$284,773	\$291,408
Daytime Demos (2012)			
Total Businesses	548	3,797	8,896
Total Employees	6,476	50,727	112,471
Company Headquarter Businesses	4 0.6%	19 0.5%	40 0.5%
Company Headquarter Employees	666 10.3%	7,476 14.7%	11,218 10.0%
Employee Population per Business	11.8	13.4	12.6
Residential Population per Business	20.6	34.4	36.3

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EXPANDED PROFILE

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Lat/Lon: 42.3191/-83.1641

RF5

4245 Miller Rd

1 mi radius

3 mi radius

5 mi radius

Race & Ethnicity

White (2012)	9,496	83.9%	78,769	60.4%	143,258	44.4%
Black or African American (2012)	682	6.0%	27,054	20.7%	139,569	43.2%
American Indian or Alaska Native (2012)	31	0.3%	901	0.7%	1,882	0.6%
Asian (2012)	170	1.5%	1,380	1.1%	2,365	0.7%
Hawaiian or Pacific Islander (2012)	13	0.1%	69	0.1%	112	-
Other Race (2012)	19	0.2%	1,963	1.5%	2,618	0.8%
Two or More Races (2012)	900	8.0%	20,382	15.6%	32,993	10.2%
Not Hispanic or Latino Population (2012)	10,614	93.8%	95,447	73.1%	267,979	83.0%
Hispanic or Latino Population (2012)	698	6.2%	35,071	26.9%	54,818	17.0%
Not Hispanic or Latino Population (2017)	9,697	92.9%	85,662	71.2%	242,812	81.6%
Hispanic or Latino Population (2017)	736	7.1%	34,711	28.8%	54,887	18.4%
Not Hispanic or Latino Population (2010)	11,048	94.2%	101,136	74.8%	281,258	84.1%
Hispanic or Latino Population (2010)	677	5.8%	34,158	25.2%	53,349	15.9%
Not Hispanic or Latino Population (2000)	10,601	93.8%	120,882	80.2%	354,568	88.2%
Hispanic or Latino Population (2000)	703	6.2%	29,933	19.8%	47,242	11.8%
Projected Hispanic Annual Growth (2012 to 2017)	38	1.1%	-360	-0.2%	69	-
Historic Hispanic Annual Growth (2000 to 2012)	-5	-0.1%	5,139	1.4%	7,576	1.3%

Age Distribution (2012)

Age Under 5	1,188	10.5%	12,760	9.8%	26,660	8.3%
Age 5 to 9 Years	1,163	10.3%	12,031	9.2%	25,038	7.8%
Age 10 to 14 Years	998	8.8%	10,916	8.4%	24,617	7.6%
Age 15 to 19 Years	927	8.2%	10,838	8.3%	26,093	8.1%
Age 20 to 24 Years	985	8.7%	10,746	8.2%	25,140	7.8%
Age 25 to 29 Years	876	7.7%	9,481	7.3%	21,786	6.7%
Age 30 to 34 Years	744	6.6%	8,761	6.7%	20,642	6.4%
Age 35 to 39 Years	654	5.8%	8,251	6.3%	20,550	6.4%
Age 40 to 44 Years	640	5.7%	8,054	6.2%	20,255	6.3%
Age 45 to 49 Years	536	4.7%	7,384	5.7%	20,117	6.2%
Age 50 to 54 Years	520	4.6%	7,021	5.4%	20,557	6.4%
Age 55 to 59 Years	439	3.9%	6,154	4.7%	18,354	5.7%
Age 60 to 64 Years	428	3.8%	5,128	3.9%	15,057	4.7%
Age 65 to 74 Years	638	5.6%	6,908	5.3%	19,588	6.1%
Age 75 to 84 Years	351	3.1%	3,887	3.0%	11,844	3.7%
Age 85 Years or Over	225	2.0%	2,198	1.7%	6,501	2.0%
Median Age	26.9		28.8		32.5	

Gender Age Distribution (2012)

Female Population	5,587	49.4%	65,113	49.9%	165,645	51.3%
Age 0 to 19 Years	2,064	36.9%	22,748	34.9%	50,238	30.3%
Age 20 to 64 Years	2,850	51.0%	34,877	53.6%	92,958	56.1%
Age 65 Years or Over	674	12.1%	7,488	11.5%	22,449	13.6%
Female Median Age	27.4		29.6		33.8	
Male Population	5,724	50.6%	65,405	50.1%	157,152	48.7%
Age 0 to 19 Years	2,212	38.6%	23,798	36.4%	52,170	33.2%
Age 20 to 64 Years	2,972	51.9%	36,103	55.2%	89,500	57.0%
Age 65 Years or Over	540	9.4%	5,504	8.4%	15,483	9.9%
Male Median Age	26.3		28.0		31.0	

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Lat/Lon: 42.3191/-83.1641

RF5

4245 Miller Rd

1 mi radius

3 mi radius

5 mi radius

Household Income Distribution (2012)

HH Income \$200,000 or More	25	0.7%	718	1.7%	2,002	1.6%
HH Income \$150,000 to \$199,999	21	0.6%	311	0.7%	905	0.7%
HH Income \$100,000 to \$149,999	217	6.1%	2,082	4.8%	6,531	5.4%
HH Income \$75,000 to \$99,999	341	9.6%	3,320	7.7%	9,382	7.7%
HH Income \$50,000 to \$74,999	501	14.1%	6,369	14.7%	17,594	14.5%
HH Income \$35,000 to \$49,999	358	10.1%	6,276	14.5%	17,717	14.6%
HH Income \$25,000 to \$34,999	414	11.6%	6,284	14.5%	16,780	13.8%
HH Income \$15,000 to \$24,999	649	18.2%	7,593	17.5%	20,075	16.5%
HH Income Under \$15,000	1,033	29.0%	10,434	24.0%	30,514	25.1%
HH Income \$35,000 or More	1,463	41.1%	19,075	44.0%	54,131	44.6%
HH Income \$75,000 or More	605	17.0%	6,431	14.8%	18,820	15.5%

Housing (2012)

Total Housing Units	4,007		51,423		148,048	
Housing Units Occupied	3,559	88.8%	43,387	84.4%	121,500	82.1%
Housing Units Owner-Occupied	1,632	45.8%	22,544	52.0%	64,308	52.9%
Housing Units, Renter-Occupied	1,927	54.2%	20,843	48.0%	57,192	47.1%
Housing Units, Vacant	448	11.2%	8,036	15.6%	26,548	17.9%
Median Years in Residence	2.9		3.4		4.0	

Marital Status (2012)

Never Married	2,256	36.5%	31,112	41.7%	92,670	46.3%
Currently Married	2,585	41.8%	29,079	39.0%	65,126	32.6%
Separated	504	8.2%	5,085	6.8%	11,933	6.0%
Widowed	201	3.3%	2,241	3.0%	7,093	3.5%
Divorced	638	10.3%	7,072	9.5%	23,229	11.6%

Household Type (2012)

Population Family	9,195	81.3%	105,531	80.9%	248,640	77.0%
Population Non-Family	2,074	18.3%	24,684	18.9%	71,340	22.1%
Population Group Quarters	42	0.4%	303	0.2%	2,817	0.9%
Family Households	2,382	66.9%	30,010	69.2%	78,252	64.4%
Non-Family Households	1,177	33.1%	13,377	30.8%	43,248	35.6%
Married Couple with Children	1,192	46.1%	12,000	41.3%	22,315	34.3%
Average Family Household Size	3.9		3.5		3.2	

Household Size (2012)

1 Person Households	1,081	30.4%	11,573	26.7%	37,257	30.7%
2 Person Households	635	17.8%	9,188	21.2%	29,965	24.7%
3 Person Households	397	11.1%	6,139	14.1%	18,611	15.3%
4 Person Households	383	10.8%	5,640	13.0%	14,841	12.2%
5 Person Households	405	11.4%	4,781	11.0%	10,088	8.3%
6 or More Person Households	659	18.5%	6,065	14.0%	10,738	8.8%

Household Vehicles (2012)

Households with 0 Vehicles Available	494	13.9%	7,177	16.5%	23,915	19.7%
Households with 1 Vehicles Available	1,838	51.6%	19,444	44.8%	54,737	45.1%
Households with 2 or More Vehicles Available	1,227	34.5%	16,766	38.6%	42,848	35.3%
Total Vehicles Available	5,006		60,492		159,317	
Average Vehicles Per Household	1.4		1.4		1.3	

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EXPANDED PROFILE

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Lat/Lon: 42.3191/-83.1641

RF5

4245 Miller Rd

1 mi radius

3 mi radius

5 mi radius

Labor Force (2012)

Estimated Labor Population Age 16 Years or Over	7,801		92,800		241,459	
Estimated Civilian Employed	3,249	41.7%	40,769	43.9%	106,343	44.0%
Estimated Civilian Unemployed	720	9.2%	9,086	9.8%	25,531	10.6%
Estimated in Armed Forces	-	-	2	-	53	-
Estimated Not in Labor Force	3,831	49.1%	42,943	46.3%	109,531	45.4%
Unemployment Rate	9.2%		9.8%		10.6%	

Occupation (2010)

Occupation: Population Age 16 Years or Over	3,067		38,642		101,390	
Management, Business, Financial Operations	192	6.3%	3,047	7.9%	8,634	8.5%
Professional, Related	654	21.3%	5,886	15.2%	16,655	16.4%
Service	548	17.9%	9,098	23.5%	25,586	25.2%
Sales, Office	845	27.6%	9,045	23.4%	23,841	23.5%
Farming, Fishing, Forestry	14	0.5%	331	0.9%	689	0.7%
Construct, Extraction, Maintenance	195	6.3%	3,633	9.4%	7,905	7.8%
Production, Transport Material Moving	619	20.2%	7,601	19.7%	18,081	17.8%
White Collar Workers	55.1%		46.5%		48.5%	
Blue Collar Workers	44.9%		53.5%		51.5%	

Consumer Expenditure (2012)

Total Household Expenditure	\$130 M		\$1.68 B		\$4.73 B	
Total Non-Retail Expenditure	\$74.4 M	57.2%	\$961 M	57.2%	\$2.70 B	57.1%
Total Retail Expenditure	\$55.6 M	42.8%	\$720 M	42.8%	\$2.03 B	42.9%
Apparel	\$6.33 M	4.9%	\$81.5 M	4.9%	\$228 M	4.8%
Contributions	\$4.28 M	3.3%	\$56.9 M	3.4%	\$162 M	3.4%
Education	\$2.99 M	2.3%	\$38.3 M	2.3%	\$109 M	2.3%
Entertainment	\$7.11 M	5.5%	\$92.1 M	5.5%	\$259 M	5.5%
Food and Beverages	\$20.8 M	16.0%	\$267 M	15.9%	\$749 M	15.8%
Furnishings and Equipment	\$5.37 M	4.1%	\$69.5 M	4.1%	\$197 M	4.2%
Gifts	\$3.11 M	2.4%	\$41.0 M	2.4%	\$117 M	2.5%
Health Care	\$8.34 M	6.4%	\$108 M	6.4%	\$305 M	6.4%
Household Operations	\$4.36 M	3.4%	\$56.7 M	3.4%	\$160 M	3.4%
Miscellaneous Expenses	\$2.21 M	1.7%	\$28.7 M	1.7%	\$81.1 M	1.7%
Personal Care	\$1.92 M	1.5%	\$24.7 M	1.5%	\$69.5 M	1.5%
Personal Insurance	\$1.21 M	0.9%	\$16.0 M	1.0%	\$45.2 M	1.0%
Reading	\$421 K	0.3%	\$5.43 M	0.3%	\$15.4 M	0.3%
Shelter	\$24.9 M	19.2%	\$322 M	19.2%	\$909 M	19.2%
Tobacco	\$971 K	0.7%	\$12.5 M	0.7%	\$34.9 M	0.7%
Transportation	\$25.9 M	19.9%	\$334 M	19.9%	\$937 M	19.8%
Utilities	\$9.77 M	7.5%	\$125 M	7.5%	\$351 M	7.4%

Educational Attainment (2012)

Adult Population Age 25 Years or Over	6,051		73,227		195,250	
Elementary (Grade Level 0 to 8)	1,479	24.4%	12,592	17.2%	20,058	10.3%
Some High School (Grade Level 9 to 11)	925	15.3%	13,392	18.3%	33,244	17.0%
High School Graduate	1,670	27.6%	21,912	29.9%	64,181	32.9%
Some College	821	13.6%	12,641	17.3%	42,457	21.7%
Associate Degree Only	194	3.2%	3,529	4.8%	10,130	5.2%
Bachelor Degree Only	556	9.2%	6,179	8.4%	16,161	8.3%
Graduate Degree	406	6.7%	2,982	4.1%	9,020	4.6%

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RF5

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Units In Structure (2010)						
1 Detached Unit	1,867	53.5%	29,509	69.3%	83,419	70.0%
1 Attached Unit	373	10.7%	2,253	5.3%	5,865	4.9%
2 to 4 Units	495	14.2%	5,475	12.9%	14,770	12.4%
5 to 9 Units	71	2.0%	1,079	2.5%	3,074	2.6%
10 to 19 Units	171	4.9%	1,267	3.0%	3,387	2.8%
20 to 49 Units	245	7.0%	1,044	2.5%	2,829	2.4%
50 or More Units	223	6.4%	1,311	3.1%	4,470	3.8%
Mobile Home or Trailer	47	1.4%	610	1.4%	1,349	1.1%
Other Structure	-	-	18	-	29	-
Homes Built By Year (2010)						
Homes Built 2005 or later	52	1.5%	704	1.7%	2,075	1.7%
Homes Built 2000 to 2004	175	5.0%	1,610	3.8%	4,173	3.5%
Homes Built 1990 to 1999	247	7.1%	2,572	6.0%	6,591	5.5%
Homes Built 1980 to 1989	223	6.4%	2,137	5.0%	5,819	4.9%
Homes Built 1970 to 1979	350	10.0%	3,575	8.4%	10,013	8.4%
Homes Built 1960 to 1969	371	10.6%	3,849	9.0%	11,497	9.6%
Homes Built 1950 to 1959	390	11.2%	7,412	17.4%	24,840	20.8%
Homes Built Before 1949	1,685	48.3%	20,707	48.6%	54,184	45.5%
Home Values (2010)						
Home Values \$1,000,000 or More	3	0.2%	53	0.2%	142	0.2%
Home Values \$500,000 to \$999,999	14	0.8%	170	0.7%	510	0.8%
Home Values \$400,000 to \$499,999	15	0.9%	156	0.7%	427	0.6%
Home Values \$300,000 to \$399,999	42	2.5%	421	1.8%	1,245	1.9%
Home Values \$200,000 to \$299,999	131	7.8%	1,482	6.4%	4,088	6.2%
Home Values \$150,000 to \$199,999	289	17.2%	2,581	11.1%	6,933	10.5%
Home Values \$100,000 to \$149,999	408	24.2%	4,506	19.4%	12,766	19.3%
Home Values \$70,000 to \$99,999	443	26.3%	5,541	23.8%	16,010	24.1%
Home Values \$50,000 to \$69,999	144	8.6%	3,450	14.8%	10,156	15.3%
Home Values \$25,000 to \$49,999	126	7.5%	3,205	13.8%	8,867	13.4%
Home Values Under \$25,000	71	4.2%	1,678	7.2%	5,151	7.8%
Owner-Occupied Median Home Value	\$110,290		\$92,158		\$91,250	
Renter-Occupied Median Rent	\$606		\$608		\$582	
Transportation To Work (2010)						
Drive to Work Alone	2,474	80.9%	28,633	75.8%	75,711	76.7%
Drive to Work in Carpool	372	12.2%	6,026	15.9%	12,982	13.1%
Travel to Work by Public Transportation	25	0.8%	984	2.6%	4,299	4.4%
Drive to Work on Motorcycle	-	-	28	0.1%	90	0.1%
Walk or Bicycle to Work	120	3.9%	985	2.6%	2,661	2.7%
Other Means	29	0.9%	390	1.0%	839	0.8%
Work at Home	37	1.2%	745	2.0%	2,169	2.2%
Travel Time (2010)						
Travel to Work in 14 Minutes or Less	1,015	33.6%	10,171	27.5%	25,076	26.0%
Travel to Work in 15 to 29 Minutes	1,095	36.3%	14,667	39.6%	40,515	41.9%
Travel to Work in 30 to 59 Minutes	788	26.1%	10,375	28.0%	25,693	26.6%
Travel to Work in 60 Minutes or More	123	4.1%	1,832	4.9%	5,297	5.5%
Average Minutes Travel to Work	20.0		21.7		21.6	

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