

One Acre Vacant Land 3263 W. Huron Waterford, Michigan

For Sale

Lot Size:
1 Acre

Info:
Vacant Land

Available:
Immediately

Zoning:
C-3 General Business

Traffic Counts:
Huron (M-59): 39,116 ADT

Elizabeth Lake East of M-59:
21,127 ADT

Elizabeth Lake West of M-59:
25,088 ADT



153' of Frontage on M-59

Strong Traffic Counts & Demographics

Demographics

Category	1 Mile:	3 Mile:	5 Mile:
Population	9,844	68,118	165,499
Average Income	\$56,060	\$67,155	\$80,994
Households	4,317	27,368	63,788

Ludwig & Seeley
REAL ESTATE

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Contact:
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Jeff St

Tim St

Marge St

John St

Shady Ln

Burger King

Lindell AC

Wendy's

Highland Rd

25,088 ADT

Elizabeth Lake Rd 21,127 ADT

Tubby's

Food Depot

Rite Aid

CJ's

McDonalds

Auto Zone

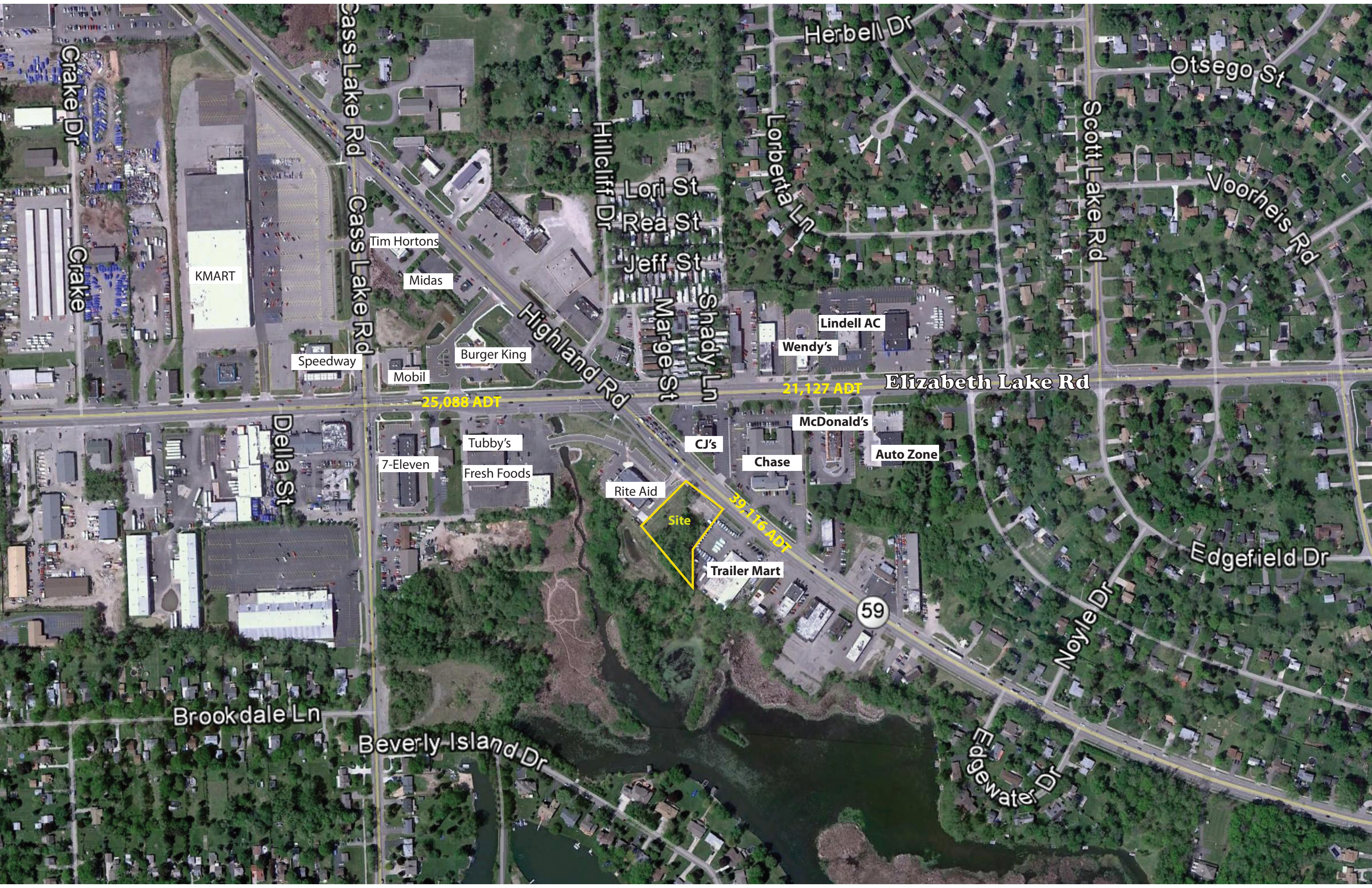
Chase

Site

Trailer Mart

59

39,116 ADT



Crake Dr

Crake

KMART

Tim Hortons

Midas

Speedway

Mobil

Burger King

7-Eleven

Tubby's

Fresh Foods

Rite Aid

Site

Trailer Mart

CJ's

Chase

McDonald's

Wendy's

Lindell AC

Auto Zone

Elizabeth Lake Rd

21,127 ADT

25,088 ADT

39,116 ADT

59

Brookdale Ln

Beverly Island Dr

Highland Rd

Hillcliff Dr

Lori St

Rea St

Jeff St

Marge St

Shady Ln

Lorbertha Ln

Herbell Dr

Otsego St

Voorheis Rd

Scott Lake Rd

Edgefield Dr

Noyle Dr

Edgewater Dr

EXPANDED PROFILE

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



Ludwig & Seeley
Lat/Lon: 42.63876/-83.35133

3263 W Huron							
Waterford, MI							
	1 Mile		3 Miles		5 Miles		
Population (2010)							
Estimated Population	9,844		68,118		165,499		
Census Population (1990)	9,083		72,773		164,619		
Census Population (2000)	9,816		72,724		170,289		
Projected Population (2015)	9,772		68,084		166,416		
Forecasted Population (2020)	9,744		65,476		164,200		
Historical Annual Growth (1990 to 2000)	733	0.81%	-49	-0.01%	5,669	0.34%	
Historical Annual Growth (2000 to 2010)	28	0.03%	-4,606	-0.63%	-4,790	-0.28%	
Projected Annual Growth (2010 to 2015)	-71	-0.15%	-33	-0.01%	918	0.11%	
Estimated Population Density	3,136 <i>psm</i>		2,410 <i>psm</i>		2,108 <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	4,317		27,368		63,788		
Census Households (1990)	3,729		27,543		59,761		
Census Households (2000)	4,271		28,882		65,045		
Projected Households (2015)	4,268		27,221		63,860		
Forecasted Households (2020)	4,264		26,267		63,132		
Households with Children	1,298	30.06%	8,589	31.38%	21,796	34.17%	
Average Household Size	2.28		2.40		2.53		
Average Household Income (2010)							
Est. Average Household Income	\$56,060		\$67,155		\$80,994		
Proj. Average Household Income (2015)	\$58,423		\$70,482		\$84,578		
Average Family Income	\$68,130		\$82,021		\$97,719		
Median Household Income (2010)							
Est. Median Household Income	\$45,701		\$50,790		\$61,162		
Proj. Median Household Income (2015)	\$47,574		\$52,210		\$62,952		
Median Family Income	\$58,128		\$63,207		\$75,145		
Per Capita Income (2010)							
Est. Per Capita Income	\$24,588		\$28,921		\$32,325		
Proj. Per Capita Income (2015)	\$25,518		\$30,195		\$33,601		
Per Capita Income Est. 5 year change	\$931	3.78%	\$1,274	4.41%	\$1,275	3.95%	
Other Income (2010)							
Est. Median Disposable Income	\$39,296		\$42,620		\$50,133		
Proj. Median Disposable Income (2015)	\$40,361		\$43,534		\$51,398		
Disposable Income Est. 5 year change	\$1,065	2.71%	\$914	2.14%	\$1,265	2.52%	
Est. Average Household Net Worth	\$159,126		\$196,617		\$242,369		
Daytime Demos (2010)							
Total Number of Businesses	403		2,707		6,340		
Total Number of Employees	3,865		33,805		76,626		
Company Headqtrs: Businesses	-	-	2	0.06%	9	0.14%	
Company Headqtrs: Employees	-	-	150	0.44%	522	0.68%	
Unemployment Rate	10.65%		11.84%		11.24%		
Employee Population per Business	9.6 to 1		12.5 to 1		12.1 to 1		
Residential Population per Business	24.4 to 1		25.2 to 1		26.1 to 1		

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EXPANDED PROFILE

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3263 W Huron	1 Mile		3 Miles		5 Miles	
Waterford, MI						
Race & Ethnicity (2010)						
White	8,316	84.48%	49,860	73.20%	114,103	68.94%
Black or African American	738	7.50%	11,869	17.42%	35,764	21.61%
American Indian & Alaska Native	40	0.41%	314	0.46%	664	0.40%
Asian	287	2.92%	2,333	3.43%	6,381	3.86%
Hawaiian & Pacific Islander	-	-	19	0.03%	56	0.03%
Other Race	228	2.32%	1,909	2.80%	4,471	2.70%
Two or More Races	234	2.37%	1,813	2.66%	4,059	2.45%
Not Hispanic or Latino Population	8,861	90.02%	61,313	90.01%	150,742	91.08%
Hispanic or Latino Population	983	9.98%	6,805	9.99%	14,757	8.92%
Not of Hispanic Origin Population (1990)	8,797	96.85%	69,028	94.85%	157,085	95.42%
Hispanic Origin Population (1990)	286	3.15%	3,745	5.15%	7,534	4.58%
Not Hispanic or Latino Population (2000)	9,159	93.30%	67,179	92.38%	158,709	93.20%
Hispanic or Latino Population (2000)	657	6.70%	5,544	7.62%	11,580	6.80%
Not Hispanic or Latino Population (2015)	8,690	88.93%	60,616	89.03%	150,154	90.23%
Hispanic or Latino Population (2015)	1,082	11.07%	7,469	10.97%	16,262	9.77%
Hist. Hispanic Ann Growth (1990 to 2010)	697	12.18%	3,059	4.08%	7,223	4.79%
Proj. Hispanic Ann Growth (2015 to 2010)	99	2.02%	664	1.95%	1,505	2.04%
Age Distribution (2010)						
0 to 4 yrs	654	6.64%	4,319	6.34%	10,637	6.43%
5 to 9 yrs	561	5.70%	4,278	6.28%	10,894	6.58%
10 to 14 yrs	560	5.69%	4,176	6.13%	10,854	6.56%
15 to 19 yrs	622	6.32%	4,478	6.57%	11,171	6.75%
20 to 24 yrs	878	8.92%	5,173	7.59%	11,426	6.90%
25 to 29 yrs	765	7.78%	4,902	7.20%	10,578	6.39%
30 to 34 yrs	668	6.79%	4,507	6.62%	10,321	6.24%
35 to 39 yrs	674	6.85%	4,605	6.76%	10,676	6.45%
40 to 44 yrs	687	6.98%	4,837	7.10%	11,357	6.86%
45 to 49 yrs	691	7.02%	4,968	7.29%	12,325	7.45%
50 to 54 yrs	680	6.90%	4,947	7.26%	12,710	7.68%
55 to 59 yrs	564	5.73%	4,303	6.32%	11,501	6.95%
60 to 64 yrs	489	4.97%	3,642	5.35%	9,703	5.86%
65 to 74 yrs	667	6.78%	4,818	7.07%	12,081	7.30%
75 to 84 yrs	449	4.56%	2,695	3.96%	6,178	3.73%
85 yrs plus	234	2.37%	1,469	2.16%	3,085	1.86%
Median Age	35.58 yrs		36.32 yrs		37.13 yrs	
Gender Age Distribution (2010)						
Female Population	5,031	51.11%	33,971	49.87%	83,426	50.41%
0 to 19 yrs	1,168	23.21%	8,263	24.32%	21,079	25.27%
20 to 64 yrs	3,039	60.42%	20,460	60.23%	50,306	60.30%
65 yrs plus	824	16.37%	5,248	15.45%	12,042	14.43%
Female Median Age	38 yrs		38 yrs		38 yrs	
Male Population	4,813	48.89%	34,147	50.13%	82,072	49.59%
0 to 19 yrs	1,230	25.55%	8,988	26.32%	22,478	27.39%
20 to 64 yrs	3,057	63.51%	21,425	62.74%	50,292	61.28%
65 yrs plus	527	10.94%	3,734	10.93%	9,302	11.33%
Male Median Age	33.74 yrs		34.81 yrs		36.01 yrs	

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EXPANDED PROFILE

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3263 W Huron	1 Mile		3 Miles		5 Miles	
Waterford, MI						
Household Income Distribution (2010)						
\$200,000 or More	50	1.15%	880	3.22%	3,571	5.60%
\$150,000 to \$199,999	104	2.42%	852	3.11%	3,255	5.10%
\$100,000 to \$149,999	379	8.78%	2,807	10.26%	7,666	12.02%
\$75,000 to \$99,999	494	11.45%	3,248	11.87%	7,630	11.96%
\$50,000 to \$74,999	927	21.47%	5,186	18.95%	11,744	18.41%
\$35,000 to \$49,999	668	15.47%	4,261	15.57%	8,740	13.70%
\$25,000 to \$34,999	564	13.07%	3,229	11.80%	6,541	10.25%
\$15,000 to \$24,999	595	13.79%	3,110	11.36%	6,279	9.84%
\$0 to \$14,999	535	12.40%	3,794	13.86%	8,363	13.11%
\$35,000+	2,622	60.74%	17,235	62.98%	42,606	66.79%
\$75,000+	1,028	23.80%	7,788	28.46%	22,122	34.68%
Housing (2010)						
Total Housing Units	4,725		30,264		70,623	
Housing Units, Occupied	4,317	91.37%	27,368	90.43%	63,788	90.32%
<i>Housing Units, Owner-Occupied</i>	2,755	63.81%	18,249	66.68%	46,470	72.85%
<i>Housing Units, Renter-Occupied</i>	1,562	36.19%	9,118	33.32%	17,318	27.15%
Housing Units, Vacant	408	8.63%	2,896	9.57%	6,834	9.68%
Median Years in Residence	4 yrs		4 yrs		4 yrs	
Marital Status (2010)						
Never Married	2,471	30.58%	16,805	30.32%	38,179	28.66%
Now Married	3,712	45.93%	25,193	45.46%	65,627	49.26%
Separated	246	3.04%	2,786	5.03%	5,671	4.26%
Widowed	557	6.89%	3,184	5.75%	7,748	5.82%
Divorced	1,096	13.56%	7,454	13.45%	16,010	12.02%
Household Type (2010)						
Population Family	7,479	75.98%	51,340	75.37%	133,195	80.48%
Population Non-Family	2,360	23.98%	14,221	20.88%	28,459	17.20%
Population Group Qtrs	4	0.04%	2,557	3.75%	3,844	2.32%
Family Households	2,457	56.91%	16,278	59.48%	41,557	65.15%
<i>Married Couple With Children</i>	753	20.28%	4,804	19.07%	12,735	19.41%
<i>Average Family Household Size</i>	3.0		3.2		3.2	
Non-Family Households	1,860	43.09%	11,090	40.52%	22,232	34.85%
Household Size (2010)						
1 Person Household	1,559	36.11%	9,406	34.37%	18,845	29.54%
2 Person Households	1,277	29.57%	8,021	29.31%	19,136	30.00%
3 Person Households	659	15.26%	4,019	14.69%	10,091	15.82%
4 Person Households	527	12.20%	3,462	12.65%	9,269	14.53%
5 Person Households	208	4.82%	1,543	5.64%	3,990	6.26%
6+ Person Households	88	2.05%	915	3.35%	2,456	3.85%
Household Vehicles (2010)						
Total Vehicles Available	7,182		47,770		116,373	
Household: 0 Vehicles Available	314	7.27%	1,914	6.99%	4,007	6.28%
Household: 1 Vehicles Available	1,761	40.79%	10,464	38.24%	22,245	34.87%
Household: 2+ Vehicles Available	2,243	51.94%	14,990	54.77%	37,536	58.84%
Average Vehicles Per Household	1.7		1.7		1.8	

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EXPANDED PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
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Ludwig & Seeley
Lat/Lon: 42.63876/-83.35133

3263 W Huron	1 Mile		3 Miles		5 Miles	
Waterford, MI						
Labor Force (2010)						
Est. Labor: Population Age 16+	7,977		54,621		131,139	
Est. Civilian Employed	4,633	58.08%	30,434	55.72%	73,175	55.80%
Est. Civilian Unemployed	849	10.65%	6,466	11.84%	14,739	11.24%
Est. in Armed Forces	13	0.16%	48	0.09%	120	0.09%
Est. not in Labor Force	2,482	31.12%	17,673	32.36%	43,105	32.87%
Occupation (2000)						
Occupation: Population Age 16+	5,103		35,121		80,789	
Mgmt, Business, & Financial Operations	464	9.09%	4,090	11.65%	10,499	13.00%
Professional and Related	926	18.15%	6,457	18.39%	16,148	19.99%
Service	818	16.02%	5,548	15.80%	12,067	14.94%
Sales and Office	1,596	31.28%	9,813	27.94%	21,903	27.11%
Farming, Fishing, and Forestry	8	0.17%	83	0.24%	175	0.22%
Construct, Extraction, & Maintenance	554	10.85%	3,487	9.93%	7,133	8.83%
Production, Transp. & Material Moving	737	14.43%	5,643	16.07%	12,865	15.92%
<i>Percent White Collar Workers</i>		58.52%		57.97%		60.09%
<i>Percent Blue Collar Workers</i>		41.48%		42.03%		39.91%
Consumer Expenditure (2010)						
Total Household Expenditure	\$204 M		\$1.45 B		\$3.82 B	
<i>Total Non-Retail Expenditures</i>	\$117 M	57.34%	\$833 M	57.46%	\$2.20 B	57.63%
<i>Total Retail Expenditures</i>	\$86.9 M	42.66%	\$617 M	42.54%	\$1.62 B	42.37%
Apparel	\$9.69 M	4.76%	\$69.2 M	4.77%	\$184 M	4.80%
Contributions	\$7.15 M	3.51%	\$53.8 M	3.71%	\$153 M	4.00%
Education	\$4.57 M	2.24%	\$34.6 M	2.38%	\$97.8 M	2.56%
Entertainment	\$11.3 M	5.54%	\$80.8 M	5.57%	\$215 M	5.61%
Food And Beverages	\$31.7 M	15.55%	\$222 M	15.35%	\$577 M	15.08%
Furnishings And Equipment	\$8.77 M	4.30%	\$63.5 M	4.38%	\$171 M	4.46%
Gifts	\$5.17 M	2.54%	\$38.2 M	2.64%	\$106 M	2.77%
Health Care	\$12.9 M	6.35%	\$89.6 M	6.18%	\$229 M	5.98%
Household Operations	\$6.98 M	3.43%	\$51.5 M	3.55%	\$142 M	3.72%
Miscellaneous Expenses	\$3.48 M	1.71%	\$24.4 M	1.68%	\$62.9 M	1.65%
Personal Care	\$2.97 M	1.46%	\$21.0 M	1.45%	\$55.1 M	1.44%
Personal Insurance	\$1.99 M	0.98%	\$14.7 M	1.02%	\$41.0 M	1.07%
Reading	\$670 K	0.33%	\$4.76 M	0.33%	\$12.6 M	0.33%
Shelter	\$39.0 M	19.17%	\$279 M	19.28%	\$742 M	19.40%
Tobacco	\$1.43 M	0.70%	\$9.63 M	0.66%	\$23.6 M	0.62%
Transportation	\$41.2 M	20.21%	\$290 M	19.98%	\$753 M	19.68%
Utilities	\$14.7 M	7.23%	\$102 M	7.05%	\$261 M	6.81%
Educational Attainment (2010)						
Adult Population (25 Years or Older)	6,568		45,694		110,516	
Elementary (0 to 8)	176	2.68%	1,464	3.20%	3,510	3.18%
Some High School (9 to 11)	513	7.81%	4,065	8.90%	9,324	8.44%
High School Graduate (12)	2,042	31.08%	12,886	28.20%	30,088	27.23%
Some College (13 to 16)	1,525	23.21%	10,434	22.83%	23,863	21.59%
Associate Degree Only	557	8.49%	3,433	7.51%	7,736	7.00%
Bachelor Degree Only	1,169	17.80%	8,546	18.70%	21,416	19.38%
Graduate Degree	587	8.93%	4,865	10.65%	14,580	13.19%

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3263 W Huron	1 Mile		3 Miles		5 Miles	
Waterford, MI						
Units In Structure (2000)						
1 Detached Unit	2,625	59.01%	20,146	66.19%	49,645	72.35%
1 Attached Unit	177	3.98%	1,063	3.49%	2,956	4.31%
2 to 4 Units	180	4.05%	2,042	6.71%	3,721	5.42%
5 to 9 Units	243	5.46%	1,949	6.40%	3,556	5.18%
10 to 19 Units	474	10.65%	2,145	7.05%	3,381	4.93%
20 to 49 Units	169	3.80%	1,206	3.96%	1,660	2.42%
50 or more Units	443	9.96%	1,466	4.82%	2,711	3.95%
Mobile Home or Trailer	138	3.09%	400	1.31%	965	1.41%
Other Structure	-	-	20	0.07%	24	0.03%
Homes Built By Year						
1999 to 2000	99	2.23%	497	1.63%	1,742	2.54%
1995 to 1998	254	5.72%	1,357	4.46%	4,048	5.90%
1990 to 1994	241	5.42%	1,409	4.63%	3,592	5.23%
1980 to 1989	461	10.37%	2,750	9.04%	6,723	9.80%
1970 to 1979	1,083	24.35%	5,181	17.02%	11,771	17.15%
1960 to 1969	478	10.74%	4,403	14.47%	10,606	15.46%
1950 to 1959	850	19.11%	6,218	20.43%	13,959	20.34%
Built Before 1949	982	22.07%	8,621	28.32%	16,179	23.58%
Home Values (2000)						
\$1,000,000 or More	-	-	103	0.60%	670	1.57%
\$500,000 to \$999,999	4	0.14%	347	2.01%	1,782	4.16%
\$400,000 to \$499,999	23	0.95%	410	2.37%	1,458	3.40%
\$300,000 to \$399,999	39	1.58%	655	3.79%	2,430	5.68%
\$200,000 to \$299,999	109	4.45%	1,469	8.50%	5,364	12.53%
\$150,000 to \$199,999	484	19.71%	3,655	21.16%	7,773	18.16%
\$100,000 to \$149,999	1,178	47.94%	5,884	34.07%	10,773	25.17%
\$70,000 to \$99,999	483	19.64%	2,826	16.36%	6,753	15.77%
\$50,000 to \$69,999	98	3.98%	1,102	6.38%	3,235	7.56%
\$25,000 to \$49,999	27	1.11%	692	4.01%	2,084	4.87%
\$0 to \$24,999	13	0.51%	129	0.75%	486	1.14%
Owner Occupied Median Home Value	\$127,583		\$144,799		\$174,799	
Renter Occupied Median Rent	\$566		\$510		\$524	
Transportation To Work (2000)						
Drive to Work Alone	4,443	87.02%	29,987	85.36%	69,338	85.80%
Drive to Work in Carpool	462	9.04%	3,461	9.85%	7,627	9.44%
Travel to Work - Public Transportation	3	0.05%	155	0.44%	345	0.43%
Drive to Work on Motorcycle	-	-	15	0.04%	29	0.04%
Walk or Bicycle to Work	118	2.32%	684	1.95%	1,117	1.38%
Other Means	8	0.17%	165	0.47%	385	0.48%
Work at Home	71	1.40%	664	1.89%	1,975	2.44%
Travel Time (2000)						
Travel to Work in 14 Minutes or Less	1,273	25.28%	8,315	24.12%	18,613	23.61%
Travel to Work in 14 to 29 Minutes	1,937	38.48%	12,559	36.44%	29,015	36.80%
Travel to Work in 30 to 59 Minutes	1,501	29.81%	11,167	32.40%	25,831	32.76%
Travel to Work in 60 Minutes or More	324	6.43%	2,427	7.04%	5,383	6.83%
Average Travel Time to Work	25.1 mins		25.9 mins		25.5 mins	

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