

PROPERTY INFORMATION

Property Address 31955-31965 Ryan Road

City/Township Warren, Michigan

Land Size 4 Acres

Asking Price \$795,000.00

Asking Lease Rate Contact Broker

DEMOGRAPHICS (FIVE-MILE RADIUS)



POPULATION
1,231,886 PEOPLE



MEDIAN AGE
41.8 YEARS OLD



HOUSEHOLDS
492,601



CONSUMER SPENDING
\$3.8 BILLION ANNUALLY



AVG HOUSEHOLD INCOME
\$81,596/ANNUALLY



DAYTIME POPULATION
135,993 PEOPLE

AREA TENANTS & EMPLOYERS

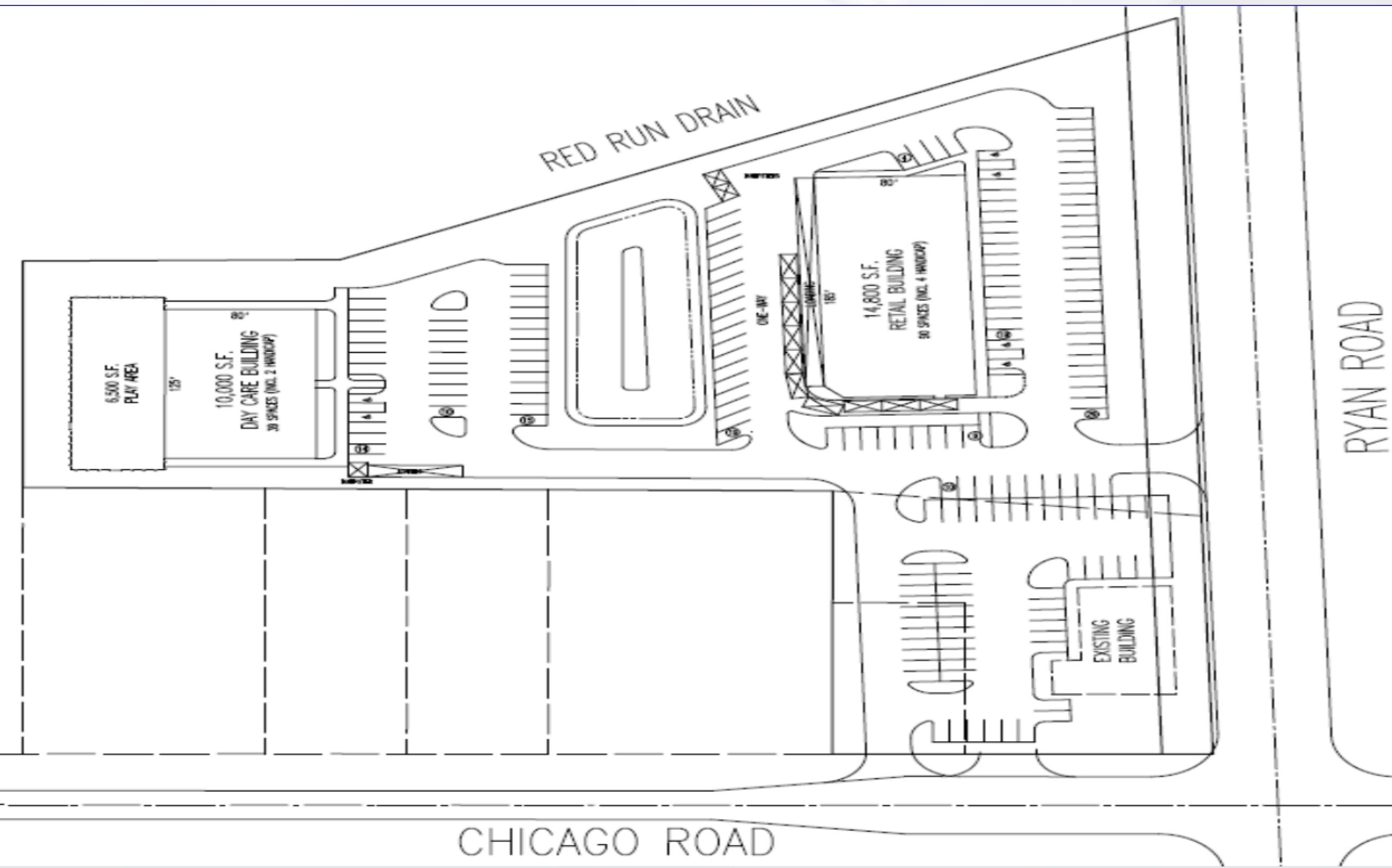


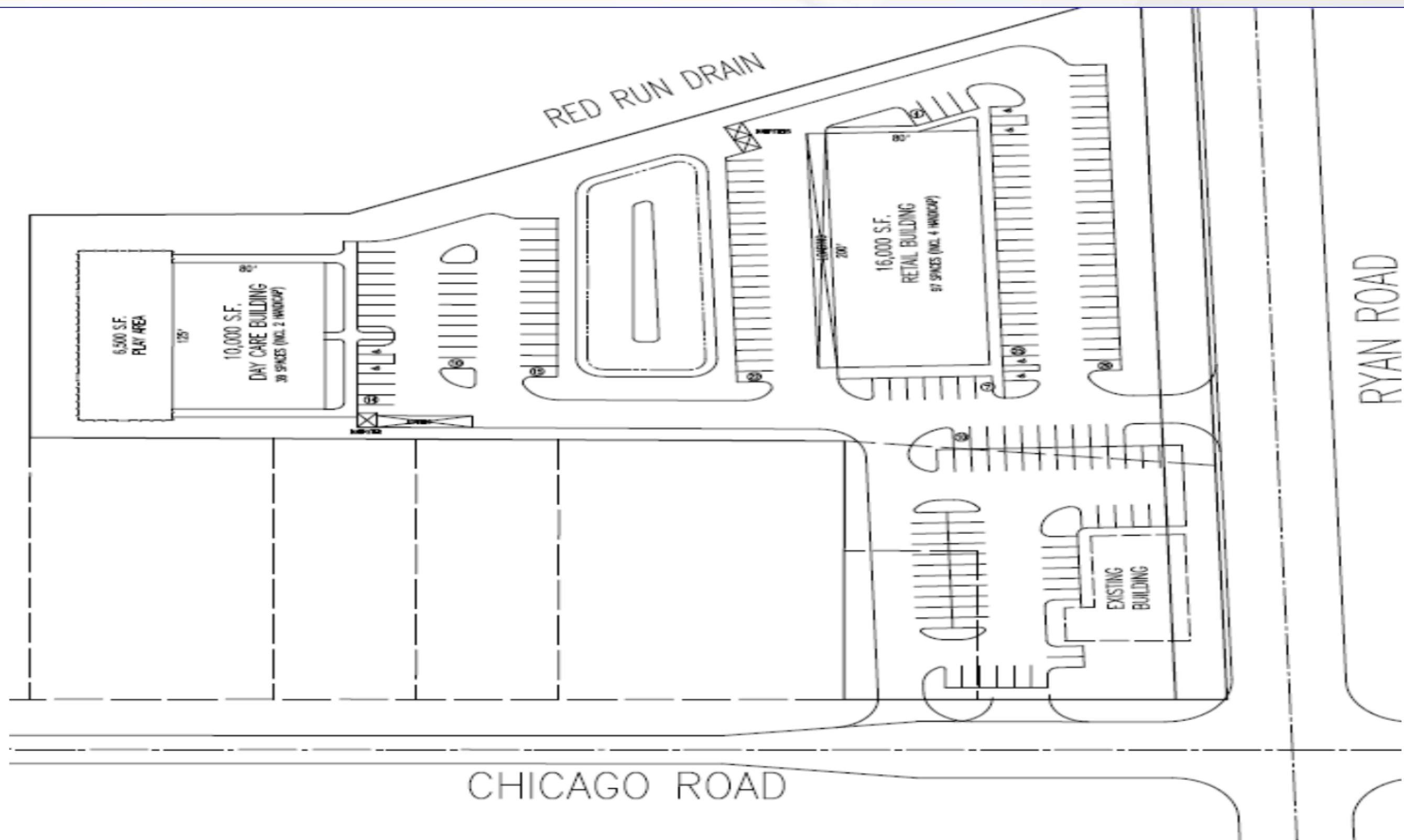
GARDNER-WHITE

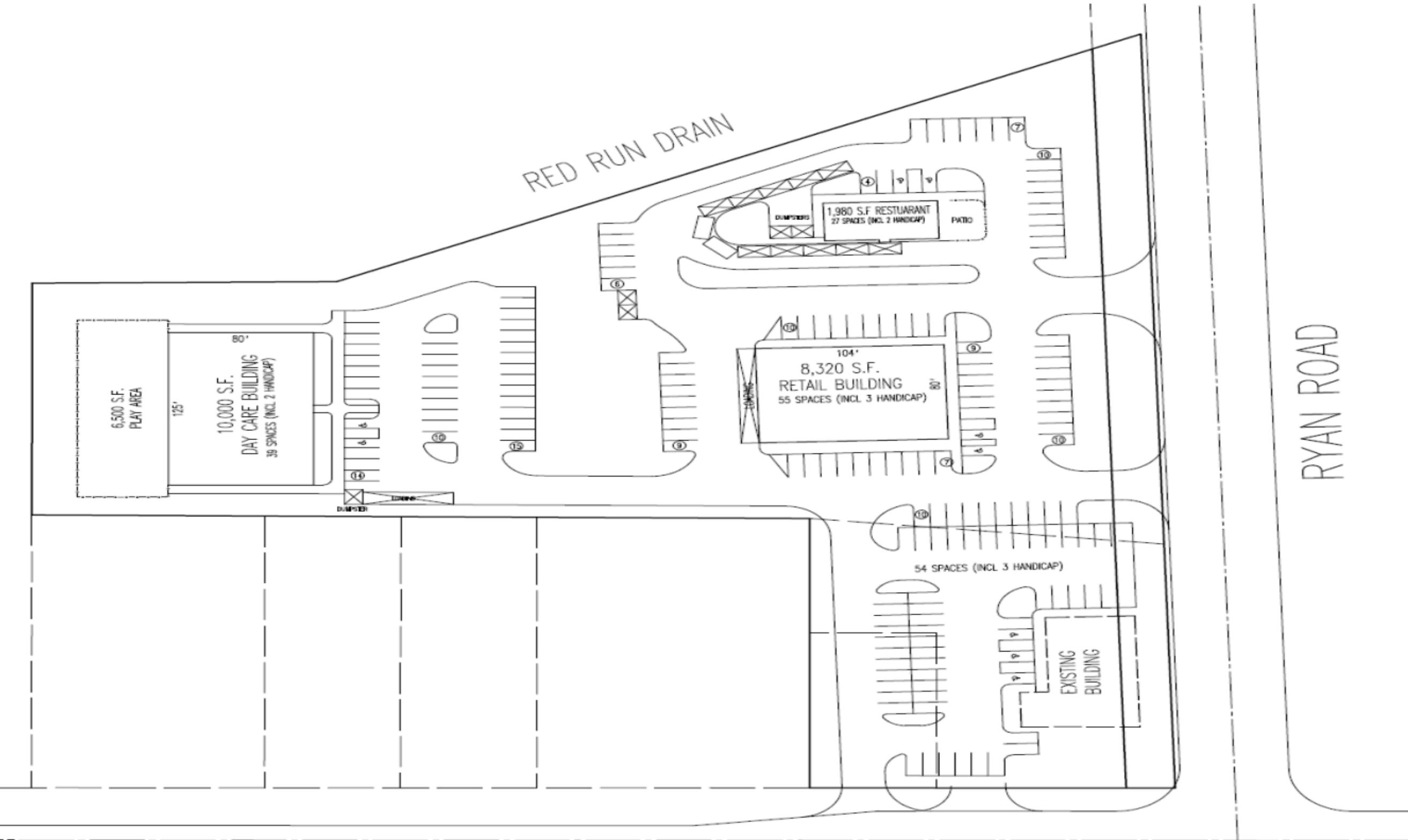


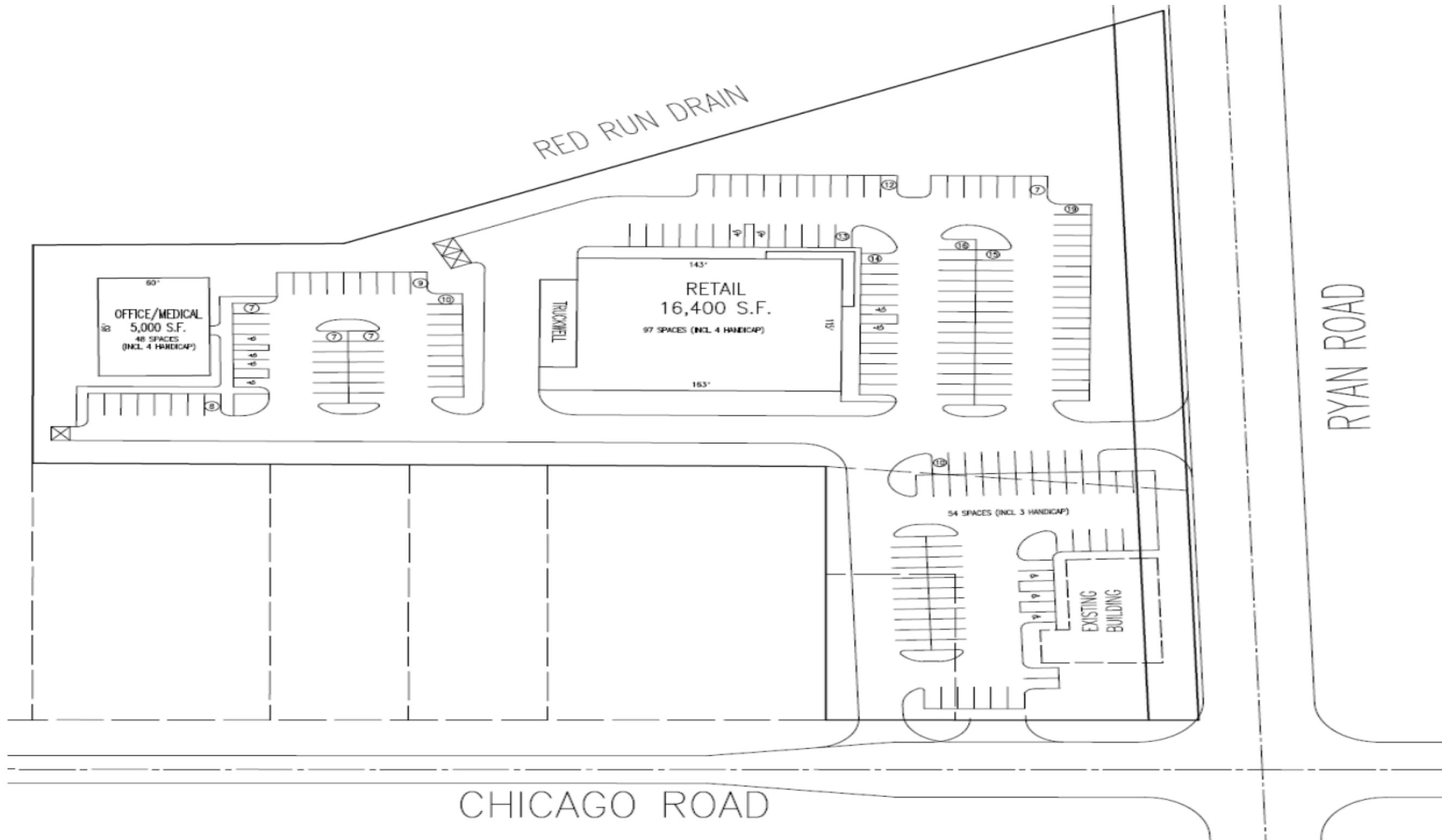
PROPERTY HIGHLIGHTS

- Build-To-Suit opportunity at the NWQ of Ryan and Chicago Roads.
- Great use for a service or retail user, as there are many surrounding neighborhoods.
- This site is in proximity of the GM Technical Center, which employs around 20,000 people
- Site provides tremendous visibility and accessibility to the heavily traveled Ryan Roads.









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POPULATION	2 MILE	5 MILE	10 MILE
2010 Population	40,160	306,536	1,234,228
2023 Population	41,055	309,865	1,231,886
2028 Population Projection	41,119	309,802	1,232,963
Annual Growth 2010-2023	0.2%	0.1%	0%
Annual Growth 2023-2028	0%	0%	0%
Median Age	41.9	41.8	40.5
Bachelor's Degree or Higher	23%	29%	28%

POPULATION BY RACE	2 MILE	5 MILE	10 MILE
White	30,225	238,014	739,207
Black	4,476	31,665	369,822
American Indian/Alaskan Native	118	1,014	3,907
Asian	4,870	30,161	85,044
Hawaiian & Pacific Islander	18	128	332
Two or More Races	1,348	8,885	33,574
Hispanic Origin	904	8,362	31,059

HOUSEHOLDS	2 MILE	5 MILE	10 MILE
2010 Households	15,830	125,698	493,154
2023 Households	16,163	127,098	492,601
2028 Household Projection	16,184	127,075	492,913
Owner Occupied Households	11,247	92,367	342,130
Renter Occupied Households	4,937	34,708	150,784
Avg Household Income	\$73,929	\$81,596	\$81,367
Median Household Income	\$60,130	\$64,967	\$60,951
INCOME	2 MILE	5 MILE	10 MILE
\$25,000 - 50,000	3,727	27,189	110,411
\$50,000 - 75,000	3,303	23,515	88,866
\$75,000 - 100,000	2,658	18,764	63,107
\$100,000 - 125,000	1,530	13,288	46,698
\$125,000 - 150,000	1,053	8,656	29,846
\$150,000 - 200,000	758	7,723	28,905
\$200,000+	427	6,144	29,843

DAYTIME EMPLOYMENT	TWO MILE			FIVE MILE			TEN MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	17,691	2,021	9	123,387	13,873	9	439,496	53,755	8
Trade Transportation & Utilities	5,254	437	12	30,205	2,377	13	90,339	8,408	11
Information	345	37	9	5,553	351	16	13,485	1,092	12
Financial Activities	929	170	5	11,439	1,377	8	40,955	5,664	7
Professional & Business Services	3,433	277	12	18,049	2,029	9	66,653	7,554	9
Education & Health Services	3,616	617	6	29,842	4,858	6	127,591	20,820	6
Leisure & Hospitality	2,768	225	12	18,116	1,260	14	57,764	4,016	14
Other Services	1,283	249	5	7,461	1,453	5	29,603	5,588	5
Public Administration	63	9	7	2,722	168	16	13,106	613	21
Goods-Producing Industries	4,328	301	14	44,510	1,564	28	86,838	4,878	18
Natural Resources & Mining	19	4	5	115	17	7	331	64	5
Construction	694	101	7	5,726	743	8	17,851	2,509	7
Manufacturing	3,615	196	18	38,669	804	48	68,656	2,305	30
Total	22,019	2,322	9	167,897	15,437	11	526,334	58,633	9



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