

Monroe Premier Plaza

14750 Laplace Rd, Monroe, MI 48161

Building Type: **General Retail**Secondary: **Freestanding**GLA: **106,208 SF**Year Built: **1987**Total Available: **21,350 SF**% Leased: **79.9%**Rent/SF/Mo: **\$0.83**

Description	2010		2023		2028	
Population	1,342		1,324		1,353	
Age 0 - 4	99	7.38%	76	5.74%	77	5.69%
Age 5 - 9	104	7.75%	84	6.34%	80	5.91%
Age 10 - 14	111	8.27%	94	7.10%	86	6.36%
Age 15 - 19	96	7.15%	92	6.95%	91	6.73%
Age 20 - 24	77	5.74%	82	6.19%	90	6.65%
Age 25 - 29	84	6.26%	80	6.04%	85	6.28%
Age 30 - 34	85	6.33%	83	6.27%	83	6.13%
Age 35 - 39	84	6.26%	84	6.34%	83	6.13%
Age 40 - 44	79	5.89%	81	6.12%	83	6.13%
Age 45 - 49	100	7.45%	77	5.82%	80	5.91%
Age 50 - 54	95	7.08%	78	5.89%	78	5.76%
Age 55 - 59	95	7.08%	83	6.27%	78	5.76%
Age 60 - 64	82	6.11%	85	6.42%	80	5.91%
Age 65 - 69	48	3.58%	81	6.12%	79	5.84%
Age 70 - 74	35	2.61%	67	5.06%	72	5.32%
Age 75 - 79	31	2.31%	45	3.40%	56	4.14%
Age 80 - 84	21	1.56%	28	2.11%	38	2.81%
Age 85+	17	1.27%	24	1.81%	35	2.59%
Age 15+	1,029	76.68%	1,070	80.82%	1,111	82.11%
Age 20+	933	69.52%	978	73.87%	1,020	75.39%
Age 65+	152	11.33%	245	18.50%	280	20.69%
Median Age	36		39		40	
Average Age	36.20		39.60		40.60	
Population By Race	1,342		1,324		1,353	
White	1,211	90.24%	1,155	87.24%	1,182	87.36%
Black	63	4.69%	85	6.42%	87	6.43%
Am. Indian & Alaskan	4	0.30%	5	0.38%	5	0.37%
Asian	13	0.97%	15	1.13%	15	1.11%
Hawaiian & Pacific Islander	0	0.00%	0	0.00%	0	0.00%
Other	51	3.80%	64	4.83%	65	4.80%

Demographic Trend Report

1 Mile Radius

Monroe Premier Plaza

14750 Laplaisance Rd, Monroe, MI 48161

Description	2010	2023	2028
Population by Race (Hispanic)	69	88	89
White	58 84.06%	70 79.55%	71 79.78%
Black	6 8.70%	10 11.36%	10 11.24%
Am. Indian & Alaskan	1 1.45%	1 1.14%	1 1.12%
Asian	0 0.00%	0 0.00%	0 0.00%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	4 5.80%	6 6.82%	6 6.74%
Household by Household Income	527	523	532
<\$25,000	182 34.54%	105 20.08%	100 18.80%
\$25,000 - \$50,000	186 35.29%	141 26.96%	140 26.32%
\$50,000 - \$75,000	65 12.33%	94 17.97%	99 18.61%
\$75,000 - \$100,000	45 8.54%	66 12.62%	70 13.16%
\$100,000 - \$125,000	26 4.93%	25 4.78%	25 4.70%
\$125,000 - \$150,000	5 0.95%	27 5.16%	29 5.45%
\$150,000 - \$200,000	6 1.14%	32 6.12%	34 6.39%
\$200,000+	12 2.28%	33 6.31%	35 6.58%
Average Household Income	\$48,417	\$77,583	\$79,652
Median Household Income	\$31,710	\$53,298	\$55,306

Demographic Detail Report

Monroe Premier Plaza

14750 Laplaignance Rd, Monroe, MI 48161

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **106,208 SF**
 Year Built: **1987**

Total Available: **21,350 SF**
 % Leased: **79.9%**
 Rent/SF/Mo: **\$0.83**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	1,353		28,764		50,994	
2023 Estimate	1,324		27,988		49,547	
2010 Census	1,342		27,573		48,427	
Growth 2023 - 2028	2.19%		2.77%		2.92%	
Growth 2010 - 2023	-1.34%		1.51%		2.31%	
2023 Population by Age	1,324		27,988		49,547	
Age 0 - 4	76	5.74%	1,550	5.54%	2,679	5.41%
Age 5 - 9	84	6.34%	1,708	6.10%	2,945	5.94%
Age 10 - 14	94	7.10%	1,857	6.63%	3,198	6.45%
Age 15 - 19	92	6.95%	1,789	6.39%	3,078	6.21%
Age 20 - 24	82	6.19%	1,625	5.81%	2,822	5.70%
Age 25 - 29	80	6.04%	1,650	5.90%	2,887	5.83%
Age 30 - 34	83	6.27%	1,778	6.35%	3,106	6.27%
Age 35 - 39	84	6.34%	1,817	6.49%	3,154	6.37%
Age 40 - 44	81	6.12%	1,789	6.39%	3,103	6.26%
Age 45 - 49	77	5.82%	1,715	6.13%	3,007	6.07%
Age 50 - 54	78	5.89%	1,735	6.20%	3,095	6.25%
Age 55 - 59	83	6.27%	1,821	6.51%	3,290	6.64%
Age 60 - 64	85	6.42%	1,846	6.60%	3,369	6.80%
Age 65 - 69	81	6.12%	1,688	6.03%	3,083	6.22%
Age 70 - 74	67	5.06%	1,398	4.99%	2,576	5.20%
Age 75 - 79	45	3.40%	953	3.41%	1,778	3.59%
Age 80 - 84	28	2.11%	614	2.19%	1,153	2.33%
Age 85+	24	1.81%	652	2.33%	1,225	2.47%
Age 65+	245	18.50%	5,305	18.95%	9,815	19.81%
Median Age	39.20		40.60		41.50	
Average Age	39.60		40.50		41.10	

Demographic Detail Report

Monroe Premier Plaza 14750 Laplaine Rd, Monroe, MI 48161					
Radius	1 Mile		3 Mile		5 Mile
2023 Population By Race	1,324		27,988		49,547
White	1,155	87.24%	24,931	89.08%	44,599 90.01%
Black	85	6.42%	1,828	6.53%	2,826 5.70%
Am. Indian & Alaskan	5	0.38%	129	0.46%	225 0.45%
Asian	15	1.13%	213	0.76%	429 0.87%
Hawaiian & Pacific Island	0	0.00%	7	0.03%	25 0.05%
Other	64	4.83%	879	3.14%	1,443 2.91%
Population by Hispanic Origin	1,324		27,988		49,547
Non-Hispanic Origin	1,236	93.35%	26,366	94.20%	46,804 94.46%
Hispanic Origin	88	6.65%	1,622	5.80%	2,744 5.54%
2023 Median Age, Male	37.00		39.30		40.00
2023 Average Age, Male	38.00		39.30		39.90
2023 Median Age, Female	41.40		41.80		42.80
2023 Average Age, Female	41.20		41.60		42.20
2023 Population by Occupation Classification	1,051		22,511		40,106
Civilian Employed	609	57.94%	12,314	54.70%	22,142 55.21%
Civilian Unemployed	72	6.85%	990	4.40%	1,474 3.68%
Civilian Non-Labor Force	370	35.20%	9,207	40.90%	16,479 41.09%
Armed Forces	0	0.00%	0	0.00%	11 0.03%
Households by Marital Status					
Married	221		4,737		9,019
Married No Children	141		2,834		5,539
Married w/Children	80		1,904		3,480
2023 Population by Education	1,016		20,819		37,059
Some High School, No Diploma	134	13.19%	2,531	12.16%	3,884 10.48%
High School Grad (Incl Equivalency)	340	33.46%	6,790	32.61%	12,190 32.89%
Some College, No Degree	255	25.10%	6,498	31.21%	11,889 32.08%
Associate Degree	120	11.81%	1,361	6.54%	2,235 6.03%
Bachelor Degree	99	9.74%	2,176	10.45%	4,375 11.81%
Advanced Degree	68	6.69%	1,463	7.03%	2,486 6.71%

Demographic Detail Report

Monroe Premier Plaza							
14750 Laplaisance Rd, Monroe, MI 48161							
Radius	1 Mile		3 Mile		5 Mile		
2023 Population by Occupation	1,054		22,723		40,988		
Real Estate & Finance	12	1.14%	331	1.46%	828	2.02%	
Professional & Management	202	19.17%	4,222	18.58%	7,961	19.42%	
Public Administration	16	1.52%	342	1.51%	499	1.22%	
Education & Health	100	9.49%	2,738	12.05%	4,868	11.88%	
Services	156	14.80%	2,774	12.21%	4,344	10.60%	
Information	4	0.38%	246	1.08%	342	0.83%	
Sales	171	16.22%	2,453	10.80%	4,846	11.82%	
Transportation	0	0.00%	109	0.48%	132	0.32%	
Retail	108	10.25%	1,548	6.81%	2,638	6.44%	
Wholesale	13	1.23%	212	0.93%	456	1.11%	
Manufacturing	50	4.74%	2,187	9.62%	4,074	9.94%	
Production	74	7.02%	2,740	12.06%	4,751	11.59%	
Construction	48	4.55%	1,098	4.83%	1,906	4.65%	
Utilities	55	5.22%	1,050	4.62%	2,009	4.90%	
Agriculture & Mining	7	0.66%	92	0.40%	263	0.64%	
Farming, Fishing, Forestry	7	0.66%	61	0.27%	156	0.38%	
Other Services	31	2.94%	520	2.29%	915	2.23%	
2023 Worker Travel Time to Job	607		11,950		21,463		
<30 Minutes	484	79.74%	8,320	69.62%	14,723	68.60%	
30-60 Minutes	106	17.46%	3,168	26.51%	5,643	26.29%	
60+ Minutes	17	2.80%	462	3.87%	1,097	5.11%	
2010 Households by HH Size	527		10,958		19,136		
1-Person Households	128	24.29%	3,352	30.59%	5,462	28.54%	
2-Person Households	184	34.91%	3,401	31.04%	6,254	32.68%	
3-Person Households	93	17.65%	1,775	16.20%	3,123	16.32%	
4-Person Households	71	13.47%	1,427	13.02%	2,570	13.43%	
5-Person Households	32	6.07%	618	5.64%	1,119	5.85%	
6-Person Households	13	2.47%	252	2.30%	405	2.12%	
7 or more Person Households	6	1.14%	133	1.21%	203	1.06%	
2023 Average Household Size	2.60		2.50		2.50		
Households							
2028 Projection	533		11,456		20,176		
2023 Estimate	520		11,134		19,587		
2010 Census	527		10,958		19,135		
Growth 2023 - 2028	2.50%		2.89%		3.01%		
Growth 2010 - 2023	-1.33%		1.61%		2.36%		

Demographic Detail Report

Monroe Premier Plaza 14750 Laplaine Rd, Monroe, MI 48161				
Radius	1 Mile		3 Mile	
2023 Households by HH Income	523		11,132	
<\$25,000	105	20.08%	2,815	25.29%
\$25,000 - \$50,000	141	26.96%	2,588	23.25%
\$50,000 - \$75,000	94	17.97%	2,151	19.32%
\$75,000 - \$100,000	66	12.62%	1,378	12.38%
\$100,000 - \$125,000	25	4.78%	788	7.08%
\$125,000 - \$150,000	27	5.16%	613	5.51%
\$150,000 - \$200,000	32	6.12%	508	4.56%
\$200,000+	33	6.31%	291	2.61%
2023 Avg Household Income	\$77,583		\$66,528	
2023 Med Household Income	\$53,298		\$51,734	
2023 Occupied Housing	521		11,134	
Owner Occupied	369	70.83%	7,524	67.58%
Renter Occupied	152	29.17%	3,610	32.42%
2010 Housing Units	393		11,145	
1 Unit	240	61.07%	8,248	74.01%
2 - 4 Units	27	6.87%	1,212	10.87%
5 - 19 Units	121	30.79%	960	8.61%
20+ Units	5	1.27%	725	6.51%
2023 Housing Value	369		7,523	
<\$100,000	77	20.87%	1,992	26.48%
\$100,000 - \$200,000	128	34.69%	3,792	50.41%
\$200,000 - \$300,000	58	15.72%	1,132	15.05%
\$300,000 - \$400,000	43	11.65%	284	3.78%
\$400,000 - \$500,000	7	1.90%	51	0.68%
\$500,000 - \$1,000,000	56	15.18%	272	3.62%
\$1,000,000+	0	0.00%	0	0.00%
2023 Median Home Value	\$183,984		\$146,664	
2023 Housing Units by Yr Built	581		12,482	
Built 2010+	7	1.20%	340	2.72%
Built 2000 - 2010	43	7.40%	741	5.94%
Built 1990 - 1999	219	37.69%	1,404	11.25%
Built 1980 - 1989	81	13.94%	969	7.76%
Built 1970 - 1979	69	11.88%	1,325	10.62%
Built 1960 - 1969	42	7.23%	972	7.79%
Built 1950 - 1959	52	8.95%	1,703	13.64%
Built <1949	68	11.70%	5,028	40.28%
2023 Median Year Built	1986		1956	

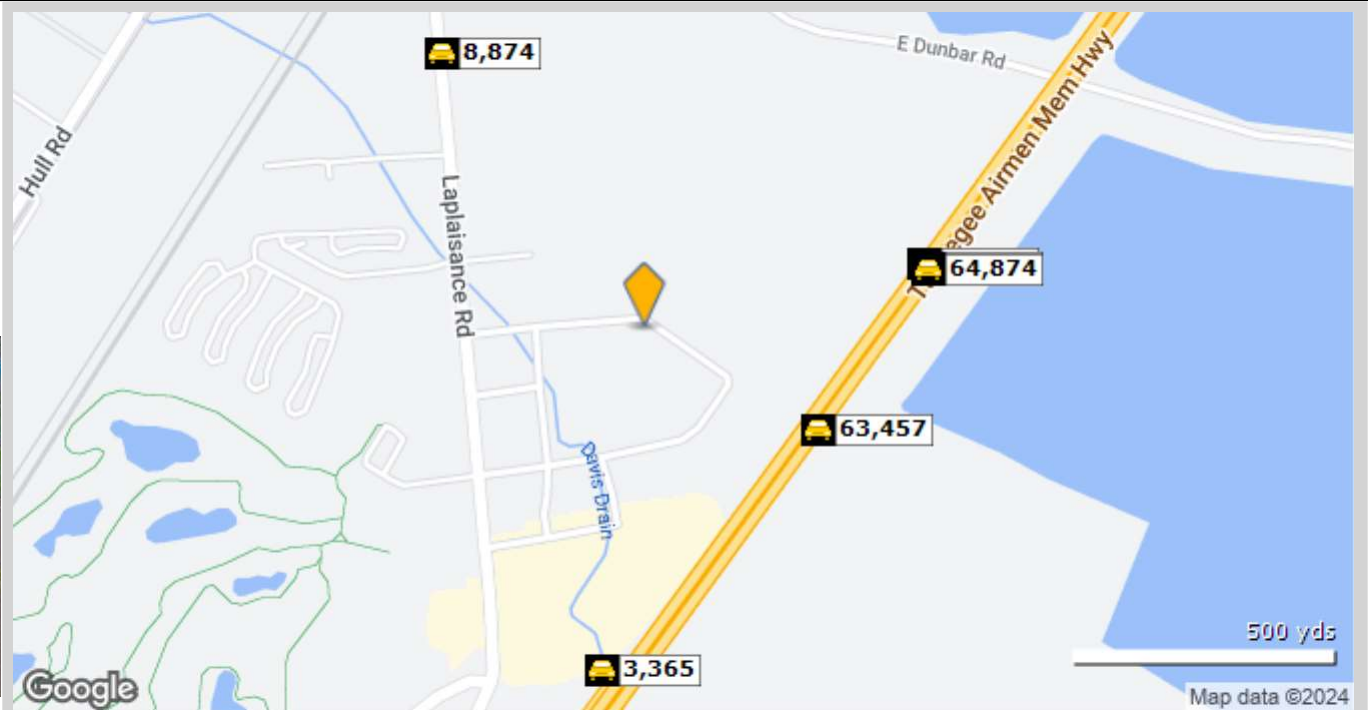
4/30/2024

Traffic Count Report

Monroe Premier Plaza

14750 Laplaisance Rd, Monroe, MI 48161

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **106,208 SF**
 Year Built: **1987**
 Total Available: **21,350 SF**
 % Leased: **79.9%**
 Rent/SF/Mo: **\$0.83**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	I-75	E Albain Rd	0.44 SW	2022	47,753	MPSI	.22
2	Laplaisance Rd	E Albain Rd	0.44 SW	2022	63,457	MPSI	.22
3	I- 75	E Dunbar Rd	0.26 NE	2022	62,322	MPSI	.32
4	I- 75	Laplaisance Rd	0.51 SW	2016	61,800	MPSI	.32
5	I- 75	E Dunbar Rd	0.26 NE	2018	60,116	MPSI	.32
6	I- 75	E Dunbar Rd	0.26 NE	2020	64,874	MPSI	.32
7	I-75 OFF RAMP	E Albain Rd	0.12 W	2022	3,365	MPSI	.38
8	Laplaisance Road	E Albain Rd	0.03 S	2020	9,808	MPSI	.38
9	Laplaisance Rd	E Dunbar Rd	0.19 N	2022	8,546	MPSI	.38
10	LA PLAISANCE RD	E Albain Rd	0.03 S	2020	8,874	AADT	.38