





## DEMOGRAPHICS

Population				Households			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
2010 Population	48,715	342,389	1,209,259	2010 Households	20,614	134,834	484,771
2023 Population	49,053	343,472	1,196,942	2023 Households	20,800	135,547	480,819
2028 Population Projection	48,988	343,414	1,197,815	2028 Household Projection	20,777	135,515	481,138
Annual Growth 2010-2023	0.1%	0%	-0.1%	Annual Growth 2010-2023	0.2%	0%	-0.2%
Annual Growth 2023-2028	0%	0%	0%	Annual Growth 2023-2028	0%	0%	0%
Median Age	43.1	39.9	40	Owner Occupied Households	15,228	96,226	320,712
Bachelor's Degree or Higher	19%	16%	25%	Renter Occupied Households	5,549	39,289	160,426
U.S. Armed Forces	0	57	559	Avg Household Size	2.3	2.5	2.5
				Avg Household Vehicles	2	2	2
				Total Specified Consumer Spending (\$)	\$568.4M	\$3.6B	\$13.2B

  

Population By Race			
	2 mile	5 mile	10 mile
White	36,844	218,752	694,307
Black	8,447	94,816	395,796
American Indian/Alaskan Native	161	1,357	4,047
Asian	2,379	18,173	69,374
Hawaiian & Pacific Islander	12	82	331
Two or More Races	1,209	10,292	33,087
Hispanic Origin	1,093	8,179	29,761

  

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$71,547	\$65,971	\$75,641
Median Household Income	\$56,940	\$52,582	\$56,950
< \$25,000	3,888	27,822	102,115
\$25,000 - 50,000	5,327	36,843	112,972
\$50,000 - 75,000	4,002	27,378	85,628
\$75,000 - 100,000	2,758	17,631	61,085
\$100,000 - 125,000	2,114	11,548	43,340
\$125,000 - 150,000	1,192	6,257	27,345
\$150,000 - 200,000	943	5,237	25,495
\$200,000+	574	2,832	22,839

  

Housing			
	2 mile	5 mile	10 mile
Median Home Value	\$146,803	\$133,180	\$162,061
Median Year Built	1964	1961	1958

## TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Martin Rd	Hoover Rd W	3,918	2022	0.06 mi
Hoover Rd	Martin Rd N	29,283	2022	0.08 mi
Hoover Rd	Martin Rd S	29,134	2022	0.09 mi
MARTIN RD	Hoover Rd E	3,554	2020	0.10 mi
Martin Road	Hoover Rd E	2,314	2022	0.10 mi
Hoover Rd	Hawaii Dr N	32,053	2022	0.16 mi
Hoover Rd	Regency Dr S	28,154	2022	0.27 mi
Not Available	Not Available No	4,922	2020	0.33 mi
Hoover Rd	Garbor Ave N	30,688	2022	0.37 mi
Hoover Rd	E 12 Mile Rd N	26,451	2022	0.38 mi

*Matching the right people to the right place.*

**ADDITIONAL PHOTOS**



*Matching the right people to the right place.*

**ADDITIONAL PHOTOS**



*Matching the right people to the right place.*

## ADDITIONAL PHOTOS



*Matching the right people to the right place.*

**ADDITIONAL PHOTOS**



***Matching the right people to the right place.***

38600 Van Dyke, Suite 325, Sterling Heights, MI 48312 • 1530 Pine Grove, Suite 4, Port Huron, MI 48060  
586.254.0900 • [www.pilotpg.com](http://www.pilotpg.com)