

FOR LEASE > RETAIL

# FORMER ADVANCE AUTO PARTS

404 SOUTH SAGINAW ROAD | MIDLAND, MICHIGAN



## EXCELLENT LOCATION

### > PROPERTY HIGHLIGHTS

- 5,000 SF Former Advance Auto Parts Store (50 x 100), Built in 1986
- Co-Tenant: Dollar Tree
- Traffic Counts are 19,000 on Saginaw Road
- Located at a Signalized Intersection with Pylon Signage Available

DEMOGRAPHICS	Category	1 Mile	3 Mile	5 Mile
	Population	10,319	36,115	50,378
	Average Income	\$56,524	\$77,144	\$77,484
	Households	5,025	15,497	21,284

**COLLIERS INTERNATIONAL**  
2 Corporate Drive | Suite 300  
Southfield, Michigan 48076

For More Information Call:

**LOU FRANGO**

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[colliers.com/detroit](http://colliers.com/detroit)



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## > PROPERTY PHOTOS



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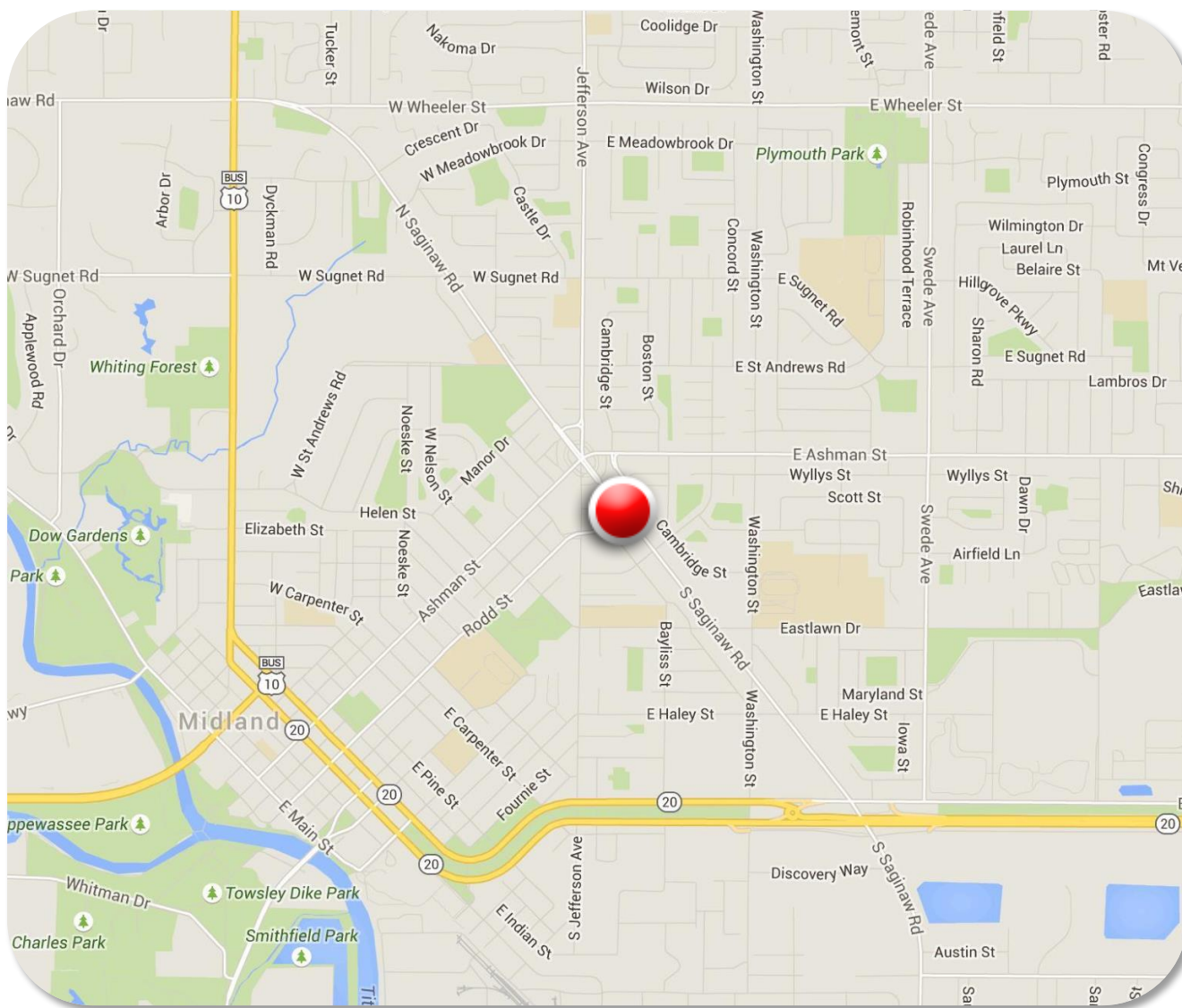
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## > LOCATION MAP



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## > MERCHANT MAP



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# SUMMARY PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.6241/-84.2245

RS1

404 S Saginaw Rd		1 mi radius	3 mi radius	5 mi radius
Midland, MI 48640				
<b>POPULATION</b>	2015 Estimated Population	10,319	36,115	50,378
	2020 Projected Population	10,504	36,691	51,166
	2010 Census Population	10,370	36,241	50,597
	2000 Census Population	10,856	36,971	50,243
	Projected Annual Growth 2015 to 2020	0.4%	0.3%	0.3%
	Historical Annual Growth 2000 to 2015	-0.3%	-0.2%	-
	2015 Median Age	40.4	38.9	38.8
<b>HOUSEHOLDS</b>	2015 Estimated Households	5,025	15,497	21,284
	2020 Projected Households	5,181	15,963	21,913
	2010 Census Households	4,894	15,061	20,704
	2000 Census Households	4,955	14,703	19,752
	Projected Annual Growth 2015 to 2020	0.6%	0.6%	0.6%
	Historical Annual Growth 2000 to 2015	0.1%	0.4%	0.5%
<b>RACE AND ETHNICITY</b>	2015 Estimated White	94.1%	91.2%	91.8%
	2015 Estimated Black or African American	1.8%	2.2%	2.0%
	2015 Estimated Asian or Pacific Islander	1.4%	3.8%	3.6%
	2015 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
	2015 Estimated Other Races	2.4%	2.4%	2.4%
	2015 Estimated Hispanic	3.0%	3.0%	2.9%
<b>INCOME</b>	2015 Estimated Average Household Income	\$56,524	\$77,144	\$77,484
	2015 Estimated Median Household Income	\$43,750	\$57,171	\$56,532
	2015 Estimated Per Capita Income	\$27,588	\$33,308	\$32,921
<b>EDUCATION (AGE 25+)</b>	2015 Estimated Elementary (Grade Level 0 to 8)	3.8%	2.9%	3.3%
	2015 Estimated Some High School (Grade Level 9 to 11)	9.7%	6.3%	6.2%
	2015 Estimated High School Graduate	20.5%	16.0%	18.2%
	2015 Estimated Some College	18.0%	16.4%	16.3%
	2015 Estimated Associates Degree Only	7.9%	8.2%	8.2%
	2015 Estimated Bachelors Degree Only	18.0%	21.6%	20.4%
	2015 Estimated Graduate Degree	22.1%	28.7%	27.5%
<b>BUSINESS</b>	2015 Estimated Total Businesses	641	1,995	2,491
	2015 Estimated Total Employees	7,442	31,658	37,717
	2015 Estimated Employee Population per Business	11.6	15.9	15.1
	2015 Estimated Residential Population per Business	16.1	18.1	20.2

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.