

FOR SALE > VACANT LAND

# 1.16 ACRES

NWC OF FORT STREET & CHAMPAIGN | LINCOLN PARK, MICHIGAN



## DRIVE THROUGH USES PERMITTED

### > PROPERTY HIGHLIGHTS

- Adjacent to CVS Prototype
- Traffic Counts of 32,400 on Fort Street
- Zoned: MBD-Municipal Business District, Allows Drive Through Windows

DEMOGRAPHICS	Category	1 Mile	3 Mile	5 Mile
	Population	20,352	131,306	233,302
	Average Income	\$49,697	\$57,202	\$58,584
	Households	8,317	55,119	96,835

**COLLIERS INTERNATIONAL**

2 Corporate Drive | Suite 300

Southfield, Michigan 48076

For More Information Call:

**LOU FRANGO**

PHONE 248 540 1000 EXT 1678

EMAIL [lou.frango@colliers.com](mailto:lou.frango@colliers.com)



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





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## > AERIAL



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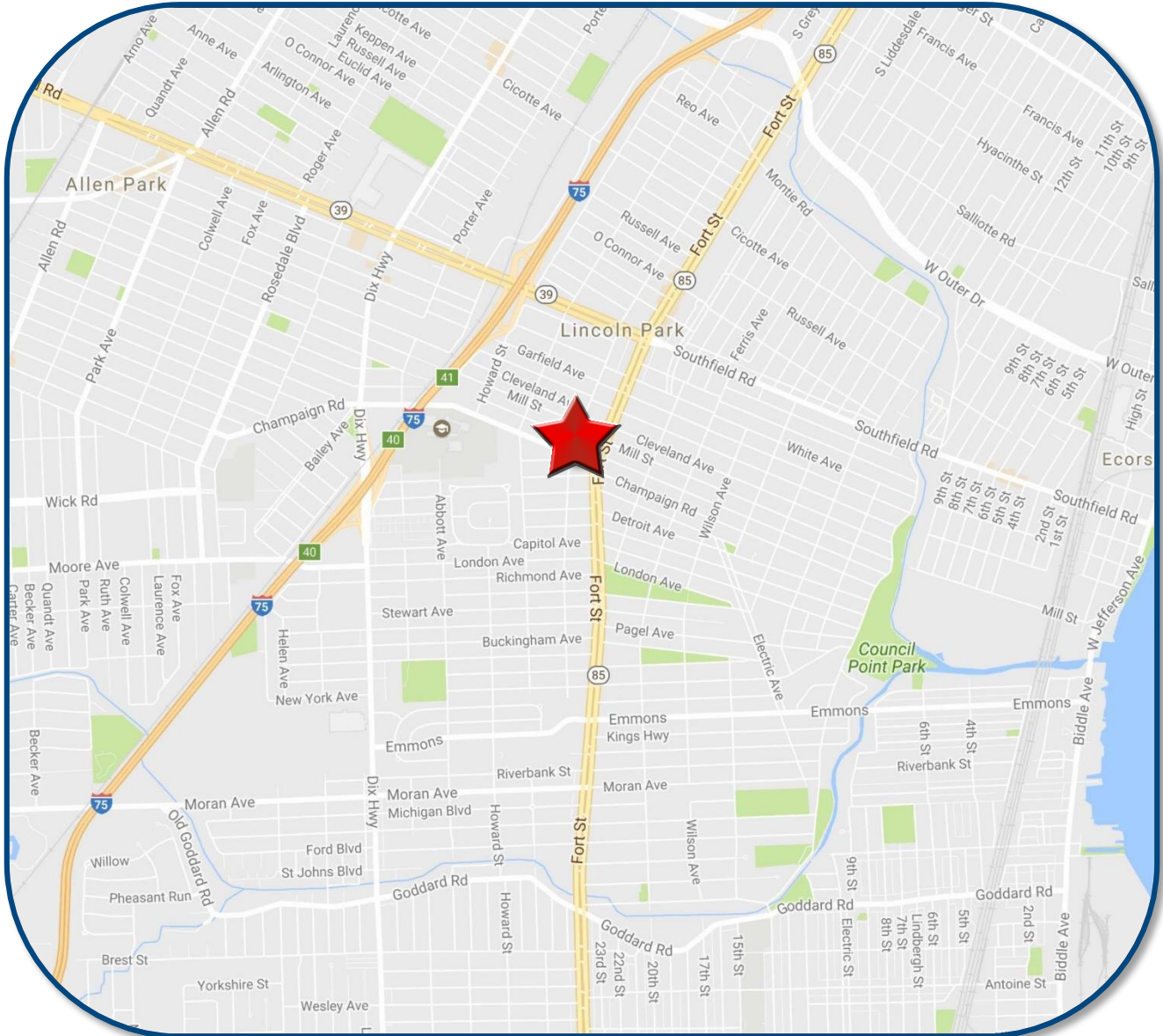
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## > LOCATION MAP



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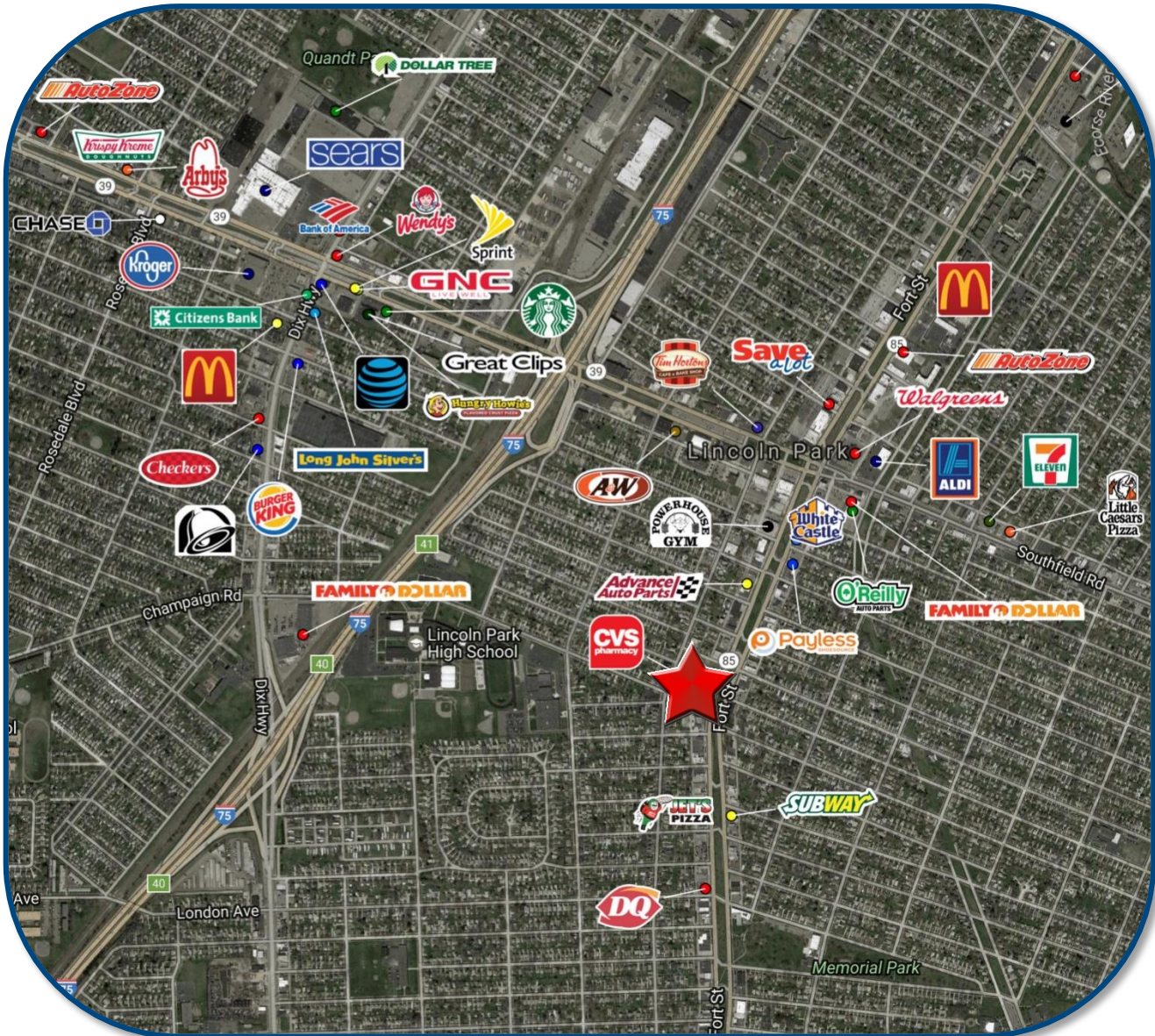
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## > AREA MERCHANT MAP



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# SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.2450/-83.1811

RS1

## NWC of Fort & Champaign

### Lincoln Park, MI 48146-2496

1 mi radius 3 mi radius 5 mi radius

POPULATION	2016 Estimated Population	20,352	131,306	233,302
	2021 Projected Population	19,153	125,753	223,526
	2010 Census Population	21,192	136,443	242,490
	2000 Census Population	22,282	145,286	257,694
	Projected Annual Growth 2016 to 2021	-1.2%	-0.8%	-0.8%
	Historical Annual Growth 2000 to 2016	-0.5%	-0.6%	-0.6%
	2016 Median Age	35.7	37.5	37.5
HOUSEHOLDS	2016 Estimated Households	8,317	55,119	96,835
	2021 Projected Households	8,067	54,359	95,462
	2010 Census Households	8,323	55,036	96,619
	2000 Census Households	9,071	58,785	102,882
	Projected Annual Growth 2016 to 2021	-0.6%	-0.3%	-0.3%
	Historical Annual Growth 2000 to 2016	-0.5%	-0.4%	-0.4%
RACE AND ETHNICITY	2016 Estimated White	79.3%	75.4%	77.3%
	2016 Estimated Black or African American	10.4%	16.7%	14.6%
	2016 Estimated Asian or Pacific Islander	0.9%	1.1%	1.5%
	2016 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.5%
	2016 Estimated Other Races	8.8%	6.1%	6.1%
	2016 Estimated Hispanic	15.9%	10.8%	10.5%
INCOME	2016 Estimated Average Household Income	\$49,697	\$57,202	\$58,584
	2016 Estimated Median Household Income	\$42,707	\$48,438	\$48,821
	2016 Estimated Per Capita Income	\$20,333	\$24,031	\$24,361
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	6.5%	4.8%	5.4%
	2016 Estimated Some High School (Grade Level 9 to 11)	13.0%	10.3%	10.5%
	2016 Estimated High School Graduate	39.8%	35.9%	35.3%
	2016 Estimated Some College	24.4%	25.1%	24.9%
	2016 Estimated Associates Degree Only	8.2%	8.9%	8.6%
	2016 Estimated Bachelors Degree Only	5.0%	9.6%	9.8%
	2016 Estimated Graduate Degree	3.1%	5.3%	5.6%
BUSINESS	2016 Estimated Total Businesses	525	3,371	7,676
	2016 Estimated Total Employees	4,268	36,403	105,973
	2016 Estimated Employee Population per Business	8.1	10.8	13.8
	2016 Estimated Residential Population per Business	38.8	39.0	30.4

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