

RETAIL/OFFICE FOR LEASE



6388 E 14 Mile

Warren, MI



1111 W. Oakley Park Road
Suite 220
Commerce, Michigan 48390
(248) 359-9000

www.insitecommercial.com

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RETAIL/OFFICE

FOR LEASE

6388 E 14 Mile

Warren, MI

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DISCLAIMER/DISCLOSURE

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Legal questions from the prospective purchaser/investor/tenant should be discussed with an attorney. Tax questions from the prospective purchaser/investor/tenant should be discussed with a certified public accountant or tax attorney. Title questions from the prospective purchaser/investor/tenant should be discussed with a title officer or attorney. Questions from the prospective purchaser/investor/tenant regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Insite Commercial in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY SUMMARY

Location: 6388 E 14 Mile, Warren, MI

Total Building Size: 3,256 SF

Total Size Available: 1,780 SF and 1,476 SF

Lease Price: \$14.00/SF

NNN/CAM Est: Approx \$3.00/SF

Parking: Ample

Demographics within

5 Mile Radius: Population: 286,933
Households:116,620
Avg. HH Income: \$101,891
Traffic Count:46,741 VPD

Comments: 2 retail or office spaces that are contiguous and could be combined up to 3,256 SF. Large pylon sign on 14 mile that can be utilized by Tenant for additional exposure and advertising. Zoning allows for both an office or retail user.

For Information Contact:

Pete Brown
248-359-9000

PHOTOGRAPHS



PHOTOGRAPHS

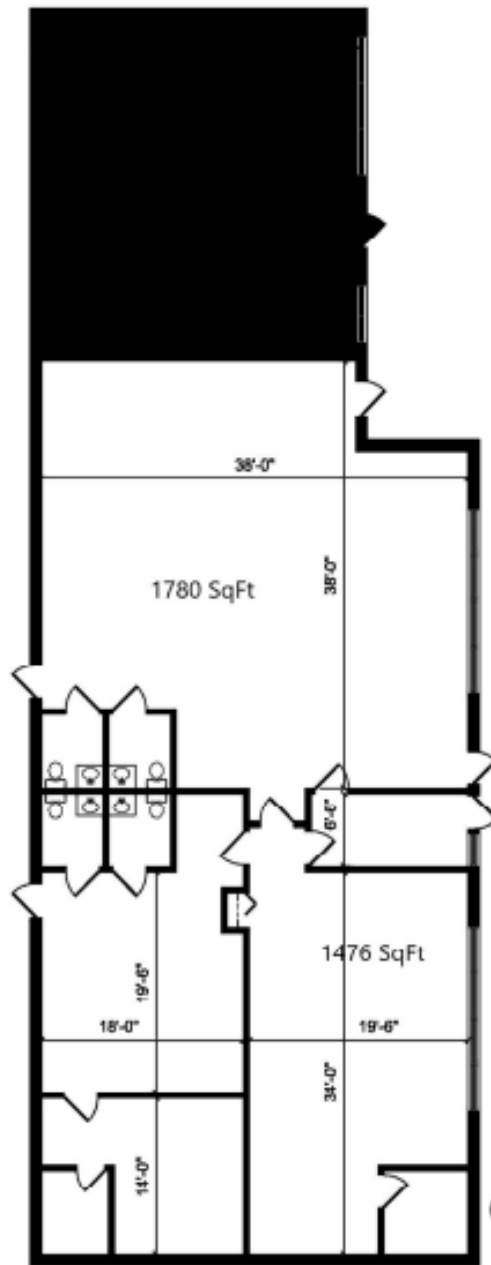


OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES



FLOOR PLAN

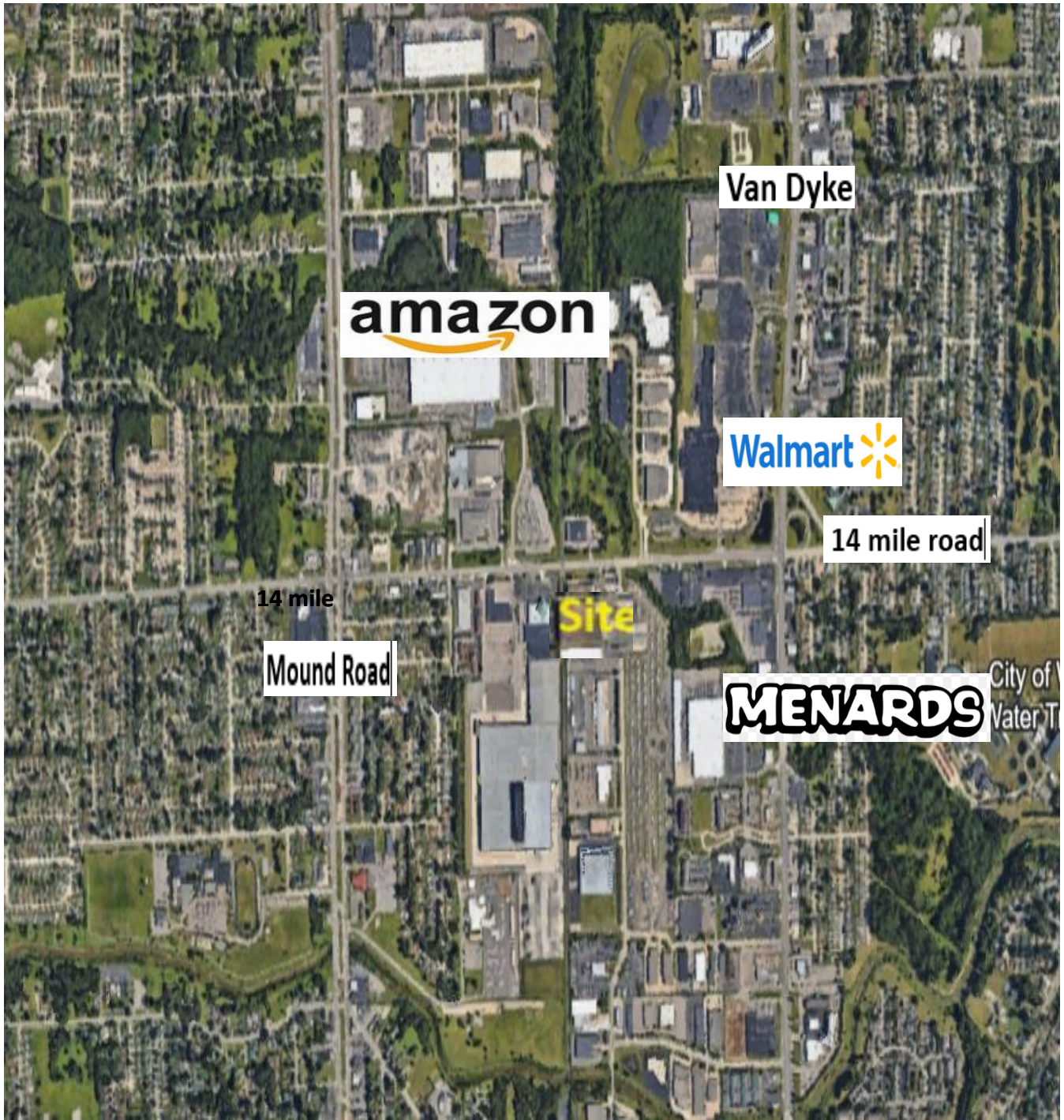
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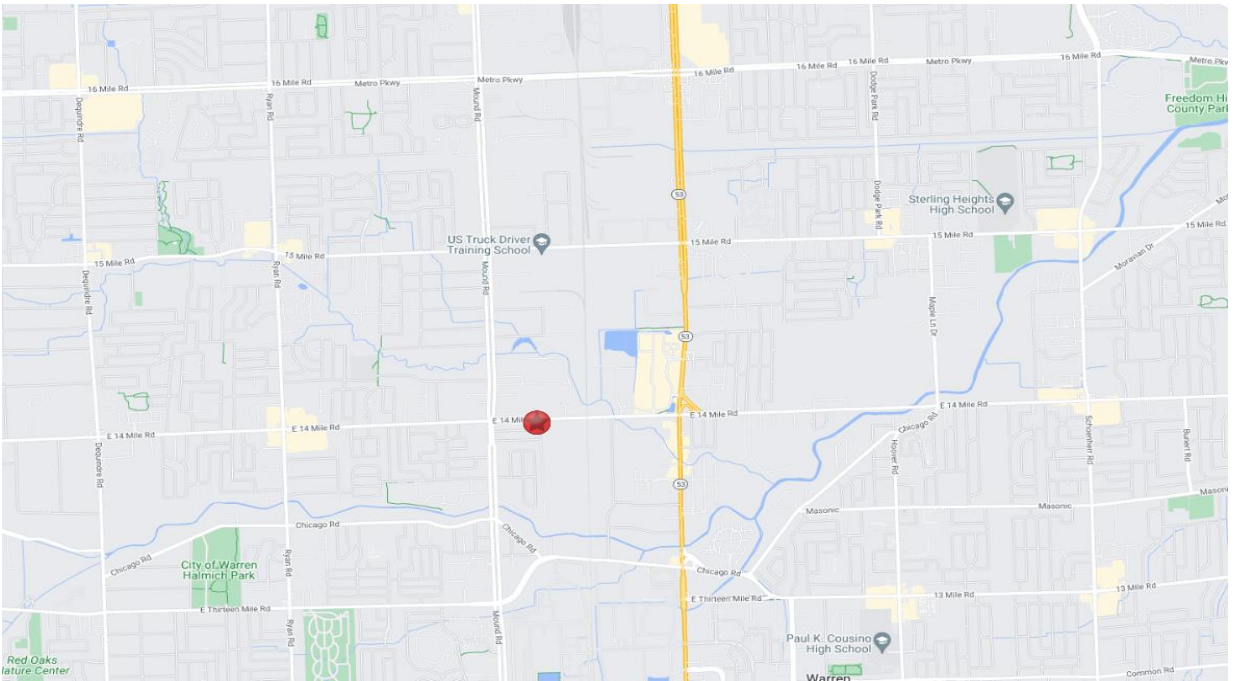
6388 E. 14 Mile Road
3256 SqFt Total

Insite
COMMERCIAL

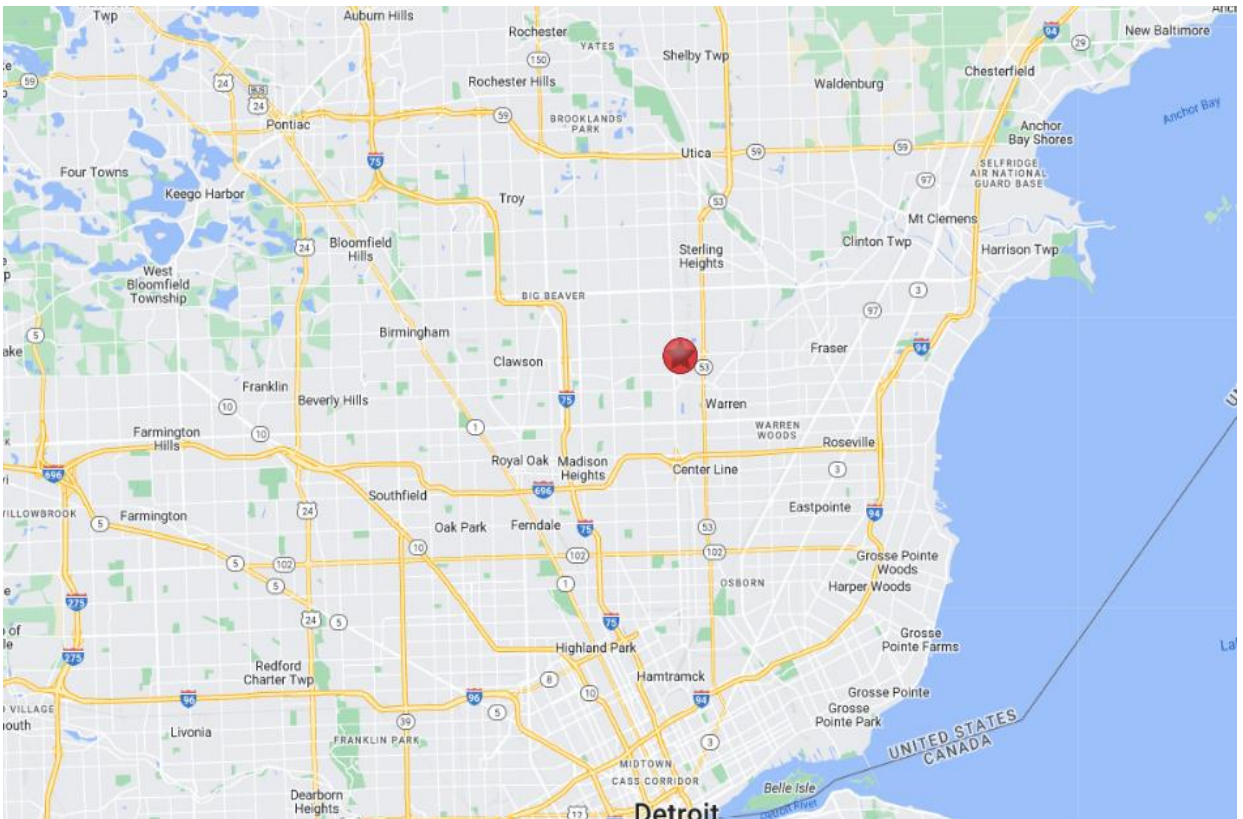
AERIAL



AREA MAPS



Local Map



Regional Map

DEMOGRAPHICS

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

#REF!

Lat/Lon: 42.536/-83.0434

6388 E 14 Mile Rd Warren, MI 48092	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2023 Estimated Population	5,789	97,722	286,993	1,208,286
2028 Projected Population	5,691	94,928	276,883	1,167,051
2020 Census Population	5,794	99,590	292,285	1,223,987
2010 Census Population	5,660	96,373	283,432	1,216,247
Projected Annual Growth 2023 to 2028	-0.3%	-0.6%	-0.7%	-0.7%
Historical Annual Growth 2010 to 2023	0.2%	0.1%	-	-
Households				
2023 Estimated Households	2,445	38,790	116,620	497,635
2028 Projected Households	2,392	37,573	112,044	480,252
2020 Census Households	2,426	39,285	118,559	502,057
2010 Census Households	2,387	38,144	113,867	487,767
Projected Annual Growth 2023 to 2028	-0.4%	-0.6%	-0.8%	-0.7%
Historical Annual Growth 2010 to 2023	0.2%	0.1%	0.2%	0.2%
Age				
2023 Est. Population Under 10 Years	10.1%	9.8%	9.8%	10.6%
2023 Est. Population 10 to 19 Years	9.8%	10.7%	10.8%	11.2%
2023 Est. Population 20 to 29 Years	14.5%	13.3%	13.4%	13.7%
2023 Est. Population 30 to 44 Years	20.3%	18.0%	18.8%	19.6%
2023 Est. Population 45 to 59 Years	19.8%	18.9%	19.5%	19.6%
2023 Est. Population 60 to 74 Years	16.3%	19.5%	18.8%	17.4%
2023 Est. Population 75 Years or Over	9.2%	9.8%	8.9%	7.7%
2023 Est. Median Age	40.4	42.5	41.9	40.2
Marital Status & Gender				
2023 Est. Male Population	51.0%	48.7%	48.8%	48.6%
2023 Est. Female Population	49.0%	51.3%	51.2%	51.4%
2023 Est. Never Married	33.9%	32.6%	34.3%	38.5%
2023 Est. Now Married	46.9%	46.8%	45.4%	41.0%
2023 Est. Separated or Divorced	12.2%	13.2%	13.2%	14.3%
2023 Est. Widowed	7.0%	7.4%	7.0%	6.1%
Income				
2023 Est. HH Income \$200,000 or More	1.8%	6.3%	7.3%	9.3%
2023 Est. HH Income \$150,000 to \$199,999	5.9%	8.2%	8.5%	8.4%
2023 Est. HH Income \$100,000 to \$149,999	16.4%	18.0%	18.4%	17.0%
2023 Est. HH Income \$75,000 to \$99,999	15.7%	14.9%	14.0%	13.5%
2023 Est. HH Income \$50,000 to \$74,999	19.1%	18.3%	17.3%	16.4%
2023 Est. HH Income \$35,000 to \$49,999	16.0%	13.5%	12.7%	11.8%
2023 Est. HH Income \$25,000 to \$34,999	8.0%	7.5%	7.7%	7.9%
2023 Est. HH Income \$15,000 to \$24,999	7.6%	6.0%	6.8%	6.9%
2023 Est. HH Income Under \$15,000	9.4%	7.3%	7.3%	8.9%
2023 Est. Average Household Income	\$73,319	\$98,771	\$101,891	\$106,940
2023 Est. Median Household Income	\$60,558	\$73,078	\$75,683	\$79,050
2023 Est. Per Capita Income	\$31,164	\$39,301	\$41,478	\$44,131
2023 Est. Total Businessess	375	4,054	11,364	49,139
2023 Est. Total Employees	6,225	55,656	159,577	544,774

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DEMOGRAPHICS

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

#REF!

Lat/Lon: 42.536/-83.0434

6388 E 14 Mile Rd Warren, MI 48092	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Race				
2023 Est. White	78.0%	74.1%	74.1%	64.4%
2023 Est. Black	11.5%	11.6%	11.8%	23.9%
2023 Est. Asian or Pacific Islander	6.2%	10.2%	9.7%	7.1%
2023 Est. American Indian or Alaska Native	0.2%	0.1%	0.2%	0.2%
2023 Est. Other Races	4.2%	3.9%	4.3%	4.4%
Hispanic				
2023 Est. Hispanic Population	144	2,267	7,951	35,503
2023 Est. Hispanic Population	2.5%	2.3%	2.8%	2.9%
2028 Proj. Hispanic Population	2.6%	2.4%	2.8%	3.0%
2020 Hispanic Population	2.5%	2.2%	2.7%	2.8%
Education (Adults 25 & Older)				
2023 Est. Adult Population (25 Years or Over)	4,236	71,704	209,970	868,334
2023 Est. Elementary (Grade Level 0 to 8)	7.0%	6.9%	5.2%	3.4%
2023 Est. Some High School (Grade Level 9 to 11)	9.0%	7.1%	6.1%	5.8%
2023 Est. High School Graduate	31.7%	28.9%	28.2%	27.0%
2023 Est. Some College	19.2%	18.8%	20.2%	21.0%
2023 Est. Associate Degree Only	11.7%	9.8%	9.5%	9.3%
2023 Est. Bachelor Degree Only	14.5%	18.5%	19.9%	20.4%
2023 Est. Graduate Degree	6.9%	10.0%	10.8%	13.0%
Housing				
2023 Est. Total Housing Units	2,580	40,813	122,496	535,047
2023 Est. Owner-Occupied	68.8%	69.9%	68.8%	65.0%
2023 Est. Renter-Occupied	25.9%	25.2%	26.4%	28.0%
2023 Est. Vacant Housing	5.2%	5.0%	4.8%	7.0%
Homes Built by Year				
2023 Homes Built 2010 or later	3.7%	3.3%	3.8%	4.0%
2023 Homes Built 2000 to 2009	1.9%	4.1%	4.5%	5.2%
2023 Homes Built 1990 to 1999	3.5%	6.8%	7.2%	7.3%
2023 Homes Built 1980 to 1989	6.2%	8.6%	9.4%	8.3%
2023 Homes Built 1970 to 1979	11.2%	21.2%	19.9%	13.9%
2023 Homes Built 1960 to 1969	26.7%	34.7%	27.7%	15.8%
2023 Homes Built 1950 to 1959	32.8%	12.6%	15.6%	20.5%
2023 Homes Built Before 1949	8.7%	3.8%	7.0%	17.9%
Home Values				
2023 Home Value \$1,000,000 or More	0.3%	0.7%	0.7%	1.1%
2023 Home Value \$500,000 to \$999,999	1.9%	2.0%	3.7%	6.1%
2023 Home Value \$400,000 to \$499,999	2.8%	3.3%	4.7%	6.8%
2023 Home Value \$300,000 to \$399,999	7.0%	8.3%	10.7%	12.8%
2023 Home Value \$200,000 to \$299,999	24.7%	34.5%	30.5%	25.2%
2023 Home Value \$150,000 to \$199,999	35.2%	30.5%	25.7%	18.9%
2023 Home Value \$100,000 to \$149,999	19.8%	12.2%	13.5%	12.7%
2023 Home Value \$50,000 to \$99,999	4.3%	5.2%	5.8%	8.7%
2023 Home Value \$25,000 to \$49,999	0.9%	1.2%	1.7%	3.5%
2023 Home Value Under \$25,000	3.1%	2.2%	2.9%	4.2%
2023 Median Home Value	\$179,058	\$198,580	\$203,853	\$215,748
2023 Median Rent	\$923	\$939	\$955	\$933

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Labor Force				
2023 Est. Labor Population Age 16 Years or Over	4,849	81,872	240,156	997,435
2023 Est. Civilian Employed	57.7%	60.0%	62.0%	62.1%
2023 Est. Civilian Unemployed	2.4%	2.4%	2.3%	2.8%
2023 Est. in Armed Forces	-	-	-	-
2023 Est. not in Labor Force	39.8%	37.6%	35.6%	35.0%
2023 Labor Force Males	51.0%	48.2%	48.3%	48.0%
2023 Labor Force Females	49.0%	51.8%	51.7%	52.0%
Occupation				
2023 Occupation: Population Age 16 Years or Over	2,800	49,087	148,966	619,715
2023 Mgmt, Business, & Financial Operations	13.3%	13.5%	15.2%	16.5%
2023 Professional, Related	22.5%	23.6%	25.2%	25.4%
2023 Service	15.8%	14.5%	14.7%	15.0%
2023 Sales, Office	20.9%	21.7%	20.9%	20.7%
2023 Farming, Fishing, Forestry	0.3%	0.3%	0.2%	0.2%
2023 Construction, Extraction, Maintenance	8.1%	7.1%	7.1%	6.5%
2023 Production, Transport, Material Moving	19.1%	19.3%	16.8%	15.8%
2023 White Collar Workers	56.7%	58.8%	61.2%	62.5%
2023 Blue Collar Workers	43.3%	41.2%	38.8%	37.5%
Transportation to Work				
2023 Drive to Work Alone	79.0%	73.0%	70.5%	68.7%
2023 Drive to Work in Carpool	5.1%	6.7%	6.5%	6.3%
2023 Travel to Work by Public Transportation	0.5%	0.6%	0.5%	0.8%
2023 Drive to Work on Motorcycle	-	-	-	-
2023 Walk or Bicycle to Work	0.6%	0.8%	1.0%	1.2%
2023 Other Means	1.1%	0.7%	0.8%	0.9%
2023 Work at Home	13.6%	18.2%	20.7%	22.1%
Travel Time				
2023 Travel to Work in 14 Minutes or Less	24.5%	21.9%	22.3%	22.5%
2023 Travel to Work in 15 to 29 Minutes	42.7%	45.1%	44.2%	42.9%
2023 Travel to Work in 30 to 59 Minutes	30.4%	30.2%	30.2%	30.7%
2023 Travel to Work in 60 Minutes or More	2.4%	2.7%	3.3%	4.0%
2023 Average Travel Time to Work	20.9	22.0	22.1	22.4
Consumer Expenditure				
2023 Est. Total Household Expenditure	\$138.98 M	\$2.72 B	\$8.3 B	\$36.54 B
2023 Est. Apparel	\$4.83 M	\$95.7 M	\$293.06 M	\$1.3 B
2023 Est. Contributions, Gifts	\$7.59 M	\$154.76 M	\$477.3 M	\$2.15 B
2023 Est. Education, Reading	\$4.11 M	\$86.3 M	\$268.5 M	\$1.23 B
2023 Est. Entertainment	\$7.77 M	\$154.13 M	\$471.9 M	\$2.09 B
2023 Est. Food, Beverages, Tobacco	\$21.56 M	\$416.63 M	\$1.27 B	\$5.56 B
2023 Est. Furnishings, Equipment	\$4.84 M	\$95.8 M	\$293.17 M	\$1.29 B
2023 Est. Health Care, Insurance	\$13.01 M	\$250.97 M	\$762.54 M	\$3.33 B
2023 Est. Household Operations, Shelter, Utilities	\$45.23 M	\$876.7 M	\$2.68 B	\$11.78 B
2023 Est. Miscellaneous Expenses	\$2.64 M	\$51.59 M	\$157.8 M	\$695.99 M
2023 Est. Personal Care	\$1.87 M	\$36.54 M	\$111.62 M	\$491.16 M
2023 Est. Transportation	\$25.54 M	\$496.85 M	\$1.51 B	\$6.63 B

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TRAFFIC COUNTS

