

# Demographic Summary Report

## Shelby Plaza

46280-46370 Van Dyke Ave, Shelby Township, MI 48317

Building Type: **Retail**  
 Secondary: -  
 GLA: **23,548 SF**  
 Year Built: **1993**

Total Available: **9,975 SF**  
 % Leased: **95.31%**  
 Rent/SF/Yr: **\$12.00**



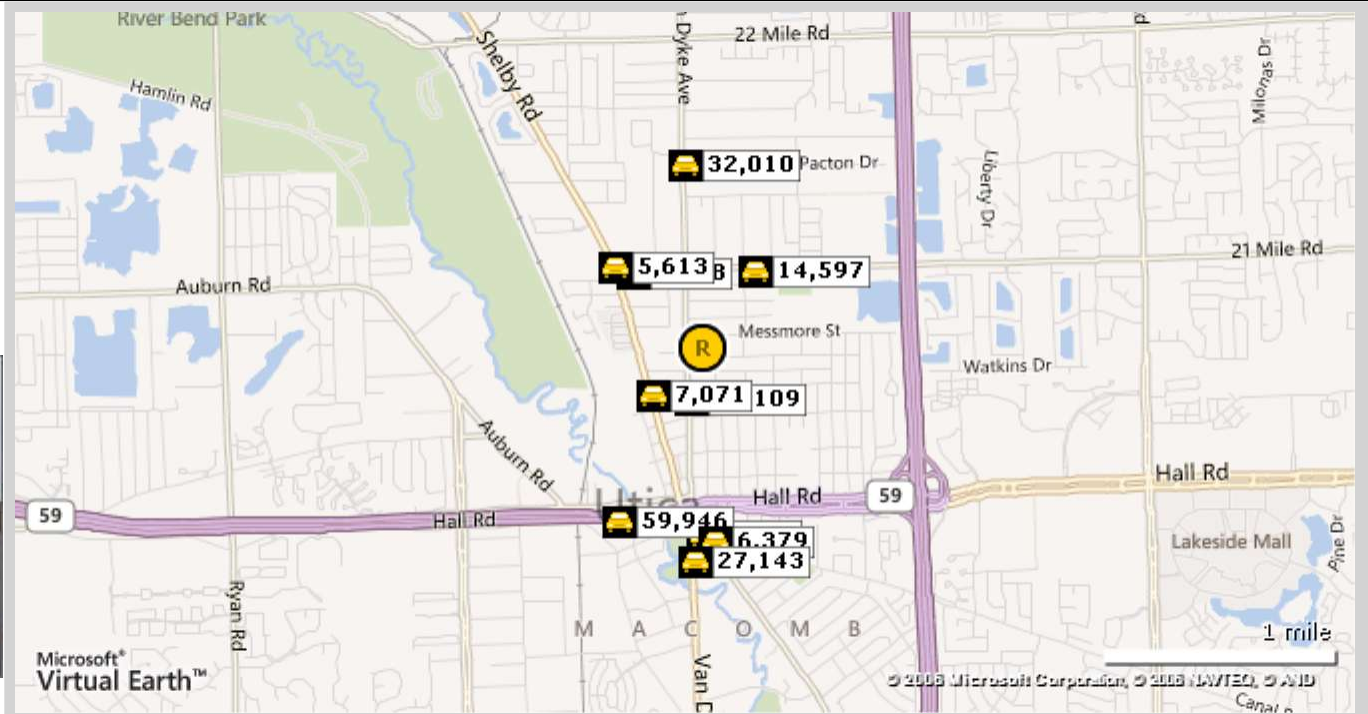
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2016 Projection	8,222	73,865	231,062
2011 Estimate	7,884	73,398	227,455
2010 Census	7,789	73,566	226,739
Growth 2011 - 2016	4.30%	0.60%	1.60%
Growth 2010 - 2011	1.20%	-0.20%	0.30%
<b>2011 Population by Hispanic Origin</b>	241	2,135	5,614
<b>2011 Population By Race</b>	7,884	73,398	227,455
White	7,365 93.42%	64,718 88.17%	199,926 87.90%
Black or African American	120 1.52%	3,198 4.36%	8,721 3.83%
American Indian and Alaska Native	33 0.42%	212 0.29%	509 0.22%
Asian	159 2.02%	3,173 4.32%	12,340 5.43%
Native Hawaiian and Pacific Islander	0 0.00%	7 0.01%	35 0.02%
Other Race	94 1.19%	691 0.94%	1,630 0.72%
Two or More Races	113 1.43%	1,397 1.90%	4,294 1.89%
<b>Households</b>			
2016 Projection	3,360	30,175	90,582
2011 Estimate	3,206	29,837	88,738
2010 Census	3,168	29,889	88,466
Growth 2011 - 2016	4.80%	1.10%	2.10%
Growth 2010 - 2011	1.20%	-0.20%	0.30%
Owner Occupied	2,298 71.68%	20,942 70.19%	68,352 77.03%
Renter Occupied	908 28.32%	8,894 29.81%	20,386 22.97%
<b>2011 Households by HH Income</b>	3,207	29,837	88,740
Income Less Than \$15,000	421 13.13%	3,476 11.65%	8,663 9.76%
Income: \$15,000 - \$24,999	401 12.50%	3,044 10.20%	8,162 9.20%
Income: \$25,000 - \$34,999	325 10.13%	3,062 10.26%	8,080 9.11%
Income: \$35,000 - \$49,999	484 15.09%	4,031 13.51%	11,198 12.62%
Income: \$50,000 - \$74,999	549 17.12%	5,736 19.22%	15,982 18.01%
Income: \$75,000 - \$99,999	493 15.37%	4,211 14.11%	13,349 15.04%
Income: \$100,000 - \$149,999	407 12.69%	4,152 13.92%	14,913 16.81%
Income: \$150,000 - \$199,999	84 2.62%	1,373 4.60%	5,187 5.85%
Income: \$200,000+	43 1.34%	752 2.52%	3,206 3.61%
<b>2011 Avg Household Income</b>	\$61,091	\$68,295	\$75,995
<b>2011 Med Household Income</b>	\$48,861	\$54,054	\$60,550
<b>2011 Per Capita Income</b>	\$25,560	\$27,775	\$29,691

# Traffic Count Report

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Van Dyke Ave	Chapoton St	0.01 S	2010	36,109	MPSI	.24
2	Cass Ave	Chapoton St	0.08 S	2010	7,071	MPSI	.30
3	21 Mile Rd	Harry St	0.04 W	2010	14,597	MPSI	.41
4	21 Mile Rd	Burton Dr	0.11 E	2010	5,538	MPSI	.44
5	Shelby Rd	Saint John St	0.11 S	2010	5,613	MPSI	.51
6	Van Dyke Ave	Pacton Dr	0.03 S	2010	32,010	MPSI	.79
7	Clinton River Rd	Mackay Ct	0.00 NW	2010	7,305	MPSI	.83
8	Hall Rd	Davis St	0.08 E	2010	59,946	MPSI	.84
9	Canal Rd	Malow Ave	0.23 E	2010	6,379	MPSI	.85
10	Van Dyke Ave	Greeley St	0.16 N	2010	27,143	MPSI	.94