FOR SALE > VACANT LAND

+ / - .46 ACRES

EAST MAPLE ROAD & COMBERMERE STREET | TROY, MICHIGAN

Colliers
INTERNATIONAL

COMBERMERE

E MAPLE

30,220

GREAT CORNER LOT AT LIGHTED INTERSECTION

> ## PROPERTY HIGHLIGHTS

- ■ +/- .46 Acres of Vacant Land For Sale

- ■ IB Zoning Allows For Multiple Uses That Include Retail, Office and Industrial

- ■ Traffic Count of 30,220 on East Maple Road

- ■ One Mile Daytime Population of 16,305

> ## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	10,471	95,869	300,798
AVG. INCOME	$80,698	$90,466	$101,531
HOUSEHOLDS	4,542	43,025	127,448

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

For More Information Call:

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CLINT CONFER
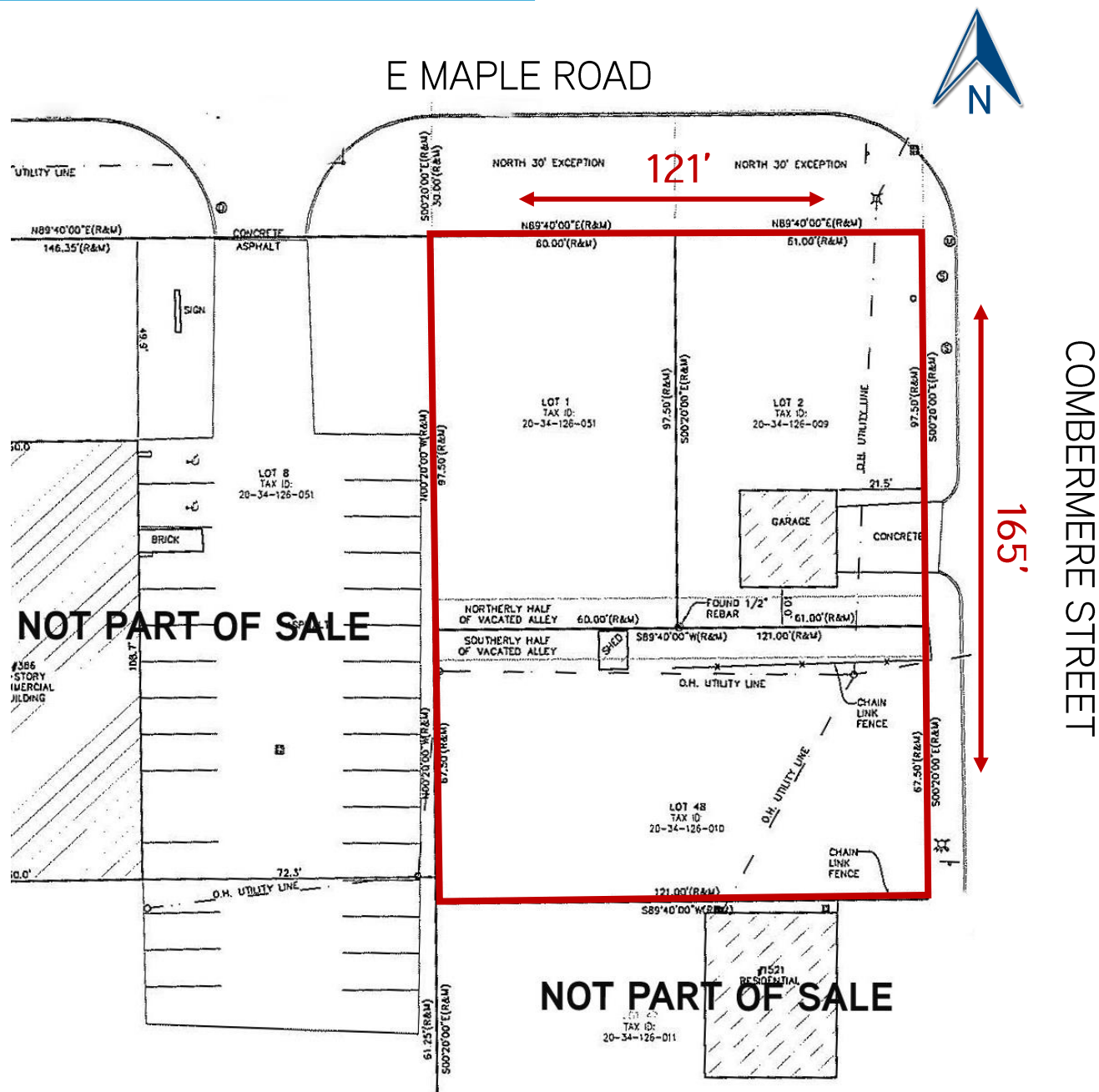PHONE 248 540 1000 EXT 1804
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colliers.com/detroit

> SITE PLAN

E MAPLE ROAD

N

121'

165'

COMBERMERE STREET

NOT PART OF SALE

NOT PART OF SALE

LOT 1
TAX ID:
20-34-126-051

LOT 2
TAX ID:
20-34-126-009

LOT 48
TAX ID:
20-34-126-010

GARAGE

SHED

NORTHERLY HALF OF VACATED ALLEY
SOUTHERLY HALF OF VACATED ALLEY

LOT 8
TAX ID:
20-34-126-051

BRICK

UTILITY LINE

CONCRETE
ASPHALT

SIGN

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> ## LOCATION MAP

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> MERCHANT AERIAL

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SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections
Calculated using Weighted Block Centroid from Block Groups

Colliers INTERNATIONAL

Lat/Lon: 42.5485/-83.1388

RS1

E Maple Rd & Combermere St
Troy, MI 48083

	1 mi radius	3 mi radius	5 mi radius
POPULATION			
2017 Estimated Population	10,471	95,869	300,798
2022 Projected Population	10,791	97,830	306,684
2010 Census Population	9,407	90,366	287,309
2000 Census Population	10,171	91,211	291,587
Projected Annual Growth 2017 to 2022	0.6%	0.4%	0.4%
Historical Annual Growth 2000 to 2017	0.2%	0.3%	0.2%
2017 Median Age	36.2	39.1	40.2
HOUSEHOLDS			
2017 Estimated Households	4,542	43,025	127,448
2022 Projected Households	4,741	44,537	131,776
2010 Census Households	4,045	39,611	119,173
2000 Census Households	4,405	40,038	120,326
Projected Annual Growth 2017 to 2022	0.9%	0.7%	0.7%
Historical Annual Growth 2000 to 2017	0.2%	0.4%	0.3%
RACE AND ETHNICITY			
2017 Estimated White	71.9%	74.6%	79.0%
2017 Estimated Black or African American	7.3%	6.0%	7.0%
2017 Estimated Asian or Pacific Islander	16.1%	16.1%	10.9%
2017 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.2%
2017 Estimated Other Races	4.4%	3.1%	2.9%
2017 Estimated Hispanic	4.6%	3.0%	2.6%
INCOME			
2017 Estimated Average Household Income	$80,698	$90,466	$101,531
2017 Estimated Median Household Income	$64,843	$73,805	$80,114
2017 Estimated Per Capita Income	$35,158	$40,675	$43,123
EDUCATION (AGE 25+)			
2017 Estimated Elementary (Grade Level 0 to 8)	4.1%	3.6%	3.4%
2017 Estimated Some High School (Grade Level 9 to 11)	4.9%	3.6%	4.2%
2017 Estimated High School Graduate	24.5%	19.1%	19.1%
2017 Estimated Some College	19.6%	17.5%	17.9%
2017 Estimated Associates Degree Only	6.4%	7.6%	7.6%
2017 Estimated Bachelors Degree Only	21.7%	27.7%	27.2%
2017 Estimated Graduate Degree	18.7%	20.9%	20.6%
BUSINESS			
2017 Estimated Total Businesses	1,097	7,752	17,742
2017 Estimated Total Employees	16,305	102,297	222,189
2017 Estimated Employee Population per Business	14.9	13.2	12.5
2017 Estimated Residential Population per Business	9.5	12.4	17.0