

FOR SALE OR LEASE > RETAIL

# FORMER ADVANCE AUTO PARTS

1250 E MICHIGAN AVENUE | YPSILANTI, MICHIGAN



## CLEAN & MOVE IN READY

### > PROPERTY HIGHLIGHTS

- 7,049 SF Freestanding Building Available For Sale or Lease
- Great Visibility with 232' of Frontage
- Newer Building in Great Condition
- Traffic Counts of 20,311 on Michigan Avenue

	Category	1 Mile	3 Mile	5 Mile
DEMOGRAPHICS	Population	11,758	63,889	117,356
	Average Income	\$47,355	\$54,374	\$66,137
	Households	5,027	27,021	49,315

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

### For More Information Call:

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



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## > BIRD'S EYE VIEW



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## > AERIAL MAP



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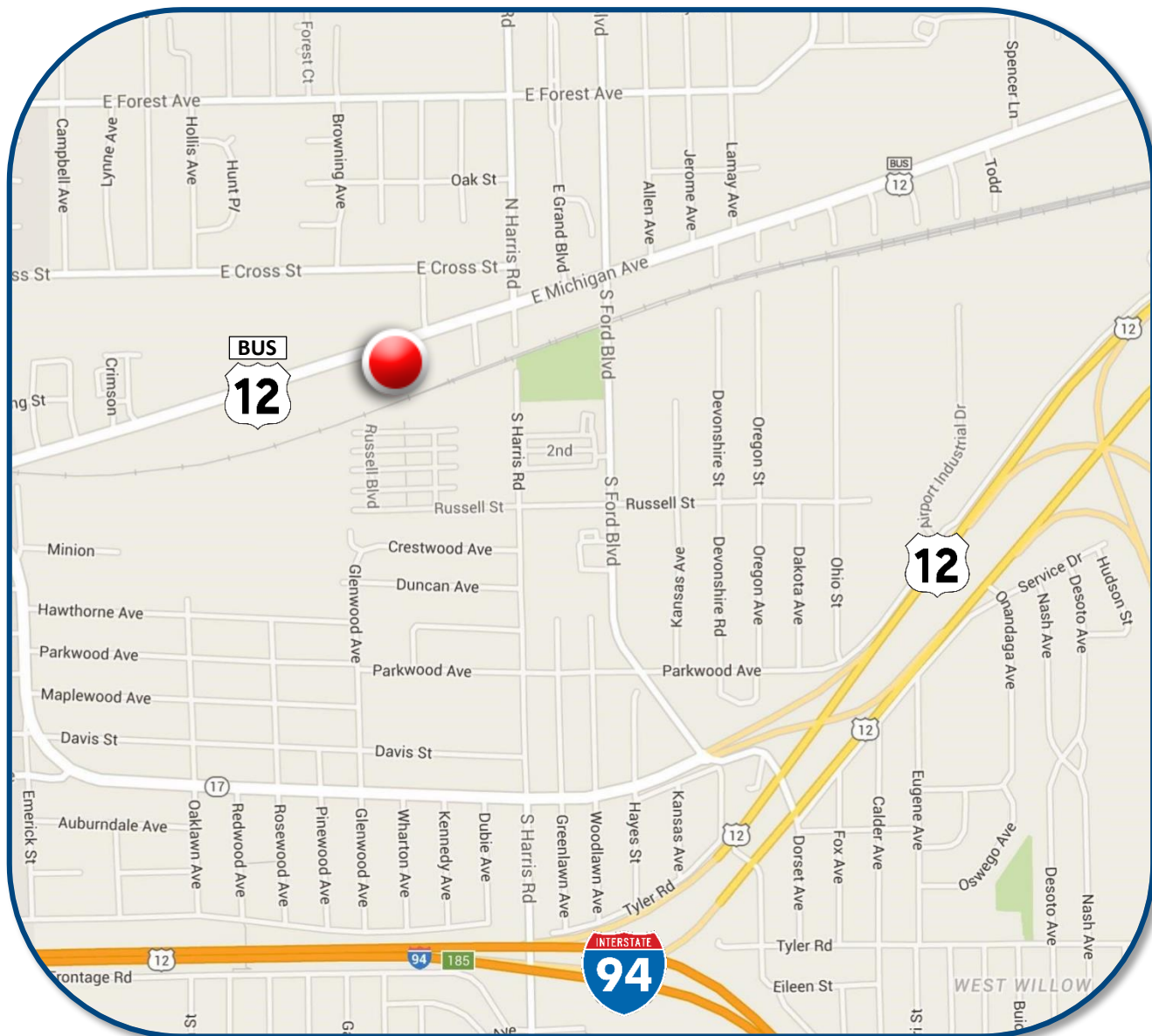
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## > LOCATION MAP



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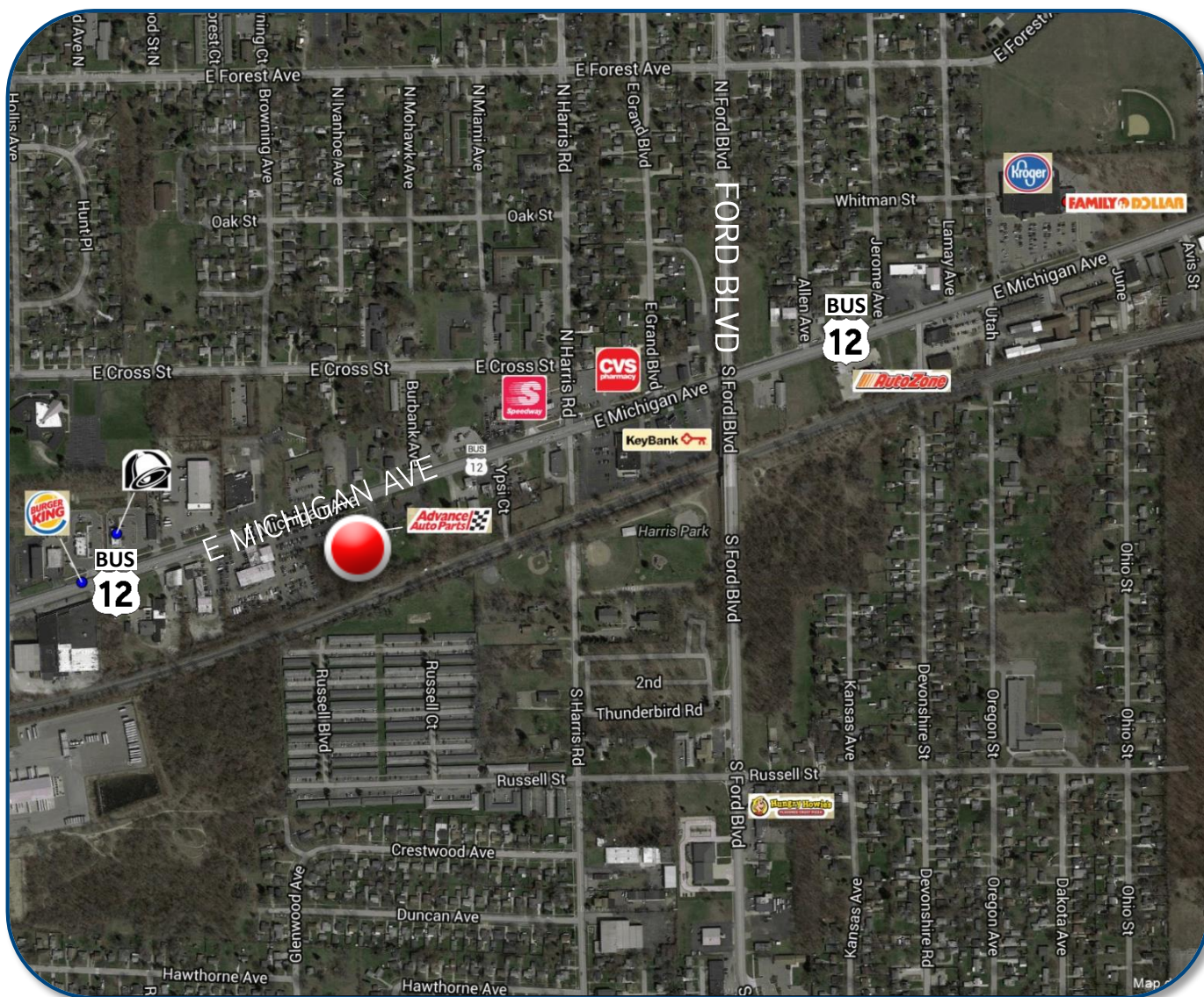
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## > AREA MERCHANT MAP



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# SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.2441/-83.5865

RS1

1250 E Michigan Ave Ypsilanti, MI 48198-5902		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2016 Estimated Population	11,758	63,889	117,356
	2021 Projected Population	11,889	64,751	118,026
	2010 Census Population	10,998	60,875	114,508
	2000 Census Population	12,393	64,474	103,606
	Projected Annual Growth 2016 to 2021	0.2%	0.3%	0.1%
	Historical Annual Growth 2000 to 2016	-0.3%	-0.1%	0.8%
	2016 Median Age	35.4	32.9	33.1
<b>HOUSEHOLDS</b>	2016 Estimated Households	5,027	27,021	49,315
	2021 Projected Households	5,257	28,308	51,160
	2010 Census Households	4,563	24,877	46,569
	2000 Census Households	5,080	25,452	42,178
	Projected Annual Growth 2016 to 2021	0.9%	1.0%	0.7%
	Historical Annual Growth 2000 to 2016	-0.1%	0.4%	1.1%
<b>RACE AND ETHNICITY</b>	2016 Estimated White	66.9%	56.7%	58.6%
	2016 Estimated Black or African American	24.0%	33.8%	29.0%
	2016 Estimated Asian or Pacific Islander	1.7%	3.1%	5.9%
	2016 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%
	2016 Estimated Other Races	6.9%	5.9%	6.1%
	2016 Estimated Hispanic	6.3%	5.0%	5.5%
<b>INCOME</b>	2016 Estimated Average Household Income	\$47,355	\$54,374	\$66,137
	2016 Estimated Median Household Income	\$40,613	\$45,453	\$55,960
	2016 Estimated Per Capita Income	\$20,318	\$23,365	\$28,053
<b>EDUCATION (AGE 25+)</b>	2016 Estimated Elementary (Grade Level 0 to 8)	4.2%	3.0%	2.8%
	2016 Estimated Some High School (Grade Level 9 to 11)	9.4%	7.2%	5.9%
	2016 Estimated High School Graduate	28.5%	23.4%	20.4%
	2016 Estimated Some College	28.0%	26.3%	24.6%
	2016 Estimated Associates Degree Only	7.4%	8.5%	8.8%
	2016 Estimated Bachelors Degree Only	13.4%	18.6%	21.5%
	2016 Estimated Graduate Degree	9.0%	13.0%	16.0%
<b>BUSINESS</b>	2016 Estimated Total Businesses	462	1,812	3,610
	2016 Estimated Total Employees	4,056	17,588	35,401
	2016 Estimated Employee Population per Business	8.8	9.7	9.8
	2016 Estimated Residential Population per Business	25.4	35.3	32.5

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