



For Sale

Vacant Land Available • Property Highlights

Siena Heights Drive & N Main Street | Adrian, MI

- 1.1 Acres of Land Available
- Located Adjacent to Busy CVS Pharmacy
- Residential Zoning
- Minutes from Siena Heights University & Downtown Adrian

Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	8,136	31,518	38,483
AVG. INCOME	\$57,436	\$67,353	\$70,396
HOUSEHOLDS	3,309	11,457	14,071



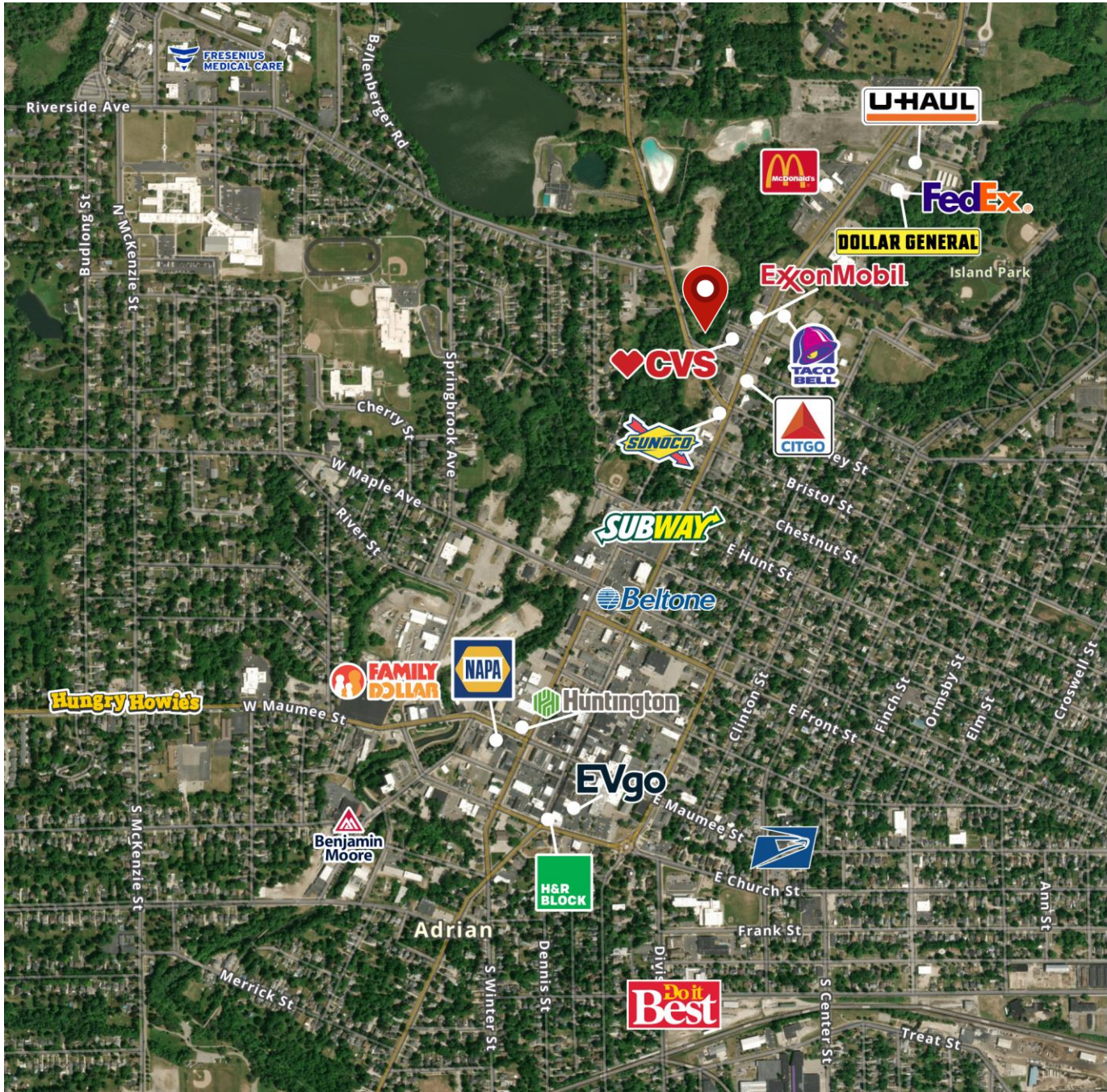
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Aerial



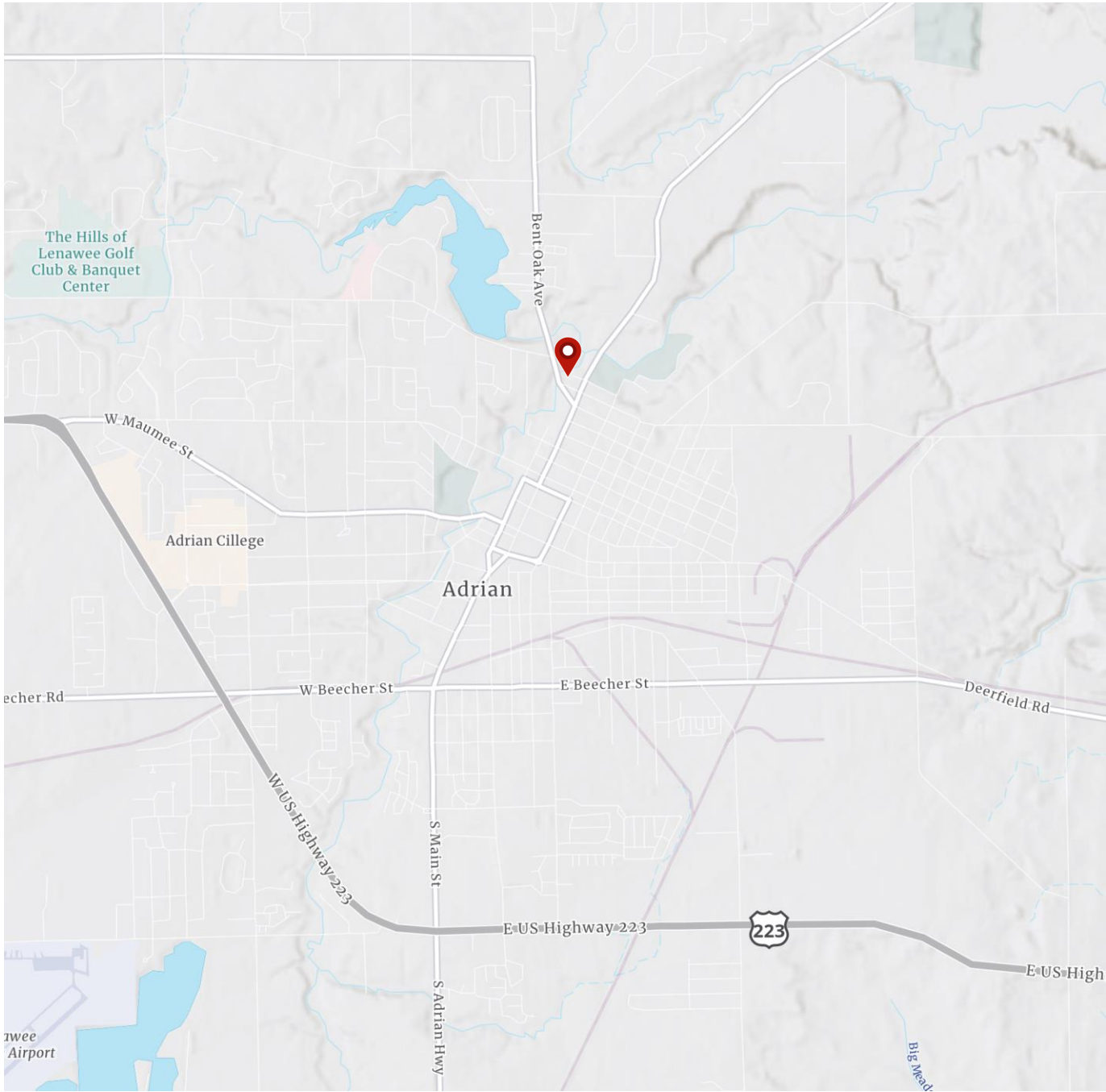


Merchant Map





Location Map



Demographics

Current Year Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Population	8,136	31,518	38,483
Total Households	3,309	11,457	14,071
Total Family Households	1,700	6,902	8,808
Average Household Size	2.29	2.39	2.41
Median Age	38.7	37.5	38.6
Population Age 25+	5,548	21,058	26,210
2010 – 2021 Population: Annual Growth Rate (CAGR)	-0.61%	-0.10%	-0.01%
2022 – 2023 Population: Annual Growth Rate (CAGR)	0.47%	-0.21%	-0.25%
Five Year Projected Trends: Annual Rate	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	-0.06%	-0.20%	-0.21%
Households	0.14%	0.03%	0.02%
Families	0.01%	-0.10%	-0.10%
Median Household Income	2.10%	2.21%	2.01%
Current Year Population by Sex	1 Mile Radius	3 Mile Radius	5 Mile Radius
Male Population / % Male	4,019 / 49.4%	15,986 / 50.7%	19,584 / 50.9%
Female Population / % Female	4,117 / 50.6%	15,532 / 49.3%	18,899 / 49.1%
Income and Households Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
2020 Median Household Income	\$33,851	\$47,700	\$51,733
Average Household income	\$57,436	\$67,353	\$70,396
Per Capita Income	\$23,331	\$24,980	\$25,951
Summary Business Data	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Businesses	505	1,215	1,381
Total Daytime Population	9,493	33,096	40,067
Daytime Population: Workers	4,678	15,242	18,240
Daytime Population: Residents	4,815	17,854	21,827

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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