

**FOR LEASE**

**14400 PARDEE ROAD | TAYLOR, MICHIGAN**



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**PROPERTY INFORMATION**

Property Address	14400 Pardee Road
City/Township	Taylor
Building Size	4,554 SF
Property Size	2.05 AC
Space Available	4,554 SF
Asking Rental Rate	\$40.00 PSF
Estimated NNN	Contact Broker

**DEMOGRAPHICS (FIVE-MILE RADIUS)**

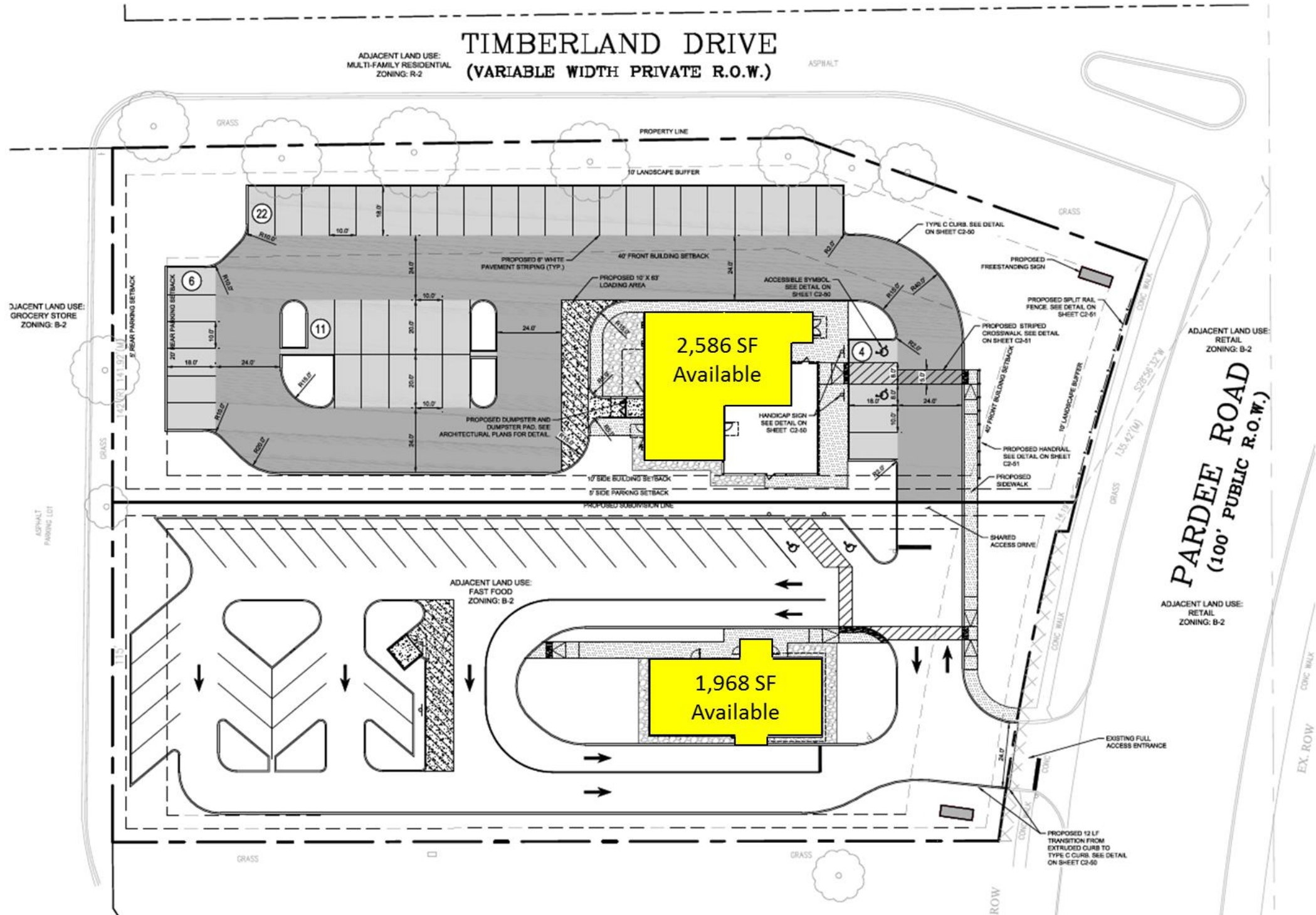
 <b>POPULATION</b> 204,031 PEOPLE	 <b>MEDIAN AGE</b> 40 YEARS OLD
 <b>HOUSEHOLDS</b> 81,835	 <b>CONSUMER SPENDING</b> \$2.3 BILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$74,549/ANNUALLY	 <b>DAYTIME EMPLOYEES</b> 67,918 EMPLOYEES

**AREA TENANTS**



**PROPERTY HIGHLIGHTS**

- Development opportunity for retail, medical and restaurant users on a pad site to Meijer and across the street from Southland Mall, Best Buy, Koh's and Cinemark Movie Theater.
- The site is just over two acres and offers approximately 200' of frontage on Pardee Road. The parcel may be split to accommodate two users.
- The Eureka/Pardee intersection is the epicenter of a regional shopping district in Wayne County. The intersection also sits between I-75 and Telegraph Road (US-24) bringing over 79,000 VPD.
- Detroit Metro Airport, which serves approximately 28 million passengers annually is located approximately 3 miles from east of this site.
- Various restaurant users including Texas Roadhouse, BJ's Brewhouse, Famous Dave's, Hooter's, Chipotle and Panera Bread are all operating within the immediate trade area.







POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	5,423	61,037	202,222
2023 Population	5,601	62,645	204,031
2028 Population Projection	5,716	63,856	207,299
Annual Growth 2010-2022	0.30%	0.20%	0.10%
Annual Growth 2022-2027	0.40%	0.40%	0.30%
Median Age	40.2	38.8	40
Bachelor's Degree or Higher	12%	16%	17%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	2,223	24,527	81,089
2023 Households	2,320	25,201	81,835
2028 Household Projection	2,372	25,698	83,166
Owner Occupied Households	1,403	15,623	60,290
Renter Occupied Households	969	10,076	22,876
<b>Avg Household Income</b>	<b>65,157</b>	<b>69,648</b>	<b>74,549</b>
<b>Median Household Income</b>	<b>51,474</b>	<b>55,602</b>	<b>61,123</b>

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	3,665	45,907	172,892
Black	1,305	12,016	19,557
American Indian/Alaskan Native	29	363	1,334
Asian	400	2,506	5,001
Hawaiian & Pacific Islander	0	8	17
Two or More Races	201	1,845	5,230
Hispanic Origin	420	5,039	17,631

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	662	5,927	18,408
\$50,000 - 75,000	518	5,205	17,751
\$75,000 - 100,000	304	3,143	11,068
\$100,000 - 125,000	152	2,442	8,608
\$125,000 - 150,000	90	1,391	4,941
\$150,000 - 200,000	76	1,014	3,825
\$200,000+	60	703	2,612

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
<b>Service-Producing Industries</b>	<b>5,694</b>	<b>434</b>	<b>13</b>	<b>23,794</b>	<b>2,592</b>	<b>9</b>	<b>60,781</b>	<b>6,881</b>	<b>9</b>
Trade Transportation & Utilities	2,935	163	18	5,927	462	13	13,970	1,245	11
Information	91	11	8	685	43	16	1,127	106	11
Financial Activities	173	35	5	1,238	245	5	4,538	769	6
Professional & Business Services	169	25	7	2,703	272	10	5,751	762	8
Education & Health Services	1,017	99	10	6,295	1,033	6	16,931	2,382	7
Leisure & Hospitality	1,023	51	20	3,914	228	17	11,203	683	16
Other Services	210	46	5	1,762	265	7	4,716	800	6
Public Administration	76	4	19	1,270	44	29	2,545	134	19
<b>Goods-Producing Industries</b>	<b>66</b>	<b>16</b>	<b>4</b>	<b>2,487</b>	<b>197</b>	<b>13</b>	<b>7,137</b>	<b>586</b>	<b>12</b>
Natural Resources & Mining	0	0	-	0	0	-	84	7	12
Construction	52	13	4	863	126	7	2,238	362	6
Manufacturing	14	3	5	1,624	71	23	4,815	217	22
<b>Total</b>	<b>5,760</b>	<b>450</b>	<b>13</b>	<b>26,281</b>	<b>2,789</b>	<b>9</b>	<b>67,918</b>	<b>7,467</b>	<b>9</b>

## EXCLUSIVELY LISTED BY:

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