

Demographic Detail Report

Clinton Valley

44725-44807 Schoenherr Rd, Sterling Heights, MI 48313

Building Type: **Shopping Center** Total Available: **3,690 SF**
 Center Type: **Power Center** % Leased: **100%**
 Center GLA: **363,420 SF** Rent/SF/Yr: **-**
 Year Built: **1979**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2021 Projection	103,728		257,346		829,008	
2016 Estimate	100,876		249,271		803,699	
2010 Census	98,568		238,582		773,765	
Growth 2016 - 2021	2.83%		3.24%		3.15%	
Growth 2010 - 2016	2.34%		4.48%		3.87%	
2016 Population by Age						
	100,876		249,271		803,699	
Age 0 - 4	5,563	5.51%	13,854	5.56%	45,190	5.62%
Age 5 - 9	5,395	5.35%	13,867	5.56%	45,478	5.66%
Age 10 - 14	5,809	5.76%	15,203	6.10%	49,262	6.13%
Age 15 - 19	5,979	5.93%	15,552	6.24%	49,930	6.21%
Age 20 - 24	6,209	6.16%	15,784	6.33%	49,843	6.20%
Age 25 - 29	6,428	6.37%	15,754	6.32%	49,884	6.21%
Age 30 - 34	6,258	6.20%	15,002	6.02%	48,814	6.07%
Age 35 - 39	6,003	5.95%	14,516	5.82%	47,890	5.96%
Age 40 - 44	6,345	6.29%	15,738	6.31%	51,842	6.45%
Age 45 - 49	6,851	6.79%	17,225	6.91%	56,156	6.99%
Age 50 - 54	7,450	7.39%	18,630	7.47%	60,230	7.49%
Age 55 - 59	7,635	7.57%	18,787	7.54%	60,225	7.49%
Age 60 - 64	6,901	6.84%	16,728	6.71%	52,954	6.59%
Age 65 - 69	5,714	5.66%	13,813	5.54%	43,272	5.38%
Age 70 - 74	4,288	4.25%	10,420	4.18%	32,839	4.09%
Age 75 - 79	3,015	2.99%	7,297	2.93%	23,445	2.92%
Age 80 - 84	2,178	2.16%	5,092	2.04%	16,737	2.08%
Age 85+	2,854	2.83%	6,009	2.41%	19,708	2.45%
Age 65+	18,049	17.89%	42,631	17.10%	136,001	16.92%
Median Age	42.20		41.60		41.50	
Average Age	41.10		40.50		40.40	

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Radius	3 Mile		5 Mile		10 Mile	
2016 Population By Race	100,876		249,271		803,699	
White	89,977	89.20%	216,727	86.94%	667,741	83.08%
Black	5,363	5.32%	15,745	6.32%	68,187	8.48%
Am. Indian & Alaskan	283	0.28%	656	0.26%	2,349	0.29%
Asian	3,471	3.44%	11,390	4.57%	48,534	6.04%
Hawaiian & Pacific Island	35	0.03%	85	0.03%	254	0.03%
Other	1,747	1.73%	4,668	1.87%	16,635	2.07%
Population by Hispanic Origin	100,876		249,271		803,699	
Non-Hispanic Origin	98,029	97.18%	242,773	97.39%	783,273	97.46%
Hispanic Origin	2,847	2.82%	6,498	2.61%	20,426	2.54%
2016 Median Age, Male	40.20		39.90		40.00	
2016 Average Age, Male	39.60		39.20		39.20	
2016 Median Age, Female	44.20		43.20		43.00	
2016 Average Age, Female	42.60		41.70		41.60	
2016 Population by Occupation Classification	82,915		203,233		653,793	
Civilian Employed	51,387	61.98%	126,292	62.14%	399,837	61.16%
Civilian Unemployed	2,773	3.34%	6,656	3.28%	23,164	3.54%
Civilian Non-Labor Force	28,698	34.61%	70,181	34.53%	230,364	35.24%
Armed Forces	57	0.07%	104	0.05%	428	0.07%
Households by Marital Status						
Married	21,012		53,737		165,110	
Married No Children	12,699		31,415		95,557	
Married w/Children	8,313		22,322		69,553	
2016 Population by Education	76,789		186,134		600,866	
Some High School, No Diploma	7,524	9.80%	17,095	9.18%	57,784	9.62%
High School Grad (Incl Equivalency)	21,528	28.04%	49,049	26.35%	155,613	25.90%
Some College, No Degree	25,140	32.74%	59,282	31.85%	185,105	30.81%
Associate Degree	4,869	6.34%	11,123	5.98%	36,869	6.14%
Bachelor Degree	11,603	15.11%	31,744	17.05%	103,085	17.16%
Advanced Degree	6,125	7.98%	17,841	9.59%	62,410	10.39%

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Radius	3 Mile		5 Mile		10 Mile	
2016 Population by Occupation	96,033		236,495		748,049	
Real Estate & Finance	3,126	3.26%	7,888	3.34%	25,811	3.45%
Professional & Management	22,587	23.52%	61,735	26.10%	197,307	26.38%
Public Administration	2,144	2.23%	5,111	2.16%	14,988	2.00%
Education & Health	10,686	11.13%	26,968	11.40%	86,684	11.59%
Services	9,264	9.65%	20,691	8.75%	65,896	8.81%
Information	926	0.96%	2,368	1.00%	6,854	0.92%
Sales	13,523	14.08%	33,096	13.99%	101,135	13.52%
Transportation	286	0.30%	528	0.22%	2,596	0.35%
Retail	6,528	6.80%	15,385	6.51%	45,881	6.13%
Wholesale	1,493	1.55%	3,495	1.48%	9,910	1.32%
Manufacturing	10,859	11.31%	26,020	11.00%	81,057	10.84%
Production	7,638	7.95%	16,028	6.78%	52,317	6.99%
Construction	3,115	3.24%	7,680	3.25%	25,618	3.42%
Utilities	1,587	1.65%	3,537	1.50%	12,458	1.67%
Agriculture & Mining	69	0.07%	280	0.12%	922	0.12%
Farming, Fishing, Forestry	97	0.10%	162	0.07%	405	0.05%
Other Services	2,105	2.19%	5,523	2.34%	18,210	2.43%
2016 Worker Travel Time to Job	50,179		122,669		389,012	
<30 Minutes	28,983	57.76%	68,444	55.80%	228,353	58.70%
30-60 Minutes	17,075	34.03%	44,860	36.57%	134,978	34.70%
60+ Minutes	4,121	8.21%	9,365	7.63%	25,681	6.60%
2010 Households by HH Size	40,750		93,585		306,834	
1-Person Households	12,462	30.58%	25,021	26.74%	85,762	27.95%
2-Person Households	12,936	31.74%	30,193	32.26%	98,257	32.02%
3-Person Households	6,523	16.01%	15,178	16.22%	49,455	16.12%
4-Person Households	5,476	13.44%	13,870	14.82%	44,162	14.39%
5-Person Households	2,328	5.71%	6,326	6.76%	19,459	6.34%
6-Person Households	701	1.72%	2,016	2.15%	6,579	2.14%
7 or more Person Households	324	0.80%	981	1.05%	3,160	1.03%
2016 Average Household Size	2.40		2.50		2.50	
Households						
2021 Projection	42,574		100,746		328,736	
2016 Estimate	41,441		97,594		318,639	
2010 Census	40,750		93,584		306,833	
Growth 2016 - 2021	2.73%		3.23%		3.17%	
Growth 2010 - 2016	1.70%		4.28%		3.85%	

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Radius	3 Mile	5 Mile	10 Mile
2016 Households by HH Income	41,441	97,593	318,639
<\$25,000	7,967 19.22%	16,148 16.55%	59,185 18.57%
\$25,000 - \$50,000	9,362 22.59%	21,076 21.60%	73,356 23.02%
\$50,000 - \$75,000	8,598 20.75%	20,100 20.60%	60,739 19.06%
\$75,000 - \$100,000	5,620 13.56%	13,372 13.70%	44,276 13.90%
\$100,000 - \$125,000	4,411 10.64%	10,521 10.78%	30,850 9.68%
\$125,000 - \$150,000	2,327 5.62%	6,761 6.93%	19,452 6.10%
\$150,000 - \$200,000	2,032 4.90%	5,968 6.12%	18,309 5.75%
\$200,000+	1,124 2.71%	3,647 3.74%	12,472 3.91%
2016 Avg Household Income	\$72,774	\$79,248	\$76,855
2016 Med Household Income	\$58,861	\$63,623	\$60,155
2016 Occupied Housing	41,441	97,594	318,639
Owner Occupied	31,083 75.01%	75,625 77.49%	240,088 75.35%
Renter Occupied	10,358 24.99%	21,969 22.51%	78,551 24.65%
2010 Housing Units	41,630	96,998	324,152
1 Unit	31,396 75.42%	76,195 78.55%	254,558 78.53%
2 - 4 Units	1,614 3.88%	3,197 3.30%	12,500 3.86%
5 - 19 Units	5,770 13.86%	11,892 12.26%	40,704 12.56%
20+ Units	2,850 6.85%	5,714 5.89%	16,390 5.06%
2016 Housing Value	31,084	75,624	240,087
<\$100,000	6,262 20.15%	12,636 16.71%	63,492 26.45%
\$100,000 - \$200,000	15,965 51.36%	33,874 44.79%	96,234 40.08%
\$200,000 - \$300,000	6,659 21.42%	21,223 28.06%	51,678 21.52%
\$300,000 - \$400,000	1,474 4.74%	5,596 7.40%	18,154 7.56%
\$400,000 - \$500,000	251 0.81%	1,361 1.80%	6,449 2.69%
\$500,000 - \$1,000,000	296 0.95%	630 0.83%	3,316 1.38%
\$1,000,000+	177 0.57%	304 0.40%	764 0.32%
2016 Median Home Value	\$158,127	\$174,322	\$158,764
2016 Housing Units by Yr Built	44,037	102,293	335,283
Built 2010+	1,342 3.05%	4,110 4.02%	10,609 3.16%
Built 2000 - 2010	5,565 12.64%	15,325 14.98%	36,800 10.98%
Built 1990 - 1999	9,350 21.23%	25,173 24.61%	55,429 16.53%
Built 1980 - 1989	9,974 22.65%	17,907 17.51%	43,437 12.96%
Built 1970 - 1979	9,765 22.17%	21,084 20.61%	67,698 20.19%
Built 1960 - 1969	4,411 10.02%	11,485 11.23%	60,190 17.95%
Built 1950 - 1959	2,578 5.85%	4,980 4.87%	40,622 12.12%
Built <1949	1,052 2.39%	2,229 2.18%	20,498 6.11%
2016 Median Year Built	1983	1985	1976