

Demographic Detail Report

Hoover Eleven

26233-26489 Hoover Rd, Warren, MI 48089

Building Type: **Shopping Center**
 Center Type: **Community Center**
 Center GLA: **303,050 SF**
 Year Built: **1973**

Total Available: **43,385 SF**
 % Leased: **96.73%**
 Rent/SF/Yr: -



Radius	3 Mile		5 Mile		10 Mile	
Population						
2021 Projection	119,787		369,619		1,247,293	
2016 Estimate	116,570		362,817		1,232,583	
2010 Census	113,981		358,987		1,230,784	
Growth 2016 - 2021	2.76%		1.87%		1.19%	
Growth 2010 - 2016	2.27%		1.07%		0.15%	
2016 Population by Age						
	116,570		362,817		1,232,583	
Age 0 - 4	7,024	6.03%	22,678	6.25%	76,522	6.21%
Age 5 - 9	6,997	6.00%	22,362	6.16%	74,316	6.03%
Age 10 - 14	7,313	6.27%	23,321	6.43%	75,945	6.16%
Age 15 - 19	7,357	6.31%	23,856	6.58%	77,027	6.25%
Age 20 - 24	7,614	6.53%	24,875	6.86%	81,328	6.60%
Age 25 - 29	7,732	6.63%	24,716	6.81%	82,877	6.72%
Age 30 - 34	7,542	6.47%	23,687	6.53%	80,821	6.56%
Age 35 - 39	7,286	6.25%	22,728	6.26%	77,017	6.25%
Age 40 - 44	7,593	6.51%	23,625	6.51%	79,263	6.43%
Age 45 - 49	7,994	6.86%	24,407	6.73%	81,251	6.59%
Age 50 - 54	8,420	7.22%	25,517	7.03%	85,816	6.96%
Age 55 - 59	8,194	7.03%	25,177	6.94%	87,395	7.09%
Age 60 - 64	6,867	5.89%	21,464	5.92%	77,576	6.29%
Age 65 - 69	5,361	4.60%	16,740	4.61%	62,047	5.03%
Age 70 - 74	4,106	3.52%	12,449	3.43%	45,730	3.71%
Age 75 - 79	3,227	2.77%	9,204	2.54%	32,545	2.64%
Age 80 - 84	2,576	2.21%	7,043	1.94%	24,220	1.96%
Age 85+	3,367	2.89%	8,967	2.47%	30,888	2.51%
Age 65+	18,637	15.99%	54,403	14.99%	195,430	15.86%
Median Age	39.60		38.50		39.40	
Average Age	39.50		38.70		39.30	

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Radius	3 Mile		5 Mile		10 Mile	
2016 Population By Race	116,570		362,817		1,232,583	
White	86,349	74.07%	222,752	61.40%	702,446	56.99%
Black	22,075	18.94%	116,069	31.99%	443,673	36.00%
Am. Indian & Alaskan	557	0.48%	1,465	0.40%	4,179	0.34%
Asian	4,437	3.81%	13,467	3.71%	53,350	4.33%
Hawaiian & Pacific Island	26	0.02%	85	0.02%	320	0.03%
Other	3,126	2.68%	8,979	2.47%	28,614	2.32%
Population by Hispanic Origin	116,570		362,817		1,232,583	
Non-Hispanic Origin	113,949	97.75%	355,606	98.01%	1,208,331	98.03%
Hispanic Origin	2,621	2.25%	7,211	1.99%	24,252	1.97%
2016 Median Age, Male	38.00		36.70		37.60	
2016 Average Age, Male	38.00		37.20		37.90	
2016 Median Age, Female	41.10		40.20		41.00	
2016 Average Age, Female	40.80		40.10		40.70	
2016 Population by Occupation Classification	93,766		289,692		990,395	
Civilian Employed	52,670	56.17%	161,633	55.79%	556,153	56.15%
Civilian Unemployed	4,614	4.92%	15,558	5.37%	47,391	4.79%
Civilian Non-Labor Force	36,447	38.87%	112,338	38.78%	386,358	39.01%
Armed Forces	35	0.04%	163	0.06%	493	0.05%
Households by Marital Status						
Married	18,453		53,938		184,572	
Married No Children	10,949		32,124		110,390	
Married w/Children	7,504		21,813		74,181	
2016 Population by Education	86,166		264,112		905,599	
Some High School, No Diploma	13,374	15.52%	40,291	15.26%	122,096	13.48%
High School Grad (Incl Equivalency)	29,475	34.21%	86,999	32.94%	250,782	27.69%
Some College, No Degree	26,259	30.47%	82,269	31.15%	271,468	29.98%
Associate Degree	5,901	6.85%	18,388	6.96%	58,153	6.42%
Bachelor Degree	7,811	9.07%	24,979	9.46%	123,950	13.69%
Advanced Degree	3,346	3.88%	11,186	4.24%	79,150	8.74%

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Radius	3 Mile		5 Mile		10 Mile	
2016 Population by Occupation	97,668		302,015		1,053,459	
Real Estate & Finance	2,538	2.60%	8,220	2.72%	33,194	3.15%
Professional & Management	17,711	18.13%	55,281	18.30%	248,289	23.57%
Public Administration	1,490	1.53%	5,572	1.84%	21,551	2.05%
Education & Health	11,158	11.42%	34,535	11.43%	131,481	12.48%
Services	11,307	11.58%	36,426	12.06%	114,288	10.85%
Information	760	0.78%	2,616	0.87%	11,686	1.11%
Sales	14,724	15.08%	44,923	14.87%	141,610	13.44%
Transportation	722	0.74%	4,277	1.42%	19,738	1.87%
Retail	6,837	7.00%	21,451	7.10%	62,511	5.93%
Wholesale	1,585	1.62%	3,996	1.32%	12,498	1.19%
Manufacturing	10,481	10.73%	29,000	9.60%	92,110	8.74%
Production	9,681	9.91%	28,702	9.50%	80,133	7.61%
Construction	4,011	4.11%	11,688	3.87%	32,886	3.12%
Utilities	2,134	2.18%	6,878	2.28%	21,209	2.01%
Agriculture & Mining	71	0.07%	443	0.15%	1,532	0.15%
Farming, Fishing, Forestry	72	0.07%	352	0.12%	1,037	0.10%
Other Services	2,386	2.44%	7,655	2.53%	27,706	2.63%
2016 Worker Travel Time to Job	51,738		158,237		540,492	
<30 Minutes	33,910	65.54%	102,420	64.73%	342,432	63.36%
30-60 Minutes	15,318	29.61%	47,399	29.95%	167,413	30.97%
60+ Minutes	2,510	4.85%	8,418	5.32%	30,647	5.67%
2010 Households by HH Size	45,611		139,835		495,755	
1-Person Households	14,286	31.32%	41,874	29.95%	162,488	32.78%
2-Person Households	13,671	29.97%	40,980	29.31%	146,573	29.57%
3-Person Households	7,355	16.13%	23,246	16.62%	77,348	15.60%
4-Person Households	5,720	12.54%	18,014	12.88%	59,057	11.91%
5-Person Households	2,706	5.93%	9,057	6.48%	28,920	5.83%
6-Person Households	1,144	2.51%	3,880	2.77%	12,051	2.43%
7 or more Person Households	729	1.60%	2,784	1.99%	9,318	1.88%
2016 Average Household Size	2.50		2.50		2.50	
Households						
2021 Projection	47,886		144,263		503,221	
2016 Estimate	46,594		141,430		496,773	
2010 Census	45,610		139,835		495,755	
Growth 2016 - 2021	2.77%		2.00%		1.30%	
Growth 2010 - 2016	2.16%		1.14%		0.21%	

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Radius	3 Mile		5 Mile		10 Mile	
2016 Households by HH Income	46,595		141,430		496,773	
<\$25,000	13,909	29.85%	43,893	31.04%	150,000	30.19%
\$25,000 - \$50,000	13,092	28.10%	40,259	28.47%	124,936	25.15%
\$50,000 - \$75,000	8,751	18.78%	25,896	18.31%	85,083	17.13%
\$75,000 - \$100,000	5,683	12.20%	15,654	11.07%	55,659	11.20%
\$100,000 - \$125,000	2,553	5.48%	7,853	5.55%	32,778	6.60%
\$125,000 - \$150,000	1,462	3.14%	3,925	2.78%	19,007	3.83%
\$150,000 - \$200,000	856	1.84%	2,708	1.91%	16,821	3.39%
\$200,000+	289	0.62%	1,242	0.88%	12,489	2.51%
2016 Avg Household Income	\$52,740		\$51,957		\$60,093	
2016 Med Household Income	\$42,770		\$41,009		\$43,977	
2016 Occupied Housing	46,594		141,429		496,774	
Owner Occupied	33,328	71.53%	99,250	70.18%	325,460	65.51%
Renter Occupied	13,266	28.47%	42,179	29.82%	171,314	34.49%
2010 Housing Units	49,377		153,906		558,817	
1 Unit	41,890	84.84%	131,184	85.24%	429,928	76.94%
2 - 4 Units	1,682	3.41%	4,927	3.20%	38,296	6.85%
5 - 19 Units	3,677	7.45%	11,132	7.23%	48,179	8.62%
20+ Units	2,128	4.31%	6,663	4.33%	42,414	7.59%
2016 Housing Value	33,326		99,252		325,461	
<\$100,000	21,921	65.78%	66,081	66.58%	164,614	50.58%
\$100,000 - \$200,000	10,255	30.77%	28,424	28.64%	108,806	33.43%
\$200,000 - \$300,000	737	2.21%	3,179	3.20%	31,935	9.81%
\$300,000 - \$400,000	147	0.44%	866	0.87%	10,251	3.15%
\$400,000 - \$500,000	23	0.07%	138	0.14%	4,479	1.38%
\$500,000 - \$1,000,000	203	0.61%	402	0.41%	4,412	1.36%
\$1,000,000+	40	0.12%	162	0.16%	964	0.30%
2016 Median Home Value	\$76,013		\$75,098		\$98,855	
2016 Housing Units by Yr Built	49,847		156,296		566,126	
Built 2010+	343	0.69%	1,438	0.92%	5,606	0.99%
Built 2000 - 2010	728	1.46%	3,709	2.37%	19,979	3.53%
Built 1990 - 1999	1,914	3.84%	6,159	3.94%	29,529	5.22%
Built 1980 - 1989	2,307	4.63%	6,947	4.44%	32,210	5.69%
Built 1970 - 1979	5,407	10.85%	17,352	11.10%	70,067	12.38%
Built 1960 - 1969	16,614	33.33%	38,606	24.70%	88,982	15.72%
Built 1950 - 1959	13,804	27.69%	48,421	30.98%	136,595	24.13%
Built <1949	8,730	17.51%	33,664	21.54%	183,158	32.35%
2016 Median Year Built	1960		1958		1956	