

# For Lease

**TAG**  
**REAL ESTATE**



## Monterey Plaza

34521 Utica Road  
Fraser, Michigan

Presented by:

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# Property Summary

Monterey Plaza



**34521 Utica Road– Fraser, Michigan**

Monterey Plaza is located on Utica Road between 14 Mile and 15 Mile and is adjacent to Meljer. Join American Cleaners, Smoker's Square, Act Salon and a Coney Island Restaurant. The mix of retail tenants generates steady traffic within the shopping center.

## 1,200 - 4,800 SQ FT AVAILABLE

**Rental Rate: \$12.00 psf NNN**

### Trade Area Demographics:

Radius	Population	Avg. HH Income
1 Mile	12,357	\$76,109
3 Mile	114,938	\$73,302
5 Mile	309,044	\$71,697



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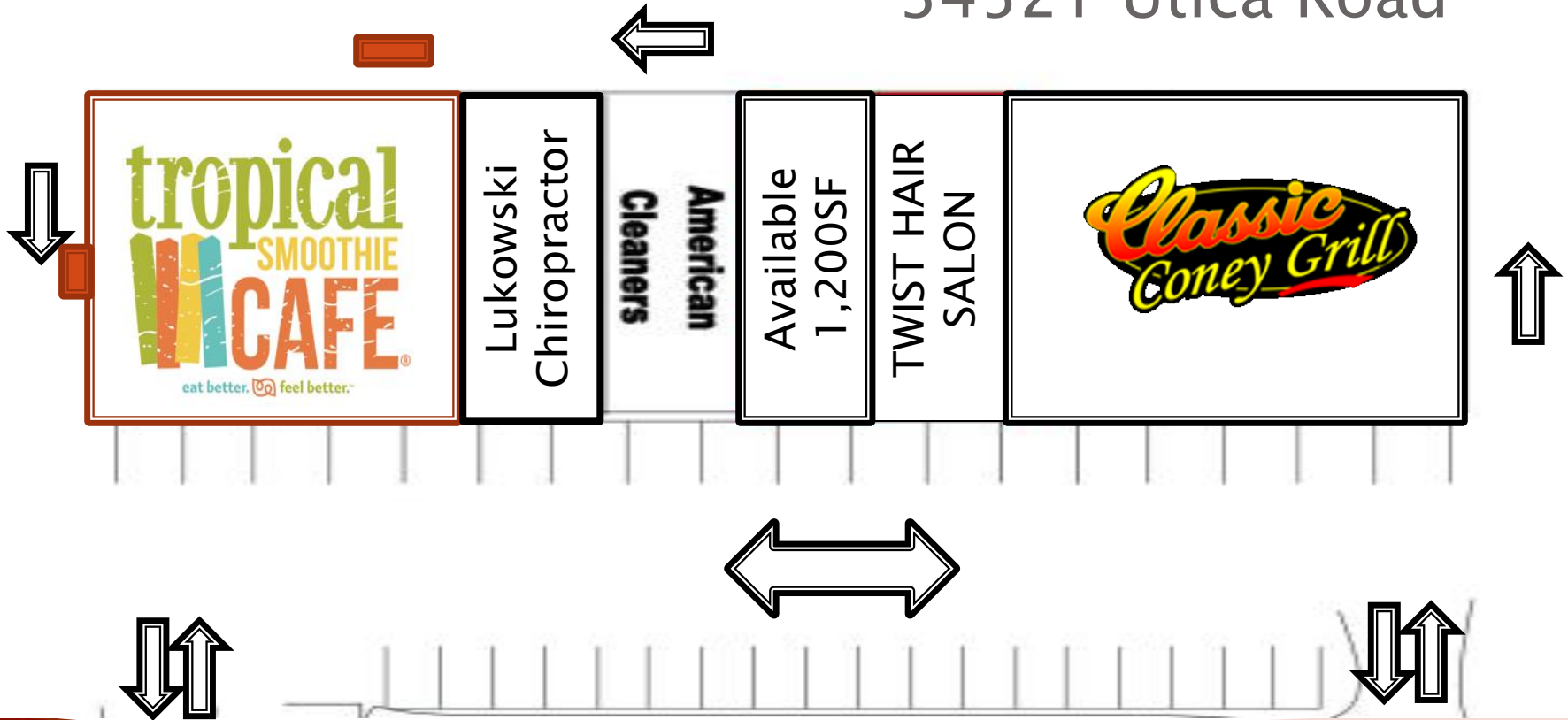
[NTartaglia@TAGRealty.com](mailto:NTartaglia@TAGRealty.com)

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# Site Plan

# Monterey Plaza

34521 Utica Road



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# Aerial

# Monterey Plaza

34521 Utica Road  
Fraser, MI 480



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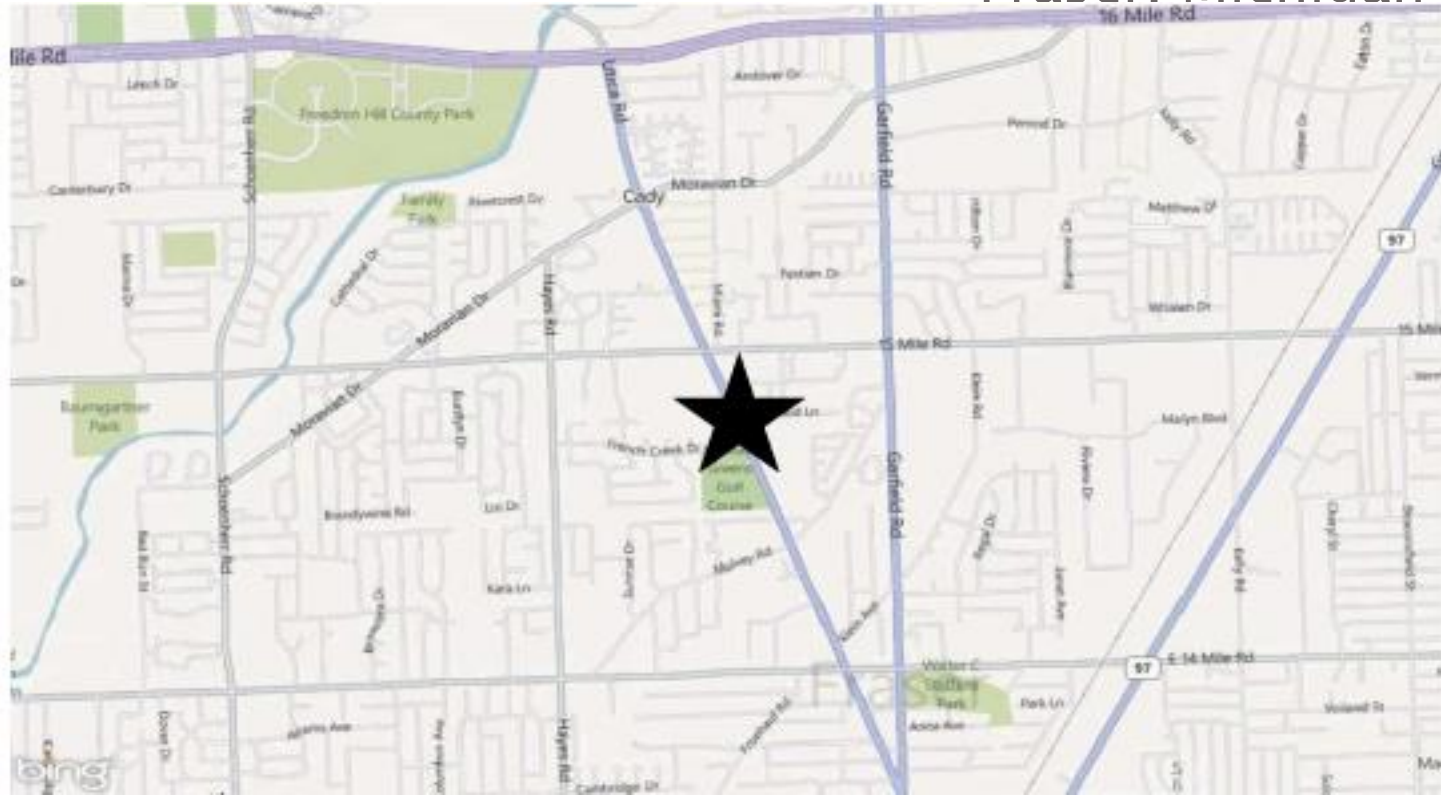
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# Area Map

# Monterey Plaza

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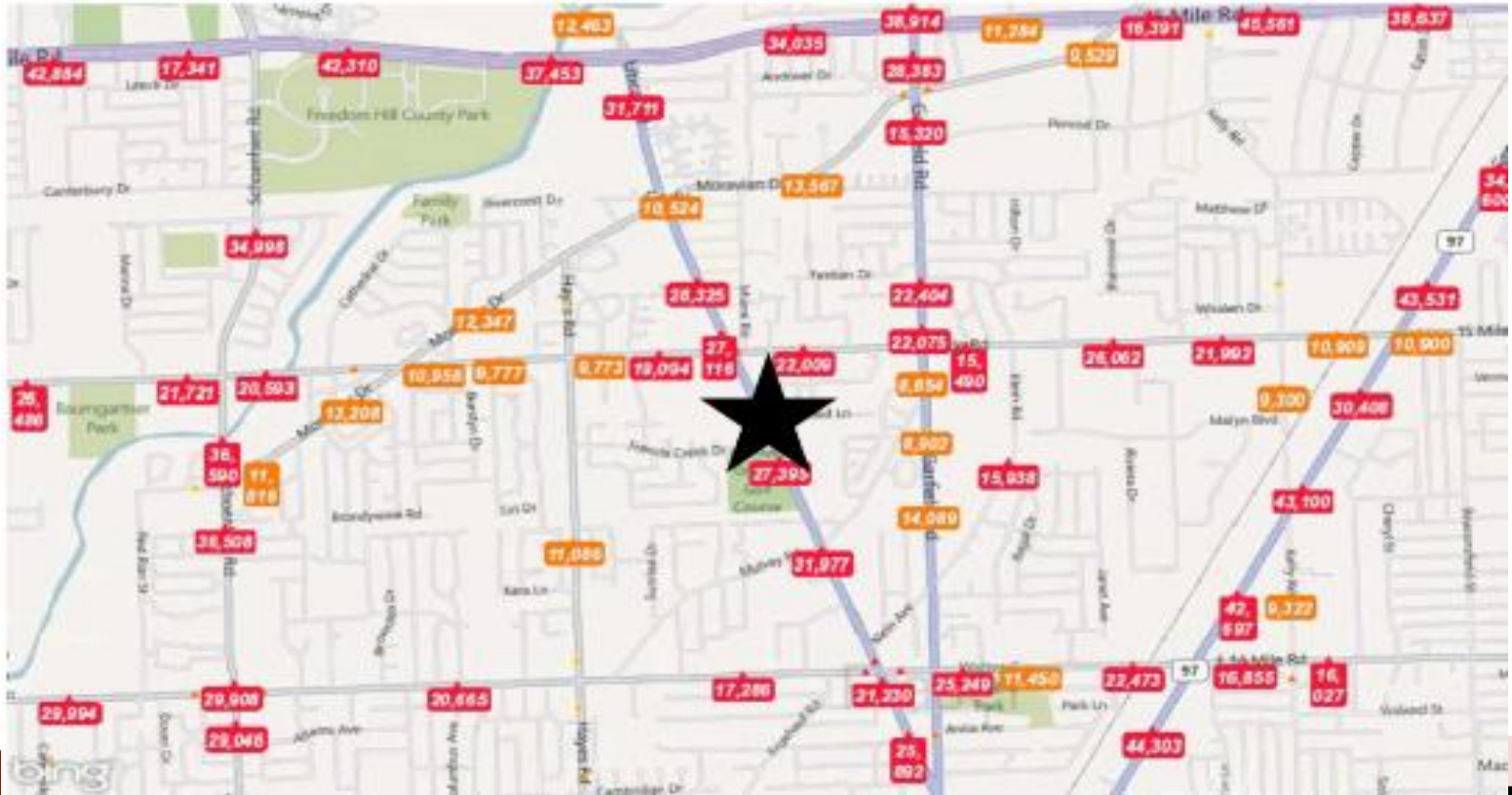
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# Traffic Counts

# Monterey Plaza

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# Demographics

## Monterey Plaza

34521 Utica Road  
Fraser, Michigan

### 1 Mile Radius



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Summary	2000	2010	2015
Population	11,143	12,367	12,492
Households	4,554	5,088	5,160
Families	2,980	3,277	3,293
Average Household Size	2.37	2.36	2.35
Owner Occupied Housing Units	3,509	3,888	3,901
Renter Occupied Housing Units	1,044	1,200	1,258
Median Age	41.1	44.8	45.8
Trends: 2010 - 2015 Annual Rate	Area	State	National
Population	0.20%	-0.13%	0.76%
Households	0.28%	-0.07%	0.78%
Families	0.10%	-0.17%	0.64%
Owner HHs	0.07%	-0.05%	0.82%
Median Household Income	2.75%	2.19%	2.36%

Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	377	8.3%	290	5.7%	234	4.5%
\$15,000 - \$24,999	479	10.5%	367	7.2%	265	5.1%
\$25,000 - \$34,999	586	12.8%	426	8.4%	326	6.3%
\$35,000 - \$49,999	660	14.5%	760	14.9%	563	10.9%
\$50,000 - \$74,999	979	21.4%	1,065	20.9%	1,138	22.1%
\$75,000 - \$99,999	655	14.3%	825	16.2%	896	17.4%
\$100,000 - \$149,999	641	14.0%	942	18.5%	1,205	23.4%
\$150,000 - \$199,999	124	2.7%	280	5.5%	365	7.1%
\$200,000+	65	1.4%	133	2.6%	166	3.2%
Median Household Income	\$54,167		\$66,402		\$76,062	
Average Household Income	\$63,029		\$77,835		\$87,130	
Per Capita Income	\$25,730		\$32,007		\$35,938	

Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	568	5.1%	632	5.1%	625	5.0%
5 - 9	713	6.4%	651	5.3%	647	5.2%
10 - 14	699	6.3%	665	5.4%	678	5.4%
15 - 19	639	5.7%	739	6.0%	622	5.0%
20 - 24	560	5.0%	590	4.8%	621	5.0%
25 - 34	1,327	11.9%	1,387	11.2%	1,361	10.9%
35 - 44	1,793	16.1%	1,553	12.6%	1,565	12.5%
45 - 54	1,605	14.4%	1,939	15.7%	1,736	13.9%
55 - 64	1,178	10.6%	1,648	13.3%	1,737	13.9%
65 - 74	666	7.0%	1,173	9.5%	1,449	11.6%
75 - 84	821	7.4%	850	6.9%	894	7.2%
85+	375	3.4%	541	4.4%	555	4.4%

Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,727	96.3%	11,298	91.4%	11,106	88.9%
Black Alone	122	1.1%	579	4.7%	790	6.3%
American Indian Alone	27	0.2%	37	0.3%	42	0.3%
Asian Alone	122	1.1%	229	1.9%	292	2.3%
Pacific Islander Alone	2	0.0%	3	0.0%	3	0.0%
Some Other Race Alone	31	0.3%	49	0.4%	59	0.5%
Two or More Races	113	1.0%	171	1.4%	200	1.6%
Hispanic Origin (Any Race)	158	1.4%	257	2.1%	311	2.5%

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# Demographics

## Monterey Plaza

34521 Utica Road  
Fraser, Michigan

### 3 Mile Radius



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Summary	2000		2010		2015	
Population	112,976		112,630		110,742	
Households	46,267		47,148		46,629	
Families	31,083		30,988		30,376	
Average Household Size	2.42		2.37		2.35	
Owner Occupied Housing Units	36,051		36,177		35,719	
Renter Occupied Housing Units	10,216		10,971		10,910	
Median Age	39.7		42.7		43.6	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	-0.34%		-0.13%		0.76%	
Households	-0.22%		-0.07%		0.78%	
Families	-0.40%		-0.17%		0.64%	
Owner HHs	-0.25%		-0.05%		0.82%	
Median Household Income	1.92%		2.19%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	4,530	9.8%	3,551	7.5%	2,892	6.2%
\$15,000 - \$24,999	5,013	10.8%	3,932	8.3%	2,865	6.1%
\$25,000 - \$34,999	5,394	11.6%	4,266	9.0%	3,288	7.1%
\$35,000 - \$49,999	7,631	16.5%	6,943	14.7%	5,187	11.1%
\$50,000 - \$74,999	10,752	23.2%	11,455	24.3%	12,251	26.3%
\$75,000 - \$99,999	6,530	14.1%	7,660	16.2%	8,230	17.7%
\$100,000 - \$149,999	4,906	10.6%	6,740	14.3%	8,591	18.4%
\$150,000 - \$199,999	1,028	2.2%	1,677	3.6%	2,182	4.7%
\$200,000+	561	1.2%	924	2.0%	1,143	2.5%
Median Household Income	\$51,136		\$61,165		\$67,280	
Average Household Income	\$60,181		\$70,071		\$78,172	
Per Capita Income	\$24,840		\$29,513		\$33,129	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,333	5.6%	6,210	5.5%	6,025	5.4%
5 - 9	6,001	6.0%	6,243	5.5%	6,088	5.5%
10 - 14	6,963	6.2%	6,429	5.7%	6,388	5.8%
15 - 19	6,688	5.9%	6,397	5.7%	5,979	5.4%
20 - 24	6,237	5.5%	5,658	5.0%	5,628	5.1%
25 - 34	15,609	13.8%	13,354	11.9%	12,640	11.4%
35 - 44	17,099	15.1%	15,660	13.9%	14,712	13.3%
45 - 54	15,620	13.8%	16,594	14.7%	15,524	14.0%
55 - 64	12,883	11.4%	14,610	13.0%	15,021	13.6%
65 - 74	9,471	8.4%	10,847	9.6%	12,131	11.0%
75 - 84	6,997	6.2%	7,157	6.4%	7,146	6.5%
85+	2,276	2.0%	3,472	3.1%	3,458	3.1%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	106,646	94.4%	99,017	87.9%	94,207	85.1%
Black Alone	2,070	1.8%	7,671	6.8%	9,657	8.7%
American Indian Alone	318	0.3%	366	0.3%	379	0.3%
Asian Alone	2,100	1.9%	3,177	2.8%	3,824	3.5%
Pacific Islander Alone	44	0.0%	48	0.0%	49	0.0%
Some Other Race Alone	277	0.2%	371	0.3%	421	0.4%
Two or More Races	1,520	1.3%	1,979	1.8%	2,204	2.0%
Hispanic Origin (Any Race)	1,453	1.3%	2,063	1.8%	2,389	2.2%

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# Demographics

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### 5 Mile Radius



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Summary	2000		2010		2015	
Population	302,811		303,131		298,427	
Households	124,419		127,027		126,739	
Families	82,259		82,364		80,855	
Average Household Size	2.41		2.35		2.33	
Owner Occupied Housing Units	96,530		96,900		95,824	
Renter Occupied Housing Units	27,889		30,928		30,915	
Median Age	38.8		41.8		42.6	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	-0.31%		-0.13%		0.76%	
Households	-0.17%		-0.07%		0.78%	
Families	-0.37%		-0.17%		0.64%	
Owner HHs	-0.22%		-0.05%		0.82%	
Median Household Income	1.77%		2.19%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	12,747	10.2%	10,117	7.9%	6,203	6.5%
\$15,000 - \$24,999	13,331	10.7%	10,292	8.1%	7,513	5.9%
\$25,000 - \$34,999	14,830	11.9%	11,519	9.0%	8,850	7.0%
\$35,000 - \$49,999	20,878	16.8%	18,942	14.8%	14,085	11.1%
\$50,000 - \$74,999	29,401	23.6%	32,480	25.4%	35,191	27.8%
\$75,000 - \$99,999	17,365	13.9%	20,293	15.9%	21,825	17.2%
\$100,000 - \$149,999	12,446	10.0%	18,005	14.1%	23,038	18.2%
\$150,000 - \$199,999	2,268	1.8%	4,049	3.2%	5,326	4.2%
\$200,000+	1,339	1.1%	2,149	1.7%	2,709	2.1%
Median Household Income	\$50,342		\$60,481		\$66,041	
Average Household Income	\$58,760		\$68,633		\$76,540	
Per Capita Income	\$24,277		\$29,079		\$32,665	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	17,472	5.8%	17,164	5.7%	16,607	5.6%
5 - 9	18,779	6.2%	17,392	5.7%	16,970	5.7%
10 - 14	19,177	6.3%	17,777	5.9%	17,779	6.0%
15 - 19	17,987	5.9%	17,559	5.8%	16,561	5.5%
20 - 24	16,678	5.5%	15,694	5.2%	15,637	5.2%
25 - 34	43,177	14.3%	36,779	12.1%	34,997	11.7%
35 - 44	48,333	16.0%	43,212	14.3%	40,408	13.5%
45 - 54	41,747	13.8%	46,294	15.3%	42,750	14.3%
55 - 64	29,975	9.9%	38,275	12.6%	40,621	13.6%
65 - 74	25,398	8.4%	25,349	8.4%	29,674	9.9%
75 - 84	18,599	6.1%	18,826	6.2%	17,480	5.9%
85+	5,488	1.8%	8,814	2.9%	8,945	3.0%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	282,940	93.4%	262,014	86.4%	249,043	83.5%
Black Alone	7,499	2.5%	24,019	7.9%	29,639	9.9%
American Indian Alone	886	0.3%	1,024	0.3%	1,063	0.4%
Asian Alone	5,985	2.0%	8,980	3.0%	10,762	3.6%
Pacific Islander Alone	83	0.0%	89	0.0%	92	0.0%
Some Other Race Alone	842	0.3%	1,130	0.4%	1,279	0.4%
Two or More Races	4,575	1.5%	5,874	1.9%	6,528	2.2%
Hispanic Origin (Any Race)	4,030	1.3%	5,694	1.9%	6,585	2.2%

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