

# MILAN PLAZA

MILAN, MI



## SIZE

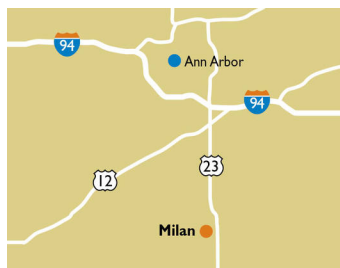
61,357 square feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
4,259	9,951	16,050
<b>Households</b>		
1,802	3,311	5,466
<b>Median HH Income (\$)</b>		
81,843	89,900	98,404

## MAJOR TENANT(S)

Kroger  
Ace Hardware



## LOCATION

531 W. Main Street | Milan, MI 48160

## PROPERTY HIGHLIGHTS

- Anchored by Kroger, the number one grocer by market share in the Ann Arbor area
- Additional national and regional tenants include Little Caesars and Ace Hardware
- Located in Milan, which is 16 miles south of Ann Arbor, with an average household income greater than \$90,900 in a three-mile radius
- The center is located at the intersection of Main Street and Platt Road which runs parallel and has great visibility and access from Highway 23, a primary thoroughfare

## LEASING CONTACT

Scott Faloni  
Mobile (410) 693-3248  
sfaloni@phillipsedison.com

## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



**PHILLIPS EDISON & COMPANY®**

# MILAN PLAZA

531 W. Main Street | Milan, MI 48160

SPACE	TENANT	SQ. FT.
FUEL	Kroger Fuel	
SHAD1	Milan Dental Clinic	
SHAD2	Milan Area Animal Hospital	
1	Kroger	41,066 SF
2A	Smoke & Stuff	1,600 SF
2B	Rose's Nail & Spa	1,600 SF
3	Little Caesars	1,570 SF
5	COMING AVAILABLE	4,005 SF
6	AVAILABLE	1,370 SF
8	Ace Hardware	10,146 SF
TOTAL SQ. FT.		61,357

SITE LEGEND	
<span style="background-color: #FFD700; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available	<span style="background-color: #FFFFFF; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied
<span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied)	<span style="background-color: #A9A9A9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others
<span style="border: 2px dashed blue; display: inline-block; width: 20px; height: 10px;"></span> Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



# MILAN PLAZA

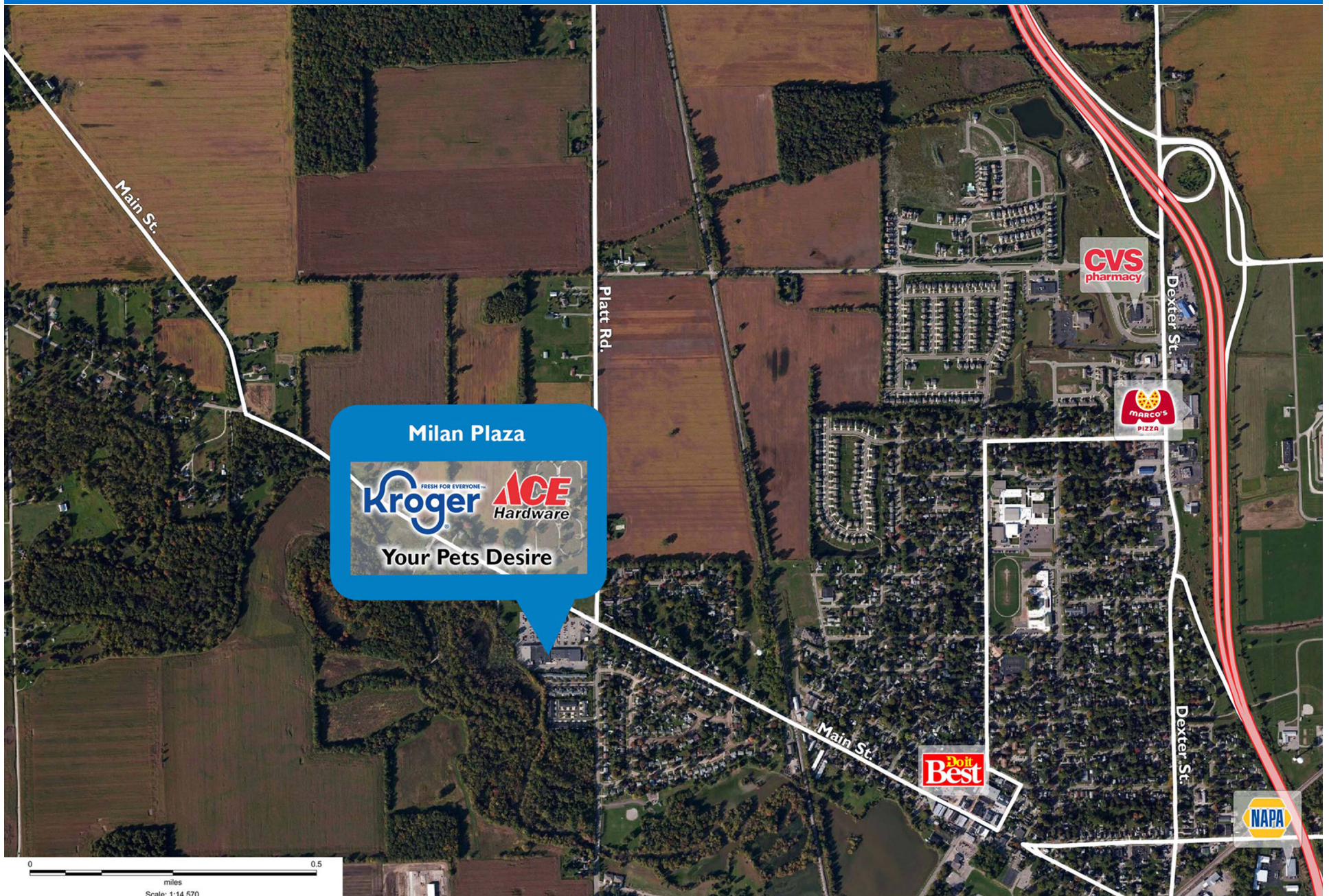
531 W. Main Street | Milan, MI 48160





# MILAN PLAZA

531 W. Main Street | Milan, MI 48160





# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 42.088984

Longitude: -83.697597

Milan Plaza Milan, MI		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	4,259	9,951	16,050
	2028 Projected Population	4,550	10,533	17,055
	2010 Census Population	4,113	9,214	15,119
	2000 Census Population	3,516	8,138	12,993
	1990 Census Population	2,993	7,196	11,345
	Historical Annual Growth 1990 to 2000	1.62%	1.24%	1.37%
	Historical Annual Growth 2000 to 2010	1.58%	1.25%	1.53%
	Estimated Annual Growth 2010 to 2023	0.25%	0.56%	0.44%
	Projected Annual Growth 2023 to 2028	1.33%	1.14%	1.22%
	Median Age	39.5	40.3	41.9
Households	Q4 2023 Estimated Households	1,802	3,311	5,466
	2028 Projected Households	1,924	3,539	5,844
	2010 Census Households	1,674	2,996	5,008
	2000 Census Households	1,442	2,562	4,224
	1990 Census Households	1,157	2,131	3,464
	Historical Annual Growth 1990 to 2000	2.22%	1.86%	2.00%
	Historical Annual Growth 2000 to 2010	1.50%	1.58%	1.72%
	Estimated Annual Growth 2010 to 2023	0.54%	0.73%	0.64%
	Projected Annual Growth 2023 to 2028	1.32%	1.34%	1.35%
	Population per Household	2.36	2.53	2.64
Population by Race	White	86.2%	78.9%	81.5%
	Black or African American	3.7%	10.5%	7.5%
	Asian & Pacific Islander	0.6%	0.9%	1.2%
	Other Races	5.3%	4.5%	4.5%
	Hispanic Population	4.3%	5.3%	5.2%
Income	Average Household Income	\$87,677	\$104,573	\$118,296
	Median Household Income	\$81,843	\$89,900	\$98,404
	Per Capita Income	\$37,103	\$36,920	\$41,634
Education (Age 25+)	Elementary	0.7%	2.0%	1.6%
	Some High School	6.8%	7.9%	6.7%
	High School Graduate	22.5%	26.7%	24.9%
	Some College	27.7%	25.1%	23.1%
	Associates Degree Only	10.2%	9.6%	9.1%
	Bachelors Degree Only	20.9%	19.1%	22.4%
	Graduate Degree	11.2%	9.6%	12.3%
Business	Number of Businesses	88	147	202
	Total Number of Employees	745	1,326	1,966
	Employees per Business	8.42	9.02	9.72
	Residential Population per Business	48.14	67.71	79.39

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.