

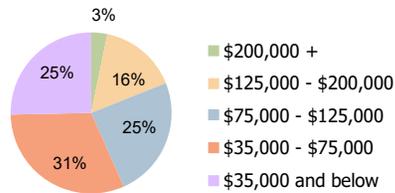
Delco Plaza Sterling Heights, MI	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
-------------------------------------	------------------	------------------	------------------

Current Year Demographics

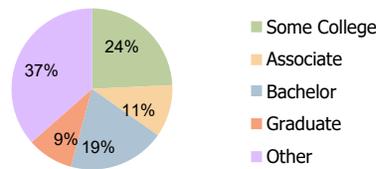
Current Population	11,175	98,624	248,956
Total Daytime Pop	9,305	91,006	216,103
Workplace Pop	3,731	36,591	80,128
Average Household Income	\$74,156	\$81,988	\$90,206
Average Disposable Income	\$60,876	\$66,550	\$72,635
Total Households	4,726	41,774	98,973
Median Home Value	\$237,308	\$268,409	\$291,859
College (4+)	27.7%	28.7%	31.3%
Total Consumer Spending/Capita (Weekly)	\$392	\$399	\$405
Population per Household	2.13	2.01	2.47
% of Households with Children	23.6%	22.8%	26.1%

2028 Demographic Projections

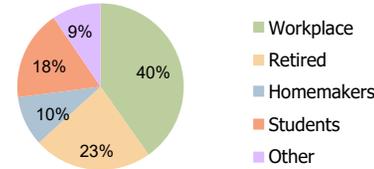
Projected Population	11,285	100,134	254,177
Projected 5 Year Annual Growth Rate (Pop)	0.2%	0.3%	0.4%



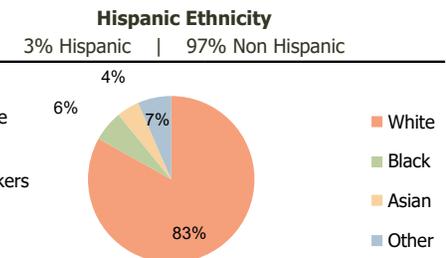
Household Income (3.00 Mile Radius)



Education (3.00 Mile Radius)



Daytime Population (3.00 Mile Radius)



Race (3.00 Mile Radius)

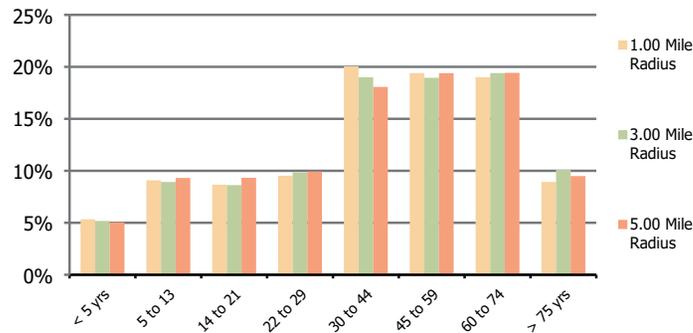


Demographic Summary Report

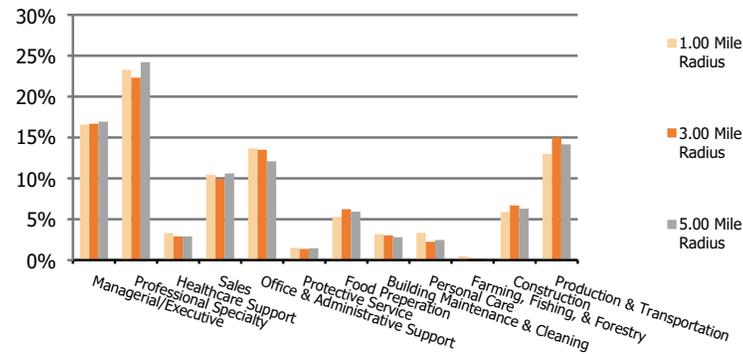
2020 Census, 2023 Estimates & 2028 Projections
 Calculated using TAS Retrieval

Delco Plaza Sterling Heights, MI	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
--	-------------------------	-------------------------	-------------------------

Population by Age Range



Occupation



Population	Current Estimated Population	11,175	98,624	248,956
	2010 Census Population	11,355	78,171	183,921
	2000 Census Population	10,946	73,610	177,361
	Historical Annual Growth 2000 to 2010	0.4%	0.6%	0.4%
	Estimated Annual Growth 2010 to 2023	-0.1%	1.8%	2.3%
	Projected Annual Growth 2023 to 2028	0.2%	0.3%	0.4%
Ethnic	Hispanic or Latino Population	3%	3%	3%
	Non Hispanic or Latino Population	97%	97%	97%
Race	White	84.6%	83.1%	82.4%
	Black or African American	4.8%	6.0%	5.9%
	Asian & Pacific Islander	4.0%	4.4%	5.5%
	Other Races	6.6%	6.5%	6.2%