2020 Census, 2024 Estimates & 2029 Projections Calculated using TAS Retrieval

Apr 3, 2025

Delco I Sterlin	Plaza g Heights, MI	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	Current Year Estimated Population	48,929	194,919	744,326
	Population Est 23Q1	50,215	197,506	747,400
	Population Est 22Q4	50,209	197,336	747,176
	Population Est 22Q3	50,095	196,949	746,208
	Population Est 22Q2	49,954	196,576	746,160
	Population Est 22Q1	49,957	196,536	746,047
	Population Est 21Q4	49,924	196,016	745,370
	Population Est 21Q3	49,788	195,581	744,575
	Population Est 21Q2	49,935	195,913	744,720
Population	Population Fcst	50,020	199,277	764,335
llati	2010 Census Population	48,572	184,611	698,773
nd d	2000 Census Population	45,956	169,280	646,573
Ă	1990 Census Population	40,636	136,808	564,272
	Current Year Daytime Population	56,665	201,295	794,277
	Average Seasonal Population	388	1,429	5,308
	Historical Annual Growth, 1990 – 2000	1.24%	2.15%	1.37%
	Historical Annual Growth, 2000 – 2010	0.56%	0.87%	0.78%
	Estimated Annual Growth, 2010 – CY	0.05%	0.38%	0.44%
	Projected Annual Growth, CY to Y5	0.44%	0.44%	0.53%
	Group Qtrs Est	754	1,113	5,600
	Transient Est Average Last 4 Qtrs	3,044	4,739	21,109
	Current Year Estimated Households	21,104	79,403	295,544
	Households Est 23Q1	21,679	80,554	296,983
	Households Est 22Q4	21,690	80,498	296,915
	Households Est 22Q3	21,632	80,332	296,518
	Households Est 22Q2	21,565	80,169	296,454
	Households Est 22Q1	21,567	80,157	296,419
	Households Est 21Q4	21,549	79,936	296,143
louseholds	Households Est 21Q3	21,491	79,762	295,844
ehc	Households Est 21Q2	21,565	79,920	295,942
sno	Households Fcst	21,569	81,138	303,312
Но	2010 Census Households	20,537	73,861	274,237
	2000 Census Households	18,460	65,212	251,249
	1990 Census Households	14,850	48,326	206,759
	Historical Annual Growth, 1990 – 2000	2.20%	3.04%	1.97%
	Historical Annual Growth, 2000 – 2010	1.07%	1.25%	0.88%
	Estimated Annual Growth, 2010 – CY	0.19%	0.51%	0.53%
	Projected Annual Growth, CY to Y5	0.44%	0.43%	0.52%
	Population per Household	2.28	2.44	2.50

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Delco Sterlin	Plaza g Heights, MI	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	HH Income \$500,000 or more	1.2%	1.5%	1.9%
	HH Income \$250,000 to \$499,999	1.4%	1.8%	2.3%
	HH Income \$200,000 to \$249,999	3.3%	4.3%	5.3%
	HH Income \$175,000 to \$199,999	4.2%	5.3%	5.4%
	HH Income \$150,000 to \$174,999	6.1%	7.1%	7.2%
	HH Income \$100,000 to 149,999	18.9%	20.1%	19.3%
	HH Income \$75,000 to 99,999	13.8%	14.4%	13.8%
	HH Income \$50,000 to 74,999	18.1%	16.2%	16.0%
	HH Income \$35,000 to 49,999	11.5%	10.2%	10.2%
	HH Income \$25,000 to 34,999	8.7%	7.1%	6.9%
	HH Income \$15,000 to 24,999	6.6%	6.0%	5.5%
	HH Income \$0 to 14,999	6.2%	5.8%	6.2%
	Average Household Income	\$92,188	\$101,834	\$106,603
	Median Household Income	\$73,093	\$82,654	\$83,722
	Per Capita Income	\$40,279	\$41,681	\$42,552
	Average Disposable Income	\$74,483	\$81,366	\$83,809
	Median Disposable Income	\$62,547	\$70,682	\$71,536
	Discretionary HH Income Over \$150,000	2.6%	3.6%	5.2%
	Discretionary HH Income \$125,000 to \$149,999	3.2%	4.5%	4.9%
Income	Discretionary HH Income \$100,000 to \$124,999	6.9%	8.7%	9.0%
2	Discretionary HH Income \$75,000 to \$99,999	13.7%	14.1%	13.4%
<u> </u>	Discretionary HH Income \$50,000 to \$74,999	19.8%	21.3%	20.3%
	Discretionary HH Income \$25,000 to \$49,999	29.0%	26.1%	25.5%
	Discretionary HH Income Under \$25,000	24.8%	21.7%	21.7%
	Average Discretionary HH Income	\$54,525	\$59,714	\$61,905
	Median Discretionary HH Income	\$45,756	\$52,276	\$53,216
	Householder White – Count	17,825	66,261	236,063
	Median HH Income	\$72,855	\$82,573	\$84,810
	Average HH Income	\$85,047	\$91,343	\$93,662
	Householder Black or African-American – Count	1,131	4,787	24,805
	Median HH Income	\$48,690	\$64,629	\$57,722
	Average HH Income	\$61,448	\$71,435	\$70,392
	Householder Hispanic – Count	481	1,841	6,528
	Median HH Income	\$85,557	\$95,647	\$92,601
	Average HH Income	\$88,086	\$101,311	\$99,622
	Householder Asian or Pacific Islander – Count	760	3,165	16,641
	Median HH Income	\$80,701	\$115,055	\$121,007
	Average HH Income	\$91,676	\$114,382	\$119,079
	Householder Other or Pacific Islander – Count	906	3,348	11,507
	Median HH Income	\$84,070	\$86,854	\$83,686
	Average HH Income	\$87,084	\$90,454	\$89,741

2020 Census, 2024 Estimates & 2029 Projections Calculated using TAS Retrieval

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ongitude: -83.008937

Delco F		5.00 Minute	10.00 Minute	20.00 Minute
	g Heights, MI	Drivetime	Drivetime	Drivetime
der	Male Population	23,378	94,320	362,644
Gender	Female Population	25,570	100,600	381,682
G		23,332	100,000	301,002
	Count of Pop 0 to 4 years	2,675	10,308	37,983
	Count of Pop 0 to 7 years	3,564	14,256	53,816
	Count of Pop 5 - 13	4,288	18,085	71,512
	Count of Pop 14 - 18	1,957	8,649	35,436
	Count of Pop 19 - 22	2,070	9,057	36,614
	Count of Pop 22 - 25	1,613	6,985	27,797
	Count of Pop 25 - 29	3,129	12,529	45,380
	Count of Pop 30 - 34	3,656	13,281	47,059
	Count of Pop 35 - 39	3,436	12,446	45,889
	Count of Pop 40 - 44	2,901	11,350	44,239
	Count of Pop 45 - 59	8,907	36,910	145,049
	Count of Pop 60 - 74	9,314	37,246	141,086
Ę	Count of Pop 75 - 84	3,459	13,176	48,914
Total Population by Age	Count of Pop 85+	1,523	4,897	17,369
opula Age	% of Pop 0 to 4 years	5.5%	5.3%	5.1%
Pop by A	% of Pop 0 to 7 years	7.3%	7.3%	7.2%
b, b,	% of Pop 5 - 13	8.8%	9.3%	9.6%
Lot	% of Pop 14 - 18	4.0%	4.4%	4.8%
	% of Pop 19 - 22	4.2%	4.6%	4.9%
	% of Pop 22 - 25	3.3%	3.6%	3.7%
	% of Pop 25 - 29	6.4%	6.4%	6.1%
	% of Pop 30 - 34	7.5%	6.8%	6.3%
	% of Pop 35 - 39	7.0%	6.4%	6.2%
	% of Pop 40 - 44	5.9%	5.8%	5.9%
	% of Pop 45 - 59	18.2%	18.9%	19.5%
	% of Pop 60 - 74	19.0%	19.1%	19.0%
	% of Pop 75 - 84	7.1%	6.8%	6.6%
	% of Pop 85+	3.1%	2.5%	2.3%
	Median Age	42.8	42.7	42.8
	Average Age	43.3	42.7	42.5
	% of Pop 0 to 4 years	5.9%	5.6%	5.4%
	% of Pop 5 - 13	9.4%	9.8%	10.1%
	% of Pop 14 - 18	4.2%	4.7%	5.0%
	% of Pop 19 - 22	4.5%	4.9%	5.2%
	% of Pop 22 - 25	3.6%	3.8%	3.9%
ion	% of Pop 25 - 29	6.6%	6.7%	6.4%
lati e	% of Pop 30 - 34	7.9%	7.1%	6.6%
Male Population by Age	% of Pop 35 - 39	7.7%	6.8%	6.3%
	% of Pop 40 - 44	6.3%	6.0%	6.0%
ale	% of Pop 45 - 59	18.2%	18.9%	19.4%
Σ	% of Pop 75 - 84	5.9%	5.8%	5.7%
	% of Pop 60 - 74	17.9%	18.2%	18.3%
	% of Pop 85+	1.9%	1.7%	1.6%
		40.2	40.5	40.9
	Median Age	40.2 41.4	40.5	40.9
	Average Age	41.4	41.2	41.1

2020 Census, 2024 Estimates & 2029 Projections Calculated using TAS Retrieval

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Delco P Sterling	Plaza g Heights, Ml	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	% of Pop 0 to 4 years	5.1%	5.0%	4.9%
	% of Pop 5 - 13	8.2%	8.8%	9.1%
	% of Pop 14 - 18	3.8%	4.2%	4.5%
	% of Pop 19 - 22	3.9%	4.4%	4.7%
	% of Pop 22 - 25	3.1%	3.4%	3.5%
	% of Pop 25 - 29	6.2%	6.1%	5.8%
	% of Pop 30 - 34	7.1%	6.5%	6.1%
	% of Pop 35 - 39	6.4%	6.0%	6.0%
	% of Pop 40 - 44	5.6%	5.6%	5.9%
	% of Pop 45 - 59	18.2%	19.0%	19.5%
	% of Pop 60 - 74	20.1%	20.0%	19.6%
	% of Pop 75 - 84	8.1%	7.6%	7.4%
	% of Pop 85+	4.2%	3.3%	3.0%
	Median Age	45.5	44.9	44.6
	Average Age	45.1	44.2	43.8
	Count of White	40,863	158,867	574,865
	Count of Black or African-American	3,125	12,742	65,765
	Count of Asian or Pacific Islander	1,903	11,175	57,530
Race	Count of Other races	3,038	12,136	46,166
Ra	White	83.5%	81.5%	77.2%
	Black or African American	6.4%	6.5%	8.8%
	Asian	3.9%	5.7%	7.7%
	Other Races	6.2%	6.2%	6.2%
	Speak English at Home	81.3%	79.1%	79.9%
	Speak Spanish at Home	1.6%	1.6%	1.7%
	Speak French or French Creole at Home	0.1%	0.2%	0.2%
	Speak German at Home	0.3%	0.4%	0.4%
l ge l	Speak Other Indo-European Languages at Home	6.5%	6.5%	5.8%
ke	Speak Russian and Other Slavic Languages at Home	2.9%	2.4%	2.3%
b d	Speak Chinese at Home	0.4%	0.6%	0.9%
Language Spoken	Speak Korean at Home	0.2%	0.3%	0.4%
	Speak Vietnamese at Home	0.1%	0.2%	0.3%
	Speak Other Asian Languages at Home	0.8%	1.0%	1.5%
	Speak Tagalog and Other Pacific Languages at Home	0.3%	0.6%	0.5%
	Speak Other Language at Home	5.5%	7.2%	6.0%
	Hispanic Population	1,549	5,836	22,877
	Hispanic Population Percent	3.2%	3.0%	3.1%
	Mexican	66.3%	67.1%	63.9%
	Puerto Rican	8.0%	10.1%	11.0%
ic	Cuban	1.4%	2.6%	2.9%
Hispanic	Dominican	1.4%	1.8%	0.7%
isp	Central American	1.9%	3.2%	3.8%
I	South American	9.4%	5.4%	7.4%
	Other Hispanic	11.6%	9.8%	10.4%
	2000 Hispanic Population Percent	2%	2%	2%
	1990 Hispanic Population Percent	1%	1%	1%

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Delco F Sterling	Plaza g Heights, Ml	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	American (percent of total population)	3.3%	3.1%	3.2%
	American	3.1%	2.9%	3.1%
	Native American (ie. Indian/Eskimo)	0.2%	0.2%	0.2%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	3.9%	5.7%	7.7%
	Chinese	0.5%	0.7%	1.1%
	Japanese Korean	0.0% 0.5%	0.1% 0.6%	0.1% 0.7%
	South Central Asian (ie. Indian)	1.9%	2.9%	4.0%
	South East Asian (ie. Vietnamese)	0.8%	1.3%	1.7%
≥	Other Asian	0.1%	0.2%	0.2%
Ancestry	European (percent of total population)	55.8%	53.6%	50.7%
JC.	British	5.2%	4.7%	4.6%
Ā	Dutch	0.8%	0.7%	0.6%
	French	3.0%	2.6%	2.6%
	German	11.5%	10.9%	10.8%
	Italian Polish	8.1% 10.5%	8.8% 9.8%	7.8%
	Scandinavian	1.1%	9.0%	9.4% 1.2%
	Scotch/Irish	7.1%	7.0%	6.8%
	Other European (ie. Greek/Russian)	8.7%	8.2%	6.9%
	Middle Eastern	4.9%	6.4%	5.3%
	Other Ancestry	13.1%	13.6%	15.8%
	Unclassified Ancestry	15.8%	14.6%	14.2%
	Adult Population (25 Years or Older)	36,326	141,835	534,985
	Elementary (0 to 8)	2.9%	3.5%	3.5%
u 🔶	Some High School (9 to 11)	4.4%	4.7%	5.0%
Education (Age 25+)	High School Graduate (12)	27.7%	26.6%	25.7%
lca	Some College (13 to 16)	23.9%	22.5%	21.3%
Ag	Associates Degree Only	10.9%	10.4%	10.2%
	Bachelors Degree Only	19.8%	20.4%	20.6%
	Graduate Degree	10.4%	12.0%	13.6%
	% College (4+)	30.2%	32.4%	34.2%
	Total Households – count	21,104	79,403	295,544
	One Person HHs – count	7,196	23,685	84,396
	Family HHs – count	12,762	51,592	195,643
	Married Couple – count	9,819	40,448	150,473
	w/own children – count	3,597	15,874	59,475
	w/out own children – count	6,222	24,574	90,998
p	Male Householder – count	814	3,551	14,080
e h	Female Householder – count	2,129	7,594	31,089
Household Type	Non-Family Households – count	1,146	4,126	15,505
no	1 Person Household	34.1%	29.8%	28.6%
エ	2 Person Household	32.5%	32.3%	32.0%
	3 Person Household	14.8%	15.6%	15.7%
	4 Person Household	10.9%	13.1%	14.1%
	5 Person Household	4.8%	6.0%	6.3%
	6 Person Household	2.0%	2.2%	2.2%
		0.00/	4 00/	4 40/
	7+ Person Household	0.9%	1.0%	1.1%

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BRIXMOR

Total Housing Units 21,977 82,292 307,785 Owner Occupied Percent 62,1% 69,9% 71,6% Owner Occupied Percent 33,3% 26,5% 24,4% Vacant Housing Ontis (Census 2000) 19,100 67,408 260,173 Property Value \$1,000,000 or more 0.4% 0.5% 1.1% Property Value \$1,000,000 or s749,999 7.2% 11,3% 12,7% Property Value \$400,000 to \$499,999 2.3,5% 24,4% 20,9% Property Value \$100,000 to \$499,999 3.4% 6.9% 8.3% Property Value \$100,000 to \$199,999 7.4% 6.9% 8.3% Property Value \$100,000 to \$199,999 3.1% 1.9% 2.6% Property Value \$100,000 to \$199,999 3.1% 1.9% 2.6% Property Value \$100,000 to \$199,999 3.1% 1.9% 2.6% Property Value \$20,000 to \$39,999 3.1% 1.9% 2.6% Property Value \$40,000 to \$39,999 3.1% 1.9% 1.6% Stot \$4999 - percent 8.6% 8.8% 6.8% 6.8% <th colspan="2">Delco Plaza Sterling Heights, Ml</th> <th>5.00 Minute Drivetime</th> <th>10.00 Minute Drivetime</th> <th>20.00 Minute Drivetime</th>	Delco Plaza Sterling Heights, Ml		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Owner Occupied Percent 62.1% 69.9% 71.6% Renter Occupied Percent 33.9% 26.5% 24.4% Vacant Housing Percent 4.0% 3.5% 4.0% Total Housing Percent 4.0% 3.5% 4.0% Property Value \$1,000.000 or more 0.4% 0.5% 1.1% Property Value \$50,000 to \$749.999 7.2% 11.3% 12.7% Property Value \$200,000 to \$299.999 2.6% 14.0% 14.1% Property Value \$200,000 to \$299.999 3.4% 2.6% 2.6% Property Value \$10,000 to \$149.999 7.4% 6.9% 8.3% Property Value \$10,000 to \$149.999 3.1% 1.9% 2.6% Property Value \$10,000 to \$149.999 3.9% 3.2% 5.2% Property Value \$0,00 to \$39.999 3.1% 1.9% 2.6% Property Value \$0,00 to \$39.999 3.1% 1.9% 2.6% Property Value \$0,00 to \$39.999 3.3% 4.3% 4.5% Stot \$49999 - percent 6.6% 6.3% 6.2% \$10.4% \$25		Total Housing Units	21.977	82.292	307.785
Total Housing Units (Census 2000) 19,100 67,408 260,173 Property Value \$1,000,000 or more 0.4% 0.5% 1.1% Property Value \$500,000 to \$99,999 7.2% 11.3% 12.7% Property Value \$500,000 to \$299,999 7.2% 11.3% 12.7% Property Value \$200,000 to \$299,999 23.5% 24.4% 20.9% Property Value \$200,000 to \$299,999 7.4% 6.9% 8.3% Property Value \$100,000 to \$199,999 7.4% 6.9% 8.3% Property Value \$100,000 to \$199,999 7.4% 6.9% 8.3% Property Value \$100,000 to \$199,999 2.2% 1.5% 1.5% Property Value \$0,000 to \$299,999 3.1% 1.9% 2.6% Property Value \$0,000 to \$39,999 2.2% 1.5% 1.5% Property Value \$0,000 to \$39,999 2.2% 1.5% 1.5% Property Value \$0,000 to \$29,999 2.2% 1.5% 1.5% Property Value \$0,000 to \$29,999 2.2% 1.5% 1.5% Sto \$49999 - percent 8.6% 8.8% 8.8%	бu	-			
Total Housing Units (Census 2000) 19,100 67,408 260,173 Property Value \$1,000,000 or more 0.4% 0.5% 1.1% Property Value \$500,000 to \$99,999 7.2% 11.3% 12.7% Property Value \$500,000 to \$299,999 7.2% 11.3% 12.7% Property Value \$200,000 to \$299,999 23.5% 24.4% 20.9% Property Value \$200,000 to \$299,999 7.4% 6.9% 8.3% Property Value \$100,000 to \$199,999 7.4% 6.9% 8.3% Property Value \$100,000 to \$199,999 7.4% 6.9% 8.3% Property Value \$100,000 to \$199,999 2.2% 1.5% 1.5% Property Value \$0,000 to \$299,999 3.1% 1.9% 2.6% Property Value \$0,000 to \$39,999 2.2% 1.5% 1.5% Property Value \$0,000 to \$39,999 2.2% 1.5% 1.5% Property Value \$0,000 to \$29,999 2.2% 1.5% 1.5% Property Value \$0,000 to \$29,999 2.2% 1.5% 1.5% Sto \$49999 - percent 8.6% 8.8% 8.8%	usi	-			
Total Housing Units (Census 2000) 19,100 67,408 260,173 Property Value \$1,000,000 or more 0.4% 0.5% 1.1% Property Value \$500,000 to \$99,999 7.2% 11.3% 12.7% Property Value \$500,000 to \$299,999 7.2% 11.3% 12.7% Property Value \$200,000 to \$299,999 23.5% 24.4% 20.9% Property Value \$200,000 to \$299,999 7.4% 6.9% 8.3% Property Value \$100,000 to \$199,999 7.4% 6.9% 8.3% Property Value \$100,000 to \$199,999 7.4% 6.9% 8.3% Property Value \$100,000 to \$199,999 7.4% 6.8% 6.8% Property Value \$100,000 to \$199,999 2.2% 1.5% 1.5% Property Value \$0,000 to \$29,999 2.2% 1.5% 1.5% Property Value \$0,000 to \$29,999 2.2% 1.5% 1.5% Property Value \$0,000 to \$29,999 2.2% 1.5% 1.5% Property Value \$0 to \$39,999 4.3% 4.5% 3.9% Median Home Value \$286,939 \$312,011 \$311,644 <td>P</td> <td></td> <td></td> <td></td> <td></td>	P				
Property Value \$750,000 to \$999,999 1.3% 2.6% 3.6% Property Value \$500,000 to \$749,999 7.2% 11.3% 12.7% Property Value \$300,000 to \$299,999 23.5% 24.4% 20.9% Property Value \$300,000 to \$299,999 23.5% 24.4% 20.9% Property Value \$100,000 to \$149,999 7.4% 6.9% 8.3% Property Value \$100,000 to \$149,999 3.1% 1.9% 2.6% Property Value \$100,000 to \$149,999 3.1% 1.9% 2.6% Property Value \$100,000 to \$149,999 3.1% 1.9% 2.6% Property Value \$100,000 to \$149,999 3.3% 4.5% 3.9% Median Home Value \$2265,939 \$312,011 \$311,644 \$0 and under - percent 17.4% 16.8% 16.7% \$10k to \$24999 - percent 6.8% 6.8% 6.8% \$20k to \$24999 - percent 13.1% 18.5% 18.6% \$20k to \$24999 - percent 13.1% 13.5% 13.7% \$20k to \$249999 - percent 13.1% 13.5% 13.7%					
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Percent White Collar Workers66.1%67.0%66.6%	du				
	(E	·	15.5%	14.8%	15.0%
Percent Blue Collar Workers33.9%33.0%33.4%		Percent White Collar Workers		67.0%	66.6%
		Percent Blue Collar Workers	33.9%	33.0%	33.4%

2020 Census, 2024 Estimates & 2029 Projections Calculated using TAS Retrieval

Apr 3, 2025

BRIXMOR

Delco I Sterling	Plaza g Heights, MI	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	Agriculture/Mining/Construction	6.1%	5.8%	5.6%
	Manufacturing	22.1%	22.6%	22.0%
	Transportation	3.8%	4.1%	4.2%
	Information	1.0%	1.2%	1.1%
	Wholesale/Retail	13.4%	13.5%	13.0%
	Finance, Insurance, Real Estate	5.8%	6.4%	6.6%
	Professional Services	6.3%	6.1%	7.1%
	Management Services	0.4%	0.3%	0.2%
	Administrative/Waste Services	2.7%	3.3%	3.5%
	Educational Services	20.7%	20.4%	20.6%
	Entertainment Services	10.1%	9.1%	8.8%
	Other Professional Services	3.9%	4.0%	4.3%
	Public Administration	3.5%	3.1%	3.1%
	No Vehicles	7.9%	5.8%	5.4%
es H	1 Vehicle	39.6%	35.9%	34.3%
r H	2 Vehicles	37.1%	38.3%	38.9%
Vehicles per HH	3 or more vehicles	15.4%	20.0%	21.4%
	Average Number of Vehicles	1.65	1.81	1.85
Change	Births (last 12 months)	500	1,953	7,218
lan	Deaths (last 12 months)	520	2,023	7,526
СЧ	Migration (last 12 months)	-996	-1,542	-1,242
Work place	Workplace Establishments	2,204	6,577	21,339
W. pla	Workplace Employees (FTE)	27,871	87,120	327,858