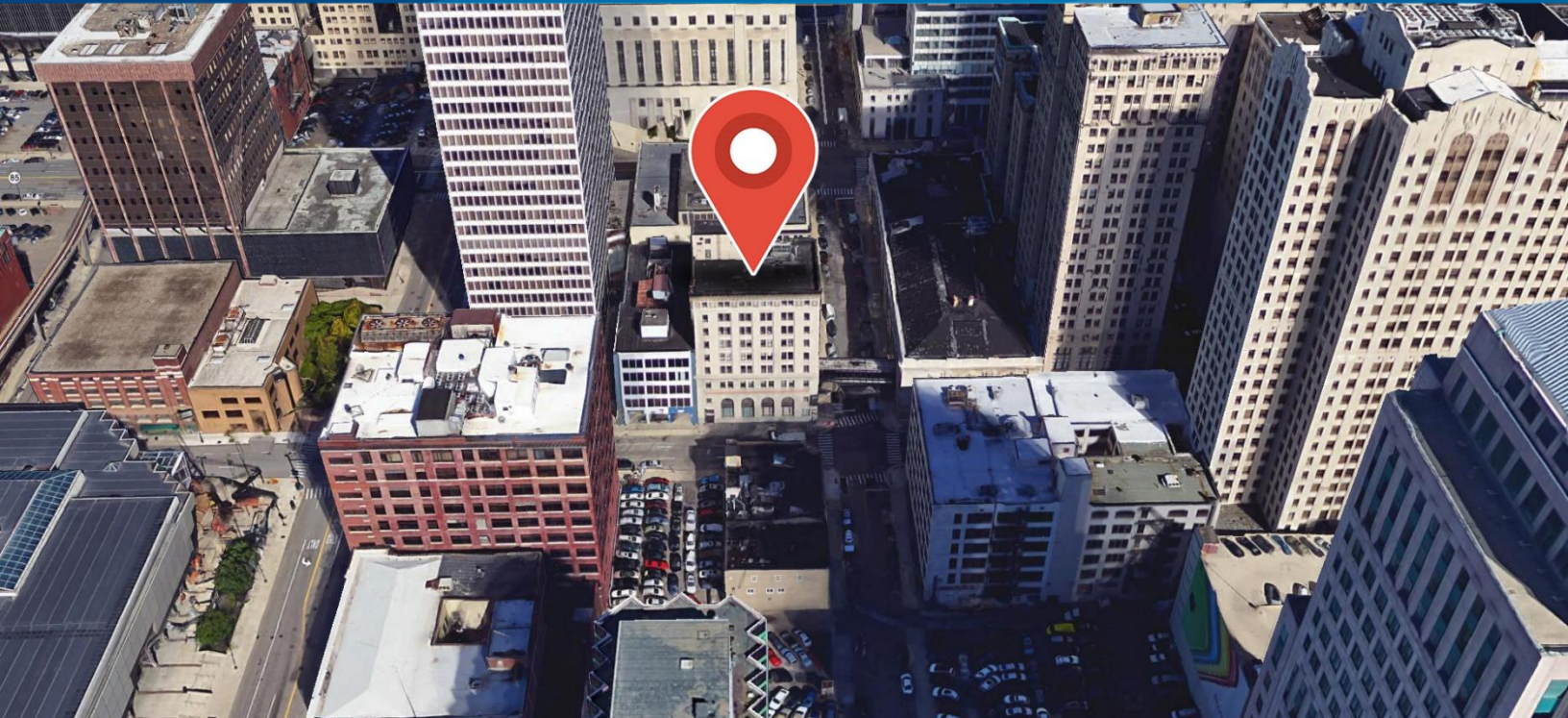


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RETAIL OPPORTUNITY

607 SHELBY STREET | DETROIT, MICHIGAN



SPEAKEASY BAR OPPORTUNITY

> PROPERTY HIGHLIGHTS

- 1,200 SF Basement Space and 4,000 SF Second Floor Space in a 45,000 SF Office Building
- New Restaurant Opening 1st Quarter of 2018 on Ground Floor
- Basement Has Separate Entranceway to Lower Level

> DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	9,818	70,963	204,724
AVG. INCOME	\$68,108	\$47,929	\$43,426
HOUSEHOLDS	5,277	32,075	80,969

COLLIERS INTERNATIONAL
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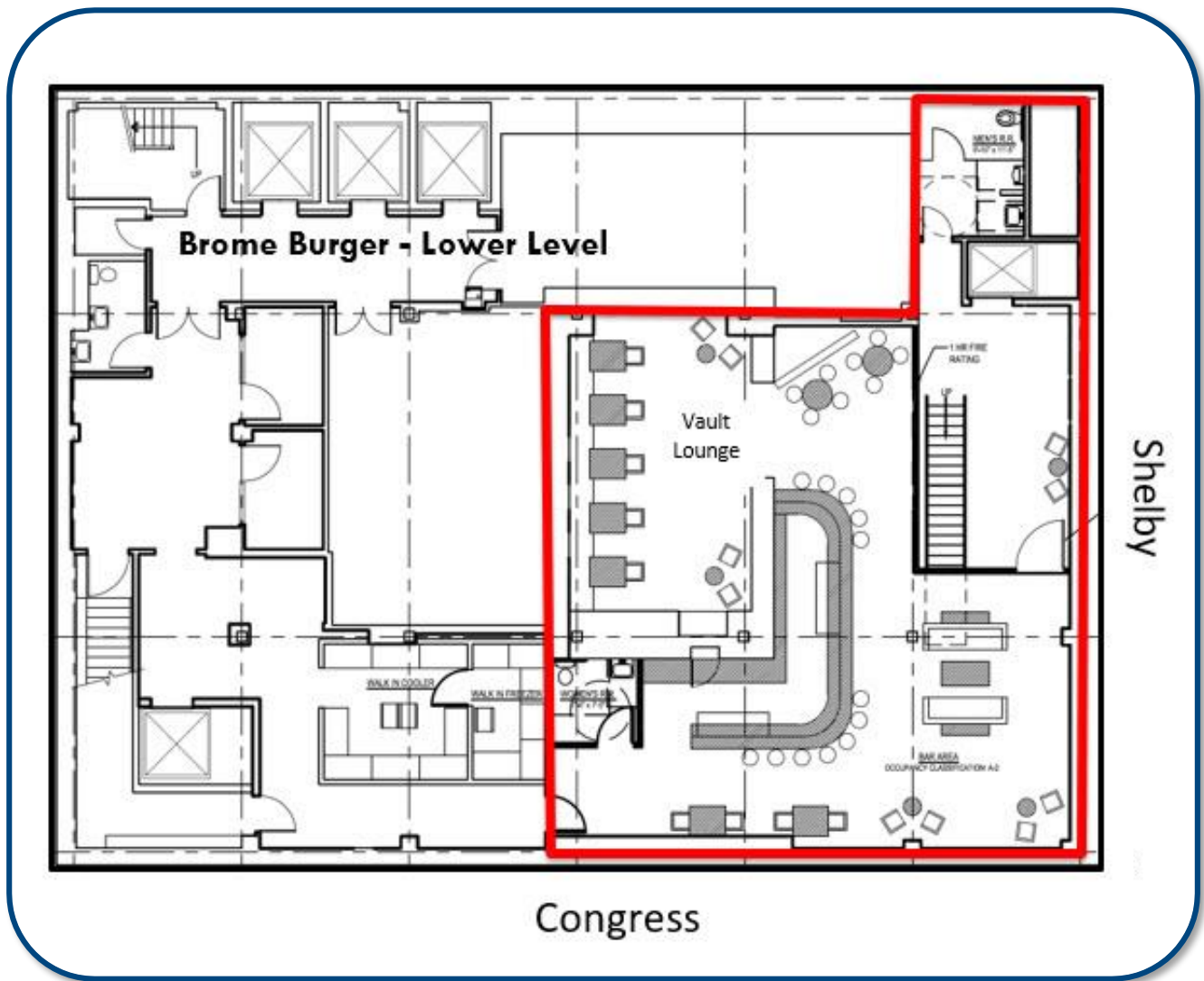
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> BASEMENT FLOOR PLAN



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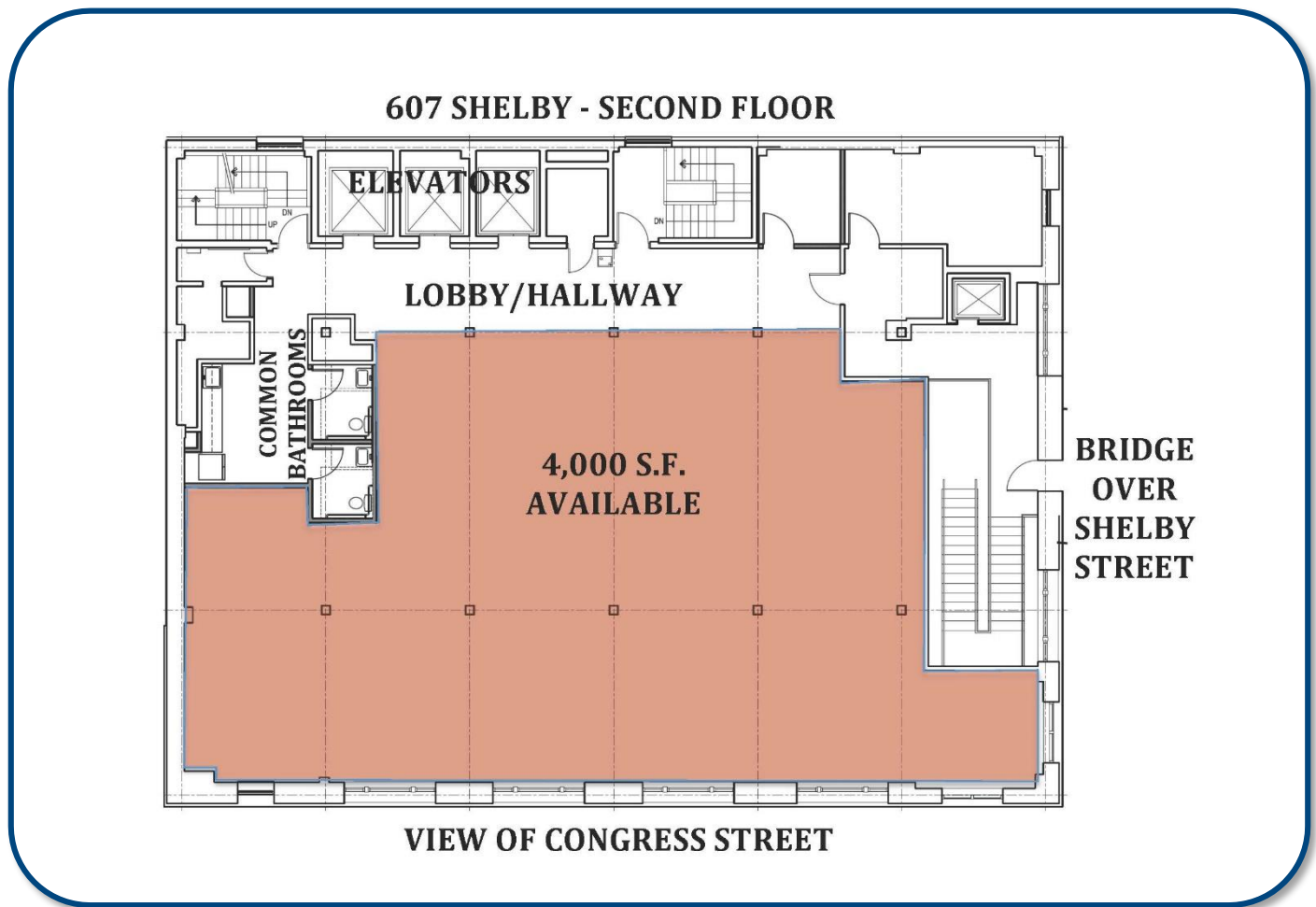
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> SECOND FLOOR PLAN



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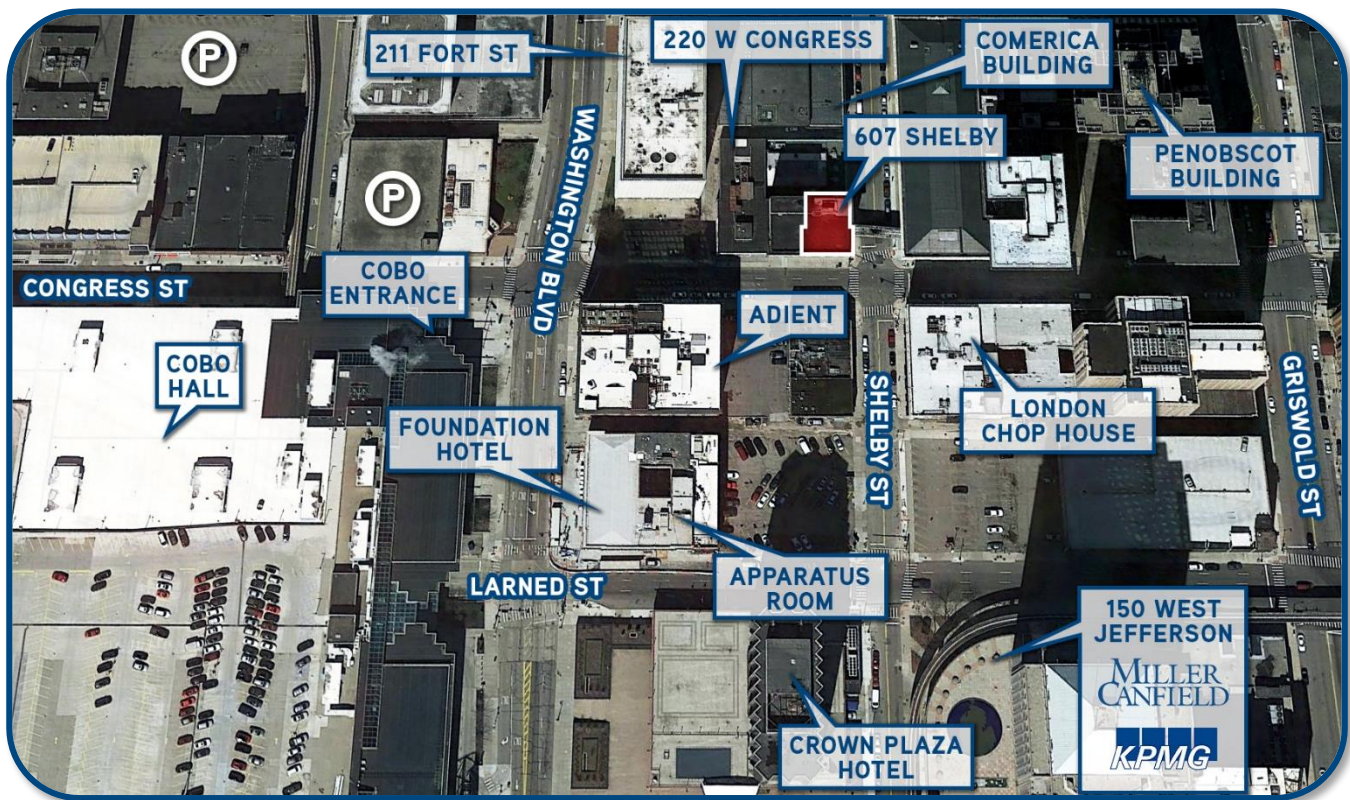
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> AREA AMENITIES MAP



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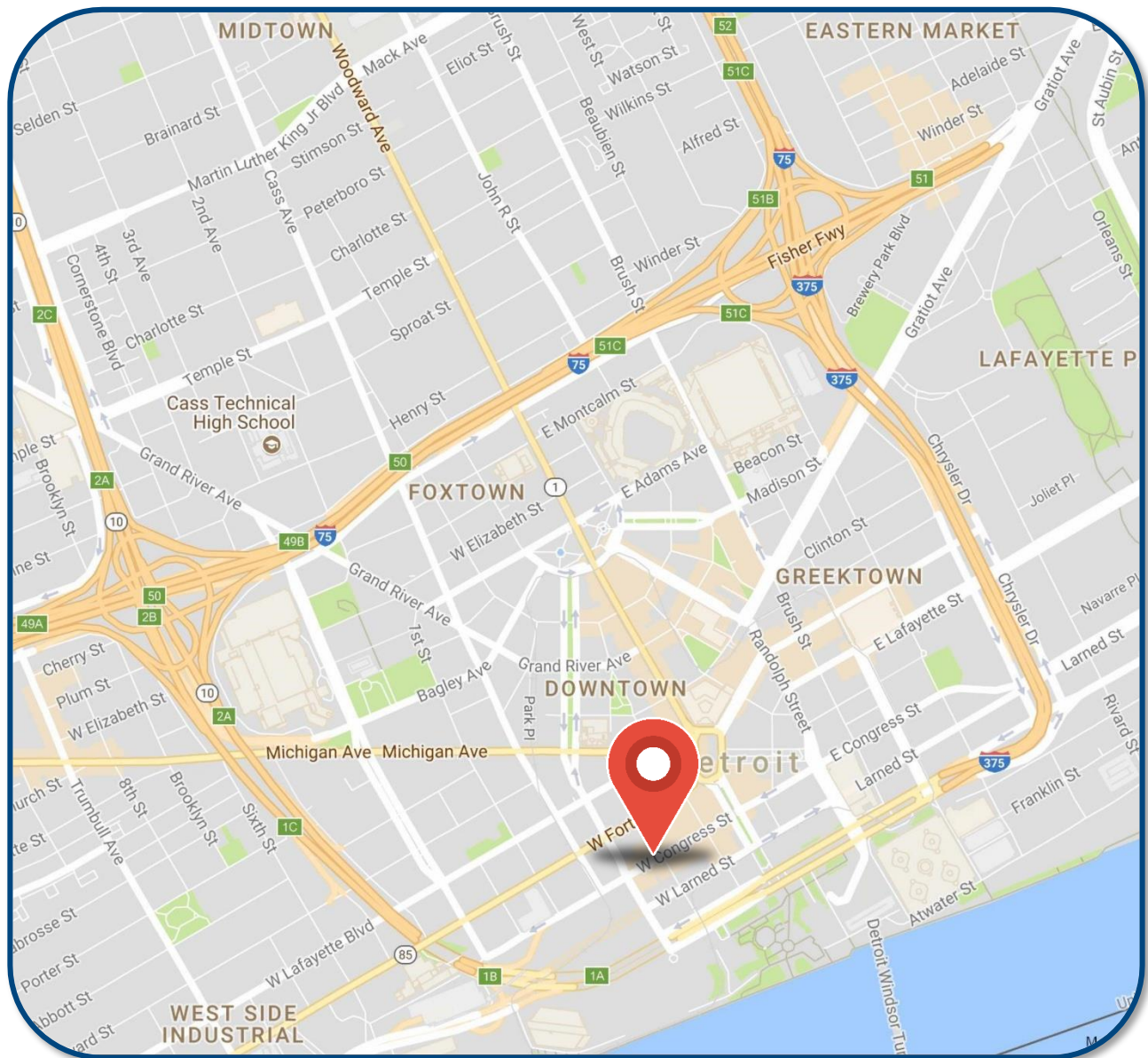
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> LOCATION MAP



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SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.3293/-83.0483

RS1

607 Shelby St		1 mi radius	3 mi radius	5 mi radius
Detroit, MI 48226				
POPULATION	2017 Estimated Population	9,818	70,963	204,724
	2022 Projected Population	10,127	72,388	216,551
	2010 Census Population	8,194	66,192	207,096
	2000 Census Population	9,558	77,272	271,178
	Projected Annual Growth 2017 to 2022	0.6%	0.4%	1.2%
	Historical Annual Growth 2000 to 2017	0.2%	-0.5%	-1.4%
	2017 Median Age	40.2	36	34.9
HOUSEHOLDS	2017 Estimated Households	5,277	32,075	80,969
	2022 Projected Households	5,664	33,685	88,326
	2010 Census Households	5,036	31,799	83,041
	2000 Census Households	4,462	33,455	101,468
	Projected Annual Growth 2017 to 2022	1.5%	1.0%	1.8%
	Historical Annual Growth 2000 to 2017	1.1%	-0.2%	-1.2%
RACE AND ETHNICITY	2017 Estimated White	31.2%	27.6%	28.0%
	2017 Estimated Black or African American	59.8%	60.5%	56.5%
	2017 Estimated Asian or Pacific Islander	4.5%	3.3%	3.3%
	2017 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.6%
	2017 Estimated Other Races	4.0%	8.1%	11.7%
	2017 Estimated Hispanic	4.9%	11.8%	18.2%
INCOME	2017 Estimated Average Household Income	\$68,108	\$47,929	\$43,426
	2017 Estimated Median Household Income	\$37,452	\$29,286	\$28,422
	2017 Estimated Per Capita Income	\$40,462	\$23,489	\$18,181
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	2.6%	6.2%	9.6%
	2017 Estimated Some High School (Grade Level 9 to 11)	7.1%	12.4%	15.4%
	2017 Estimated High School Graduate	18.7%	25.0%	29.8%
	2017 Estimated Some College	26.5%	23.3%	21.8%
	2017 Estimated Associates Degree Only	6.5%	5.7%	5.6%
	2017 Estimated Bachelors Degree Only	19.4%	14.0%	9.8%
	2017 Estimated Graduate Degree	19.3%	13.4%	8.0%
BUSINESS	2017 Estimated Total Businesses	2,710	7,257	10,724
	2017 Estimated Total Employees	71,646	134,610	187,773
	2017 Estimated Employee Population per Business	26.4	18.5	17.5
	2017 Estimated Residential Population per Business	3.6	9.8	19.1

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