

FOR SALE > RETAIL / MIXED-USE

PREMIER DOWNTOWN REDEVELOPMENT SITE

21903-21919 MICHIGAN AVENUE | DEARBORN, MICHIGAN



RENDERING



70 FT OF FRONTAGE ON MICHIGAN AVENUE

> PROPERTY HIGHLIGHTS

- 9,487 SF Building on .32 Acres of Prime Land on Michigan Avenue in Downtown Dearborn
- Development Site Directly Next to the New Ford Land Wagner Place Development
- Mixed-Use, Retail, Office & Residential Are All Permitted Uses & Four Story Buildings
- 2016 Taxes: \$20,000

> DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	7,283	103,930	322,550
AVG. INCOME	\$85,526	\$67,992	\$57,035
HOUSEHOLDS	3,446	42,947	126,083

COLLIERS INTERNATIONAL

2 Corporate Drive | Suite 300
Southfield, Michigan 48076

For More Information Call:

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colliers.com/detroit



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> AREA SITE PLAN



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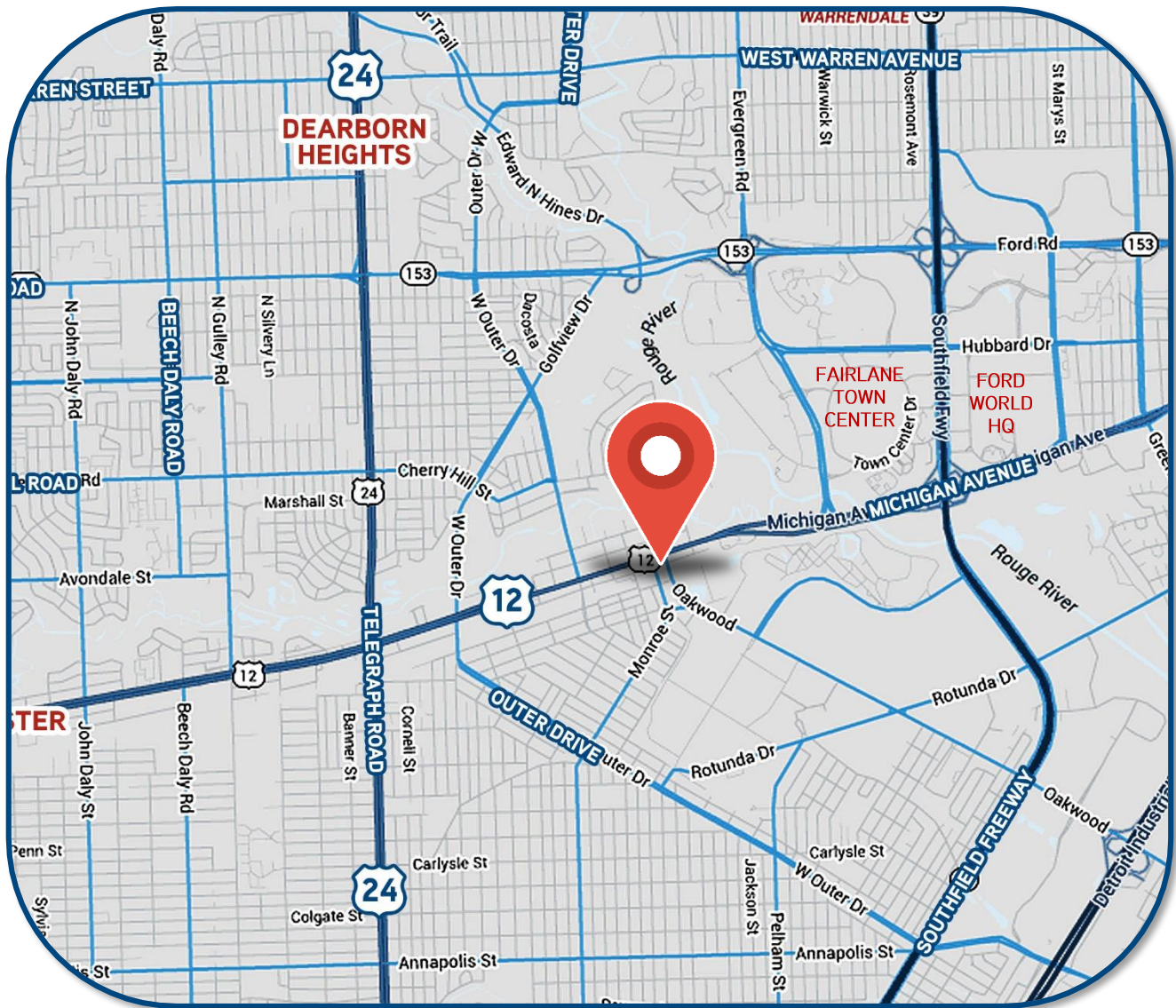
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> LOCATION MAP



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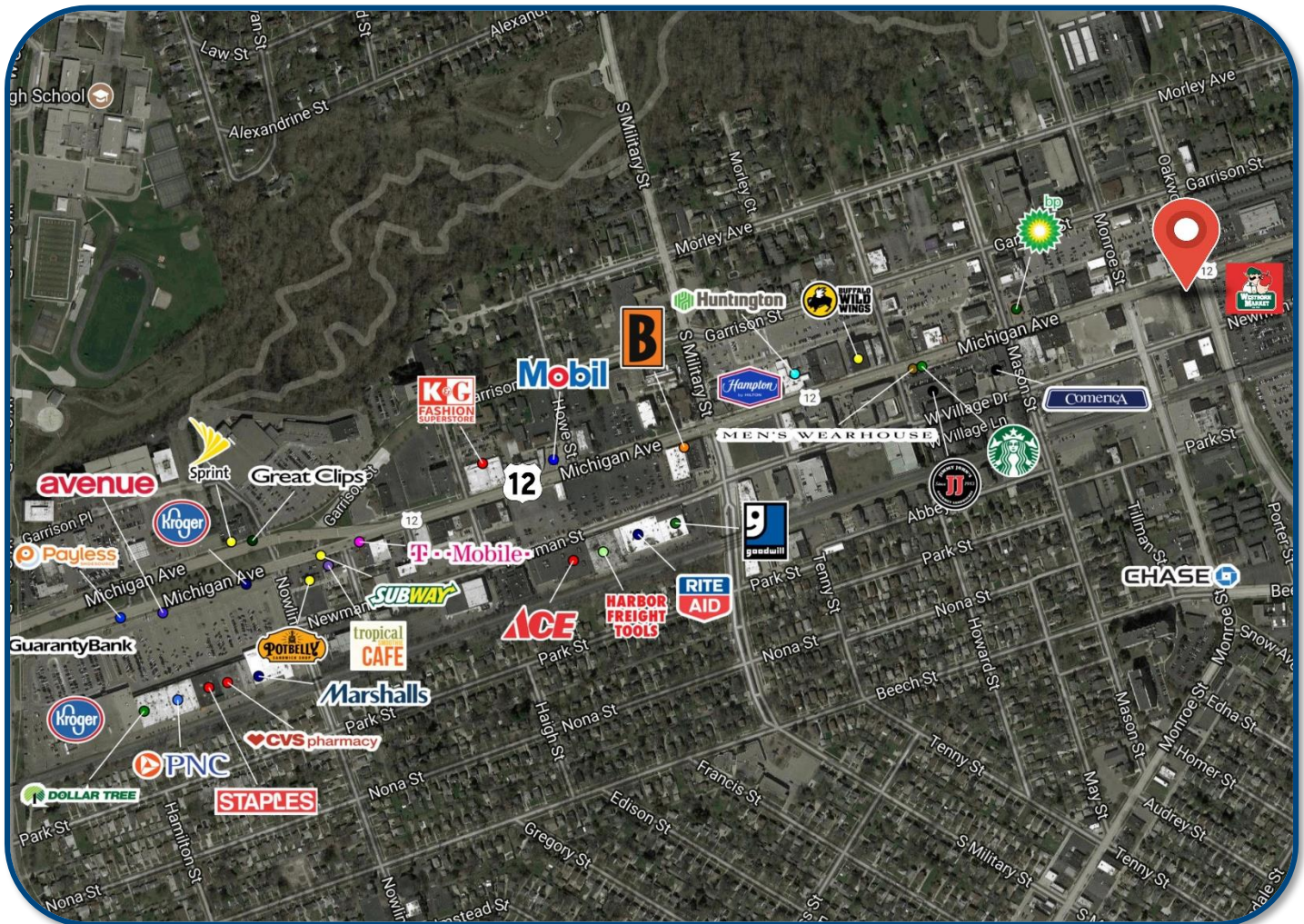
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> AREA MERCHANTS



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SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.3064/-83.2429

RS1

21903-21919 Michigan Ave

Dearborn, MI 48124

1 mi radius 3 mi radius 5 mi radius

POPULATION	2017 Estimated Population	7,283	103,930	322,550
	2022 Projected Population	6,893	98,368	306,201
	2010 Census Population	7,601	107,965	337,247
	2000 Census Population	7,604	110,775	362,382
	Projected Annual Growth 2017 to 2022	-1.1%	-1.1%	-1.0%
	Historical Annual Growth 2000 to 2017	-0.2%	-0.4%	-0.6%
	2017 Median Age	41.6	36.2	35.4
HOUSEHOLDS	2017 Estimated Households	3,446	42,947	126,083
	2022 Projected Households	3,332	41,649	122,808
	2010 Census Households	3,474	42,793	126,685
	2000 Census Households	3,509	45,758	138,663
	Projected Annual Growth 2017 to 2022	-0.7%	-0.6%	-0.5%
	Historical Annual Growth 2000 to 2017	-0.1%	-0.4%	-0.5%
RACE AND ETHNICITY	2017 Estimated White	86.9%	74.5%	66.9%
	2017 Estimated Black or African American	6.3%	17.8%	26.1%
	2017 Estimated Asian or Pacific Islander	3.4%	2.8%	1.8%
	2017 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
	2017 Estimated Other Races	3.1%	4.5%	4.8%
	2017 Estimated Hispanic	4.5%	6.0%	5.8%
INCOME	2017 Estimated Average Household Income	\$85,526	\$67,992	\$57,035
	2017 Estimated Median Household Income	\$70,854	\$55,266	\$47,280
	2017 Estimated Per Capita Income	\$40,466	\$28,151	\$22,344
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	2.0%	4.6%	6.2%
	2017 Estimated Some High School (Grade Level 9 to 11)	3.9%	7.3%	9.9%
	2017 Estimated High School Graduate	17.8%	27.0%	31.7%
	2017 Estimated Some College	25.1%	24.6%	25.2%
	2017 Estimated Associates Degree Only	9.5%	8.7%	8.1%
	2017 Estimated Bachelors Degree Only	24.3%	16.8%	11.9%
	2017 Estimated Graduate Degree	17.5%	11.1%	7.0%
BUSINESS	2017 Estimated Total Businesses	674	4,158	10,394
	2017 Estimated Total Employees	5,218	64,550	123,069
	2017 Estimated Employee Population per Business	7.7	15.5	11.8
	2017 Estimated Residential Population per Business	10.8	25.0	31.0

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