



For Sale



1351 East Jefferson Avenue | Detroit, MI 0.69 Acres of Land

- 149' x 201' deep
- Adjacent to new Rivertown Market by Meijer, just East of I-375
- Zoned B-4: General Business
- Located in an Opportunity Zone
- Traffic counts: 22,400 on Jefferson & 10,900 on Larned

Demographics

	1 MILE	2 MILE	3 MILE
POPULATION	14,295	33,714	69,920
AVG. INCOME	\$59,316	\$57,207	\$52,204
HOUSEHOLDS	9,407	19,790	36,794



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Property Photos





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Aerial





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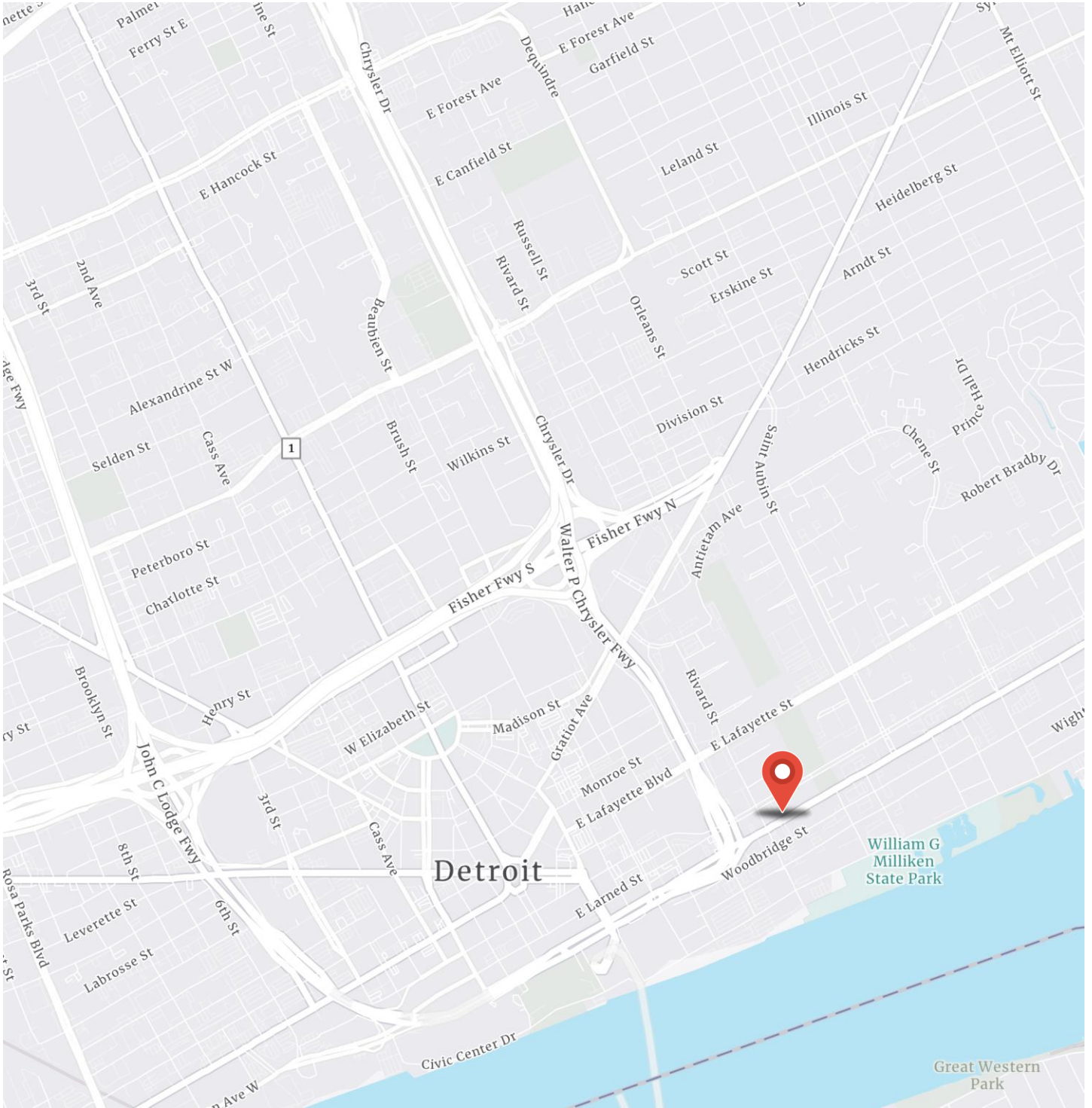
Location Aerial





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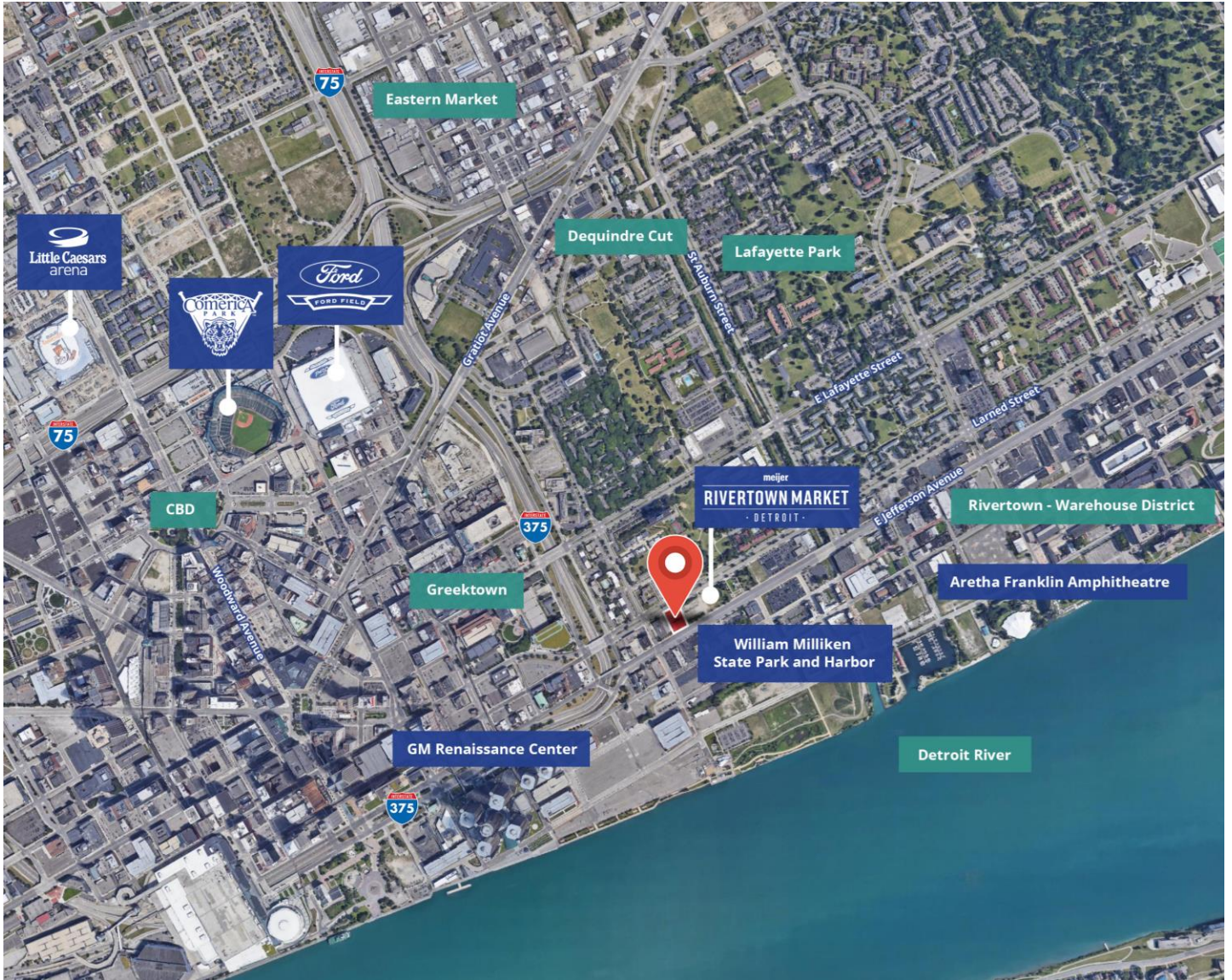
Location Map





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Downtown Map





Demographics

Current Year Summary	1 Mile Radius	2 Mile Radius	3 Mile Radius
Total Population	14,295	33,714	69,920
Total Households	9,407	19,790	36,794
Total Family Households	2,234	5,638	11,736
Average Household Size	1.45	1.61	1.75
Median Age	49.3	44.8	42.2
Population Age 25+	11,605	26,125	51,392
2010 – 2021 Population: Annual Growth Rate (CAGR)	1.48%	1.01%	0.45%
Five Year Projected Trends: Annual Rate	1 Mile Radius	2 Mile Radius	3 Mile Radius
Population	1.84%	1.11%	0.60%
Households	2.19%	1.45%	0.89%
Families	1.46%	0.82%	0.36%
Median Household Income	3.07%	3.01%	3.07%
Current Year Population by Sex	1 Mile Radius	2 Mile Radius	3 Mile Radius
Male Population / % Male	6,816 / 47.7%	16,648 / 49.4%	34,032 / 48.7%
Female Population / % Female	7,479 / 52.3%	17,066 / 50.6%	35,888 / 51.3%
Income and Households Summary	1 Mile Radius	2 Mile Radius	3 Mile Radius
2020 Median Household Income	\$40,874	\$35,313	\$30,726
Average Household income	\$59,316	\$57,207	\$52,204
Per Capita Income	\$39,340	\$33,708	\$27,736
Summary Business Data	1 Mile Radius	2 Mile Radius	3 Mile Radius
Total Businesses	2,137	3,537	4,695
Total Daytime Population	50,072	95,037	138,330
Daytime Population: Workers	42,503	75,779	96,837
Daytime Population: Residents	7,569	19,258	41,493

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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