WILL LEATHER GOODS BUILDING

4120 – 4128 SECOND AVENUE | DETROIT, MICHIGAN

Colliers
INTERNATIONAL

New Storefront

MIDTOWN DETROIT

› PROPERTY HIGHLIGHTS

- Up to 2,382 SF, Plus 760 SF Patio Space Available
- Co-Tenant With Will Leather Goods
- High-End Retail Customers
- 19 Space On-Site Parking Lot
- One Block From Selden Standard, Shinola, Jolly Pumpkin, Filson & Third Man Records
- Brooklyn Denim Recently Added Within Will Leather Goods
- Existing Coffee Shop Can Be Included
- $35.00 Per Square Foot, Gross Lease

› DEMOGRAPHICS

	1 MILE	**3** MILE	**5** MILE
POPULATION	23,256	107,150	276,180
AVG. INCOME	$41,847	$44,683	$42,303
HOUSEHOLDS	10,042	45,837	106,912

COLLIERS INTERNATIONAL
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Southfield, Michigan 48076

For More Information Call:

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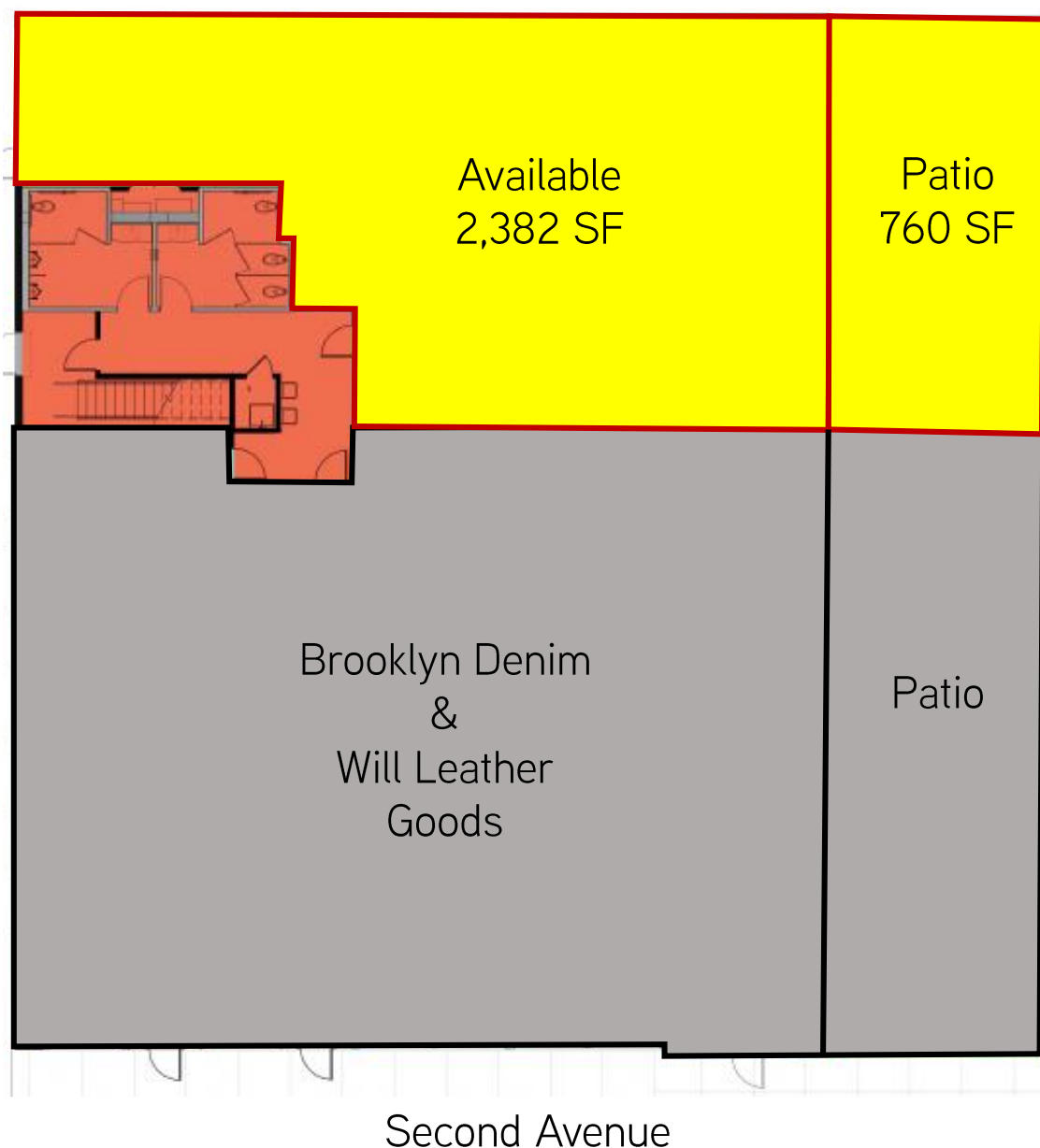EMAIL **ben.rosenzweig@colliers.com**

colliers.com/detroit

> SITE PLAN

Available
2,382 SF

Patio
760 SF

Brooklyn Denim
&
Will Leather
Goods

Patio

Second Avenue

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> EXTERIOR RENDERINGS

New Storefront

TOMBOY SUPERMARKET

NEW DOUG FIR STOREFRONT SYSTEM

EXISTING GAS METER

MIN. DOOR CLEARANCE

GROUND LEVEL EL:+100'-0"

2 NEW STOREFRONT – OPTION 2
SCALE: 1/8"=1'-0"

New Storefront

TOMBOY SUPERMARKET

NEW ALUMINUM STOREFRONT SYSTEM

EXISTING GAS METER

MIN. DOOR CLEARANCE

GROUND LEVEL EL:+100'-0"

1 NEW STOREFRONT – OPTION 1
SCALE: 1/8"=1'-0"

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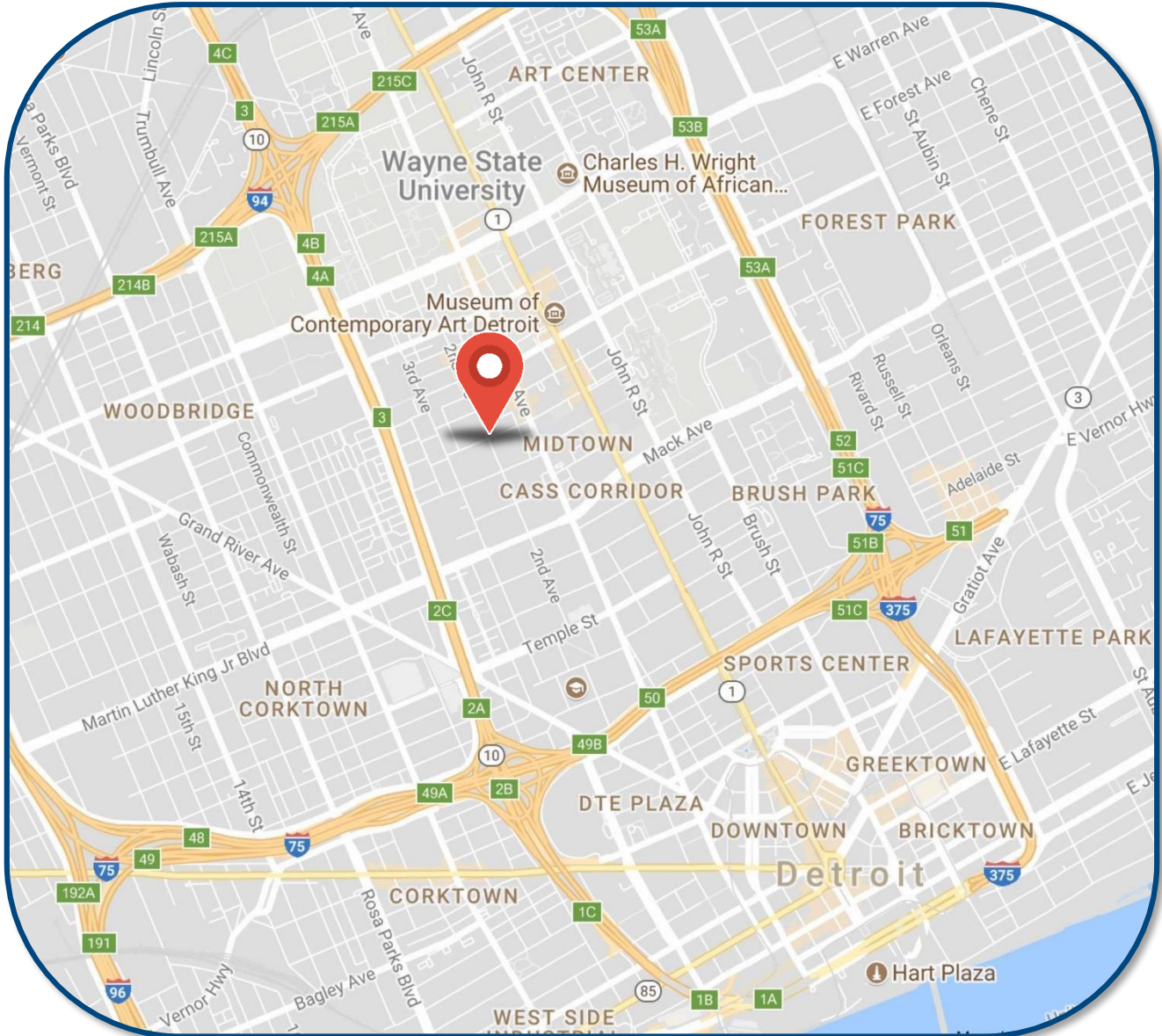## › ON-SITE PARKING & PATIO AREA

New Storefront

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› PROPERTY PHOTOS

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› LOCATION MAP

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› AREA AMENITIES 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: 42.3491/-83.0649

4120-4128 2nd Ave

Detroit, MI 48201

	1 mi radius	3 mi radius	5 mi radius
POPULATION			
2017 Estimated Population	23,256	107,150	276,180
2022 Projected Population	23,612	113,815	293,716
2010 Census Population	20,497	103,106	283,415
2000 Census Population	22,045	134,434	373,604
Projected Annual Growth 2017 to 2022	0.3%	1.2%	1.3%
Historical Annual Growth 2000 to 2017	0.3%	-1.2%	-1.5%
2017 Median Age	32.9	36	34.8
HOUSEHOLDS			
2017 Estimated Households	10,042	45,837	106,912
2022 Projected Households	10,581	50,162	117,507
2010 Census Households	10,145	46,031	110,661
2000 Census Households	10,634	53,780	138,237
Projected Annual Growth 2017 to 2022	1.1%	1.9%	2.0%
Historical Annual Growth 2000 to 2017	-0.3%	-0.9%	-1.3%
RACE AND ETHNICITY			
2017 Estimated White	29.0%	24.1%	26.7%
2017 Estimated Black or African American	60.5%	65.4%	58.4%
2017 Estimated Asian or Pacific Islander	6.1%	2.8%	4.6%
2017 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.5%
2017 Estimated Other Races	4.0%	7.3%	9.9%
2017 Estimated Hispanic	3.1%	9.6%	14.5%
INCOME			
2017 Estimated Average Household Income	$41,847	$44,683	$42,303
2017 Estimated Median Household Income	$25,741	$28,221	$27,996
2017 Estimated Per Capita Income	$20,767	$20,666	$17,257
EDUCATION (AGE 25+)			
2017 Estimated Elementary (Grade Level 0 to 8)	4.2%	6.6%	9.5%
2017 Estimated Some High School (Grade Level 9 to 11)	11.7%	13.2%	15.8%
2017 Estimated High School Graduate	22.2%	27.8%	30.5%
2017 Estimated Some College	22.6%	23.5%	22.1%
2017 Estimated Associates Degree Only	5.9%	5.7%	5.8%
2017 Estimated Bachelors Degree Only	16.7%	12.1%	9.3%
2017 Estimated Graduate Degree	16.6%	10.9%	7.0%
BUSINESS			
2017 Estimated Total Businesses	2,422	8,705	12,487
2017 Estimated Total Employees	36,151	165,161	207,892
2017 Estimated Employee Population per Business	14.9	19.0	16.6
2017 Estimated Residential Population per Business	9.6	12.3	22.1

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