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FOR SALE

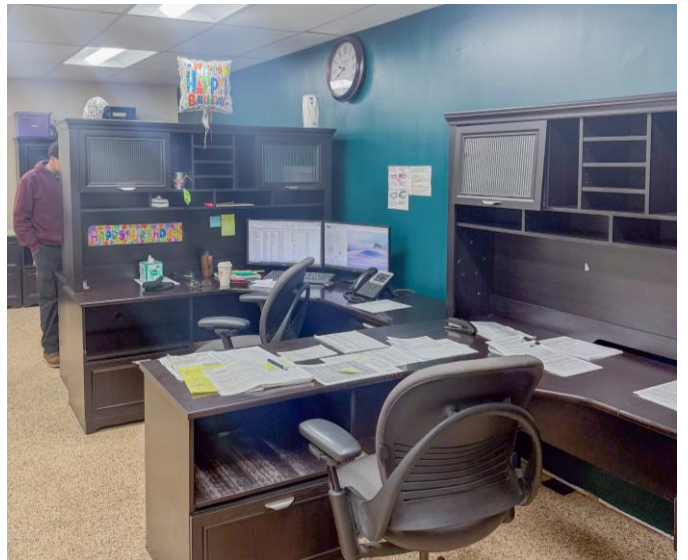
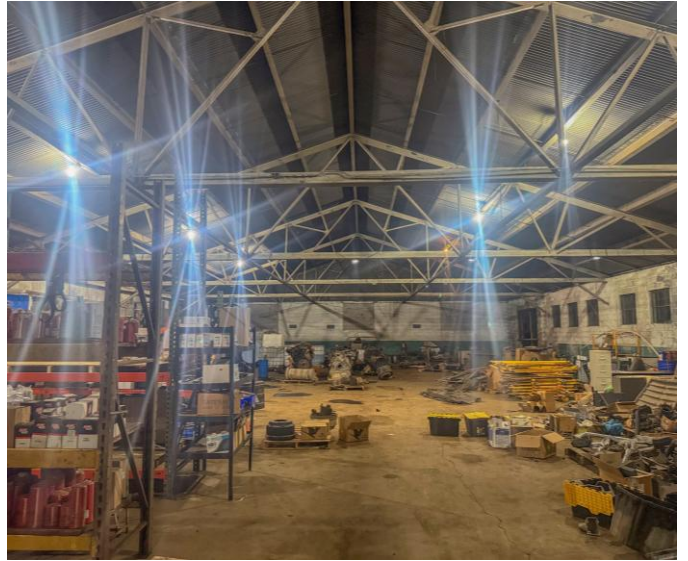
# Industrial Building

8701 Grinnell Avenue  
Detroit, MI

## Property Highlights

- Outdoor Storage Opportunity
- Fully Fenced and Gated 5-Acre Yard
- Approximately 25% of the Roof has been Recently Replaced
- Immediately Adjacent to Detroit City Airport
- Seller Financing Available

# Property Photos

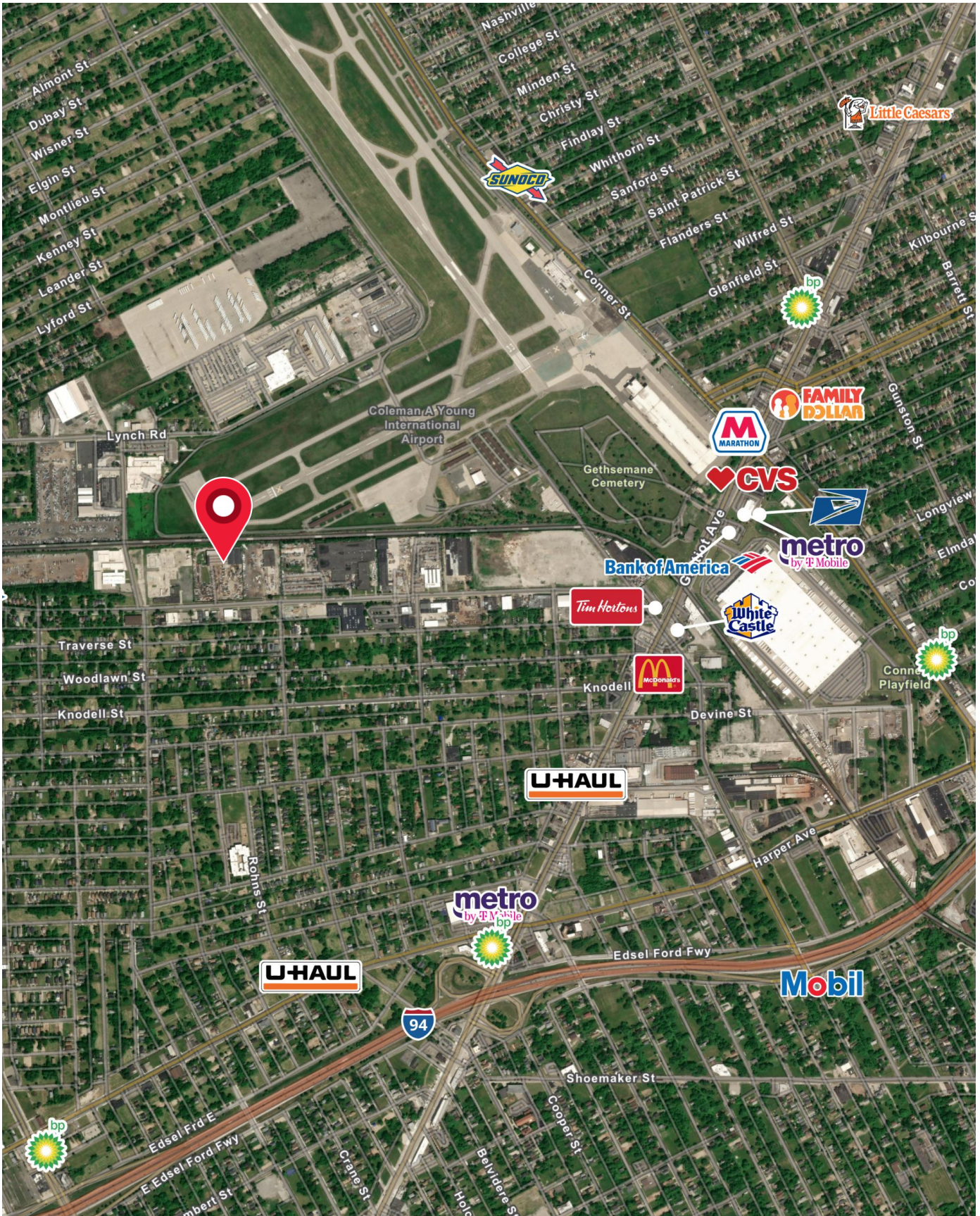




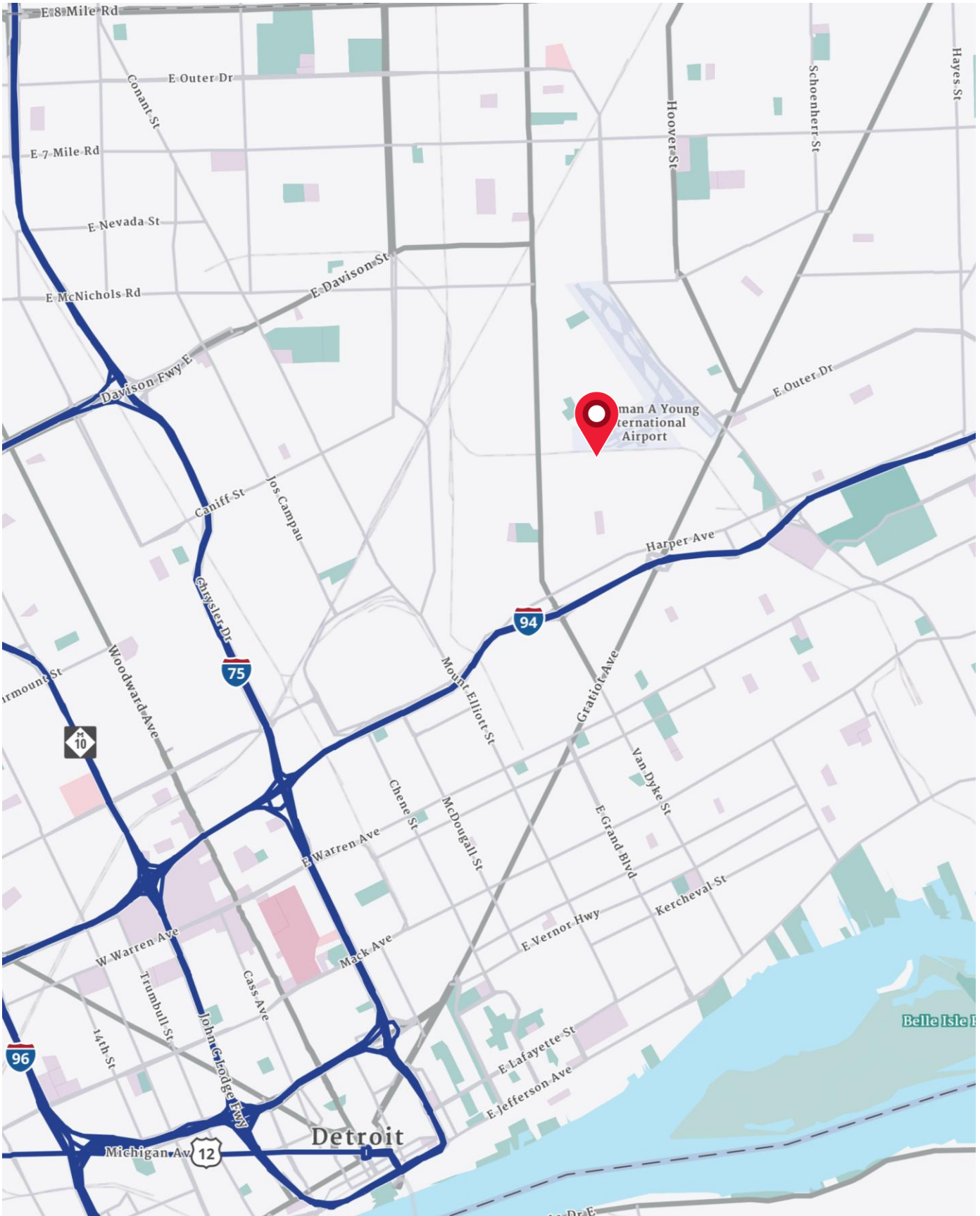
# Property Aerial



# Merchant Map



# Location Map



# Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	4,579	108,060	337,660
Total Households	1,687	37,416	136,688
Total Family Households	968	22,823	70,993
Average Household Size	2.62	2.84	2.41
Median Age	40.1	34.2	35.3
Population Age 25+	3,196	68,358	224,209
2010 – 2021 Population: Annual Growth Rate (CAGR)	-3.67%	-1.74%	-0.94%
2022 – 2023 Population: Annual Growth Rate (CAGR)	0.15%	-0.32%	-0.24%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	-0.50%	-0.31%	-0.24%
Households	-0.18%	0.04%	0.17%
Families	-0.37%	-0.15%	-0.11%
Median Household Income	1.99%	2.37%	3.09%
CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	2,346 / 51.2%	54,508 / 50.4%	166,220 / 49.2%
Female Population / % Female	2,233 / 48.8%	53,552 / 49.6%	171,440 / 50.8%
INCOME & HOUSEHOLDS SUMMARY			
2020 Median Household Income	\$33,346	\$35,055	\$40,064
Average Household Income	\$44,905	\$50,313	\$62,535
Per Capita Income	\$16,707	\$17,480	\$25,448
SUMMARY BUSINESS DATA			
Total Businesses	186	2,386	9,663
Total Daytime Population	6,024	103,656	379,191
Daytime Population: Workers	2,949	30,021	171,383
Daytime Population: Residents	3,075	73,635	207,808

#### 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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