

FOR LEASE > RETAIL / MIXED-USE

THE BOULEVARD AT THIRD & GRAND

2911 WEST GRAND BOULEVARD | DETROIT, MICHIGAN



NEW CONSTRUCTION MIXED-USE DEVELOPMENT

> PROPERTY HIGHLIGHTS

- 2,575 to 7,550 SF Retail Space Available
- 238 Market Rate Apartments & Parking Structure Connected to Retail
- Development Sits Between Henry Ford Hospital and The Fisher Building

> DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	17,458	134,219	345,266
AVG. INCOME	\$38,732	\$38,458	\$42,491
HOUSEHOLDS	7,174	52,810	131,406

COLLIERS INTERNATIONAL

2 Corporate Drive | Suite 300

Southfield, Michigan 48076

For More Information Call:

BEN HUBERT

PHONE 248 540 1000 EXT 1864

EMAIL ben.hubert@colliers.com



BEN ROSENZWEIG

PHONE 248 540 1000 EXT 1866

EMAIL ben.rosenzweig@colliers.com



colliers.com/detroit



FOR LEASE > RETAIL / MIXED-USE

THE BOULEVARD AT THIRD & GRAND

2911 WEST GRAND BOULEVARD | DETROIT, MICHIGAN



> SITE PLAN



BEN HUBERT

PHONE 248 540 1000 EXT 1864
EMAIL ben.hubert@colliers.com



BEN ROSENZWEIG

PHONE 248 540 1000 EXT 1866
EMAIL ben.rosenzweig@colliers.com

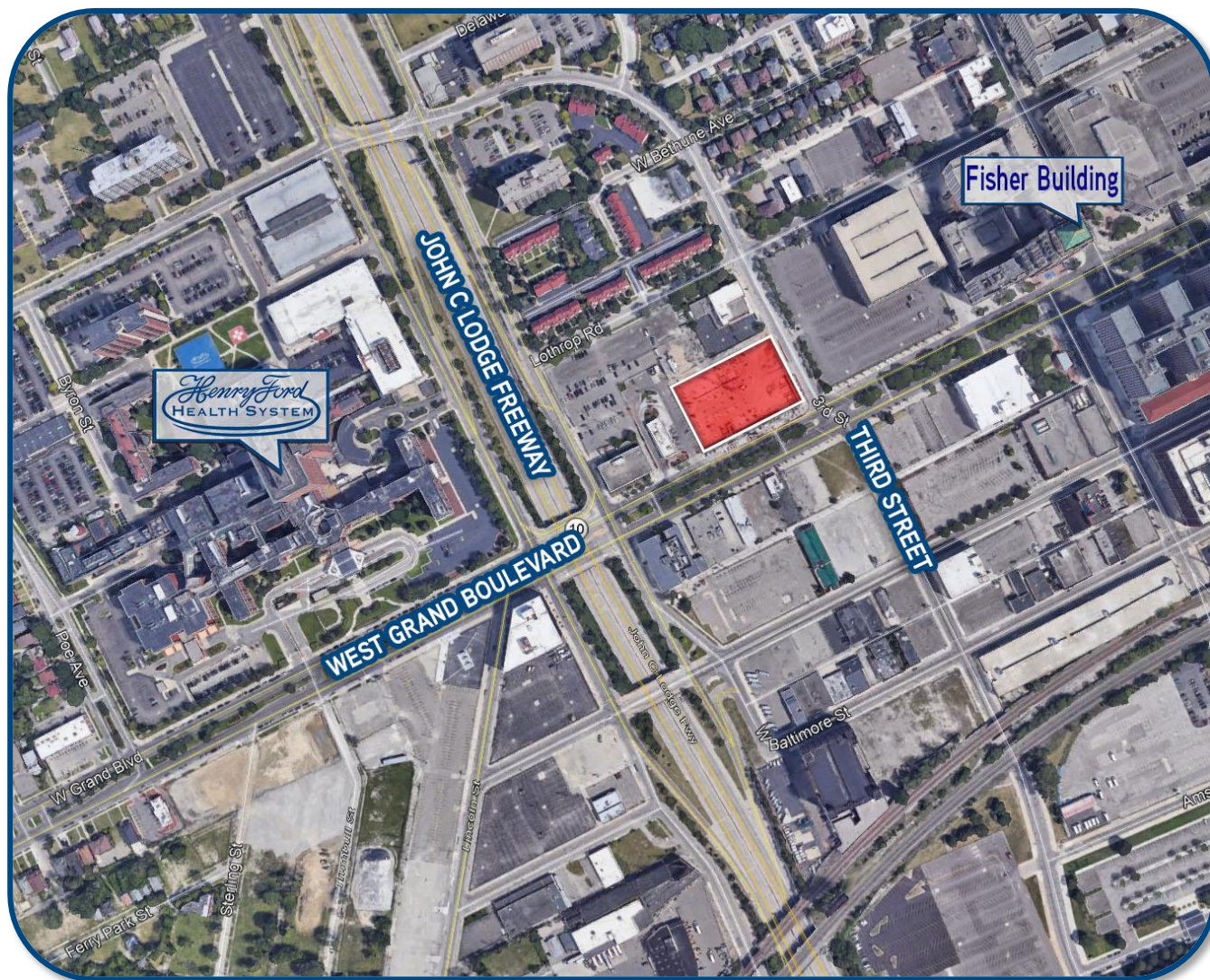
FOR LEASE > RETAIL / MIXED-USE

THE BOULEVARD AT THIRD & GRAND

2911 WEST GRAND BOULEVARD | DETROIT, MICHIGAN



> AERIAL



BEN HUBERT

PHONE 248 540 1000 EXT 1864

EMAIL ben.hubert@colliers.com



BEN ROSENZWEIG

PHONE 248 540 1000 EXT 1866

EMAIL ben.rosenzweig@colliers.com

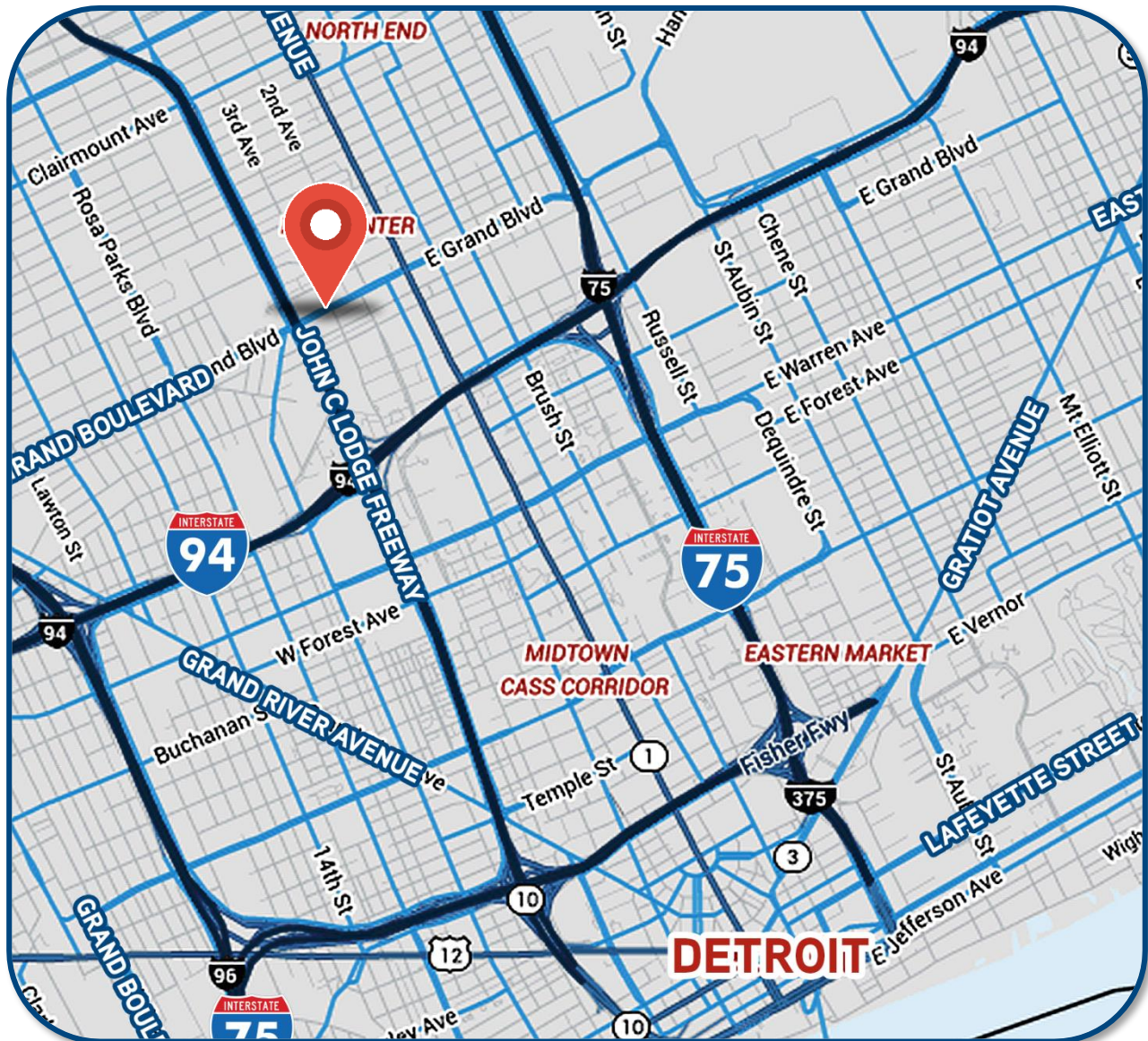
FOR LEASE > RETAIL / MIXED-USE

THE BOULEVARD AT THIRD & GRAND

2911 WEST GRAND BOULEVARD | DETROIT, MICHIGAN



> LOCATION MAP



BEN HUBERT

PHONE 248 540 1000 EXT 1864

EMAIL ben.hubert@colliers.com



BEN ROSENZWEIG

PHONE 248 540 1000 EXT 1866

EMAIL ben.rosenzweig@colliers.com

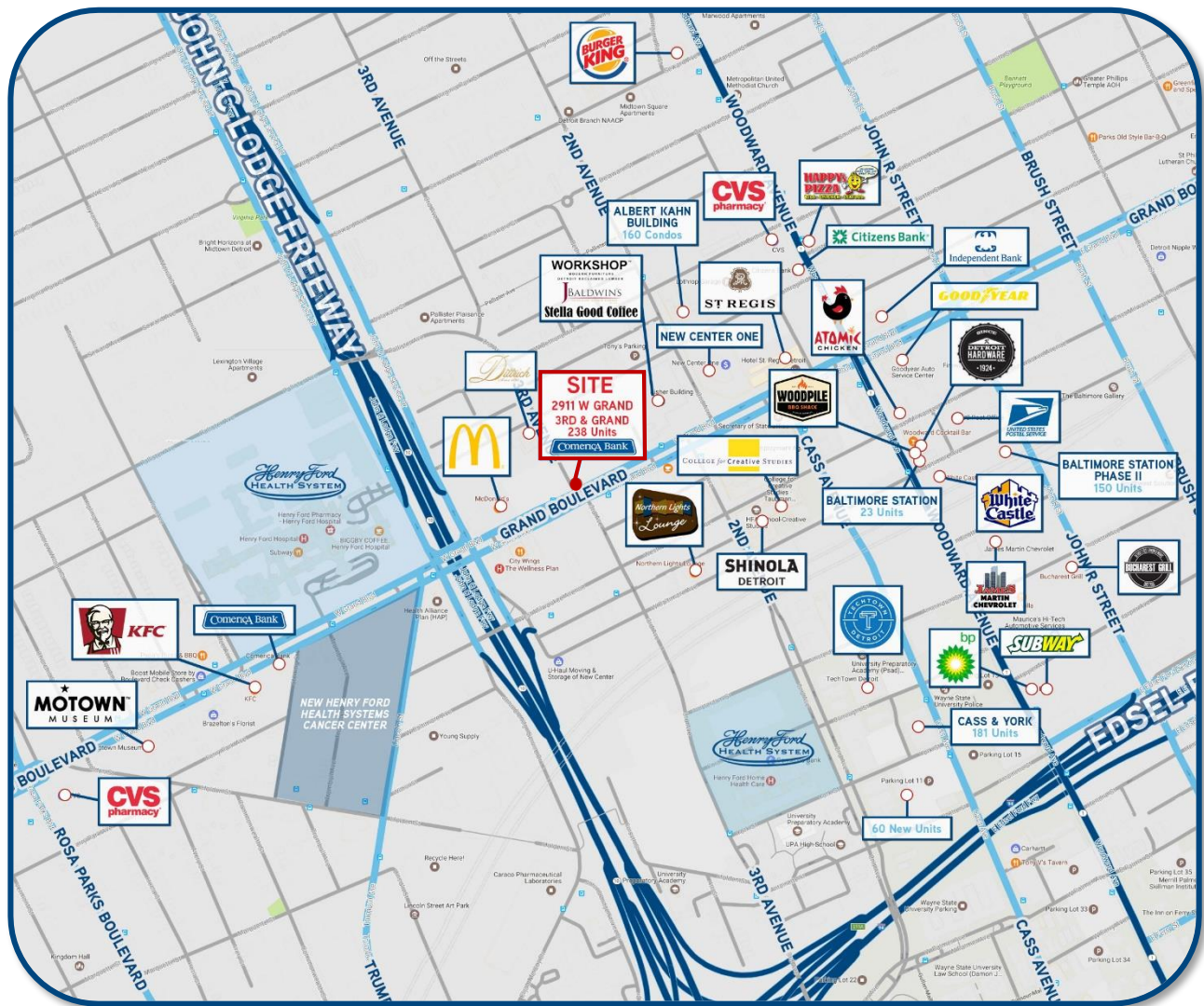
FOR LEASE > RETAIL / MIXED-USE

THE BOULEVARD AT THIRD & GRAND

2911 WEST GRAND BOULEVARD | DETROIT, MICHIGAN

Colliers
INTERNATIONAL

> AREA AMENITIES MAP



BEN HUBERT

PHONE 248 540 1000 EXT 1864

EMAIL ben.hubert@colliers.com



BEN ROSENZWEIG

PHONE 248 540 1000 EXT 1866

EMAIL ben.rosenzweig@colliers.com

SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.3681/-83.0804

RS1

2911 W Grand Blvd		1 mi radius	3 mi radius	5 mi radius
Detroit, MI 48202				
POPULATION	2017 Estimated Population	17,458	134,219	345,266
	2022 Projected Population	18,847	145,633	366,420
	2010 Census Population	15,704	133,681	354,604
	2000 Census Population	21,307	178,244	474,155
	Projected Annual Growth 2017 to 2022	1.6%	1.7%	1.2%
	Historical Annual Growth 2000 to 2017	-1.1%	-1.5%	-1.6%
	2017 Median Age	34	35.2	35.3
HOUSEHOLDS	2017 Estimated Households	7,174	52,810	131,406
	2022 Projected Households	8,060	59,500	144,284
	2010 Census Households	7,146	54,593	136,789
	2000 Census Households	8,834	68,036	172,398
	Projected Annual Growth 2017 to 2022	2.5%	2.5%	2.0%
	Historical Annual Growth 2000 to 2017	-1.1%	-1.3%	-1.4%
RACE AND ETHNICITY	2017 Estimated White	23.1%	22.8%	24.3%
	2017 Estimated Black or African American	68.8%	66.2%	63.3%
	2017 Estimated Asian or Pacific Islander	4.3%	6.2%	3.9%
	2017 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%
	2017 Estimated Other Races	3.5%	4.4%	8.1%
	2017 Estimated Hispanic	2.7%	3.5%	11.1%
INCOME	2017 Estimated Average Household Income	\$38,732	\$38,458	\$42,491
	2017 Estimated Median Household Income	\$24,544	\$25,892	\$29,008
	2017 Estimated Per Capita Income	\$17,958	\$16,508	\$17,162
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	3.9%	7.0%	8.3%
	2017 Estimated Some High School (Grade Level 9 to 11)	12.1%	14.5%	15.3%
	2017 Estimated High School Graduate	28.4%	31.1%	31.4%
	2017 Estimated Some College	23.3%	23.4%	22.9%
	2017 Estimated Associates Degree Only	5.7%	6.3%	6.1%
	2017 Estimated Bachelors Degree Only	13.2%	9.9%	9.2%
	2017 Estimated Graduate Degree	13.5%	7.7%	6.7%
BUSINESS	2017 Estimated Total Businesses	1,307	7,297	13,831
	2017 Estimated Total Employees	30,973	120,157	218,050
	2017 Estimated Employee Population per Business	23.7	16.5	15.8
	2017 Estimated Residential Population per Business	13.4	18.4	25.0

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