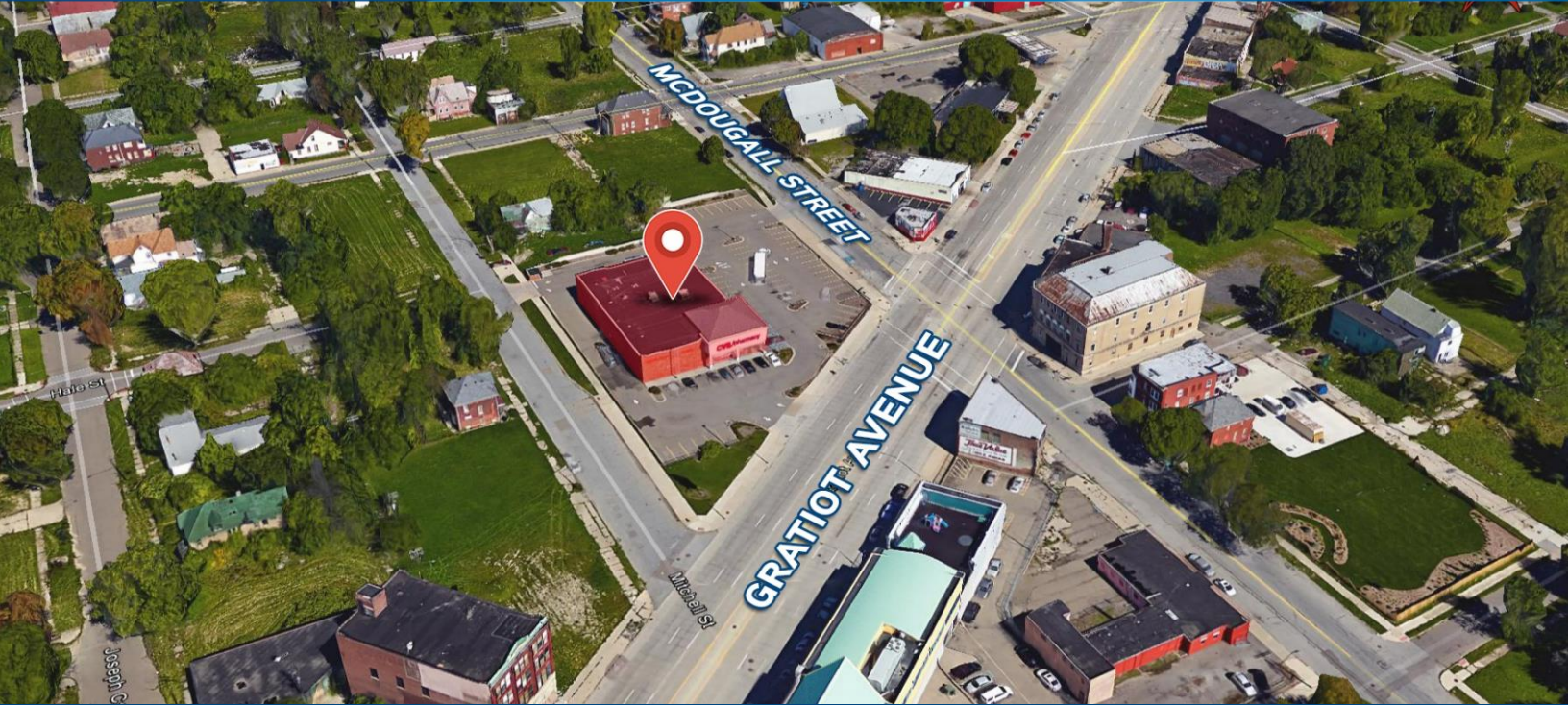


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FORMER CVS PHARMACY

3011 GRATIOT AVENUE | DETROIT, MICHIGAN



EXCELLENT VISIBILITY, PARKING & ACCESS

> PROPERTY HIGHLIGHTS

- 10,880 SF Former CVS Built in 2000
- Signalized Intersection, Just 1.5 Miles NE of Downtown
- 68 Parking Spaces, Pylon Signage & Drive-Thru Window
- Traffic Count Approximately 19,000 on Gratiot
- 2016 Real Estate Taxes: \$27,632

> DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	10,335	97,593	239,735
AVG. INCOME	\$36,460	\$37,586	\$36,885
HOUSEHOLDS	5,123	46,909	99,354

COLLIERS INTERNATIONAL
2 Corporate Drive | Suite 300
Southfield, Michigan 48076

For More Information Call:

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> AERIAL



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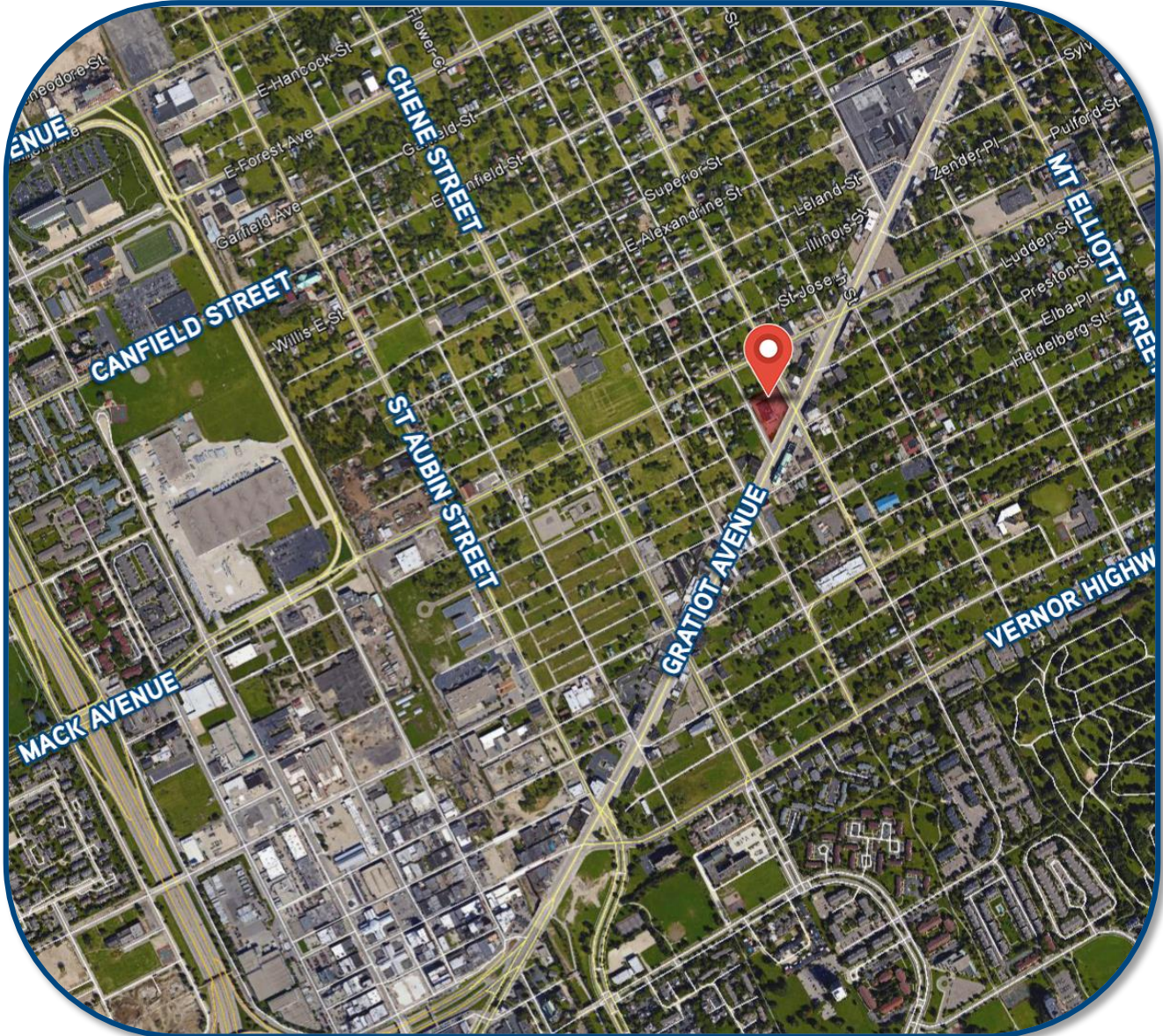
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> LOCATION MAP



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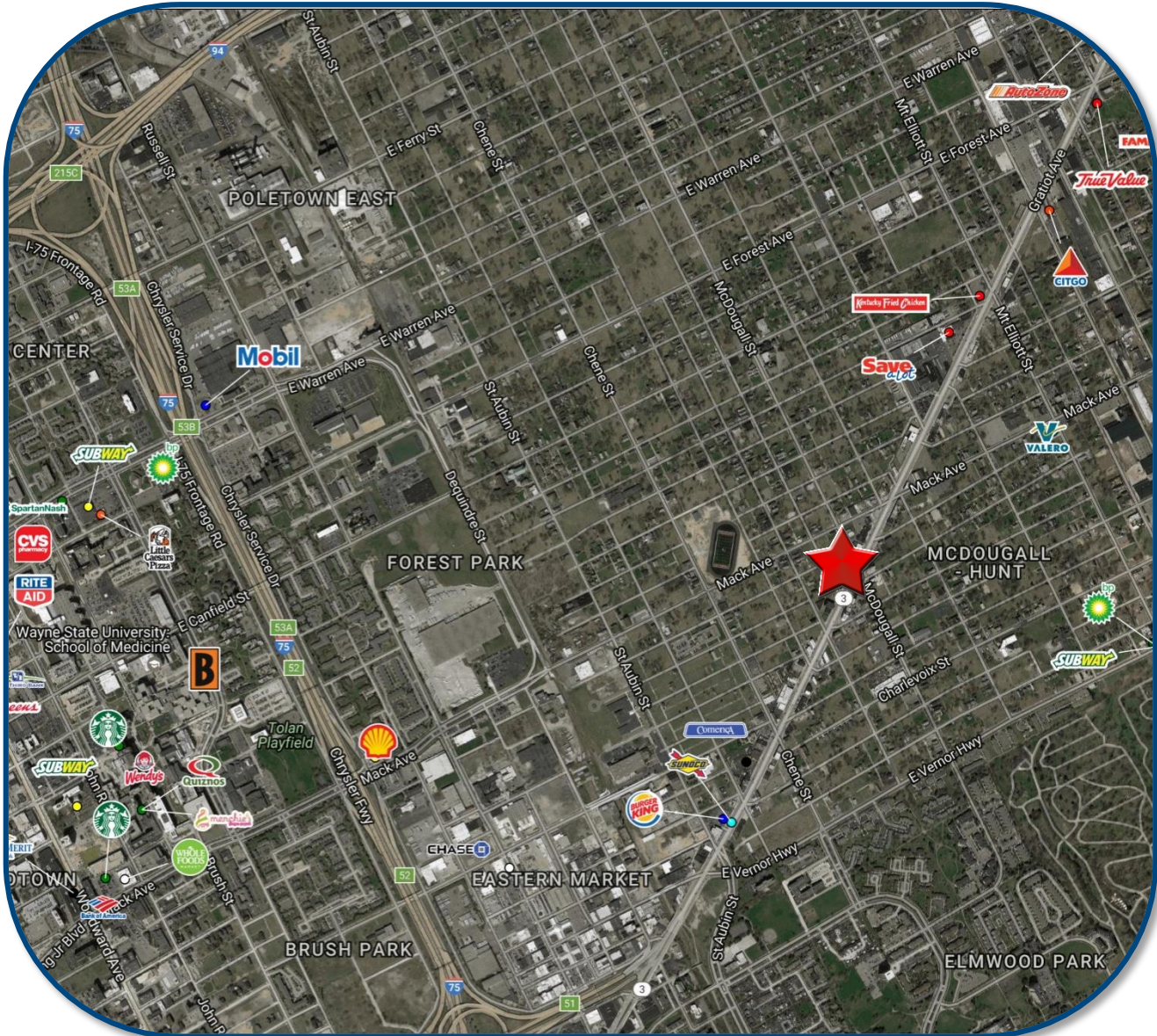
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> AREA MERCHANT MAP



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> PROPERTY PHOTOS



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SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.3571/-83.0298

RS1

3011 Gratiot Ave

Detroit, MI 48207-2333

1 mi radius

3 mi radius

5 mi radius

POPULATION	2016 Estimated Population	10,335	97,593	239,735
	2021 Projected Population	10,496	99,856	248,962
	2010 Census Population	11,294	100,453	246,473
	2000 Census Population	15,960	130,753	336,243
	Projected Annual Growth 2016 to 2021	0.3%	0.5%	0.8%
	Historical Annual Growth 2000 to 2016	-2.2%	-1.6%	-1.8%
	2016 Median Age	43.4	38.9	36.6
HOUSEHOLDS	2016 Estimated Households	5,123	46,909	99,354
	2021 Projected Households	5,356	49,197	106,022
	2010 Census Households	5,430	46,228	97,923
	2000 Census Households	6,481	53,782	122,728
	Projected Annual Growth 2016 to 2021	0.9%	1.0%	1.3%
	Historical Annual Growth 2000 to 2016	-1.3%	-0.8%	-1.2%
RACE AND ETHNICITY	2016 Estimated White	10.3%	21.5%	20.4%
	2016 Estimated Black or African American	85.7%	70.9%	68.7%
	2016 Estimated Asian or Pacific Islander	0.6%	3.5%	5.0%
	2016 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
	2016 Estimated Other Races	3.1%	3.7%	5.5%
	2016 Estimated Hispanic	1.5%	2.3%	6.3%
INCOME	2016 Estimated Average Household Income	\$36,460	\$37,586	\$36,885
	2016 Estimated Median Household Income	\$23,692	\$26,945	\$27,394
	2016 Estimated Per Capita Income	\$18,383	\$18,722	\$15,836
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	4.6%	6.0%	7.4%
	2016 Estimated Some High School (Grade Level 9 to 11)	15.9%	15.2%	16.3%
	2016 Estimated High School Graduate	29.1%	29.1%	31.2%
	2016 Estimated Some College	25.4%	22.5%	22.9%
	2016 Estimated Associates Degree Only	7.2%	6.2%	6.5%
	2016 Estimated Bachelors Degree Only	7.8%	10.5%	8.3%
	2016 Estimated Graduate Degree	10.1%	10.6%	7.3%
BUSINESS	2016 Estimated Total Businesses	499	8,669	12,430
	2016 Estimated Total Employees	5,807	179,513	217,297
	2016 Estimated Employee Population per Business	11.6	20.7	17.5
	2016 Estimated Residential Population per Business	20.7	11.3	19.3

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