

FOR LEASE > INDUSTRIAL WAREHOUSE

RIVERFRONT REDEVELOPMENT

3104 WOODBRIDGE STREET | DETROIT, MICHIGAN



HALFWAY BETWEEN DOWNTOWN AND BELLE ISLE

> PROPERTY HIGHLIGHTS

- 5,000 SF to 27,394 SF Spaces Available
- Formerly Walter Marine & Screw Company
- 24 Foot Ceilings, 2 Drive-In Docks and Surround Parking
- Residential Developments Include: Orleans Landing, Stroh's River Place & Pasadena Apartments
- Retail Includes: The New Bucharest Grille, Elite, 7-Eleven & Atwater Brewery

> DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	11,602	64,990	173,666
AVG. INCOME	\$42,211	\$39,912	\$38,701
HOUSEHOLDS	7,296	34,156	75,759

COLLIERS INTERNATIONAL
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> PROPERTY PHOTOS



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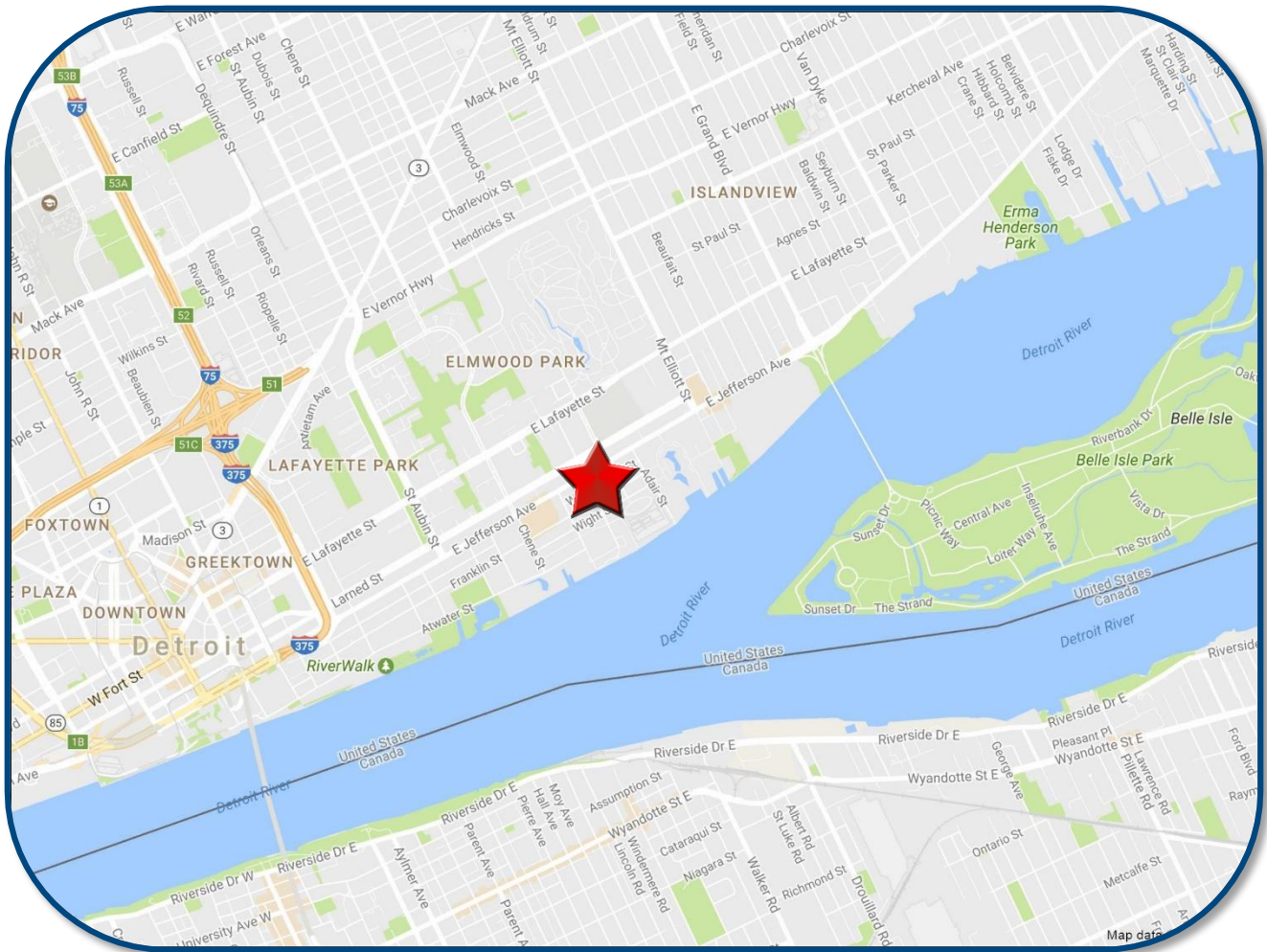
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> LOCATION MAP



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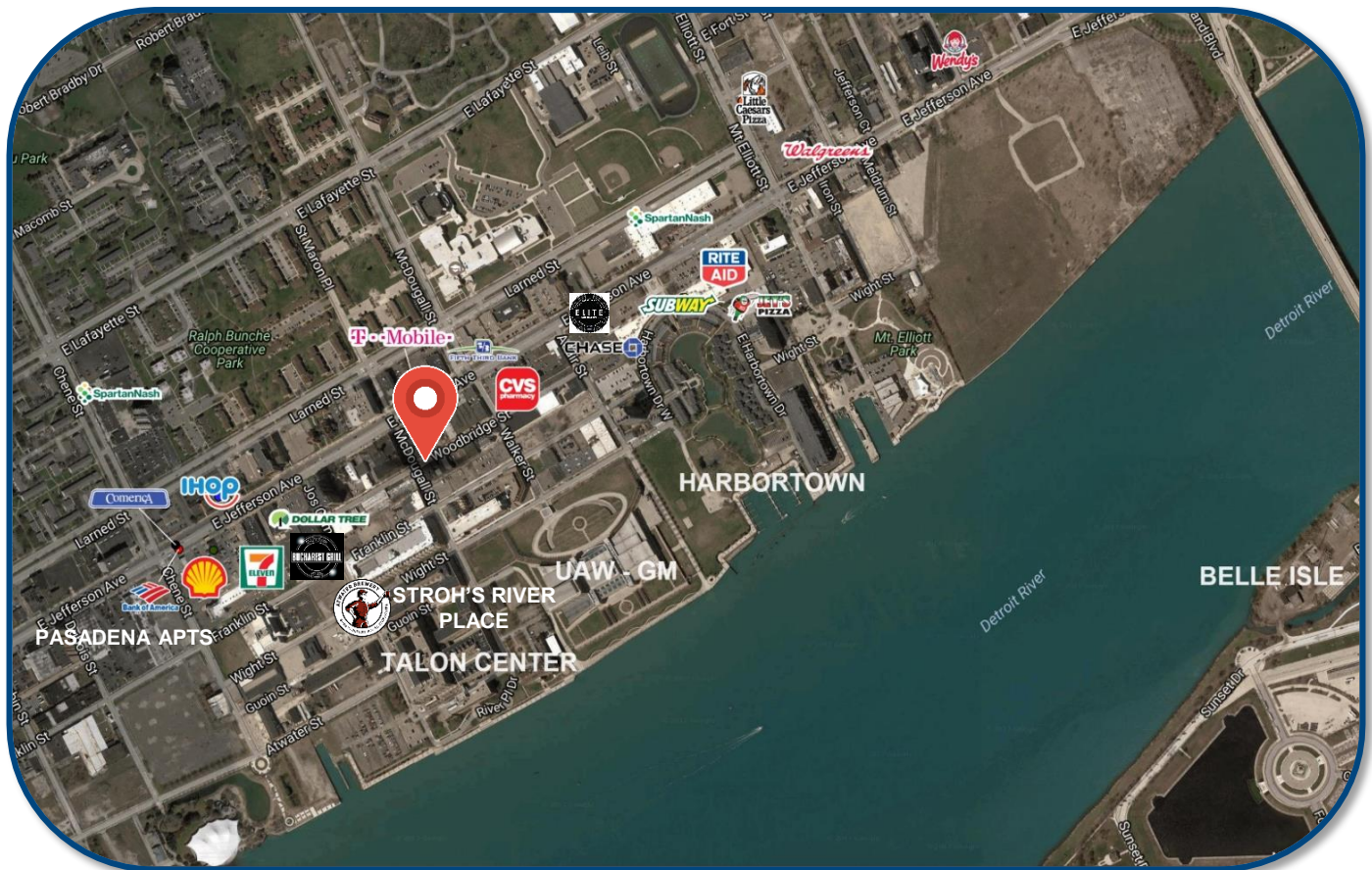
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> AREA AMENITIES MAP



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SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.3396/-83.0169

RS1

3104 Woodbridge St

Detroit, MI 48207-4213

1 mi radius

3 mi radius

5 mi radius

POPULATION	2016 Estimated Population	11,602	64,990	173,666
	2021 Projected Population	11,551	66,310	178,437
	2010 Census Population	12,497	67,025	178,626
	2000 Census Population	13,290	87,509	233,792
	Projected Annual Growth 2016 to 2021	-0.1%	0.4%	0.5%
	Historical Annual Growth 2000 to 2016	-0.8%	-1.6%	-1.6%
	2016 Median Age	45	41.5	37.2
HOUSEHOLDS	2016 Estimated Households	7,296	34,156	75,759
	2021 Projected Households	7,496	35,725	79,891
	2010 Census Households	7,542	33,721	74,605
	2000 Census Households	7,725	38,286	89,388
	Projected Annual Growth 2016 to 2021	0.5%	0.9%	1.1%
	Historical Annual Growth 2000 to 2016	-0.3%	-0.7%	-1.0%
RACE AND ETHNICITY	2016 Estimated White	16.0%	18.8%	24.0%
	2016 Estimated Black or African American	78.8%	74.8%	65.0%
	2016 Estimated Asian or Pacific Islander	1.6%	2.6%	4.5%
	2016 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
	2016 Estimated Other Races	3.2%	3.3%	6.2%
	2016 Estimated Hispanic	1.9%	2.4%	7.5%
INCOME	2016 Estimated Average Household Income	\$42,211	\$39,912	\$38,701
	2016 Estimated Median Household Income	\$32,309	\$28,144	\$28,289
	2016 Estimated Per Capita Income	\$26,624	\$21,637	\$17,356
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	2.6%	4.4%	7.6%
	2016 Estimated Some High School (Grade Level 9 to 11)	9.7%	14.7%	15.7%
	2016 Estimated High School Graduate	22.5%	26.9%	30.3%
	2016 Estimated Some College	26.6%	23.4%	21.9%
	2016 Estimated Associates Degree Only	6.7%	6.7%	6.4%
	2016 Estimated Bachelors Degree Only	14.2%	11.4%	9.5%
	2016 Estimated Graduate Degree	17.7%	12.6%	8.7%
BUSINESS	2016 Estimated Total Businesses	589	6,751	11,037
	2016 Estimated Total Employees	6,516	142,137	203,982
	2016 Estimated Employee Population per Business	11.1	21.1	18.5
	2016 Estimated Residential Population per Business	19.7	9.6	15.7

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