

FOR LEASE > PROPOSED RETAIL / MIXED-USE

# RETAIL OPPORTUNITY

1358 GRATIOT AVENUE | DETROIT, MICHIGAN



## NEW CONSTRUCTION MIXED USE DEVELOPMENT

### > PROPERTY HIGHLIGHTS

- 2,000 to 10,000 SF Retail Spaces Available
- Corner of Gratiot Avenue & Russell Street at Eastern Market
- 440 New Residential Units, Parking Structure, Outdoor Patio, Restaurants, Live-Work, Fitness and Other Neighborhood Retail
- Walkable Gateway to Eastern Market and Arena District

### > DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	18,592	80,831	218,449
AVG. INCOME	\$51,215	\$47,748	\$42,733
HOUSEHOLDS	10,392	37,853	85,899

#### COLLIERS INTERNATIONAL

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#### For More Information Call:

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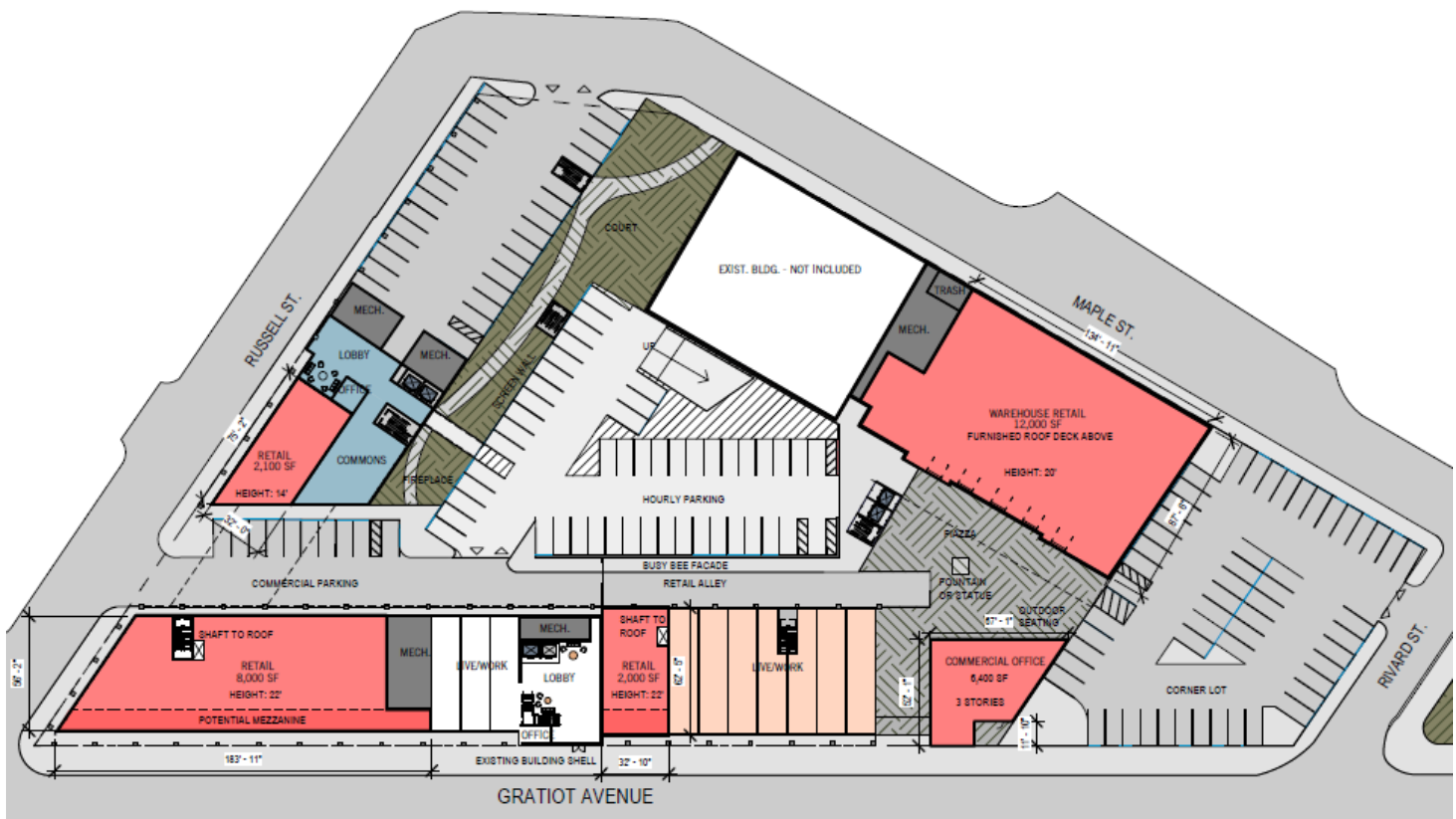
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## > SITE PLAN

### RETAIL FLOOR SUMMARY

RETAIL:	GRATIOT AVE. -	10,100 SF
	RUSSELL ST. -	2,100 SF
	WAREHOUSES -	12,000 SF
	TOTAL -	23,600 SF
COMMERCIAL:	CO-WORKING/ OFFICE -	6,400 SF



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## > BIRDSEYE AERIAL



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## > PROPERTY PHOTOS



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## > PROPERTY PHOTO



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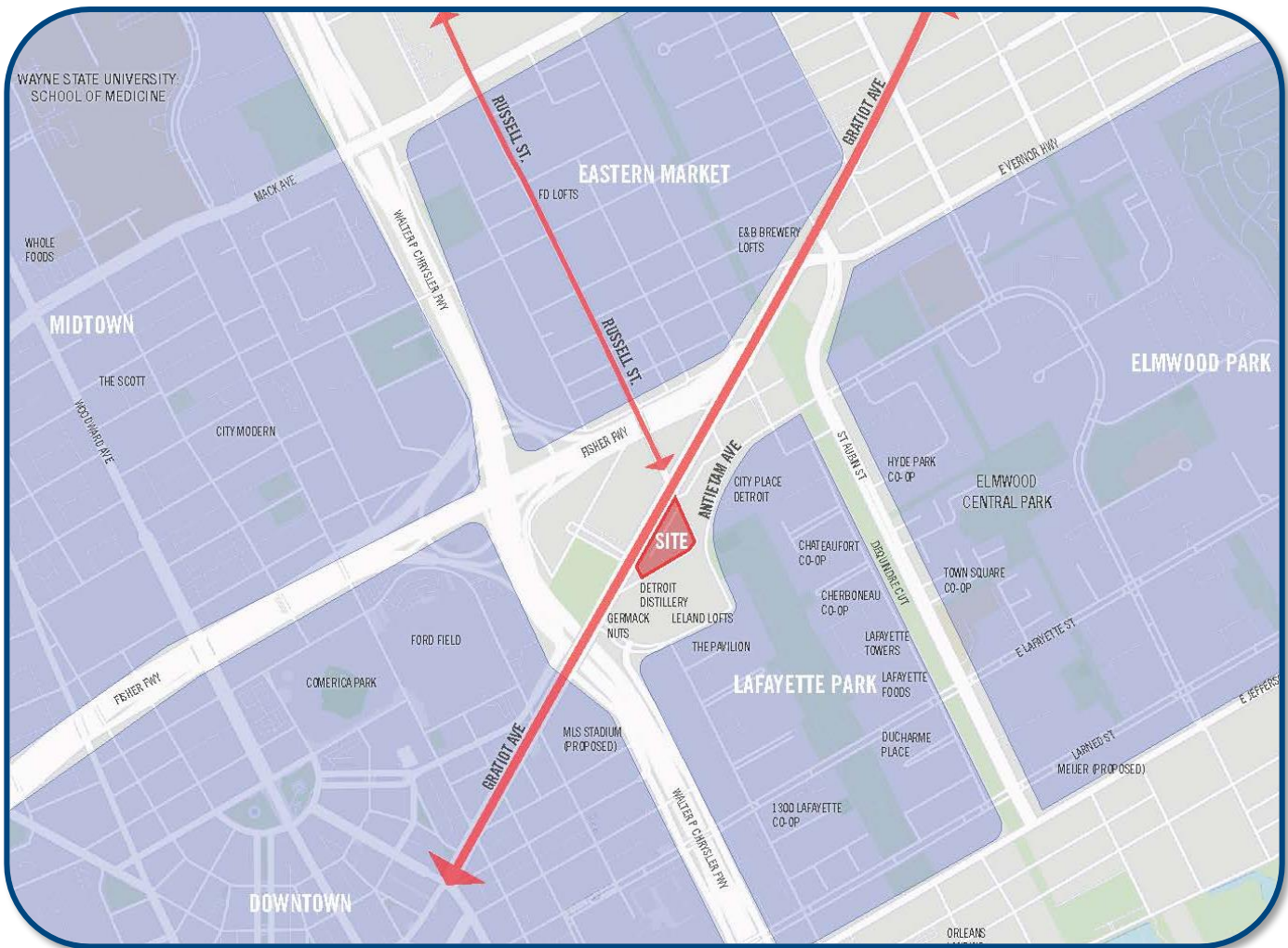
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## > AREA MAP



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# SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.3427/-83.0389

RS1

1358 Gratiot Ave		1 mi radius	3 mi radius	5 mi radius
Detroit, MI 48207				
POPULATION	2017 Estimated Population	18,592	80,831	218,449
	2022 Projected Population	18,594	83,664	231,351
	2010 Census Population	18,044	76,167	220,822
	2000 Census Population	20,639	94,430	290,556
	Projected Annual Growth 2017 to 2022	-	0.7%	1.2%
	Historical Annual Growth 2000 to 2017	-0.6%	-0.8%	-1.5%
	2017 Median Age	41.1	38.2	35.3
HOUSEHOLDS	2017 Estimated Households	10,392	37,853	85,899
	2022 Projected Households	10,725	40,257	93,892
	2010 Census Households	10,416	37,839	88,401
	2000 Census Households	10,326	41,624	108,687
	Projected Annual Growth 2017 to 2022	0.6%	1.3%	1.9%
	Historical Annual Growth 2000 to 2017	-	-0.5%	-1.2%
RACE AND ETHNICITY	2017 Estimated White	18.6%	23.1%	25.3%
	2017 Estimated Black or African American	75.2%	69.0%	60.2%
	2017 Estimated Asian or Pacific Islander	2.6%	3.0%	5.4%
	2017 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.5%
	2017 Estimated Other Races	3.3%	4.4%	8.6%
	2017 Estimated Hispanic	2.4%	4.5%	12.2%
INCOME	2017 Estimated Average Household Income	\$51,215	\$47,748	\$42,733
	2017 Estimated Median Household Income	\$30,210	\$29,568	\$27,979
	2017 Estimated Per Capita Income	\$30,355	\$24,128	\$17,862
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	3.0%	4.6%	8.7%
	2017 Estimated Some High School (Grade Level 9 to 11)	9.6%	12.5%	15.1%
	2017 Estimated High School Graduate	22.6%	25.4%	30.2%
	2017 Estimated Some College	27.9%	23.6%	22.3%
	2017 Estimated Associates Degree Only	6.5%	6.2%	5.9%
	2017 Estimated Bachelors Degree Only	15.9%	14.3%	9.9%
	2017 Estimated Graduate Degree	14.5%	13.5%	7.9%
BUSINESS	2017 Estimated Total Businesses	2,535	8,054	11,328
	2017 Estimated Total Employees	58,356	163,017	197,253
	2017 Estimated Employee Population per Business	23.0	20.2	17.4
	2017 Estimated Residential Population per Business	7.3	10.0	19.3

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