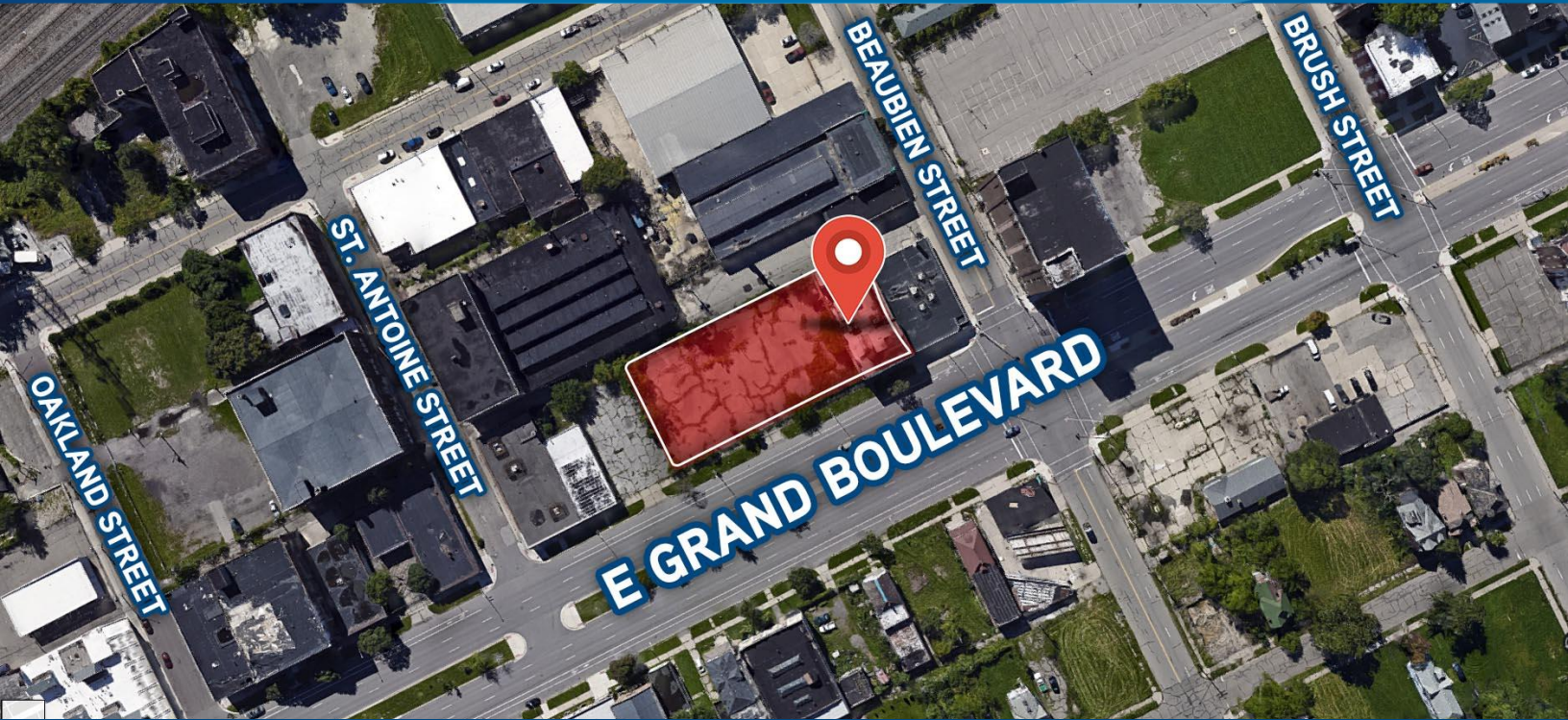


FOR LEASE > MIXED-USE

NEW CENTER REDEVELOPMENT

2921 EAST GRAND BOULEVARD | DETROIT, MICHIGAN



RETAIL ON GRAND BLVD. WITH ON-SITE PARKING

> PROPERTY HIGHLIGHTS

- 2,500-5,000 SF Spaces Available
- Mixed-Use Redevelopment in North End/Milwaukee Junction of New Center
- 240 FT of Frontage on East Grand Boulevard
- Two Blocks From Q-Line Stop
- 70 Space Onsite Parking Lot

> DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	10,312	129,467	319,098
AVG. INCOME	\$38,532	\$36,472	\$37,683
HOUSEHOLDS	5,119	55,692	129,656

COLLIERS INTERNATIONAL

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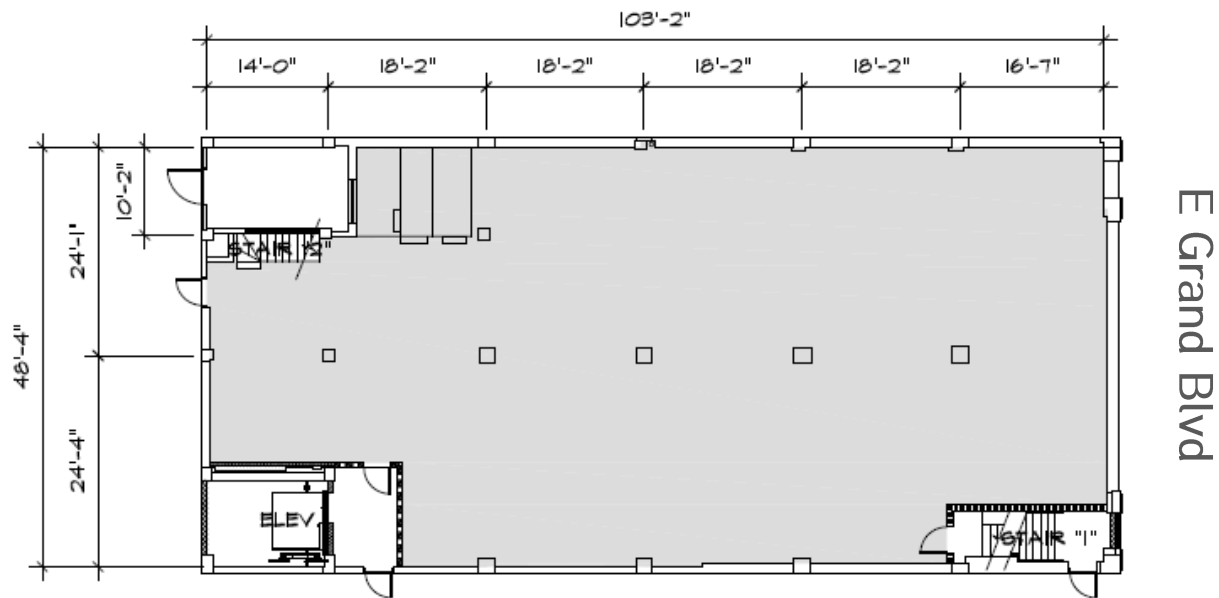
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NEW CENTER REDEVELOPMENT

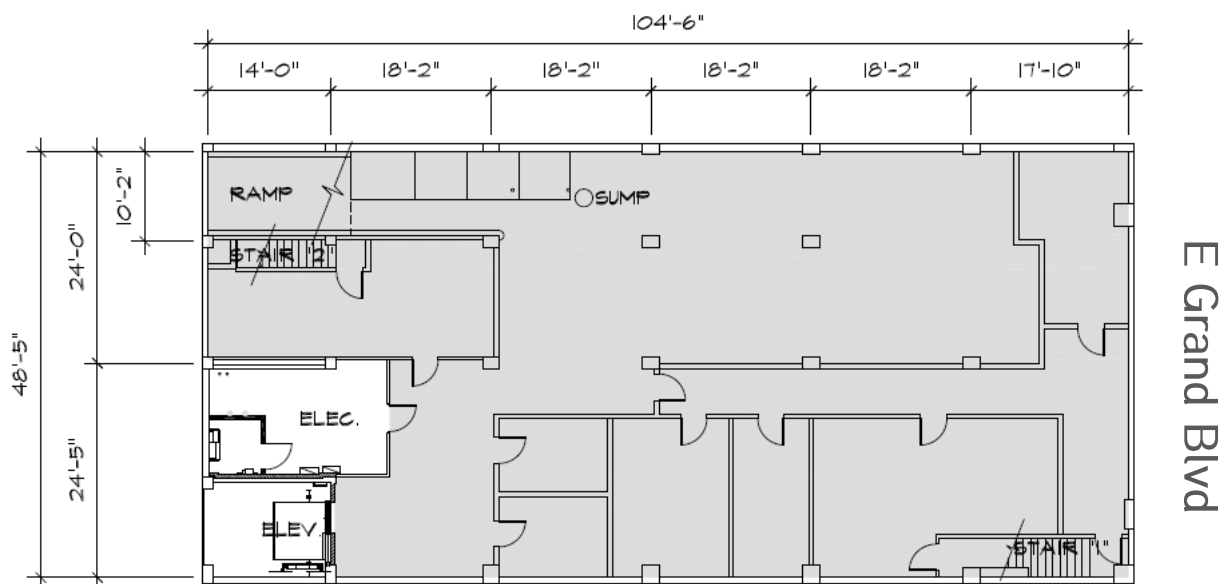
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> FIRST SITE PLAN



> LOWER LEVEL SITE PLAN



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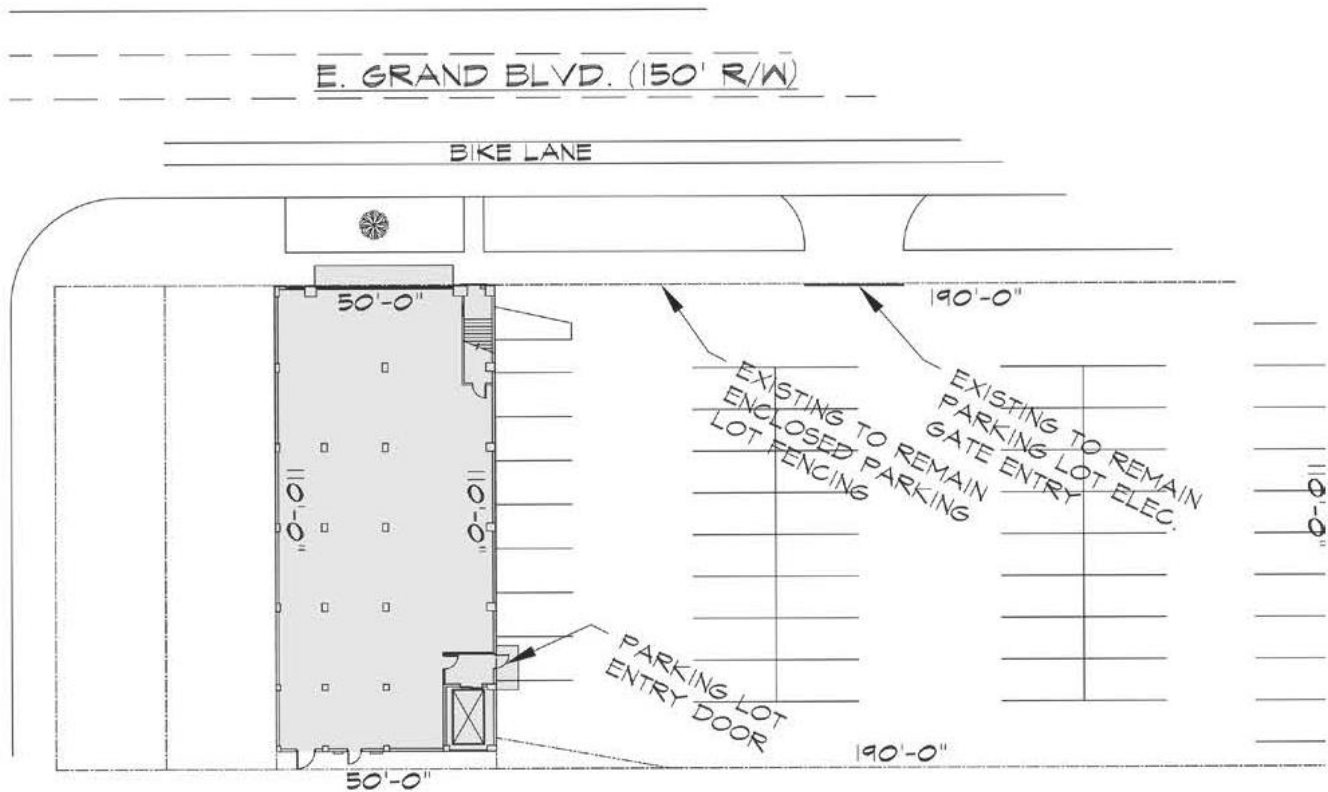
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> 70 SPACE PARKING LOT



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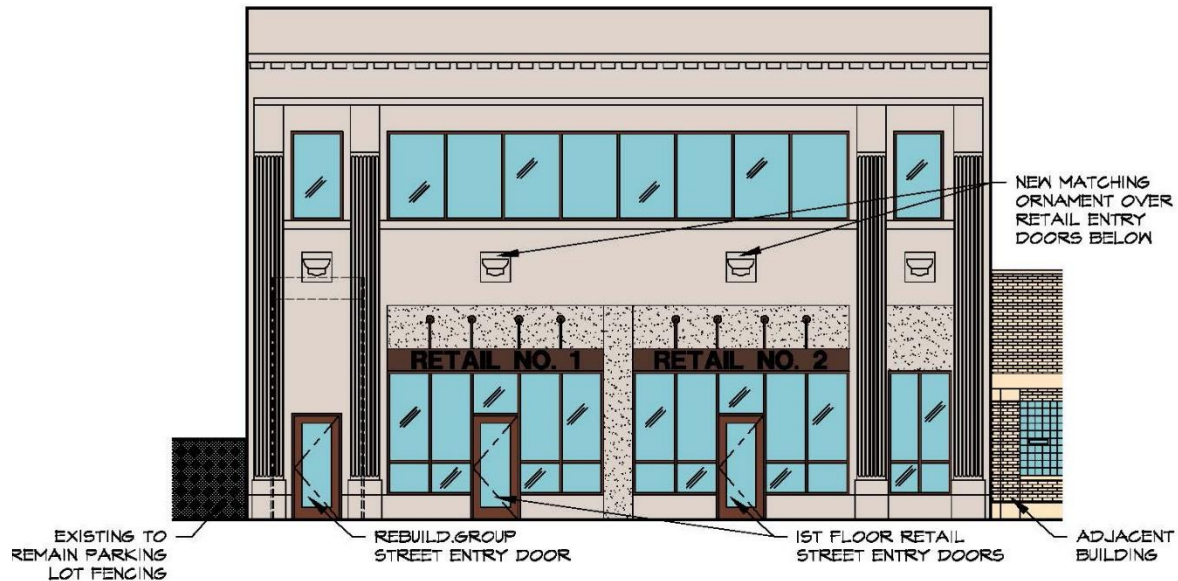
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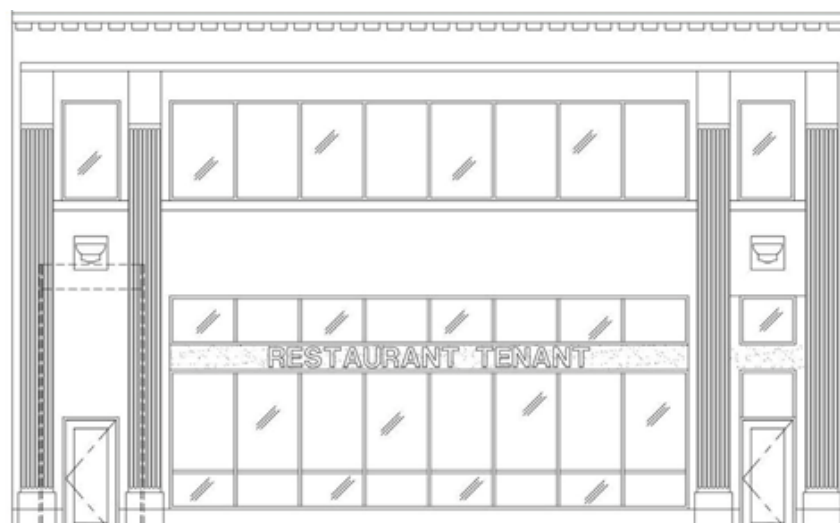
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> MULTI-TENANT ELEVATION



> RESTAURANT ELEVATION



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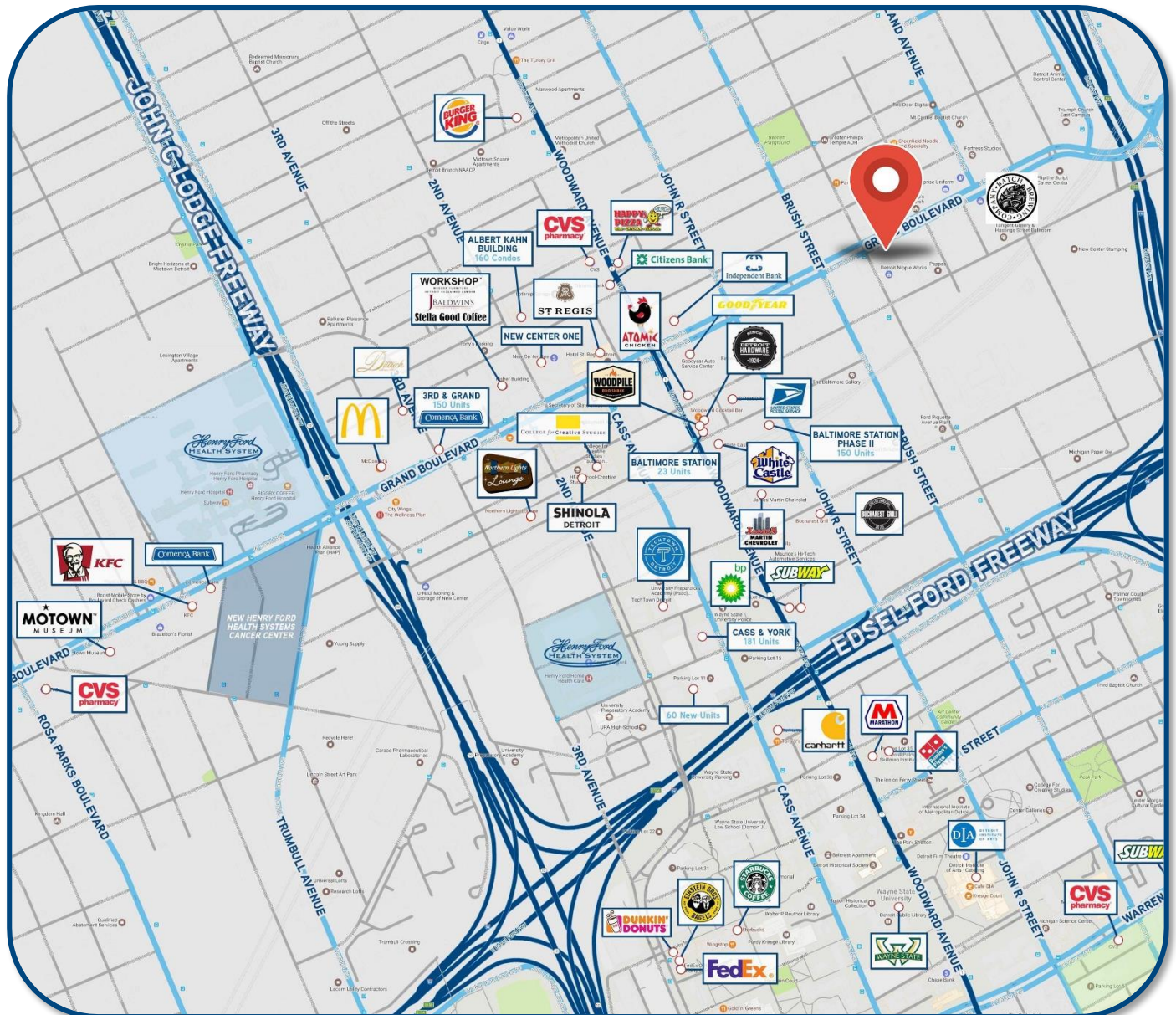
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NEW CENTER REDEVELOPMENT

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> NEW CENTER AMENITIES 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: 42.3722/-83.0668

RS1

2921 E Grand Blvd

Detroit, MI 48202

1 mi radius

3 mi radius

5 mi radius

POPULATION	2017 Estimated Population	10,312	129,467	319,098
	2022 Projected Population	11,425	139,243	342,806
	2010 Census Population	10,279	135,589	338,938
	2000 Census Population	12,166	178,141	460,675
	Projected Annual Growth 2017 to 2022	2.2%	1.5%	1.5%
	Historical Annual Growth 2000 to 2017	-0.9%	-1.6%	-1.8%
	2017 Median Age	35.2	36.5	36.2
HOUSEHOLDS	2017 Estimated Households	5,119	55,692	129,656
	2022 Projected Households	5,798	61,597	143,105
	2010 Census Households	4,881	55,970	132,099
	2000 Census Households	5,451	68,680	167,540
	Projected Annual Growth 2017 to 2022	2.7%	2.1%	2.1%
	Historical Annual Growth 2000 to 2017	-0.4%	-1.1%	-1.3%
RACE AND ETHNICITY	2017 Estimated White	21.8%	21.9%	20.4%
	2017 Estimated Black or African American	70.6%	65.4%	68.1%
	2017 Estimated Asian or Pacific Islander	3.6%	8.6%	4.0%
	2017 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.4%
	2017 Estimated Other Races	3.8%	3.8%	7.2%
	2017 Estimated Hispanic	2.1%	2.3%	9.6%
INCOME	2017 Estimated Average Household Income	\$38,532	\$36,472	\$37,683
	2017 Estimated Median Household Income	\$23,357	\$25,332	\$27,896
	2017 Estimated Per Capita Income	\$19,985	\$16,288	\$15,771
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	3.6%	7.7%	8.1%
	2017 Estimated Some High School (Grade Level 9 to 11)	10.6%	14.6%	16.1%
	2017 Estimated High School Graduate	28.5%	30.0%	31.7%
	2017 Estimated Some College	25.2%	23.4%	23.4%
	2017 Estimated Associates Degree Only	6.0%	6.2%	6.0%
	2017 Estimated Bachelors Degree Only	13.7%	10.3%	8.5%
	2017 Estimated Graduate Degree	12.4%	7.9%	6.2%
BUSINESS	2017 Estimated Total Businesses	1,088	7,288	13,478
	2017 Estimated Total Employees	22,024	121,850	217,541
	2017 Estimated Employee Population per Business	20.2	16.7	16.1
	2017 Estimated Residential Population per Business	9.5	17.8	23.7

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