

FOR LEASE > PROPOSED RETAIL / RESIDENTIAL

# EAST JEFFERSON / RIVERFRONT

3000 E JEFFERSON AVENUE | DETROIT, MICHIGAN



## HIGH PROFILE LOCATION

### > PROPERTY HIGHLIGHTS

- 2,000 to 30,000 SF of Retail Space Available
- Retail Space on the 1<sup>st</sup> Floor with 80 Luxury Lofts on the 2<sup>nd</sup> & 3<sup>rd</sup> Floors
- 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	11,679	66,305	176,031
AVG. INCOME	\$42,838	\$39,963	\$38,446
HOUSEHOLDS	7,310	34,629	76,594

#### COLLIERS INTERNATIONAL

2 Corporate Drive | Suite 300  
Southfield, Michigan 48076

#### For More Information Call:

**BEN ROSENZWEIG**

PHONE 248 540 1000 EXT 1866

EMAIL [ben.rosenzweig@colliers.com](mailto:ben.rosenzweig@colliers.com)



**BEN HUBERT**

PHONE 248 540 1000 EXT 1864

EMAIL [ben.hubert@colliers.com](mailto:ben.hubert@colliers.com)



[colliers.com/detroit](http://colliers.com/detroit)



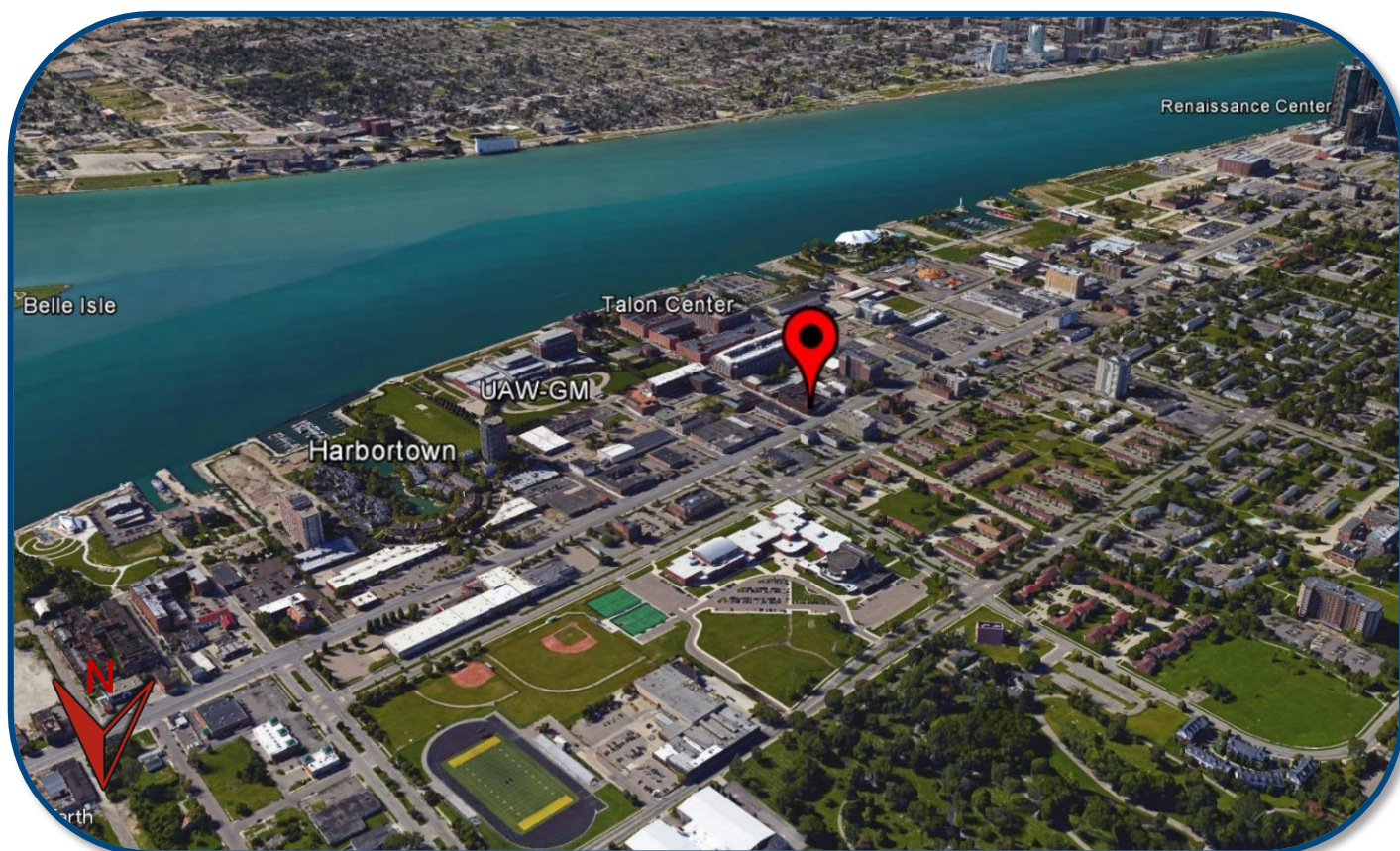
FOR LEASE > PROPOSED RETAIL / RESIDENTIAL

# EAST JEFFERSON / RIVERFRONT

3000 E JEFFERSON AVENUE | DETROIT, MICHIGAN



## > BIRD'S EYE VIEW



**BEN ROSENZWEIG**

PHONE 248 540 1000 EXT 1866

EMAIL [ben.rosenzweig@colliers.com](mailto:ben.rosenzweig@colliers.com)



**BEN HUBERT**

PHONE 248 540 1000 EXT 1864

EMAIL [ben.hubert@colliers.com](mailto:ben.hubert@colliers.com)



FOR LEASE > PROPOSED RETAIL / RESIDENTIAL

# EAST JEFFERSON / RIVERFRONT

3000 E JEFFERSON AVENUE | DETROIT, MICHIGAN



## > LOCATION MAP



**BEN ROSENZWEIG**

PHONE 248 540 1000 EXT 1866

EMAIL [ben.rosenzweig@colliers.com](mailto:ben.rosenzweig@colliers.com)



**BEN HUBERT**

PHONE 248 540 1000 EXT 1864

EMAIL [ben.hubert@colliers.com](mailto:ben.hubert@colliers.com)

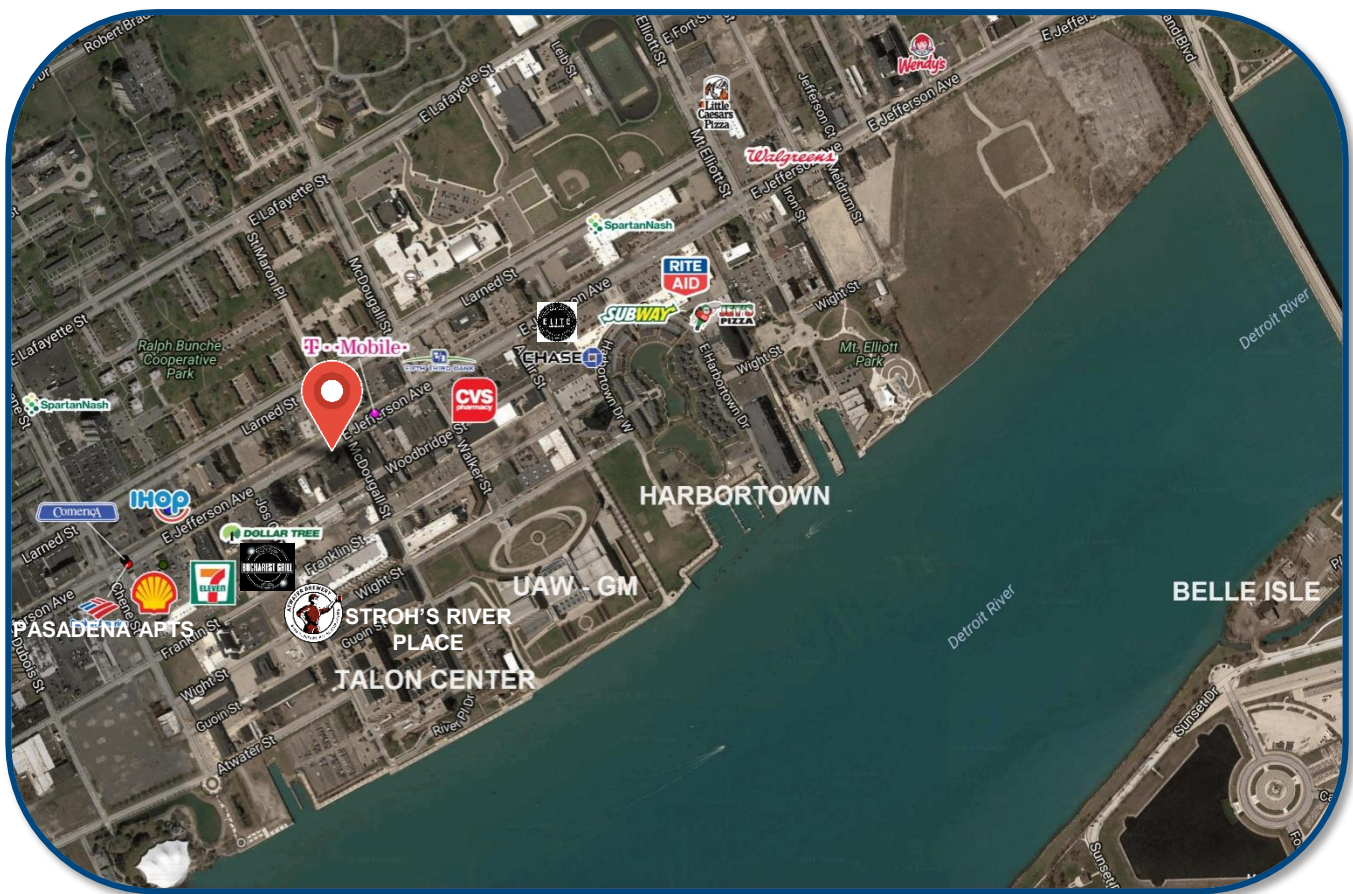
FOR LEASE > PROPOSED RETAIL / RESIDENTIAL

# EAST JEFFERSON / RIVERFRONT

3000 E JEFFERSON AVENUE | DETROIT, MICHIGAN



## > AREA AMENITIES MAP



**BEN ROSENZWEIG**

PHONE 248 540 1000 EXT 1866

EMAIL [ben.rosenzweig@colliers.com](mailto:ben.rosenzweig@colliers.com)



**BEN HUBERT**

PHONE 248 540 1000 EXT 1864

EMAIL [ben.hubert@colliers.com](mailto:ben.hubert@colliers.com)

# SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.3400/-83.0180

RS1

3000 E Jefferson Ave

Detroit, MI 48207

1 mi radius

3 mi radius

5 mi radius

POPULATION	2016 Estimated Population	11,679	66,305	176,031
	2021 Projected Population	11,632	67,599	180,977
	2010 Census Population	12,593	68,389	181,057
	2000 Census Population	13,548	88,829	237,556
	Projected Annual Growth 2016 to 2021	-0.1%	0.4%	0.6%
	Historical Annual Growth 2000 to 2016	-0.9%	-1.6%	-1.6%
	2016 Median Age	45	41.3	37.2
HOUSEHOLDS	2016 Estimated Households	7,310	34,629	76,594
	2021 Projected Households	7,512	36,198	80,821
	2010 Census Households	7,560	34,204	75,426
	2000 Census Households	7,846	38,900	90,621
	Projected Annual Growth 2016 to 2021	0.6%	0.9%	1.1%
	Historical Annual Growth 2000 to 2016	-0.4%	-0.7%	-1.0%
RACE AND ETHNICITY	2016 Estimated White	16.0%	19.2%	23.7%
	2016 Estimated Black or African American	78.8%	74.3%	65.1%
	2016 Estimated Asian or Pacific Islander	1.6%	2.8%	4.5%
	2016 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
	2016 Estimated Other Races	3.3%	3.3%	6.2%
	2016 Estimated Hispanic	1.9%	2.4%	7.6%
INCOME	2016 Estimated Average Household Income	\$42,838	\$39,963	\$38,446
	2016 Estimated Median Household Income	\$32,720	\$28,120	\$28,129
	2016 Estimated Per Capita Income	\$26,900	\$21,581	\$17,198
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)	9.2%	14.6%	15.7%
	2016 Estimated High School Graduate	22.5%	26.8%	30.3%
	2016 Estimated Some College	26.8%	23.4%	22.0%
	2016 Estimated Associates Degree Only	6.7%	6.7%	6.3%
	2016 Estimated Bachelors Degree Only	14.3%	11.4%	9.4%
	2016 Estimated Graduate Degree	17.9%	12.7%	8.6%
BUSINESS	2016 Estimated Total Businesses	595	6,825	11,080
	2016 Estimated Total Employees	6,593	143,622	204,391
	2016 Estimated Employee Population per Business	11.1	21.0	18.4
	2016 Estimated Residential Population per Business	19.6	9.7	15.9

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