

FOR LEASE > PROPOSED | MIXED-USE

CASS & YORK BUILDING

CASS AVENUE & YORK STREET | DETROIT, MICHIGAN

Colliers
INTERNATIONAL



HIGH END MIXED-USE DEVELOPMENT

THE PLATFORM

> PROPERTY HIGHLIGHTS

- 1,200 to 11,686 SF of First Floor Retail Space Available
- 181 Residential Units with Rooftop Pool and Lounge
- 7 Level (614 Space) Parking Garage

> DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	16,338	132,419	318,562
AVG. INCOME	\$34,245	\$36,223	\$36,017
HOUSEHOLDS	8,464	58,654	128,928

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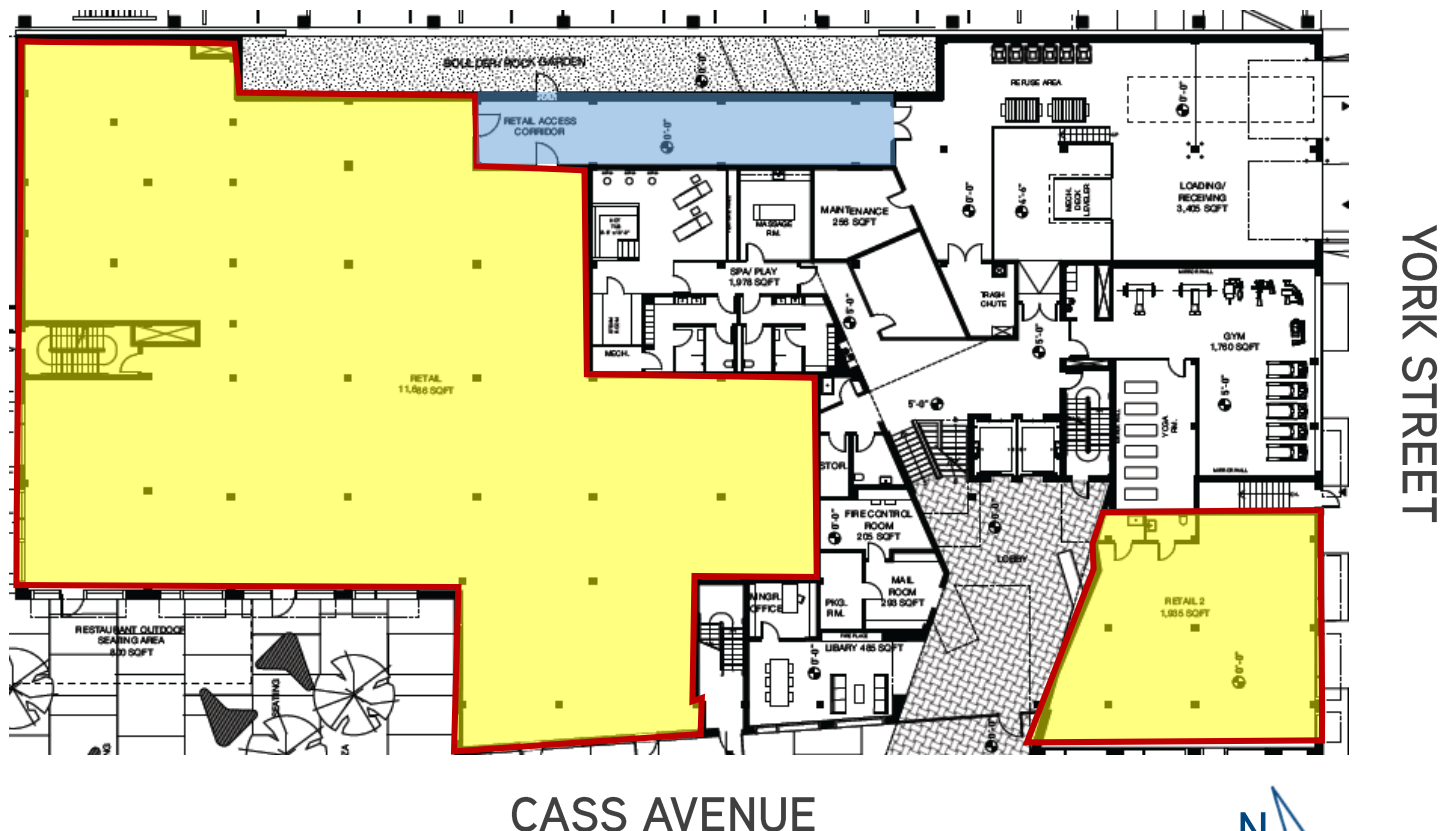
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> SITE PLAN



Retail



1,935 SF – Corner of York Street & Cass Avenue

11,686 SF – Divisible



Retail Access Corridor

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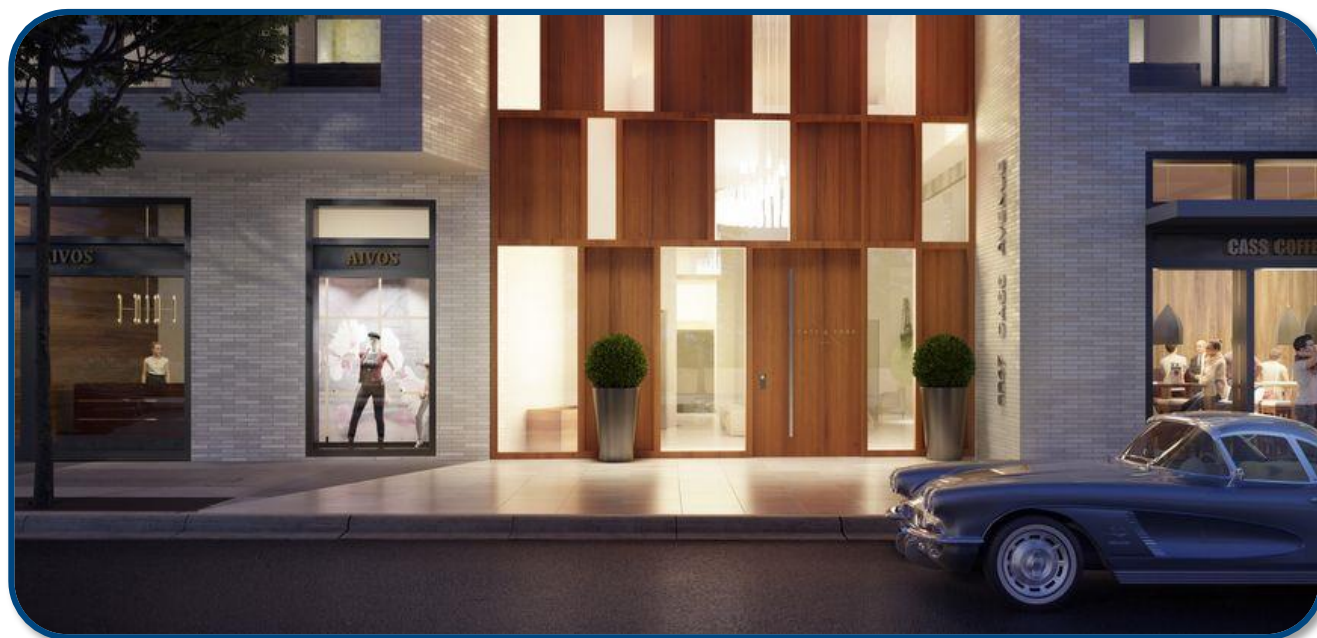
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> PROPERTY RENDERINGS



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CASS & YORK AREA MAP



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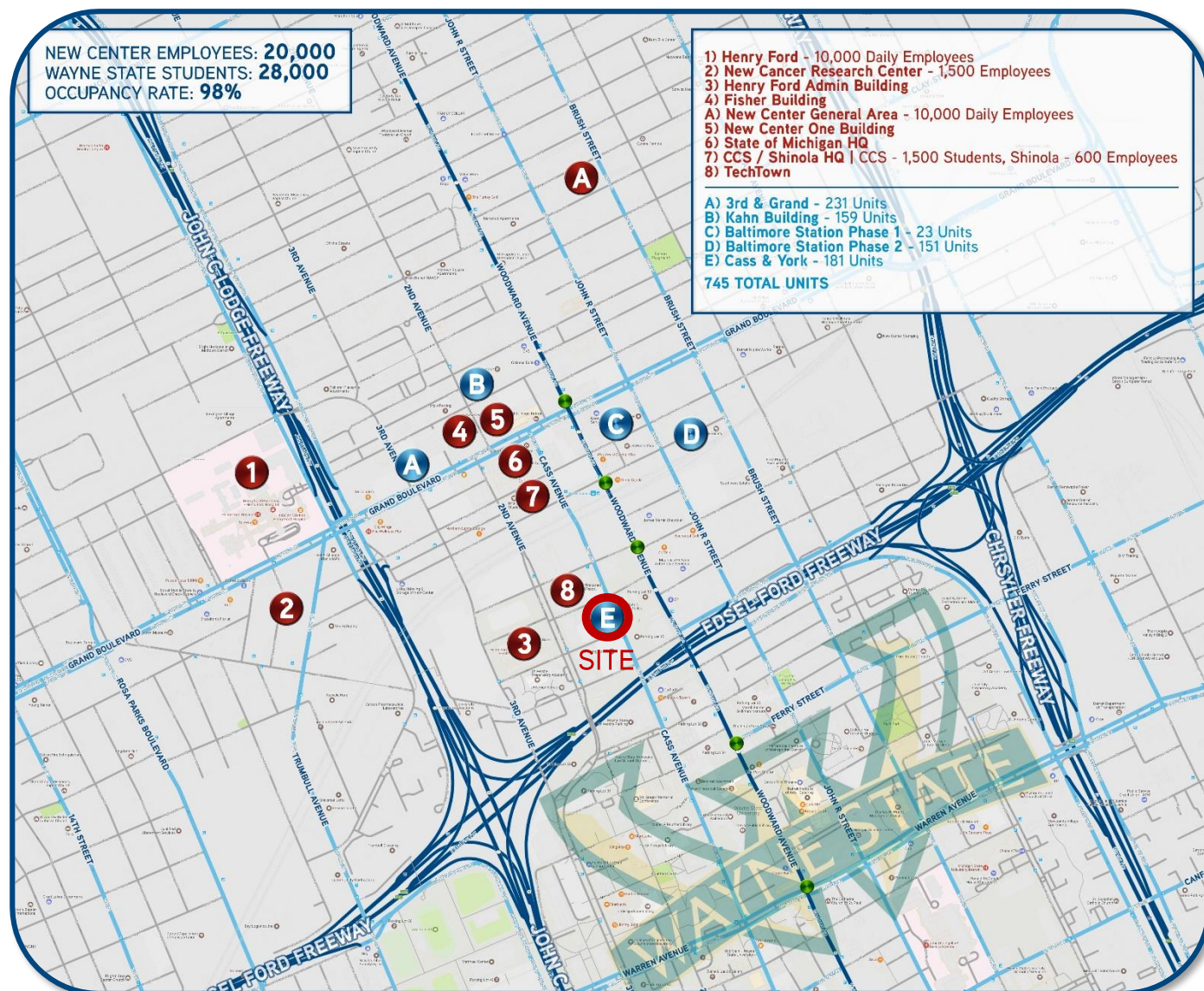
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> **NEW CENTER MAP**



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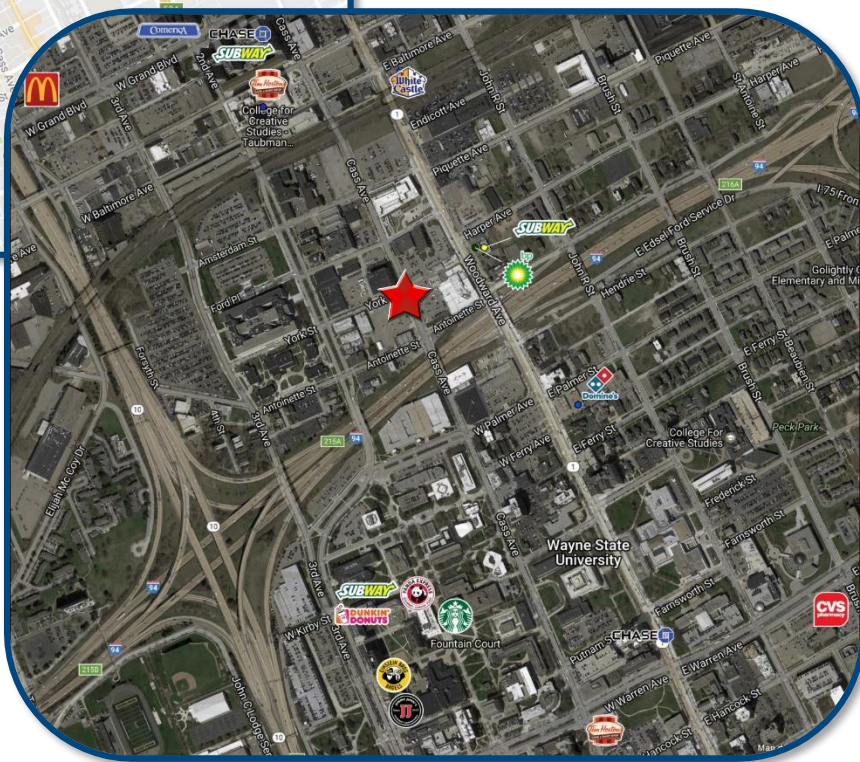
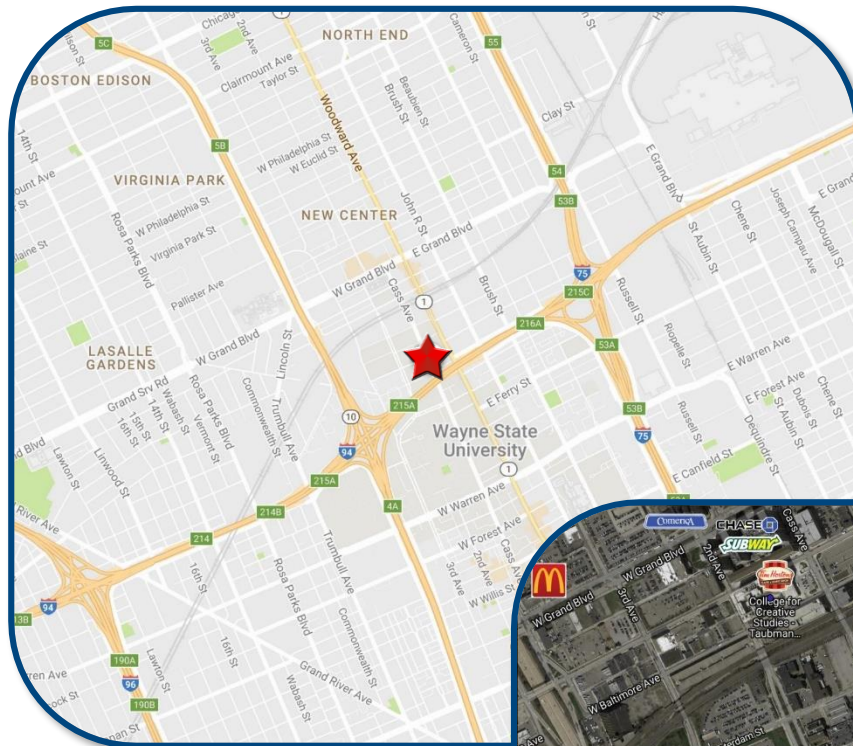
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> **LOCATION MAP & AREA MERCHANT MAP**



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SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.3640/-83.0713

RS1

Cass @ York

Detroit, MI 48202

1 mi radius

3 mi radius

5 mi radius

POPULATION	2016 Estimated Population	16,338	132,419	318,562
	2021 Projected Population	16,113	136,458	331,824
	2010 Census Population	16,121	133,515	330,517
	2000 Census Population	18,928	174,425	442,823
	Projected Annual Growth 2016 to 2021	-0.3%	0.6%	0.8%
	Historical Annual Growth 2000 to 2016	-0.9%	-1.5%	-1.8%
	2016 Median Age	33.6	36.7	36
HOUSEHOLDS	2016 Estimated Households	8,464	58,654	128,928
	2021 Projected Households	8,567	62,101	138,215
	2010 Census Households	8,014	56,744	128,129
	2000 Census Households	9,083	68,504	161,752
	Projected Annual Growth 2016 to 2021	0.2%	1.2%	1.4%
	Historical Annual Growth 2000 to 2016	-0.4%	-0.9%	-1.3%
RACE AND ETHNICITY	2016 Estimated White	23.9%	22.0%	22.8%
	2016 Estimated Black or African American	65.1%	67.5%	64.5%
	2016 Estimated Asian or Pacific Islander	6.6%	5.7%	3.9%
	2016 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.4%
	2016 Estimated Other Races	4.1%	4.4%	8.3%
	2016 Estimated Hispanic	2.6%	3.7%	11.6%
INCOME	2016 Estimated Average Household Income	\$34,245	\$36,223	\$36,017
	2016 Estimated Median Household Income	\$23,970	\$26,089	\$27,079
	2016 Estimated Per Capita Income	\$18,638	\$16,626	\$15,018
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	3.3%	6.9%	8.8%
	2016 Estimated Some High School (Grade Level 9 to 11)	12.0%	14.9%	16.9%
	2016 Estimated High School Graduate	26.1%	30.1%	31.5%
	2016 Estimated Some College	21.3%	23.1%	22.6%
	2016 Estimated Associates Degree Only	6.6%	6.6%	6.2%
	2016 Estimated Bachelors Degree Only	13.0%	9.4%	7.7%
	2016 Estimated Graduate Degree	17.7%	8.9%	6.4%
BUSINESS	2016 Estimated Total Businesses	2,153	9,284	14,141
	2016 Estimated Total Employees	37,636	178,345	231,999
	2016 Estimated Employee Population per Business	17.5	19.2	16.4
	2016 Estimated Residential Population per Business	7.6	14.3	22.5

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