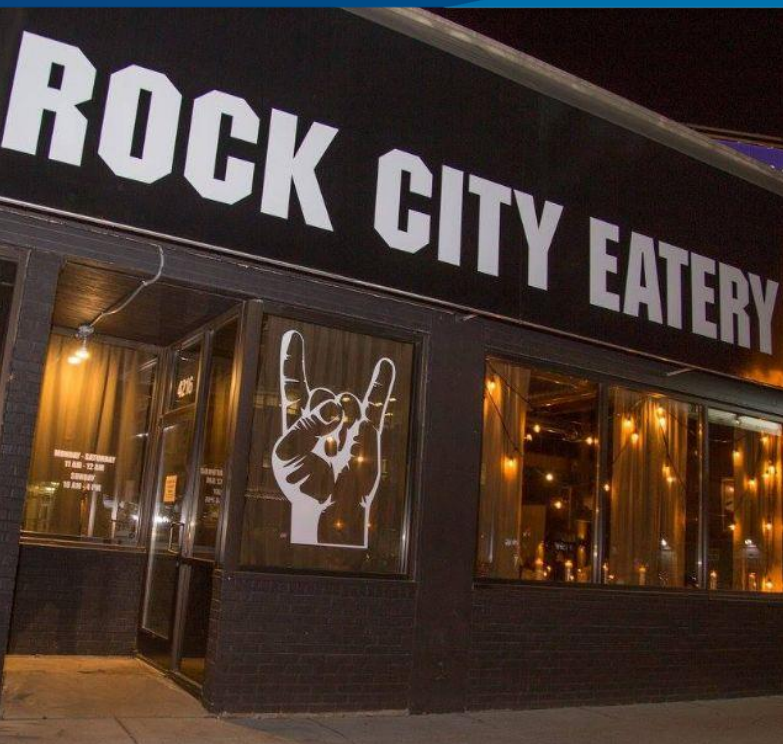


FOR SALE > RESTAURANT BUSINESS WITH ASSUMABLE LEASE

# ROCK CITY EATERY

4216 WOODWARD AVENUE | DETROIT, MICHIGAN



## SIGNIFICANT WOODWARD FRONTAGE IN MIDTOWN

### > PROPERTY HIGHLIGHTS

- 3,500 SF Restaurant With Assumable Lease
- Sale of Business Includes Liquor License and Equipment
- Across From HopCat, Great Lakes Coffee, Detroit Symphony Orchestra and Many More
- Short Distance North Of Little Caesars Arena
- **Confidential Sale:** Please Do Not Disturb Ongoing Business - Contact Broker With All Questions or to Schedule a Showing

### > DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	22,678	109,275	277,594
AVG. INCOME	\$40,839	\$44,645	\$42,222
HOUSEHOLDS	9,971	46,687	105,943

#### COLLIERS INTERNATIONAL

2 Corporate Drive | Suite 300  
Southfield, Michigan 48076

#### For More Information Call:

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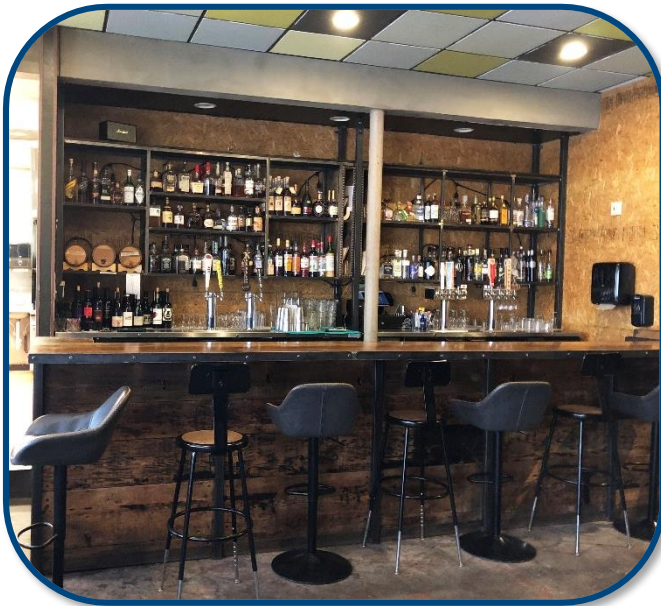
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# ROCK CITY EATERY

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## > PROPERTY PHOTOS





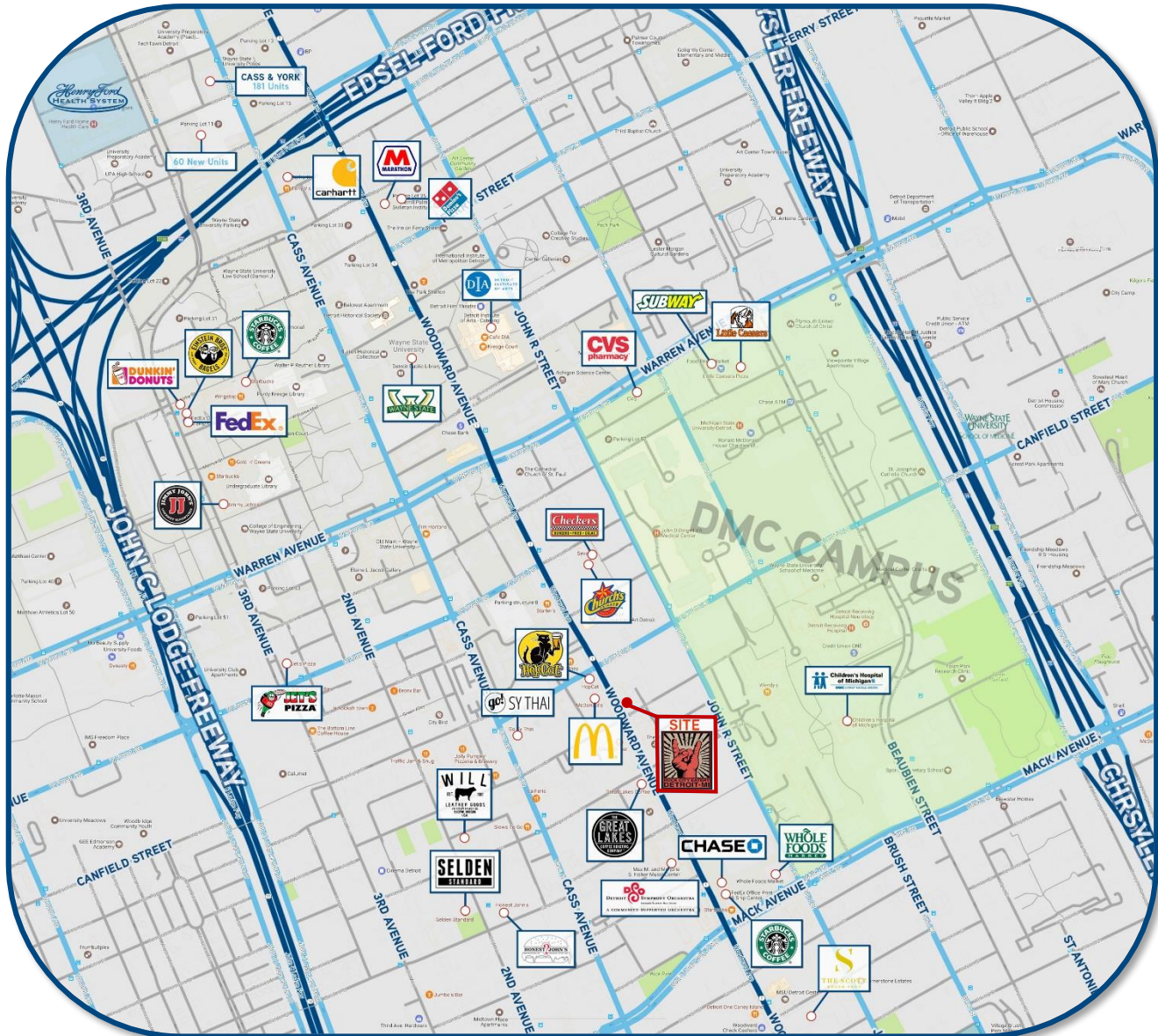
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# ROCK CITY EATERY

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## › AMENITIES MAP



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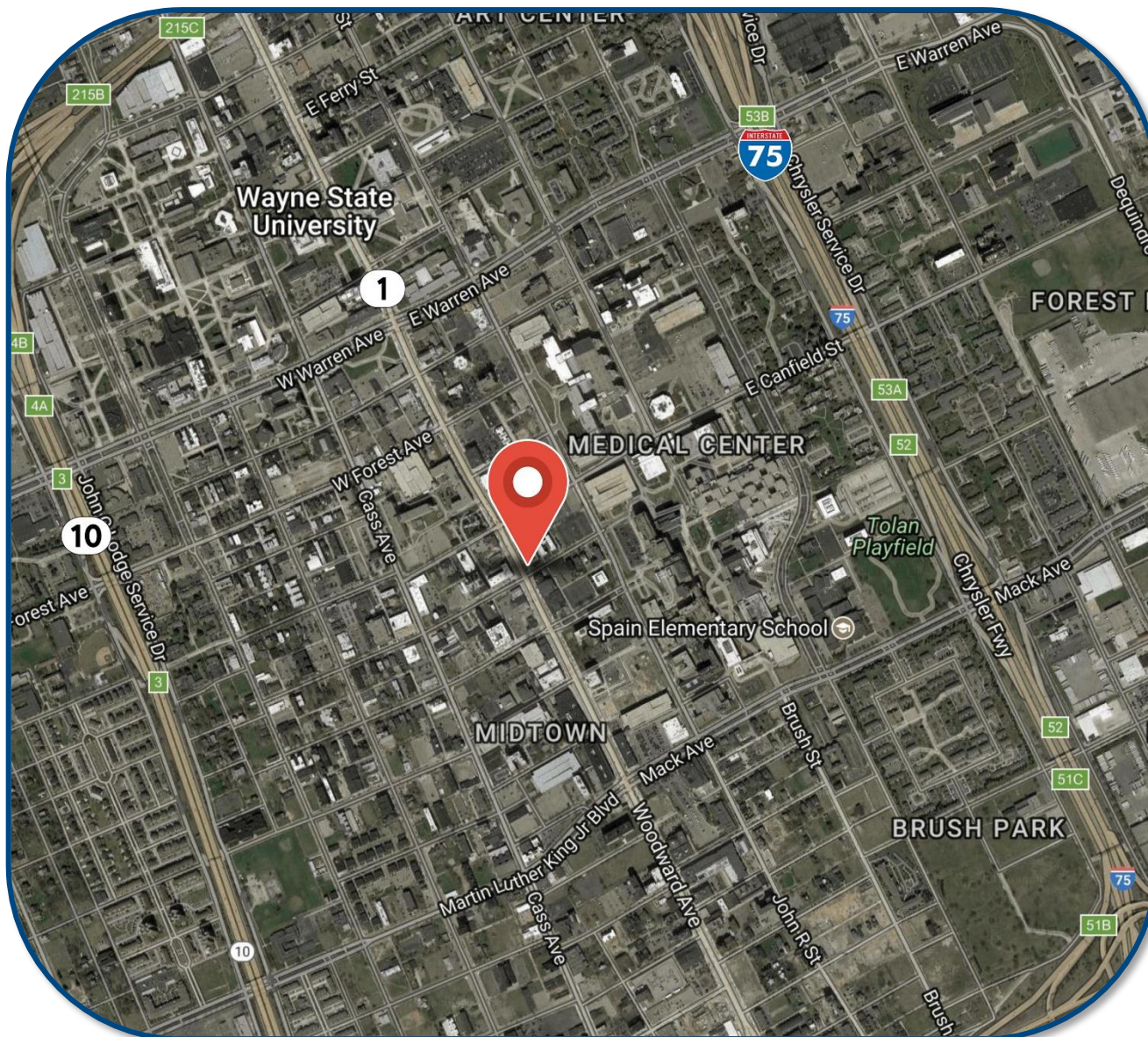
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# ROCK CITY EATERY

4216 WOODWARD AVENUE | DETROIT, MICHIGAN



## > LOCATION 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: 42.3521/-83.0608

RS1

4216 Woodward Ave

Detroit, MI 48201

1 mi radius

3 mi radius

5 mi radius

POPULATION	2017 Estimated Population	22,678	109,275	277,594
	2022 Projected Population	22,940	115,525	295,871
	2010 Census Population	19,901	105,413	281,500
	2000 Census Population	21,436	136,617	373,600
	Projected Annual Growth 2017 to 2022	0.2%	1.1%	1.3%
	Historical Annual Growth 2000 to 2017	0.3%	-1.2%	-1.5%
	2017 Median Age	32.8	36.2	35
HOUSEHOLDS	2017 Estimated Households	9,971	46,687	105,943
	2022 Projected Households	10,453	50,888	116,791
	2010 Census Households	9,963	46,997	109,670
	2000 Census Households	10,369	54,821	137,550
	Projected Annual Growth 2017 to 2022	1.0%	1.8%	2.0%
	Historical Annual Growth 2000 to 2017	-0.2%	-0.9%	-1.4%
RACE AND ETHNICITY	2017 Estimated White	28.4%	24.6%	25.9%
	2017 Estimated Black or African American	61.0%	66.0%	59.5%
	2017 Estimated Asian or Pacific Islander	6.3%	3.3%	4.6%
	2017 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.5%
	2017 Estimated Other Races	3.9%	5.6%	9.6%
	2017 Estimated Hispanic	3.0%	6.2%	14.1%
INCOME	2017 Estimated Average Household Income	\$40,839	\$44,645	\$42,222
	2017 Estimated Median Household Income	\$25,012	\$28,436	\$27,990
	2017 Estimated Per Capita Income	\$20,490	\$20,630	\$17,267
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	4.4%	6.5%	9.1%
	2017 Estimated Some High School (Grade Level 9 to 11)	11.9%	12.9%	15.8%
	2017 Estimated High School Graduate	21.7%	27.9%	31.0%
	2017 Estimated Some College	22.6%	23.6%	22.3%
	2017 Estimated Associates Degree Only	6.0%	5.9%	5.8%
	2017 Estimated Bachelors Degree Only	16.3%	12.3%	9.1%
	2017 Estimated Graduate Degree	17.1%	10.9%	6.9%
BUSINESS	2017 Estimated Total Businesses	2,492	8,697	12,547
	2017 Estimated Total Employees	35,716	166,788	210,337
	2017 Estimated Employee Population per Business	14.3	19.2	16.8
	2017 Estimated Residential Population per Business	9.1	12.6	22.1

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