



JORDAN JABBORI
SENIOR DIRECTOR

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PROPERTY INFORMATION

Property Address	7201 E Jefferson
City/Township	Detroit
Building Size	1,638 SF
Property Size	0.27 AC
Space Available	1,638 SF
Lease Rate	Contact Broker
Taxes & Insurance	\$8.00 PSF

DEMOGRAPHICS

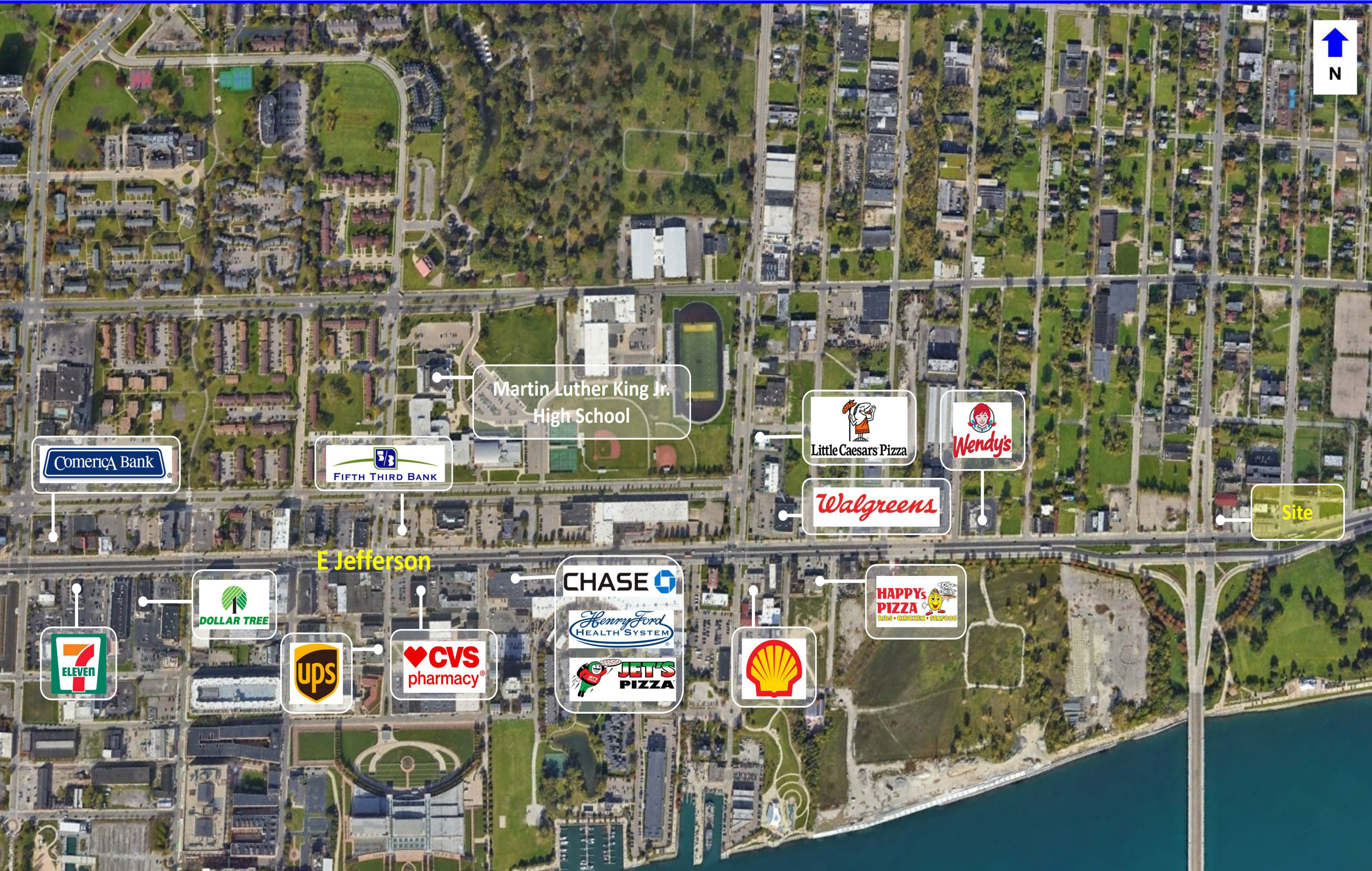
	1 MILE	3 MILE	5 MILE
2022 Population	34,329	181,530	765,944
2022 Households	17,511	75,517	288,229
Avg Household Income	56,956	54,493	55,555
Median Household Income	38,547	33,338	37,736

AREA TENANTS



PROPERTY HIGHLIGHTS

- Tim Hortons available for sublease located on Jefferson Avenue in Detroit.
- Sublease available until December 2029.
- Strong daytime population and traffic counts.
- Located within minutes of downtown Detroit and across the street from MacArthur Bridge which leads to Belle Isle.



Martin Luther King Jr.
High School

Comerica Bank

FIFTH THIRD BANK

Little Caesars Pizza

Wendy's

Walgreens

Site

E Jefferson

7
ELEVEN

DOLLAR TREE

ups

CVS
pharmacy

CHASE

Henry Ford
HEALTH SYSTEM

JET'S
PIZZA

SHELL

HAPPY'S
PIZZA
RIBS • CHICKEN • SEAFOOD

FORMER TIM HORTONS

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	35,318	191,391	811,964
2022 Population	34,329	181,530	765,944
2027 Population Projection	34,162	179,728	756,364
Annual Growth 2010-2022	-0.20%	-0.40%	-0.50%
Annual Growth 2022-2027	-0.10%	-0.20%	-0.30%
Median Age	45.8	37.9	36.6
Bachelor's Degree or Higher	30%	22%	17%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	17,807	79,166	305,604
2022 Households	17,511	75,517	288,229
2027 Household Projection	17,467	74,852	284,545
Owner Occupied Households	5,507	27,967	155,583
Renter Occupied Households	11,960	46,884	128,961
Avg Household Income	\$56,956	\$54,493	\$55,555
Median Household Income	\$38,547	\$33,338	\$37,736

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	3,324	37,433	271,683
Black	29,617	128,285	442,452
American Indian/Alaskan Native	134	769	3,705
Asian	338	9,407	23,644
Hawaiian & Pacific Islander	3	18	205
Two or More Races	914	5,616	24,254
Hispanic Origin	480	5,875	52,781

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	4,566	17,959	76,452
\$50,000 - 75,000	2,820	11,092	47,899
\$75,000 - 100,000	1,595	6,116	24,934
\$100,000 - 125,000	788	3,411	14,275
\$125,000 - 150,000	708	2,379	8,674
\$150,000 - 200,000	544	2,058	8,051
\$200,000+	535	2,656	8,485

FORMER TIM HORTONS

DAYTIME EMPLOYMENT

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
Service-Producing Industries	12,609	1,167	11	145,226	11,856	12	264,955	26,932	10
Trade Transportation & Utilities	2,341	208	11	9,190	1,177	8	38,930	4,391	9
Information	231	24	10	7,469	230	32	10,413	562	19
Financial Activities	759	171	4	12,942	961	13	20,299	2,471	8
Professional & Business Services	957	134	7	29,732	1,360	22	41,239	2,949	14
Education & Health Services	2,649	297	9	42,933	5,723	8	79,666	10,201	8
Leisure & Hospitality	2,908	110	26	22,325	932	24	38,015	2,200	17
Other Services	2,176	206	11	9,212	1,142	8	21,000	3,607	6
Public Administration	588	17	35	11,423	331	35	15,393	551	28
Goods-Producing Industries	1,166	85	14	13,484	465	29	34,611	1,941	18
Natural Resources & Mining	6	2	3	22	8	3	135	29	5
Construction	474	36	13	3,345	251	13	8,183	993	8
Manufacturing	686	47	15	10,117	206	49	26,293	919	29
Total	13,775	1,252	11	158,710	12,321	13	299,566	28,873	10

EXCLUSIVELY LISTED BY:

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RETAIL LEASING
*Landlord Representation
& New Project Leasing*



TENANT REPRESENTATION
*Site Selection &
Negotiations*



INVESTMENT SALES
*STNL & Multi-Tenant, Multi-
Family, Carwashes, etc.*



ACQUISITIONS/DISPOSITIONS
*Single & Full Portfolio
Transactions*



MARKET ANALYSIS
*Market Research
& Site Evaluations*



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*Retailers & Investors
across the U.S.*



TEAMWORK
*Innovative
Solutions*



SHARED DATABASE
*Retailers & Investors
across the U.S.*