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PROPERTY INFORMATION

| | |
|--------------------|----------------------------------|
| Property Address | 11200 – 11340 E Jefferson Avenue |
| City/Township | Detroit |
| Building Size | 92,392 SF |
| Space Available | 14,771 SF |
| Minimum Available | 2,000 SF |
| Maximum Available | 10,000 SF |
| Asking Rental Rate | \$12.00 PSF |
| Estimated NNN | \$4.50 PSF |

DEMOGRAPHICS (FIVE-MILE RADIUS)

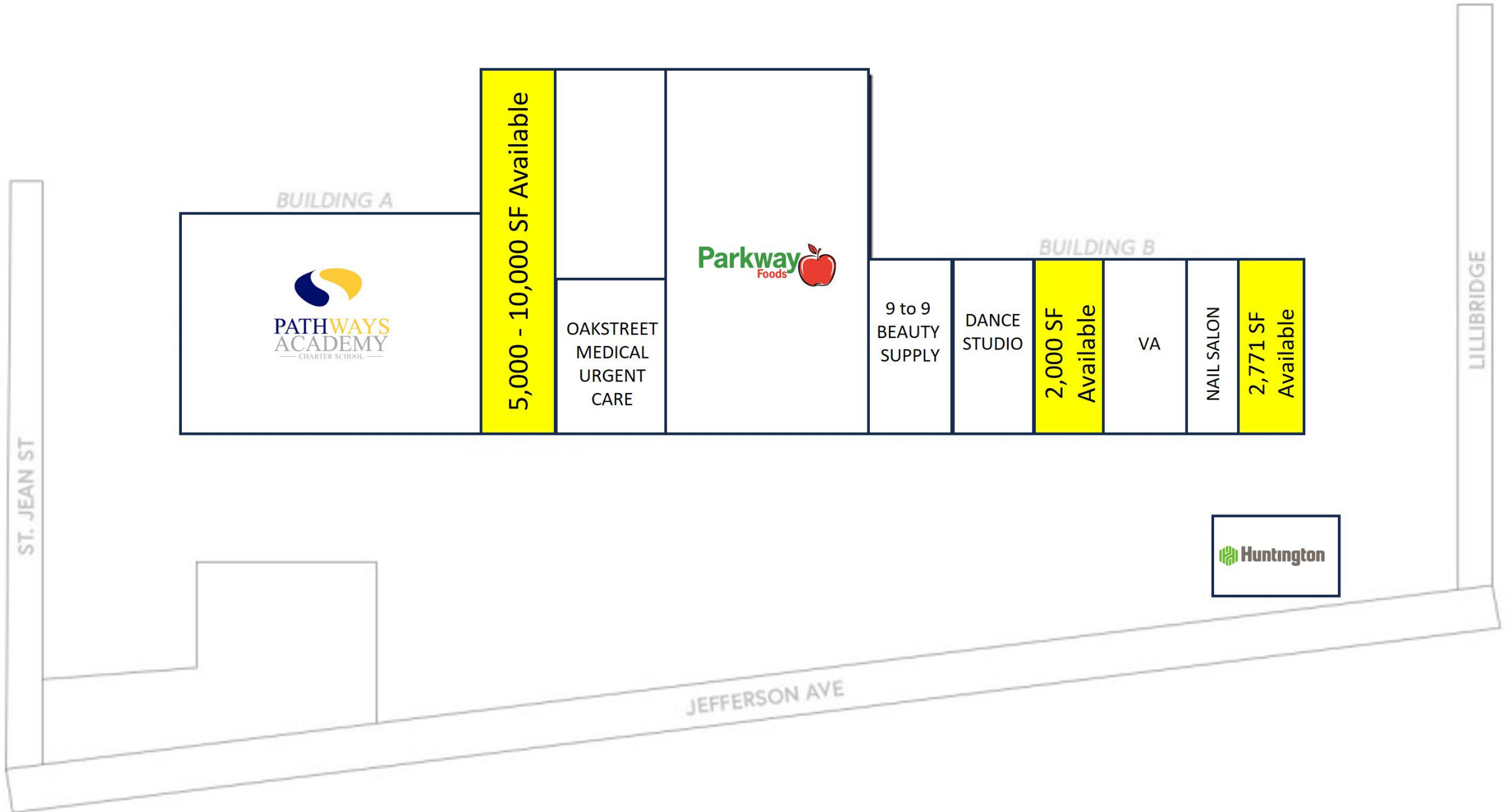
| | |
|----------------------------------------------------------|------------------------------------------------------------|
| <p>POPULATION 217,104 PEOPLE</p> | <p>MEDIAN AGE 37.2 YEARS OLD</p> |
| <p>HOUSEHOLDS 85,101</p> | <p>CONSUMER SPENDING \$1.9 BILLION ANNUALLY</p> |
| <p>AVG HOUSEHOLD INCOME \$63,252/ANNUALLY</p> | <p>DAYTIME EMPLOYEES 142,643 EMPLOYEES</p> |

AREA TENANTS



PROPERTY HIGHLIGHTS

- Great Opportunity to join a Strong Grocery Anchored Neighborhood Center with excellent retail synergy.
- The Shops at Jefferson Village is located among 200,000 + residents in a 5-mile radius.
- Situated less than one mile from Chrysler's Stellantis Assembly Plant with over 5,000 daytime employees.
- Great visibility from East Jefferson Road.
- Ample Parking with 394 spaces for tenants to take advantage of.



THE SHOPPE'S AT JEFFERSON VILLAGE

PICTURES





| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|-----------------------------|---------------|---------------|---------------|
| 2010 Population | 6,716 | 85,071 | 225,838 |
| 2023 Population | 6,796 | 77,646 | 217,104 |
| 2028 Population Projection | 6,909 | 77,293 | 218,480 |
| Annual Growth 2010-2022 | 0.10% | -0.70% | -0.30% |
| Annual Growth 2022-2027 | 0.30% | -0.10% | 0.10% |
| Median Age | 43 | 39.1 | 37.2 |
| Bachelor's Degree or Higher | 24% | 22% | 22% |

| POPULATION BY RACE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|---------------|---------------|---------------|
| White | 288 | 11,286 | 46,825 |
| Black | 6,314 | 63,881 | 155,392 |
| American Indian/Alaskan Native | 14 | 275 | 709 |
| Asian | 22 | 512 | 8,231 |
| Hawaiian & Pacific Islander | 0 | 5 | 7 |
| Two or More Races | 159 | 1,687 | 5,940 |
| Hispanic Origin | 51 | 1,100 | 3,848 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------------|-----------------|-----------------|
| 2010 Households | 2,916 | 33,694 | 88,442 |
| 2023 Households | 3,011 | 30,663 | 85,101 |
| 2028 Household Projection | 3,073 | 30,510 | 85,673 |
| Owner Occupied Households | 112,700% | 14,314 | 39,903 |
| Renter Occupied Households | 1,946 | 16,195 | 45,770 |
| Avg Household Income | \$60,553 | \$64,531 | \$63,252 |
| Median Household Income | \$35,916 | \$37,589 | \$38,560 |

| INCOME | 1 MILE | 3 MILE | 5 MILE |
|---------------------|---------------|---------------|---------------|
| \$25,000 - 50,000 | 736 | 7,228 | 21,360 |
| \$50,000 - 75,000 | 337 | 4,480 | 12,570 |
| \$75,000 - 100,000 | 322 | 2,267 | 6,940 |
| \$100,000 - 125,000 | 116 | 1,632 | 4,536 |
| \$125,000 - 150,000 | 129 | 1,107 | 3,173 |
| \$150,000 - 200,000 | 83 | 1,214 | 3,174 |
| \$200,000+ | 150 | 1,804 | 4,411 |

THE SHOPPE'S AT JEFFERSON VILLAGE

DAYTIME POPULATION

| 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 | 1,315 | 199 | 7 | 16,848 | 2,015 | 8 | 130,076 | 12,136 | 11 |
| Trade Transportation & Utilities | 179 | 35 | 5 | 2,879 | 345 | 8 | 9,547 | 1,210 | 8 |
| Information | 21 | 4 | 5 | 256 | 38 | 7 | 7,288 | 216 | 34 |
| Financial Activities | 120 | 22 | 5 | 842 | 203 | 4 | 12,884 | 980 | 13 |
| Professional & Business Services | 119 | 22 | 5 | 1,348 | 225 | 6 | 22,261 | 1,531 | 15 |
| Education & Health Services | 404 | 63 | 6 | 5,059 | 653 | 8 | 35,017 | 5,825 | 6 |
| Leisure & Hospitality | 295 | 20 | 15 | 3,393 | 166 | 20 | 21,524 | 898 | 24 |
| Other Services | 111 | 30 | 4 | 2,481 | 358 | 7 | 8,409 | 1,165 | 7 |
| Public Administration | 66 | 3 | 22 | 590 | 27 | 22 | 13,146 | 311 | 42 |
| Goods-Producing Industries | 204 | 18 | 11 | 1,680 | 131 | 13 | 12,567 | 490 | 26 |
| Natural Resources & Mining | 0 | 0 | - | 61 | 5 | 12 | 75 | 10 | 8 |
| Construction | 123 | 10 | 12 | 616 | 63 | 10 | 2,858 | 270 | 11 |
| Manufacturing | 81 | 8 | 10 | 1,003 | 63 | 16 | 9,634 | 210 | 46 |
| Total | 1,519 | 217 | 7 | 18,528 | 2,146 | 9 | 142,643 | 12,626 | 11 |

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*



NATIONAL RELATIONSHIPS
*Retailers & Investors
across the U.S.*



TEAMWORK
*Innovative
Solutions*



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