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### PROPERTY INFORMATION

Property Address	11200 – 11340 E Jefferson Avenue
City/Township	Detroit
Building Size	92,392 SF
Land Size	8.21 AC
Space Available	17,511 SF
Minimum Available	2,771 SF
Maximum Available	10,000 SF
Asking Rental Rate	\$12.00 PSF
Estimated NNN	\$4.50 PSF

### DEMOGRAPHICS (FIVE-MILE RADIUS)

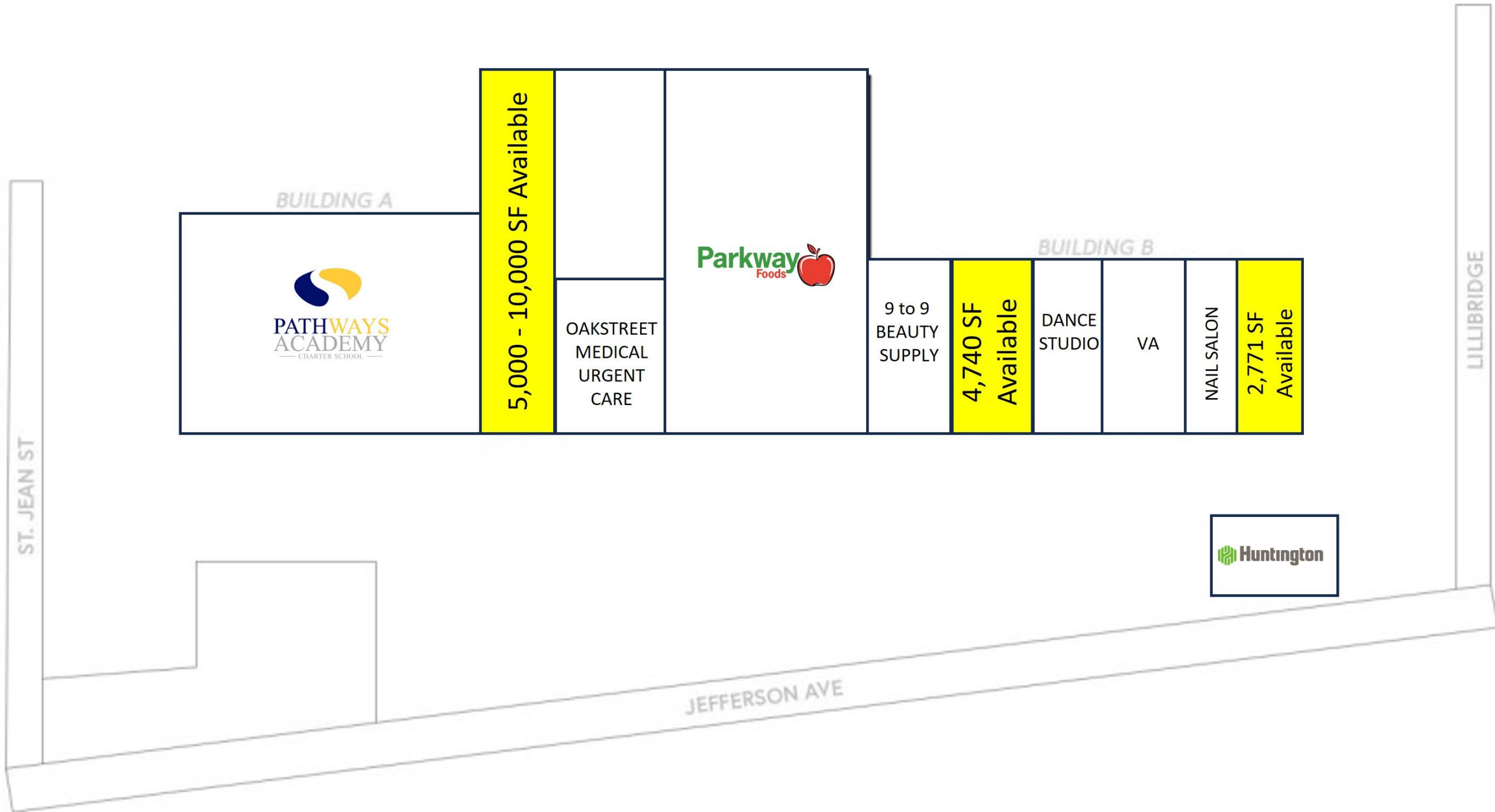
 <b>POPULATION</b> 217,104 PEOPLE	 <b>MEDIAN AGE</b> 37.2 YEARS OLD
 <b>HOUSEHOLDS</b> 85,101	 <b>CONSUMER SPENDING</b> \$1.9 BILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$63,252/ANNUALLY	 <b>DAYTIME EMPLOYEES</b> 142,643 EMPLOYEES

### 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 SHOPS AT JEFFERSON VILLAGE

## PICTURES





# THE SHOPS AT JEFFERSON VILLAGE

## DEMOGRAPHICS

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
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%

<b>POPULATION BY RACE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
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

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
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
<b>Avg Household Income</b>	<b>60,553</b>	<b>64,531</b>	<b>63,252</b>
<b>Median Household Income</b>	<b>35,916</b>	<b>37,589</b>	<b>38,560</b>

<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
\$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 SHOPS 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
<b>Service-Producing Industries</b>	<b>1,315</b>	<b>199</b>	<b>7</b>	<b>16,848</b>	<b>2,015</b>	<b>8</b>	<b>130,076</b>	<b>12,136</b>	<b>11</b>
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
<b>Goods-Producing Industries</b>	<b>204</b>	<b>18</b>	<b>11</b>	<b>1,680</b>	<b>131</b>	<b>13</b>	<b>12,567</b>	<b>490</b>	<b>26</b>
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
<b>Total</b>	<b>1,519</b>	<b>217</b>	<b>7</b>	<b>18,528</b>	<b>2,146</b>	<b>9</b>	<b>142,643</b>	<b>12,626</b>	<b>11</b>

## EXCLUSIVELY LISTED BY:

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