

FOR LEASE

SEVEN MILE DEVELOPMENT | DETROIT, MICHIGAN



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PROPERTY INFORMATION

Property Address	18520 West Seven Mile
City/Township	Detroit, Michigan
Total Project Size	129,272 SF
Retail Space Available	9,272 SF
Office Space Available	120,000 SF
Asking Rental Rate (Retail)	\$30.00 PSF
Asking Rental Rate (Office)	Contact Broker
Estimated NNN's	TBD
Parking	Ample

DEMOGRAPHICS (FIVE-MILE RADIUS)

	POPULATION 341,182 PEOPLE		MEDIAN AGE 39.1 YEARS OLD
	HOUSEHOLDS 134,109		CONSUMER SPENDING \$3.2 BILLION ANNUALLY
	AVG HOUSEHOLD INCOME \$63,641/ANNUALLY		DAYTIME POPULATION 114,682 PEOPLE

JOIN



AREA TENANTS & EMPLOYERS



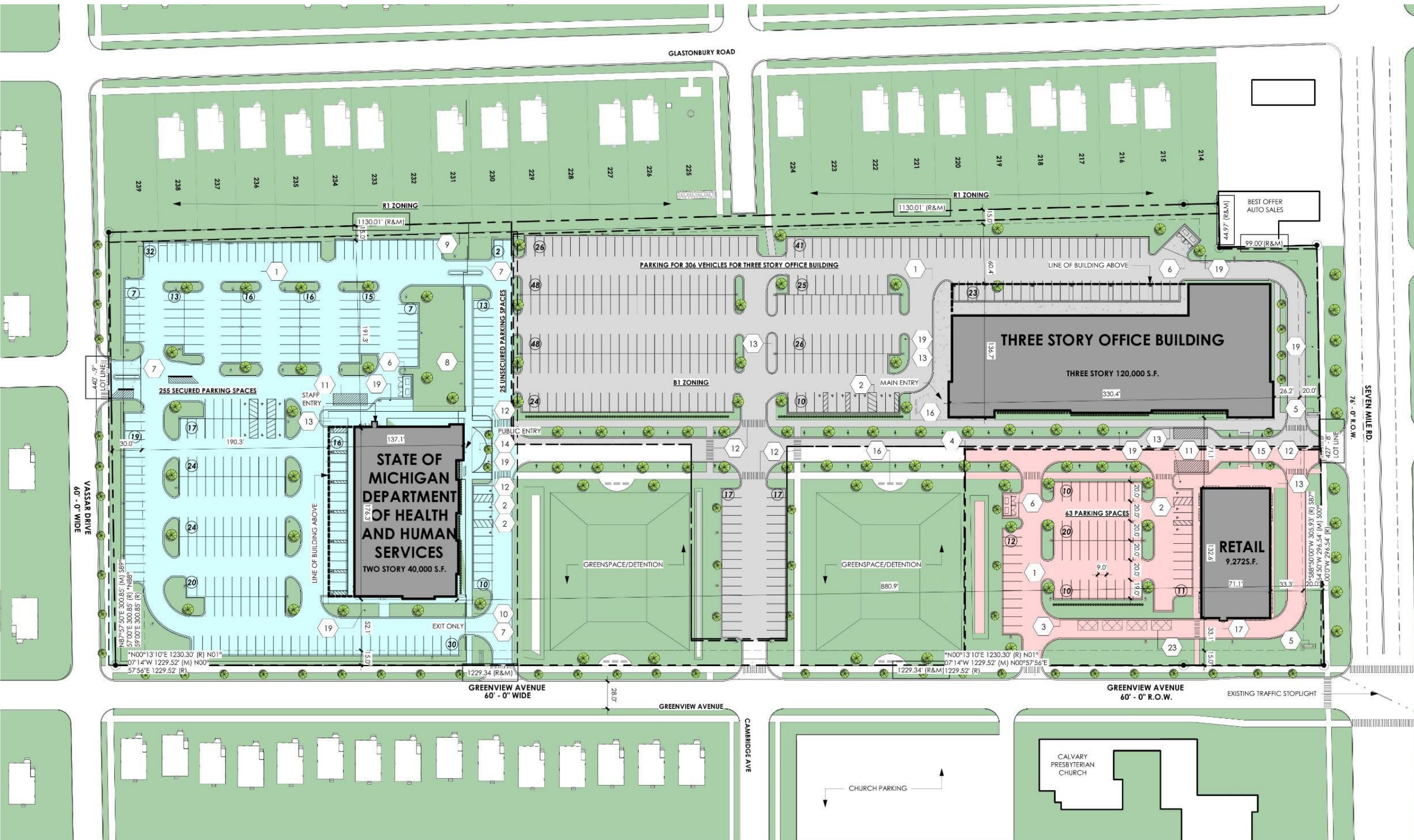
PROPERTY HIGHLIGHTS

- Join this new mixed development anchored by the Michigan Department of Health and Human Services located on 7 Mile Road just West of the Southfield Freeway.
- The Department of Health and Human Services offer a variety of programs to protect, encourage independence and advocate for adults in Michigan.
- Approximately 9,200 SF of Retail and 120,000 SF of Office space available for lease.
- Over 200 employees will be employed at the DHHS facility. The DHHS office will also draw hundreds of neighborhood residents to the site each day.



SEVEN MILE DEVELOPMENT

SITE PLAN





SEVEN MILE DEVELOPMENT

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	20,348	150,220	373,458
2023 Population	17,322	132,421	341,380
2028 Population Projection	16,975	130,350	338,182
Annual Growth 2010-2023	-1.1%	-0.9%	-0.7%
Annual Growth 2023-2028	-0.4%	-0.3%	-0.2%
Median Age	37	39	39.1
Bachelor's Degree or Higher	10%	17%	22%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	263	6,755	72,702
Black	16,631	121,793	255,944
American Indian/Alaskan Native	38	348	1,080
Asian	36	686	3,276
Hawaiian & Pacific Islander	0	21	68
Two or More Races	355	2,817	8,311
Hispanic Origin	182	1,673	6,185

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	7,714	58,671	147,224
2023 Households	6,475	51,307	134,109
2028 Household Projection	6,326	50,415	132,724
Owner Occupied Households	3,847	30,776	83,625
Renter Occupied Households	2,478	19,639	49,099
Avg Household Income	\$44,833	\$54,704	\$63,641
Median Household Income	\$34,569	\$41,784	\$46,835

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,731	13,847	34,286
\$50,000 - 75,000	1,069	9,451	24,346
\$75,000 - 100,000	564	5,159	14,210
\$100,000 - 125,000	263	3,014	10,183
\$125,000 - 150,000	94	1,616	5,649
\$150,000 - 200,000	85	1,463	5,159
\$200,000+	77	787	3,966

SEVEN MILE DEVELOPMENT

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	2,186	379	6	35,411	5,710	6	13,073	12,900	8
Trade Transportation & Utilities	362	65	6	5,579	768	7	19,183	1,997	10
Information	89	12	7	1,299	124	10	3,737	309	12
Financial Activities	123	32	4	2,341	485	5	9,604	1,356	7
Professional & Business Services	113	30	4	4,081	614	7	15,174	1,832	8
Education & Health Services	966	147	7	14,476	2,699	5	32,232	4,649	7
Leisure & Hospitality	274	28	10	4,052	303	13	10,888	821	13
Other Services	210	60	4	3,139	698	4	8,545	1,790	5
Public Administration	49	5	10	444	19	23	3,710	146	25
Goods-Producing Industries	51	13	4	2,472	247	10	11,609	905	13
Natural Resources & Mining	0	0	-	24	4	6	86	16	5
Construction	43	11	4	756	156	5	3,696	498	7
Manufacturing	8	2	4	1,692	87	19	7,827	391	20
Total	2,237	392	6	37,883	5,957	6	114,682	13,805	8

EXCLUSIVELY LISTED BY:


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*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*



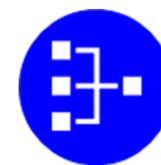
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SHARED DATABASE
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