

FOR LEASE

GRATIOT CONNER PLAZA | DETROIT, MICHIGAN



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PROPERTY INFORMATION

Property Address	10648 – 10770 Gratiot Avenue
City/Township	Detroit
Building Size	12,084 SF
Land Size	2.98 AC
Minimum Available	1,155 SF
Space Available	6,015 SF
Asking Rental Rate	\$18.00 PSF
Estimated NNN's	Contact Broker

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 362,616 PEOPLE	 MEDIAN AGE 36.2 YEARS OLD
 HOUSEHOLDS 141,436	 CONSUMER SPENDING \$3.1 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$60,436/ANNUALLY	 DAYTIME EMPLOYEES 128,033 EMPLOYEES

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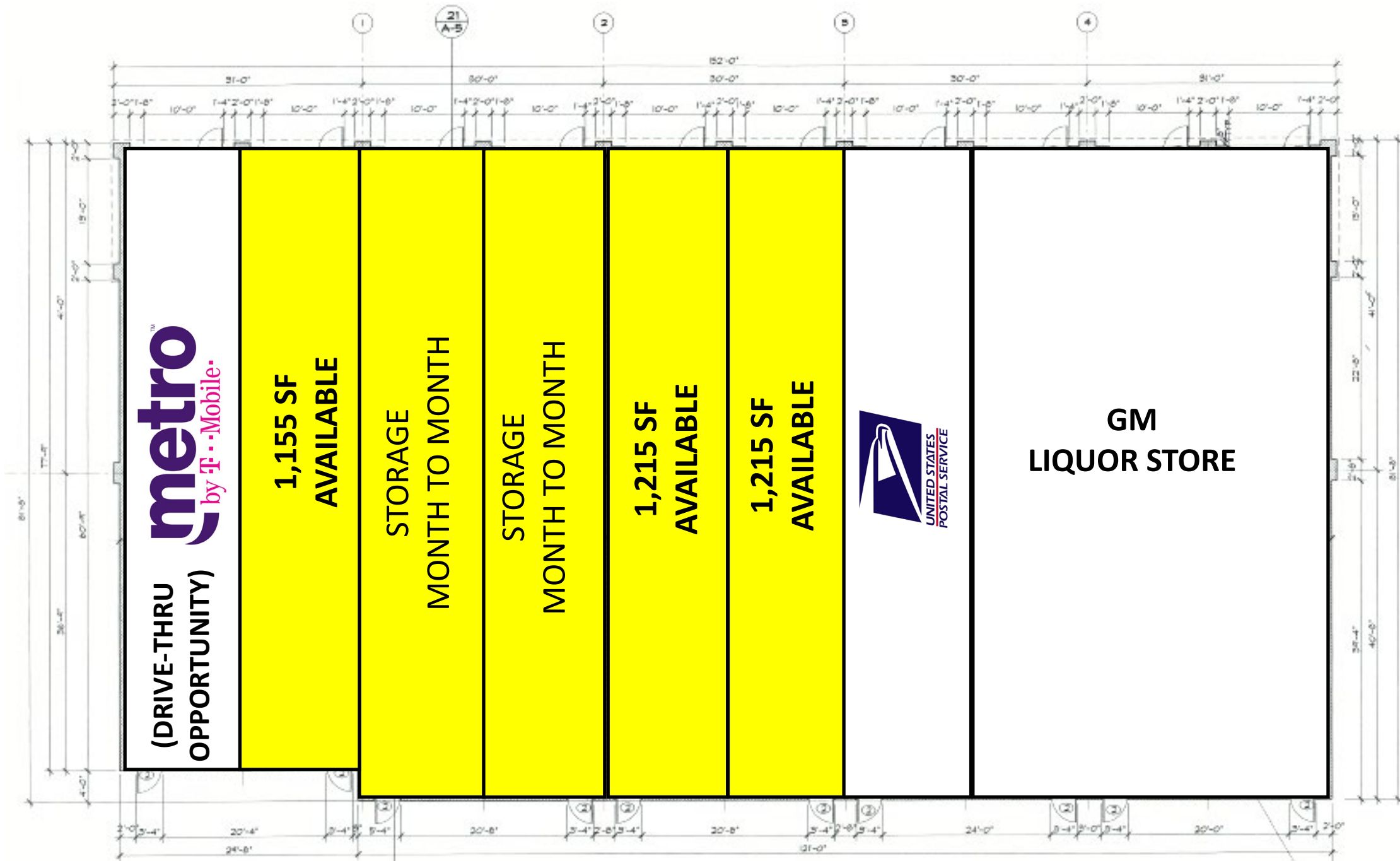
AREA TENANTS



PROPERTY HIGHLIGHTS

- Drive-thru opportunity available.
- Situated at the busy intersection of Gratiot Avenue and Conner Street, directly across from Coleman A. Young International Airport.
- Adjacent to major retailers, including a freestanding CVS Pharmacy and Bank of America, with a dedicated turn lane for easy access.
- Multiple Spaces available for lease, can be combined.
- Pylon signage available along with generous parking facilities available, accommodating high customer traffic.

GRATIOT AVENUE





POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	8,515	107,425	337,783
2024 Population	11,614	132,455	362,616
2029 Population Projection	11,996	134,799	361,038
Annual Growth 2020-2024	9.1%	5.8%	1.8%
Annual Growth 2024-2029	0.7%	0.4%	-0.1%
Median Age	38.4	35.2	36.2
Bachelor's Degree or Higher	7%	8%	18%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	472	16,580	92,061
Black	10,553	103,075	229,085
American Indian/Alaskan Native	25	232	590
Asian	30	5,508	18,180
Hawaiian & Pacific Islander	0	14	50
Two or More Races	535	7,045	22,650
Hispanic Origin	136	1,879	7,145

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2020 Households	3,085	37,890	132,060
2024 Households	4,223	47,525	141,436
2029 Household Projection	4,362	48,489	140,735
Owner Occupied Households	2,420	25,195	68,868
Renter Occupied Households	1,942	23,295	71,867
Avg Household Income	\$47,251	\$45,237	\$60,436
Median Household Income	\$34,203	\$34,335	\$40,632

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,259	14,655	38,256
\$50,000 - 75,000	722	7,803	22,698
\$75,000 - 100,000	253	3,344	13,394
\$100,000 - 125,000	223	2,015	7,731
\$125,000 - 150,000	99	1,068	4,583
\$150,000 - 200,000	105	578	4,811
\$200,000+	35	463	5,396

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	1,313	213	6	17,200	2,424	7	113,704	15,483	7
Trade Transportation & Utilities	330	44	8	3,233	479	7	14,040	1,814	8
Information	26	7	4	308	51	6	3,252	237	14
Financial Activities	90	23	4	746	198	4	5,588	1,165	5
Professional & Business Services	185	28	7	2,444	239	10	19,695	1,352	15
Education & Health Services	222	39	6	5,165	610	8	42,234	7,936	5
Leisure & Hospitality	173	14	12	1,685	178	9	11,505	839	14
Other Services	199	55	4	2,217	630	4	9,435	1,921	5
Public Administration	88	3	29	1,402	39	36	7,955	219	36
Goods-Producing Industries	615	37	17	3,208	229	14	14,329	883	16
Natural Resources & Mining	0	0	-	16	4	4	155	19	8
Construction	330	17	19	1,212	101	12	3,628	406	9
Manufacturing	285	20	14	1,980	124	16	10,546	458	23
Total	1,928	250	8	20,408	2,653	8	128,033	16,366	8

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.*