

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
Space Available	6,075 SF
Asking Rental Rate	Contact Broker
Estimated NNN's	Contact Broker

DEMOGRAPHICS (FIVE-MILE RADIUS)



POPULATION
351,656 PEOPLE



MEDIAN AGE
36.4 YEARS OLD



HOUSEHOLDS
131,074



CONSUMER SPENDING
\$2.9 BILLION ANNUALLY



AVG HOUSEHOLD INCOME
\$56,805/ANNUALLY



DAYTIME EMPLOYEES
123,968 EMPLOYEES

AREA TENANTS



PROPERTY HIGHLIGHTS

- Located at the intersection of Gratiot Avenue and Conner Street, directly across from Coleman. A Young International Airport.
- Adjacent to freestanding CVS Pharmacy and Bank of America.
- The shopping center provides ample parking and has dedicated turn lane for easy access.

GRATIOT AVENUE



FALL LEGEND

- EXTERIOR WALL: 12" CONCRETE HANDBAY WALL WITH INSULATION, JOINT REPAIR, 4" G.I. JOINTS, OTHER COURSE FULL EMPTY CONCRETE WITH FOAM INSULATION (SEE ELEVATION FOR DIFFERENT TYPES OF CONCRETE HANDBAY)
- FURRED OUT HANDBAY WALL: 1/2" G.I. STUDS ON 3" G.I. JOINTS, METAL STUDS AT 16" O.C. TO INCREASE OF ROOF DECK, BRACE AS REQUESTED, SEE DETAIL NO. 1411
- FORMABLE FUTURE WALL CONSTRUCTION TO BE DEMOLISHED IN TENANT BUILD-OUT DRAWINGS: 2 HOUR FIRE BARRIER, 2 LAYERS OF 5/8" GYPHUM BOARD ON BOTH SIDES OF 4" x 1" S.F. - 3/8" G.I. METAL STUDS AT 16" O.C. TO INCREASE OF ROOF DECK, BRACE AS REQUESTED, SEE DETAIL NO. 1411

NOTE: TENANT BUILD-OUT DRAWINGS ARE TO BE PREPARED AND SUBMITTED IN THE FUTURE AS TENANT SPACES ARE LEASED.

NOTE: FOR BARRIER FREE TOILET ROUGH DESIGN AND INFORMATION SEE DETAILS B AND 1 THIS SHEET.

ETCHEN GUMMA LIMITED
ARCHITECTS-ENGINEERS-BUILDERS
www.egmlltd.com
24300 Southfield Road - Southfield, MI 48034
(248) 503-8900 Fax (248) 503-9900

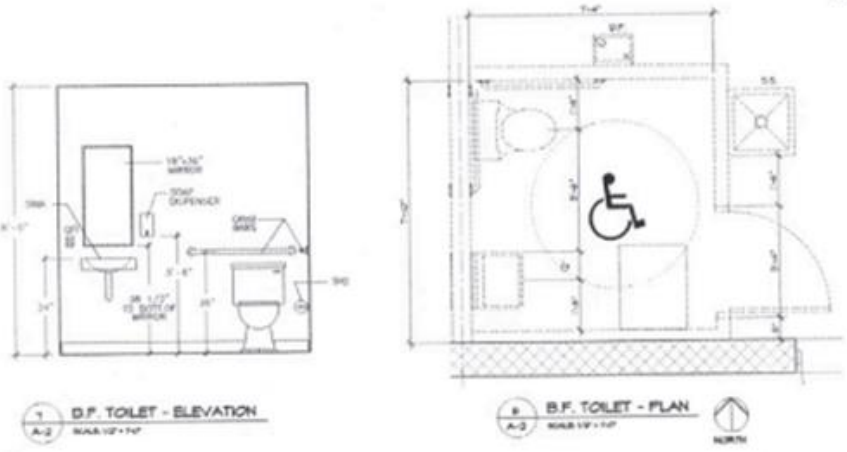
Project: **PARCEL A**
GRATIOT AVENUE
S. W. OF CONNER AVENUE
DETROIT, MI

Designed: E. A. Dicker, Architect
Drawn: L. Akram
Approved: E. A. Dicker, Architect
Scale: AS NOTED

Notes
This sheet includes details no. 6, Thru 10.
All drawings are in metric unless otherwise specified and shall conform to the standards of the International Organization for Standardization (ISO) and the standards of the American Institute of Architects (AIA).
The architect does not warrant the accuracy of the information provided on this sheet. The architect shall not be responsible for any errors or omissions on this sheet.

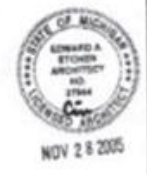
Issued
Date of Florida: 10/21/05
Revision: 1/28/06

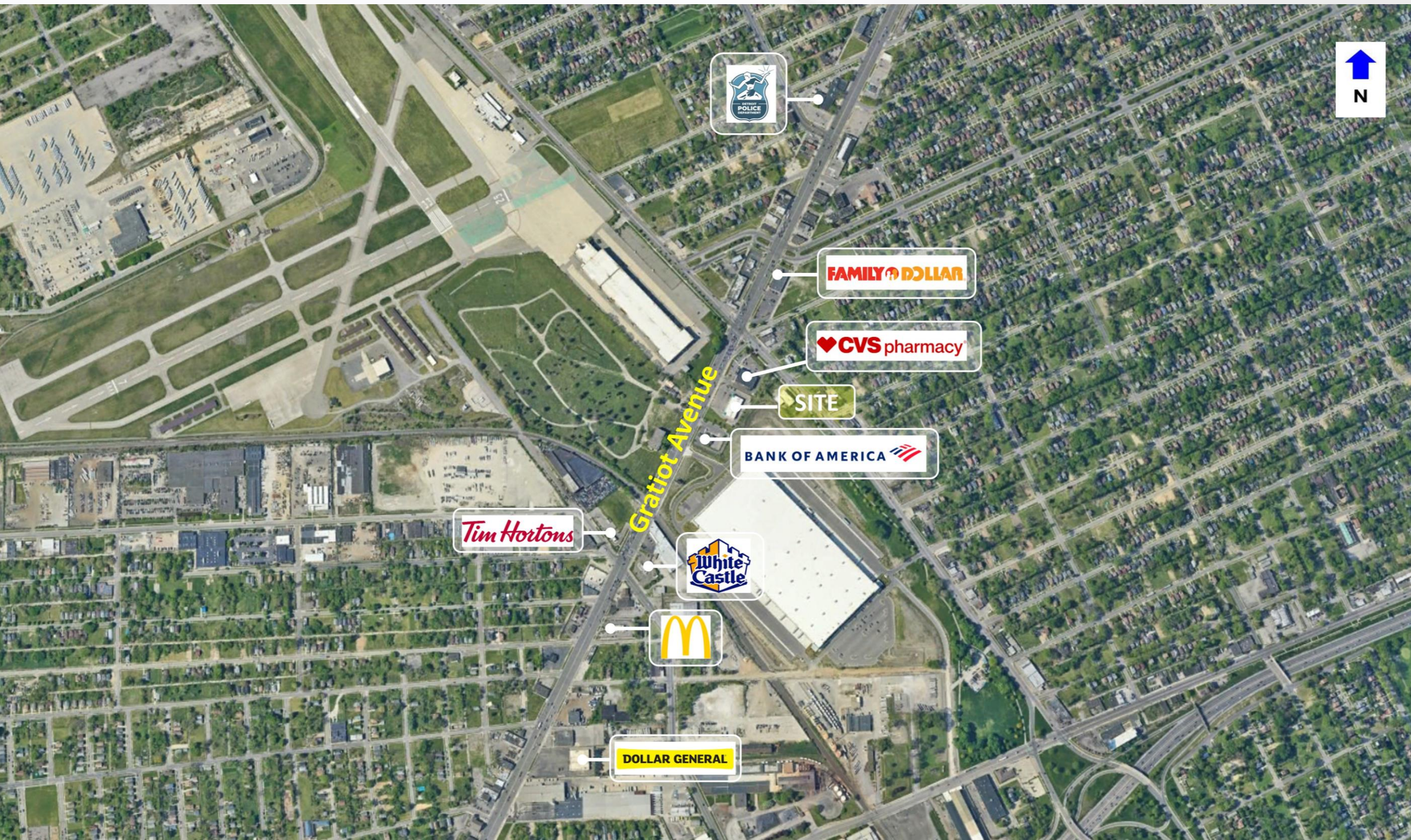
Sheet Title and Number: **Floor Plan & Details**
A-2



DOOR SCHEDULE

NO.	LOCATION	SIZE	DOOR		FRAME		GLASS		SWING	REMARKS	FINISHES	
			MATL.	TYPE	MATL.	TYPE	MATL.	TYPE			INT.	EXT.
1	EXTERIOR TOILET ENTRY	2'-0" x 7'-0"	ALUM.	SLIP	CLAMP	EMPORE	ALUM.	4 1/2"	-	1	ALUM. FINISH	ALUM. FINISH
2	EXTERIOR TOILET ENTRY	2'-0" x 7'-0"	GLASS	FIXED	FIXED	GLASS	FIXED	1/2"	-	2	ALUM. FINISH	ALUM. FINISH





POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	11,883	136,434	364,527
2023 Population	11,000	128,196	351,656
2028 Population Projection	10,984	128,403	353,280
Annual Growth 2010-2022	-0.60%	-0.50%	-0.30%
Annual Growth 2022-2027	0.00%	0.00%	0.10%
Median Age	36	34.2	36.4
Bachelor's Degree or Higher	4%	7%	17%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	281	11,621	85,915
Black	10,476	107,445	237,470
American Indian/Alaskan Native	32	421	1,238
Asian	25	5,556	16,814
Hawaiian & Pacific Islander	0	4	25
Two or More Races	187	3,149	10,194
Hispanic Origin	90	1,660	6,708

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	3,992	45,574	136,195
2023 Households	3,648	42,298	131,074
2028 Household Projection	3,632	42,263	131,643
Owner Occupied Households	2,028	22,470	71,275
Renter Occupied Households	1,604	19,792	60,368
Avg Household Income	42,426	41,545	56,805
Median Household Income	31,643	31,110	37,921

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,067	13,339	36,477
\$50,000 - 75,000	611	6,476	20,782
\$75,000 - 100,000	249	2,807	11,361
\$100,000 - 125,000	109	1,339	6,506
\$125,000 - 150,000	38	722	3,943
\$150,000 - 200,000	43	426	3,998
\$200,000+	38	292	4,239

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	1,359	200	7	15,871	2,175	7	110,851	13,801	8
Trade Transportation & Utilities	340	46	7	3,181	466	7	14,872	1,815	8
Information	32	8	4	321	55	6	3,280	234	14
Financial Activities	86	22	4	701	186	4	5,271	1,084	5
Professional & Business Services	207	32	6	2,390	220	11	19,411	1,224	16
Education & Health Services	331	40	8	4,949	542	9	40,754	6,901	6
Leisure & Hospitality	173	14	12	1,759	180	10	11,616	842	14
Other Services	116	36	3	1,727	489	4	8,398	1,500	6
Public Administration	74	2	37	843	37	23	7,249	201	36
Goods-Producing Industries	587	33	18	3,117	199	16	13,117	799	16
Natural Resources & Mining	0	0	-	6	2	3	132	15	9
Construction	326	16	20	1,168	89	13	3,397	374	9
Manufacturing	261	17	15	1,943	108	18	9,588	410	23
Total	1,946	233	8	18,988	2,374	8	123,968	14,600	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.*