

FOR LEASE

2590 W Grand Boulevard
Detroit, MI

11,560 SF Free-Standing Building



BEN AND BENJI
COLLIERS DETROIT REAL ESTATE



Ben Hubert
248 417 7150
ben.hubert@colliers.com



Benji Rosenzweig
248 752 3762
ben.rosenzweig@colliers.com

Colliers Detroit
400 W 4th Street, Suite 350
Royal Oak, MI 48067
colliers.com/detroit

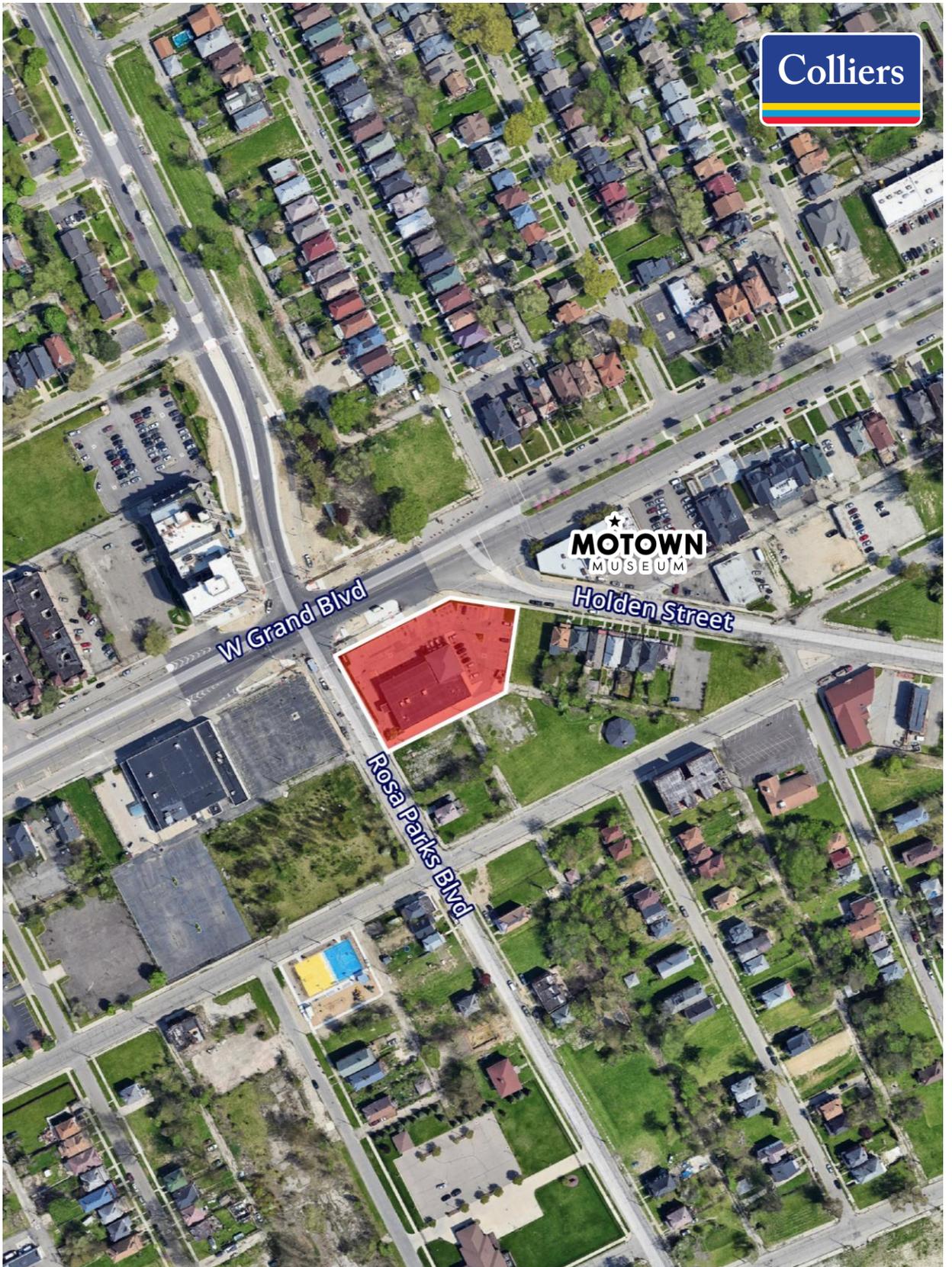




PROPERTY HIGHLIGHTS

- Prototypical 11,560 SF Free-Standing Building
- Former CVS Built in 2001
- 1.01 Acre Hard Corner with Multiple Ingress / Egress
- Existing Drive-Thru Included
- Next Door to the Motown Museum/Hitsville U.S.A. and Expansion Facility
- Blocks from Henry Ford Hospital - \$3B Expansion Campus
- 1.4 Miles to Wayne State University
- 54 Parking Spaces
- Zoning: B-4, General Business District

AERIAL MAP





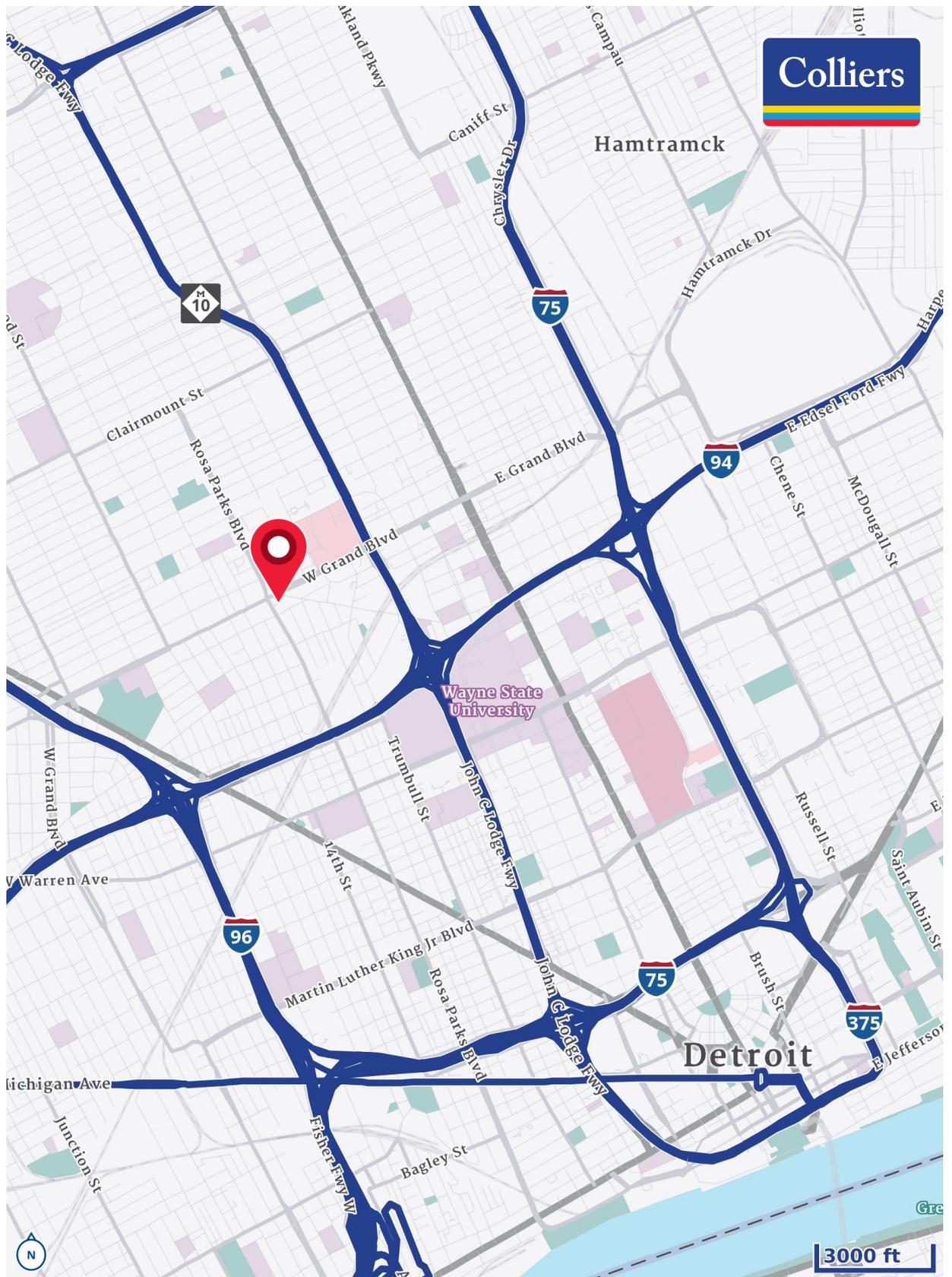
MOTOWN MUSEUM

- Dynamic, Interactive Exhibits
- Professional Recording Studio
- An Expanded Retail Experience
- A State-of-the-Art Performance Theatre
- A Casual-Style Café Offering Light Food and Drinks

HENRY FORD EXPANSION



LOCATION MAP



CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	16,336	128,255	309,155
Total Households	7,794	55,658	127,527
Total Family Households	2,501	23,351	61,060
Average Household Size	1.79	2.19	2.35
Median Age	32.0	34.1	35.0
Population Age 25+	10,450	86,034	205,495
2010 – 2021 Population: Annual Growth Rate (CAGR)	0.43%	-0.62%	-1.10%
2022 – 2023 Population: Annual Growth Rate (CAGR)	0.65%	0.04%	-0.25%

5 YEAR PROJECTED TRENDS: ANNUAL RATE

Population	0.76%	0.02%	-0.21%
Households	0.97%	0.48%	0.23%
Families	0.81%	0.08%	-0.10%
Median Household Income	2.52%	3.33%	2.88%

CURRENT YEAR POPULATION BY SEX

Male Population / % Male	7,874 / 48.2%	64,943 / 50.6%	154,888 / 50.1%
Female Population / % Female	8,462 / 51.8%	63,312 / 49.4%	154,267 / 49.9%

INCOME & HOUSEHOLDS SUMMARY

2020 Median Household Income	\$30,833	\$32,993	\$35,682
Average Household Income	\$54,347	\$56,631	\$57,234
Per Capita Income	\$27,827	\$24,919	\$23,784

SUMMARY BUSINESS DATA

Total Businesses	986	5,480	11,011
Total Daytime Population	46,468	216,063	427,567
Daytime Population: Workers	36,828	134,086	228,963
Daytime Population: Residents	9,640	81,977	198,604

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.