

PRICE REDUCED!

Colliers



FOR SALE

12801 E Jefferson Avenue
Detroit, MI

Property Highlights

- Former Dollar General (Vacated Dec 31, 2024)
- 12,208 SF – Freestanding 1-Story Building
- Billboard Sign Included
 - \$10,000/Year – Lease Exp. Mar 2026
 - Can be Renegotiated or Owner-User
- Zoning: M-4, Intensive Industrial: Commercial Retail, Industrial, & Services Uses By-Right
- Asking Price: \$950,000, Including Billboard

CONTACT US



Ben Hubert

248 417 7150

ben.hubert@colliers.com



Benji Rosenzweig

248 752 3762

ben.rosenzweig@colliers.com

BEN AND BENJI
COLLIERS DETROIT REAL ESTATE

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



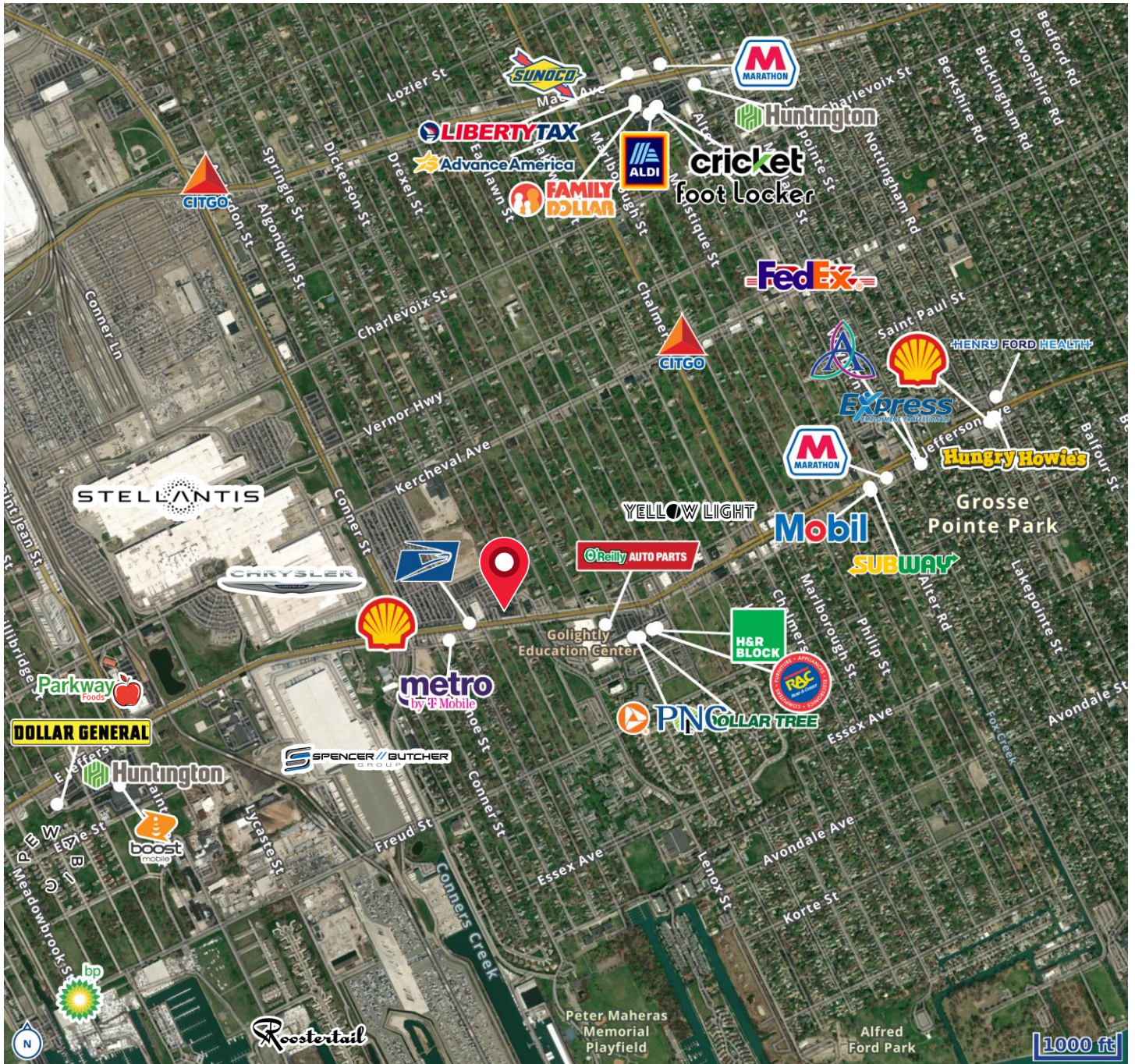
FOR SALE

Property Aerials



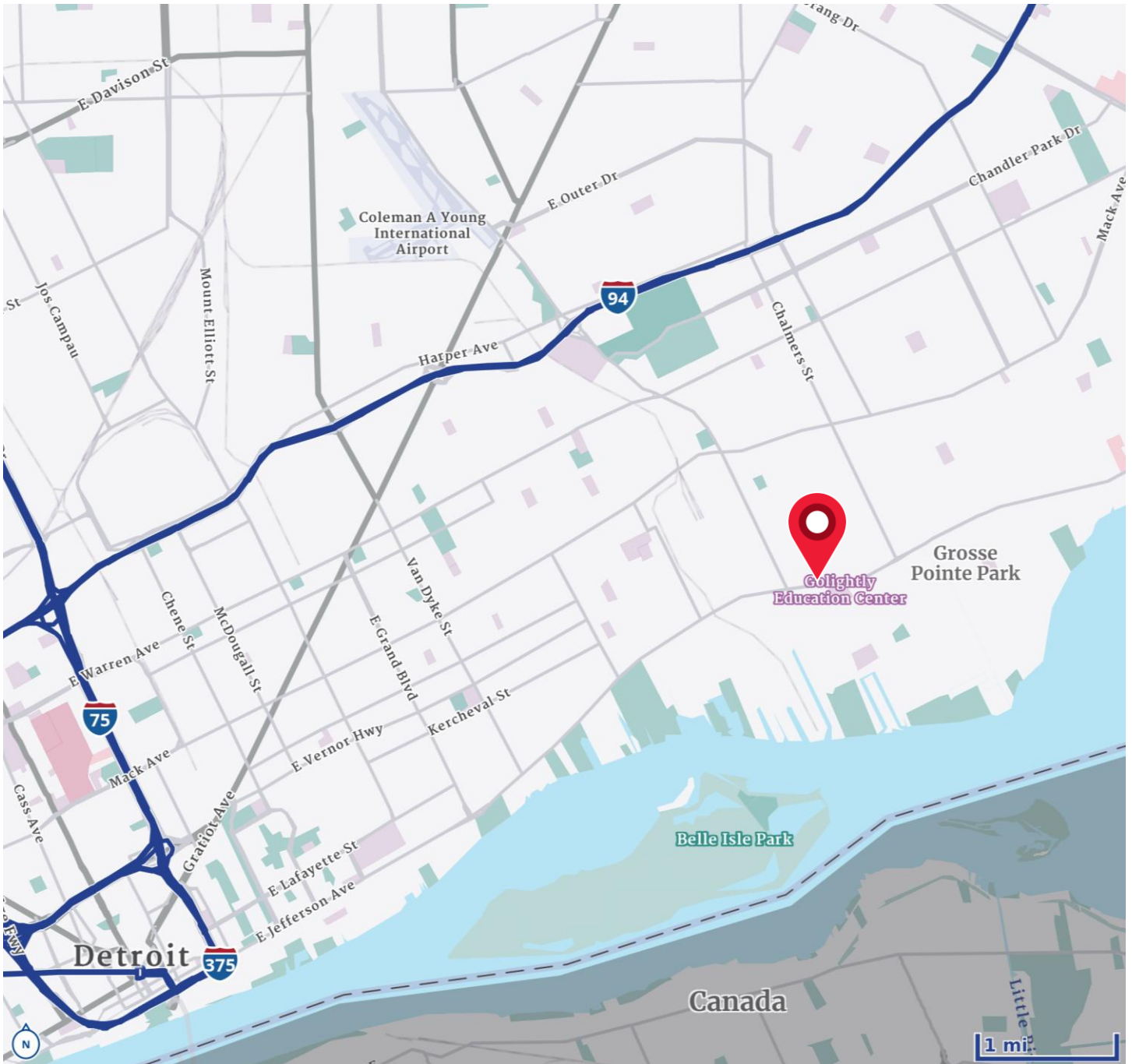
FOR SALE

Merchant Map



FOR SALE

Location Map



FOR SALE

Demographic

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	7,266	74,628	176,061
Total Households	3,220	32,195	73,940
Total Family Households	1,647	16,739	39,748
Average Household Size	2.19	2.27	2.34
Median Age	41.2	40.7	38.8
Population Age 25+	5,139	53,022	121,518
2010 – 2021 Population: Annual Growth Rate (CAGR)	-2.06%	-1.75%	-1.34%
2022 – 2023 Population: Annual Growth Rate (CAGR)	-0.57%	-0.57%	-0.57%
5 YEAR PROJECTED TRENDS: ANNUAL RATE	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	-0.51%	-0.45%	-0.43%
Households	-0.09%	-0.05%	-0.04%
Families	-0.33%	-0.24%	-0.25%
Median Household Income	5.59%	2.46%	2.36%
CURRENT YEAR POPULATION BY SEX	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Male Population / % Male	3,495 / 48.1%	36,479 / 48.9%	85,621 / 48.6%
Female Population / % Female	3,774 / 51.9%	38,149 / 51.1%	90,440 / 51.4%
INCOME & HOUSEHOLDS SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2020 Median Household Income	\$38,313	\$49,963	\$49,453
Average Household Income	\$75,931	\$90,284	\$85,000
Per Capita Income	\$33,301	\$39,099	\$35,764
SUMMARY BUSINESS DATA	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Businesses	255	1,889	4,840
Total Daytime Population	7,522	68,294	170,923
Daytime Population: Workers	2,871	24,370	68,147
Daytime Population: Residents	4,651	43,924	102,776

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.



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

BEN AND BENJI
COLLIERS DETROIT REAL ESTATE



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

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.

