## FOR SALE

Industrial – River Rouge



2019 Township Drive Suite 104 Commerce, MI 48390



10288 W. Jefferson Ave. River Rouge, MI 48218

#### EXCLUSIVELY LISTED BY:

Kyle Nelson, CCIM Sales Associate C: (313) 467-2597 O: (248) 359-9000 x5 knelson@insitecommercial.com

Zak Shepler
Sales Associate
C: (810) 845-6777
O: (248) 359-9000 x4
zshepler@insitecommercial.com

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## PROPERTY INFORMATION Executive Summary





#### PROPERTY OVERVIEW

Industrial building for sale, located on W. Jefferson Ave, between Coolidge Hwy and the Rouge River, in River Rouge, MI. Building is structurally sound, with some interior-deferred maintenance that will need to be addressed. Flexible zoning allows for a wide array of uses. This site is ideal for storage, manufacturing, or redevelopment.

OFFERING SUMMARY			
Sale Price:	\$199,000.00 (\$29/SF)		
Building Size:	6,952 SF		
Lot Size:	.21 Acres (9,148 SF)		
Property Taxes:	\$8,175.80 (2024)		
Ceiling Height:	14'		
Zoning:	NMU/Green Overlay		
Year Built:	1920/1943		

### PROPERTY HIGHLIGHTS

- Access from Coolidge Hwy. and Cloverdale St.
- Site currently undergoing multiple capital improvements.

### DEMOGRAPHICS (5-mile radius)

- **Population:** 218,205 people
- Households: 79,713 homes
- **Avg. HH Income:** \$73,304 USD
- Traffic Counts: 4,545 VPD

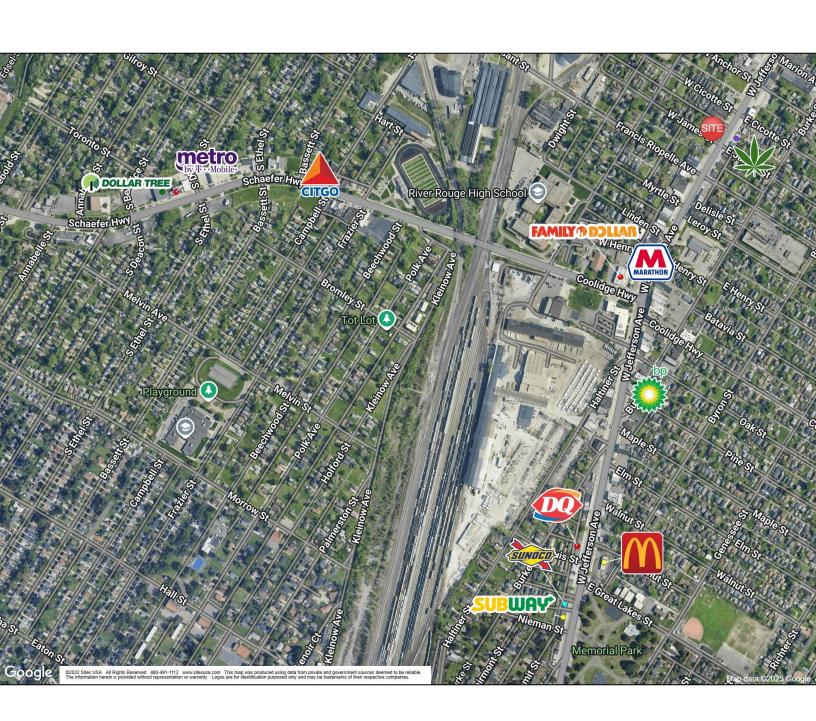
# PROPERTY INFORMATION Photographs





### LOCATION INFORMATION Retailer Maps

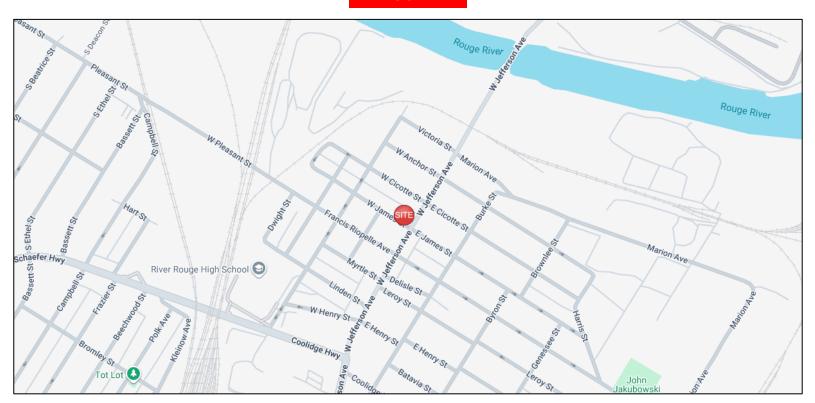




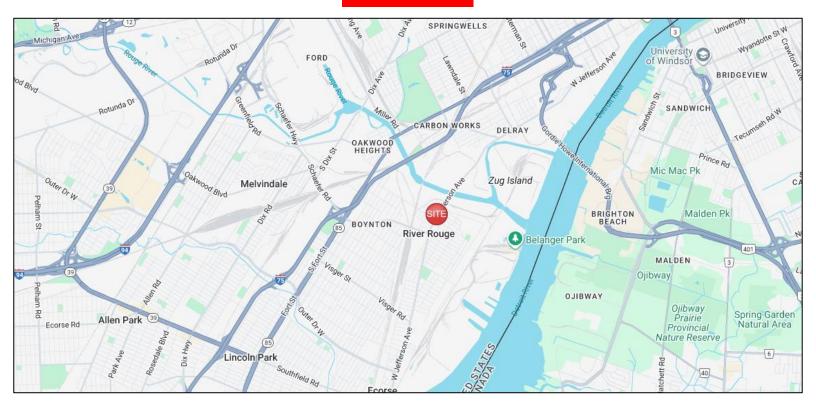
## LOCATION INFORMATION Location Maps



#### LOCAL



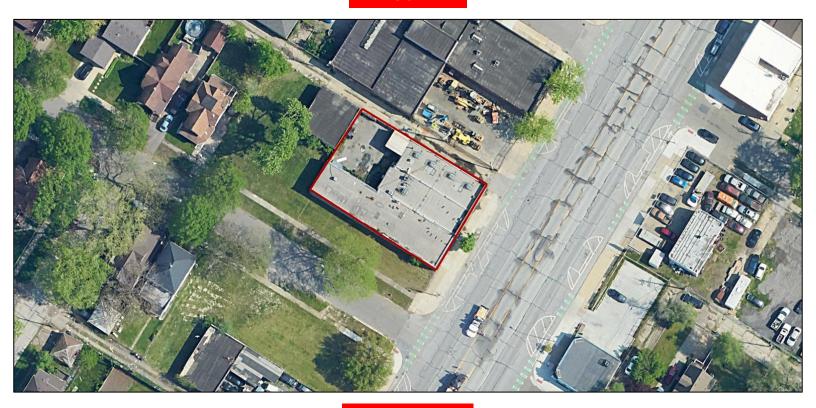
#### REGIONAL



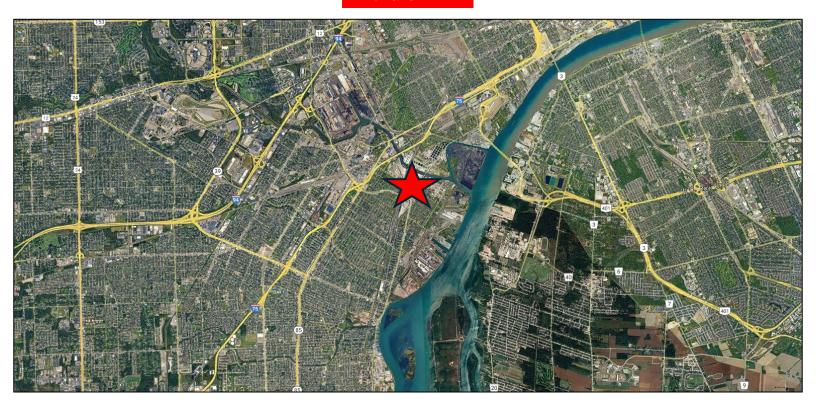
## LOCATION INFORMATION Aerial Maps



#### LOCAL



#### REGIONAL



# LOCATION INFORMATION Demographics



10288 W Jefferson Ave	1 mi radius	3 mi radius	5 mi radius
River Rouge, MI 48218			
Population			
2025 Estimated Population	7,965	71,076	218,20
2030 Projected Population	7,842	68,806	211,41
2020 Census Population	7,420	71,216	221,39
2010 Census Population	8,419	75,640	223,44
Projected Annual Growth 2025 to 2030	-0.3%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2025	-0.4%	-0.4%	-0.29
Households			
2025 Estimated Households	3,039	25,502	79,71
2030 Projected Households	3,008	24,990	78,27
2020 Census Households	2,841	24,976	79,07
2010 Census Households	3,157	26,513	79,40
Projected Annual Growth 2025 to 2030	-0.2%	-0.4%	-0.49
Historical Annual Growth 2010 to 2025	-0.2%	-0.3%	
Age			
2025 Est. Population Under 10 Years	14.8%	15.4%	14.49
2025 Est. Population 10 to 19 Years	14.3%	15.9%	15.39
2025 Est. Population 20 to 29 Years	12.5%	14.3%	14.19
2025 Est. Population 30 to 44 Years	21.3%	20.8%	20.69
2025 Est. Population 45 to 59 Years	17.3%	16.5%	16.69
2025 Est. Population 60 to 74 Years	15.1%	12.7%	13.59
2025 Est. Population 75 Years or Over	4.7%	4.4%	5.59
2025 Est. Median Age	34.3	32.0	33.
Marital Status & Gender			
2025 Est. Male Population	49.0%	50.2%	50.39
2025 Est. Female Population	51.0%	49.8%	49.79
2025 Est. Never Married	46.5%	45.6%	41.29
2025 Est. Now Married	24.0%	29.6%	36.39
2025 Est. Separated or Divorced	20.1%	18.6%	16.59
2025 Est. Widowed	9.4%	6.3%	6.09
Income			
2025 Est. HH Income \$200,000 or More	2.4%	2.9%	4.89
2025 Est. HH Income \$150,000 to \$199,999	5.1%	3.9%	5.09
2025 Est. HH Income \$100,000 to \$149,999	6.6%	9.6%	13.39
2025 Est. HH Income \$75,000 to \$99,999	6.8%	9.5%	10.89
2025 Est. HH Income \$50,000 to \$74,999	22.0%	20.0%	18.79
2025 Est. HH Income \$35,000 to \$49,999	12.5%	15.5%	13.89
2025 Est. HH Income \$25,000 to \$34,999	6.9%	8.3%	8.69
2025 Est. HH Income \$15,000 to \$24,999	10.9%	10.9%	10.19
2025 Est. HH Income Under \$15,000	26.8%	19.4%	14.89
2025 Est. Average Household Income	\$52,725	\$60,178	\$73,30
2025 Est. Median Household Income	\$42,543	\$49,341	\$56,75
2025 Est. Per Capita Income	\$20,125	\$21,642	\$26,82
2025 Est. Total Businesses	224	1,986	6,30
2025 Est. Total Employees	2,141	21,017	74,61

# LOCATION INFORMATION Demographics



	1 mi radius	3 mi radius	5 mi radius
River Rouge, MI 48218			
Race			
025 Est. White	33.5%	44.8%	60.2
025 Est. Black	49.4%	25.3%	15.6
025 Est. Asian or Pacific Islander	0.4%	0.7%	1.3
025 Est. American Indian or Alaska Native	0.7%	1.2%	0.9
025 Est. Other Races	16.0%	28.0%	22.0
lispanic			
025 Est. Hispanic Population	1,373	23,711	56,6
025 Est. Hispanic Population	17.2%	33.4%	25.9
030 Proj. Hispanic Population	17.3%	31.7%	25.2
020 Hispanic Population	11.7%	29.5%	23.9
ducation (Adults 25 & Older)			
025 Est. Adult Population (25 Years or Over)	5,174	43,730	138,2
025 Est. Elementary (Grade Level 0 to 8)	6.8%	11.1%	9.3
025 Est. Some High School (Grade Level 9 to 11)	13.5%	16.3%	13.2
025 Est. High School Graduate	41.0%	36.4%	31.9
025 Est. Some College	21.2%	18.5%	19.6
025 Est. Associate Degree Only	7.3%	6.3%	7.4
025 Est. Bachelor Degree Only	7.3%	7.4%	12.0
025 Est. Graduate Degree	2.8%	3.9%	6.8
Housing			
025 Est. Total Housing Units	3,576	28,917	89,8
025 Est. Owner-Occupied	48.3%	47.9%	54.:
025 Est. Renter-Occupied	36.7%	40.3%	34.7
025 Est. Vacant Housing	15.0%	11.8%	11.3
Homes Built by Year			
025 Homes Built 2010 or later	1.1%	1.8%	1.
025 Homes Built 2000 to 2009	1.1%	3.2%	3.
025 Homes Built 1990 to 1999	1.3%	3.1%	3.
025 Homes Built 1980 to 1989	1.0%	2.2%	2.
025 Homes Built 1970 to 1979	4.2%	7.5%	5.
025 Homes Built 1960 to 1969	10.3%	9.8%	9.
025 Homes Built 1950 to 1959	17.8%	16.3%	21.
025 Homes Built Before 1949	48.2%	44.2%	40.
Home Values	16.270	11.270	10.
025 Home Value \$1.000.000 or More	0.4%	0.6%	0.
025 Home Value \$500,000 to \$999,999	2.1%	2.2%	2.
025 Home Value \$400,000 to \$499,999	1.5%	1.6%	2.
025 Home Value \$300,000 to \$399,999	2.2%	3.4%	4.
025 Home Value \$200,000 to \$299,999	10.3%	8.9%	16.
025 Home Value \$150,000 to \$199,999	5.0%	10.3%	21.
025 Home Value \$150,000 to \$199,999 025 Home Value \$100,000 to \$149,999	6.6%		20.
		19.5%	
025 Home Value \$50,000 to \$99,999	39.7%	34.9%	21.
025 Home Value \$25,000 to \$49,999	16.8%	9.5%	4.5
025 Home Value Under \$25,000	15.5%	9.1%	5.
025 Median Home Value	\$77,417	\$96,708	\$140,9

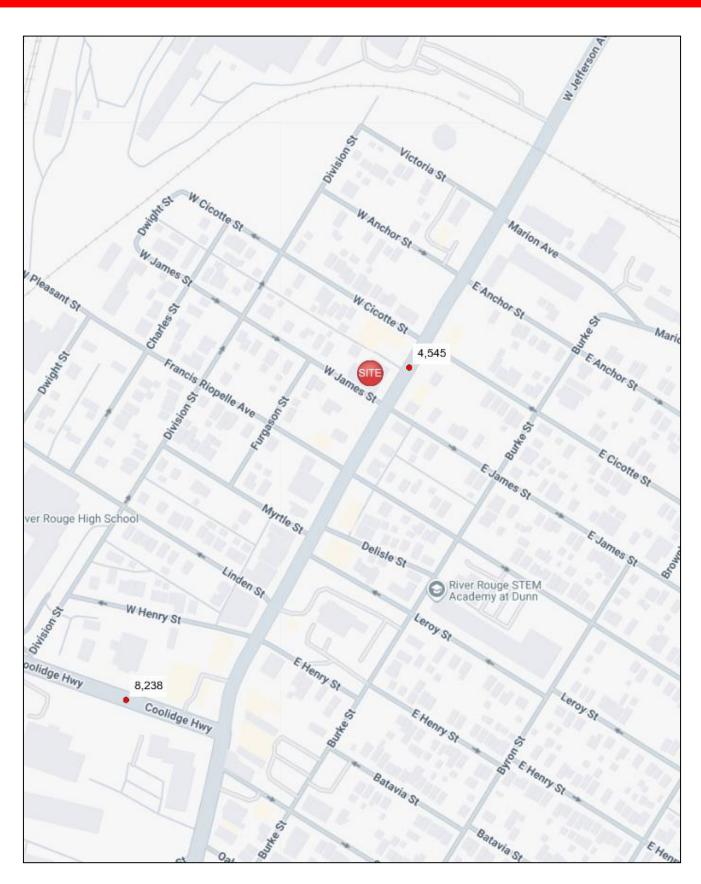
# LOCATION INFORMATION Demographics



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River Rouge, MI 48218	I III Iddid3	5 IIII Idalas	5 mi radias
Labor Force			
2025 Est. Labor Population Age 16 Years or Over	6,082	53,161	166,28
2025 Est. Civilian Employed	51.2%	53.3%	54.19
2025 Est. Civilian Unemployed	4.1%	3.9%	3.5%
2025 Est. in Armed Forces	-	-	
2025 Est. not in Labor Force	44.7%	42.8%	42.39
2025 Labor Force Males	48.3%	49.7%	49.99
2025 Labor Force Females	51.7%	50.3%	50.19
Occupation			
2025 Occupation: Population Age 16 Years or Over	3,113	28,327	89,93
2025 Mgmt, Business, & Financial Operations	17.8%	11.1%	12.59
2025 Professional, Related	11.1%	13.6%	17.99
2025 Service	22.1%	20.6%	18.00
2025 Sales, Office	15.8%	18.0%	18.39
2025 Farming, Fishing, Forestry	-	0.2%	0.29
2025 Construction, Extraction, Maintenance	8.6%	10.9%	10.19
2025 Production, Transport, Material Moving	24.6%	25.7%	22.99
2025 White Collar Workers	44.7%	42.7%	48.79
2025 Blue Collar Workers	55.3%	57.3%	51.39
Transportation to Work			
2025 Drive to Work Alone	77.1%	77.8%	76.09
2025 Drive to Work in Carpool	10.0%	10.8%	10.59
2025 Travel to Work by Public Transportation	2.1%	2.0%	1.99
2025 Drive to Work on Motorcycle	-	-	
2025 Walk or Bicycle to Work	1.7%	1.7%	1.89
2025 Other Means	1.5%	1.5%	1.5
2025 Work at Home	7.6%	6.1%	8.3
Travel Time			
2025 Travel to Work in 14 Minutes or Less	16.0%	23.3%	26.3
2025 Travel to Work in 15 to 29 Minutes	50.0%	43.4%	42.2
2025 Travel to Work in 30 to 59 Minutes	29.6%	28.6%	27.5
2025 Travel to Work in 60 Minutes or More	4.4%	4.7%	4.09
2025 Average Travel Time to Work	23.4	22.7	21
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$217.93 M	\$1.94 B	\$6.59
2025 Est. Apparel	\$4.25 M	\$37.87 M	\$126.55
2025 Est. Contributions, Tax and Retirement	\$41.19 M	\$376.84 M	\$1.47
2025 Est. Education	\$4.53 M	\$40.88 M	\$143.47
2025 Est. Entertainment	\$13.36 M	\$118.55 M	\$394.57
2025 Est. Food, Beverages, Tobacco	\$32.3 M	\$283.91 M	\$904.24
2025 Est. Health Care	\$19.54 M	\$161.46 M	\$512.15
2025 Est. Household Furnishings and Equipment	\$5.88 M	\$52.57 M	\$177.97
2025 Est. Household Operations, Shelter, Utilities	\$59.05 M	\$521.8 M	\$1.66
2025 Est. Household Operations, Sheller, Oddities	\$3.82 M	\$34.09 M	\$1.00
2025 Est. Personal Care	\$3.54 M	\$31.03 M	\$98.06
2025 Est. Transportation	\$30.47 M	\$284.25 M	\$996.47

## LOCATION INFORMATION Traffic Counts





## CONTACT INFORMATION







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