



**For Lease | Newly Vacant Family Dollar**

**Property Highlights**  
**2250 W Davison Street | Detroit, MI**

- 8,370 SF Former Family Dollar
- Built in 2019
- Vacated April 15, 2024
- 81 Space Parking Lot
- High Retail Sales Area for National and Local Tenants
- \$17.00/SF, NNN (\$4.50/SF)

**Demographics**

	1 MILE	3 MILE	5 MILE
POPULATION	13,828	126,747	392,006
AVG. INCOME	\$39,468	\$52,604	\$55,508
HOUSEHOLDS	5,929	52,119	153,884



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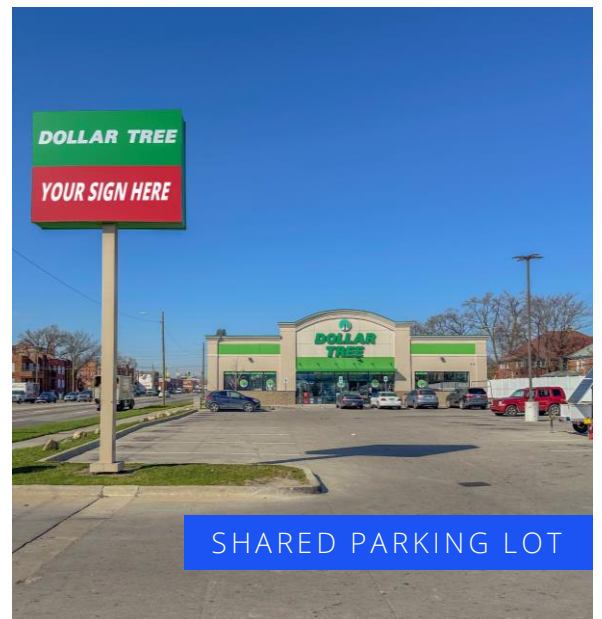
**BEN AND BENJI**  
COLLIERS DETROIT REAL ESTATE

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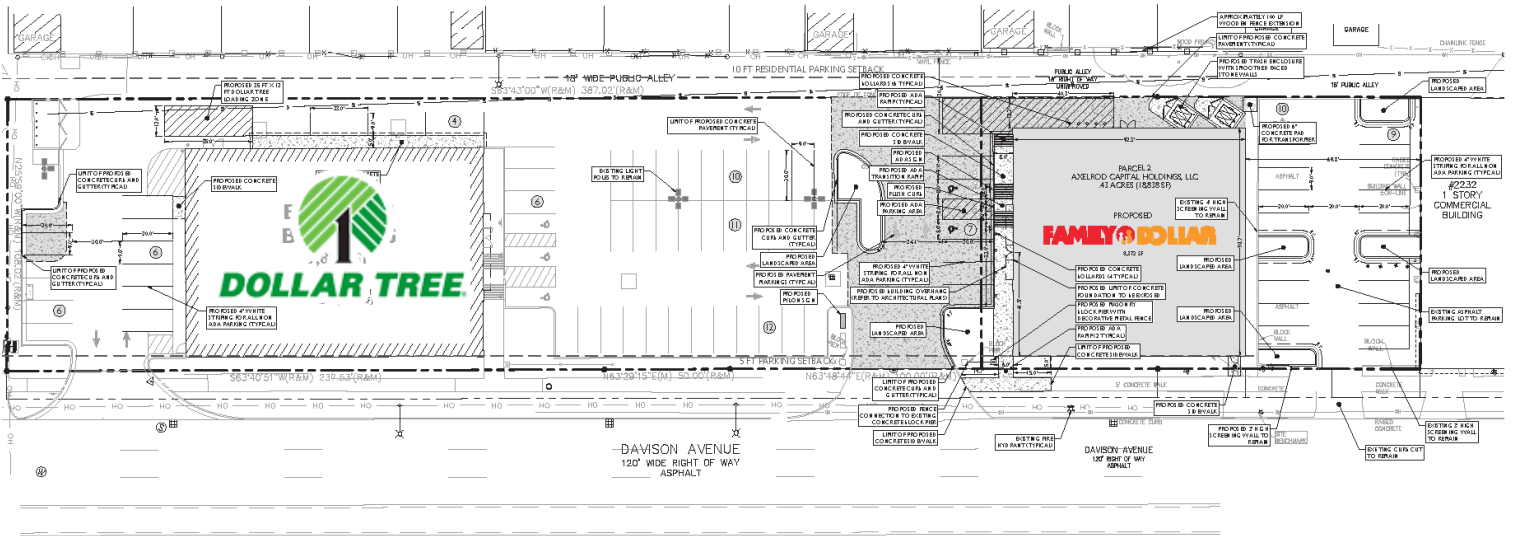
# PROPERTY PHOTOS

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# SITE PLAN

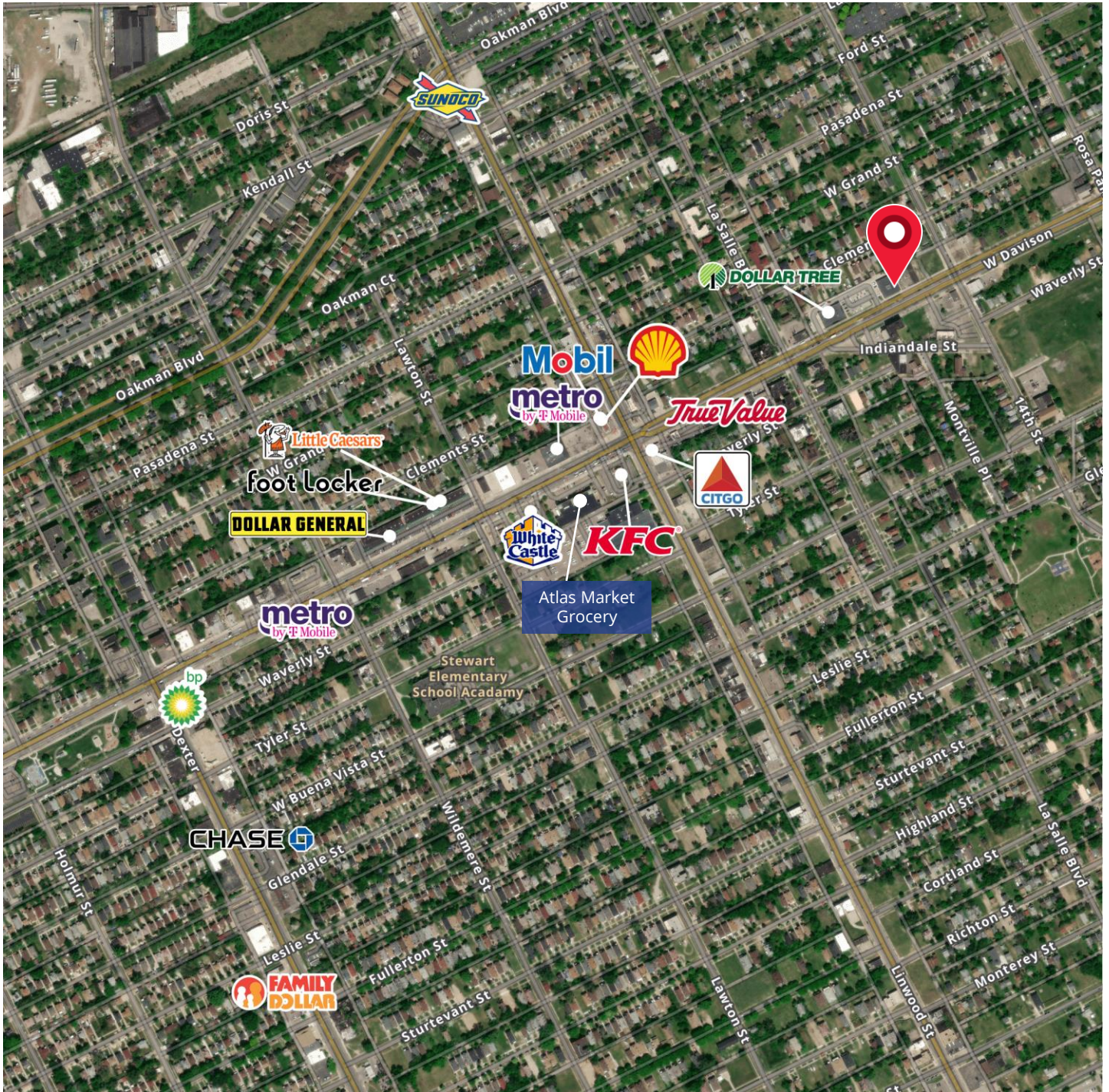
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# MERCHANT MAP

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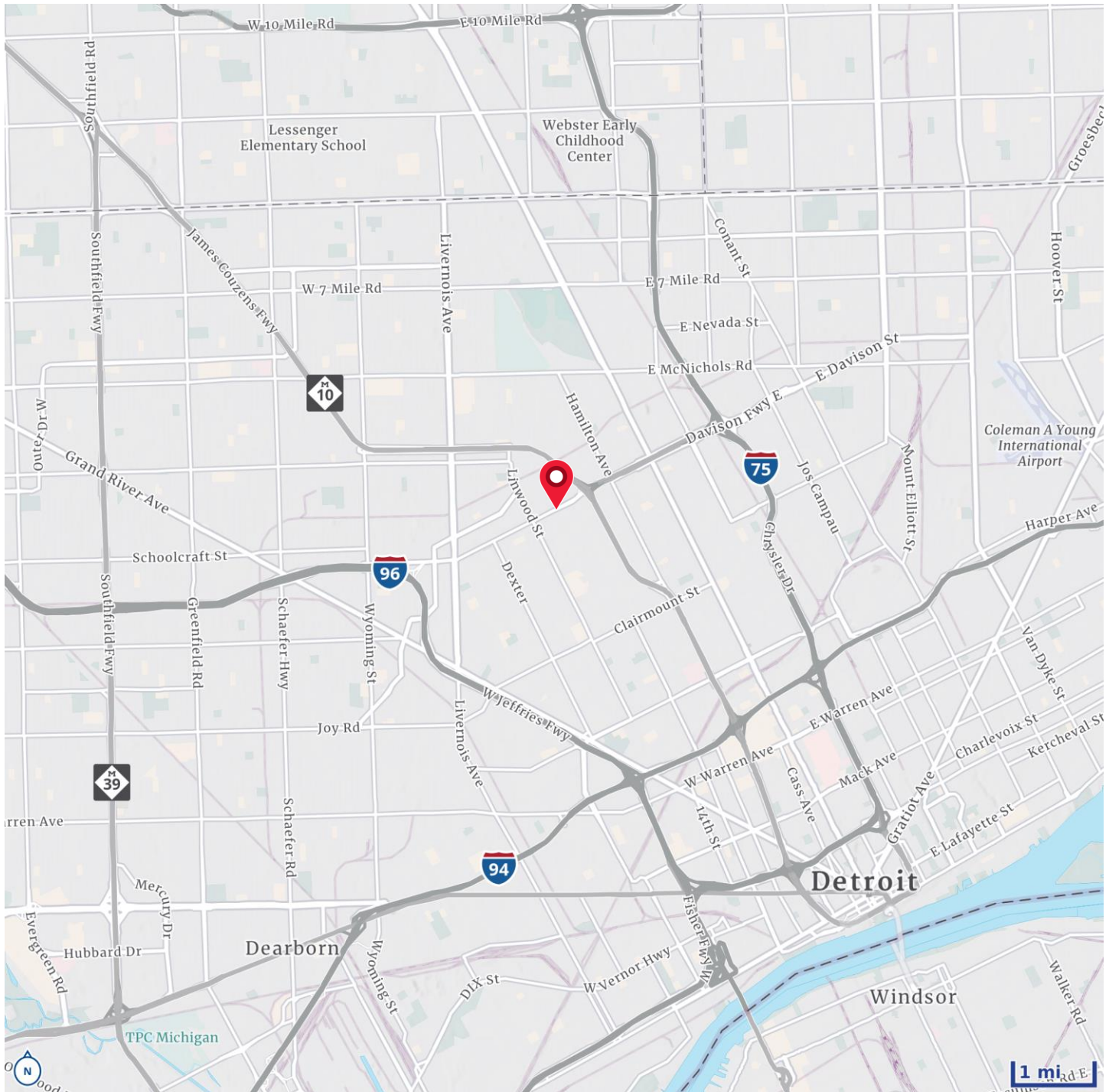
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# LOCATION MAP

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# DEMOGRAPHICS

For Lease | 8,370 SF Newly Vacant Family Dollar  
**2250 W Davison Street | Detroit, MI**

<b>Current Year Summary</b>	<b>1 Mile Radius</b>	<b>3 Mile Radius</b>	<b>5 Mile Radius</b>
Total Population	13,828	126,747	392,006
Total Households	5,929	52,119	153,884
Total Family Households	3,027	28,214	85,961
Average Household Size	2.24	2.39	2.50
Median Age	39.9	39.7	37.0
Population Age 25+	9,441	87,298	261,612
2010 – 2021 Population: Annual Growth Rate (CAGR)	-2.86%	-0.69%	-0.81%
2022 – 2023 Population: Annual Growth Rate (CAGR)	0.28%	-0.18%	-0.13%
<b>Five Year Projected Trends: Annual Rate(CAGR)</b>	<b>1 Mile Radius</b>	<b>3 Mile Radius</b>	<b>5 Mile Radius</b>
Population	-0.16%	-0.16%	-0.13%
Households	0.04%	0.07%	0.11%
Families	-0.08%	-0.06%	-0.03%
Median Household Income	2.35%	2.58%	2.56%
<b>Current Year Population by Sex</b>	<b>1 Mile Radius</b>	<b>3 Mile Radius</b>	<b>5 Mile Radius</b>
Male Population / % Male	6,609 / 47.8%	59,819 / 47.2%	187,295 / 47.8%
Female Population / % Female	7,219 / 52.2%	66,928 / 52.8%	204,771 / 52.2%
<b>Income and Households Summary</b>	<b>1 Mile Radius</b>	<b>3 Mile Radius</b>	<b>5 Mile Radius</b>
2020 Median Household Income	\$23,848	\$32,664	\$36,393
Average Household income	\$39,468	\$52,604	\$55,508
Per Capita Income	\$17,237	\$21,737	\$21,857
<b>Summary Business Data</b>	<b>1 Mile Radius</b>	<b>3 Mile Radius</b>	<b>5 Mile Radius</b>
Total Businesses	286	3,071	10,146
Total Daytime Population	15,038	139,036	418,426
Daytime Population: Workers	4,694	54,698	162,406
Daytime Population: Residents	10,334	84,338	256,020

**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.

*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.*