



Harper Avenue

Cadieux Road



FOR SALE OR LEASE

6181 Cadieux Road Detroit, MI

Retail Land Available

CONTACT US



Jack Melton
248 226 1678
jack.melton@colliers.com



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

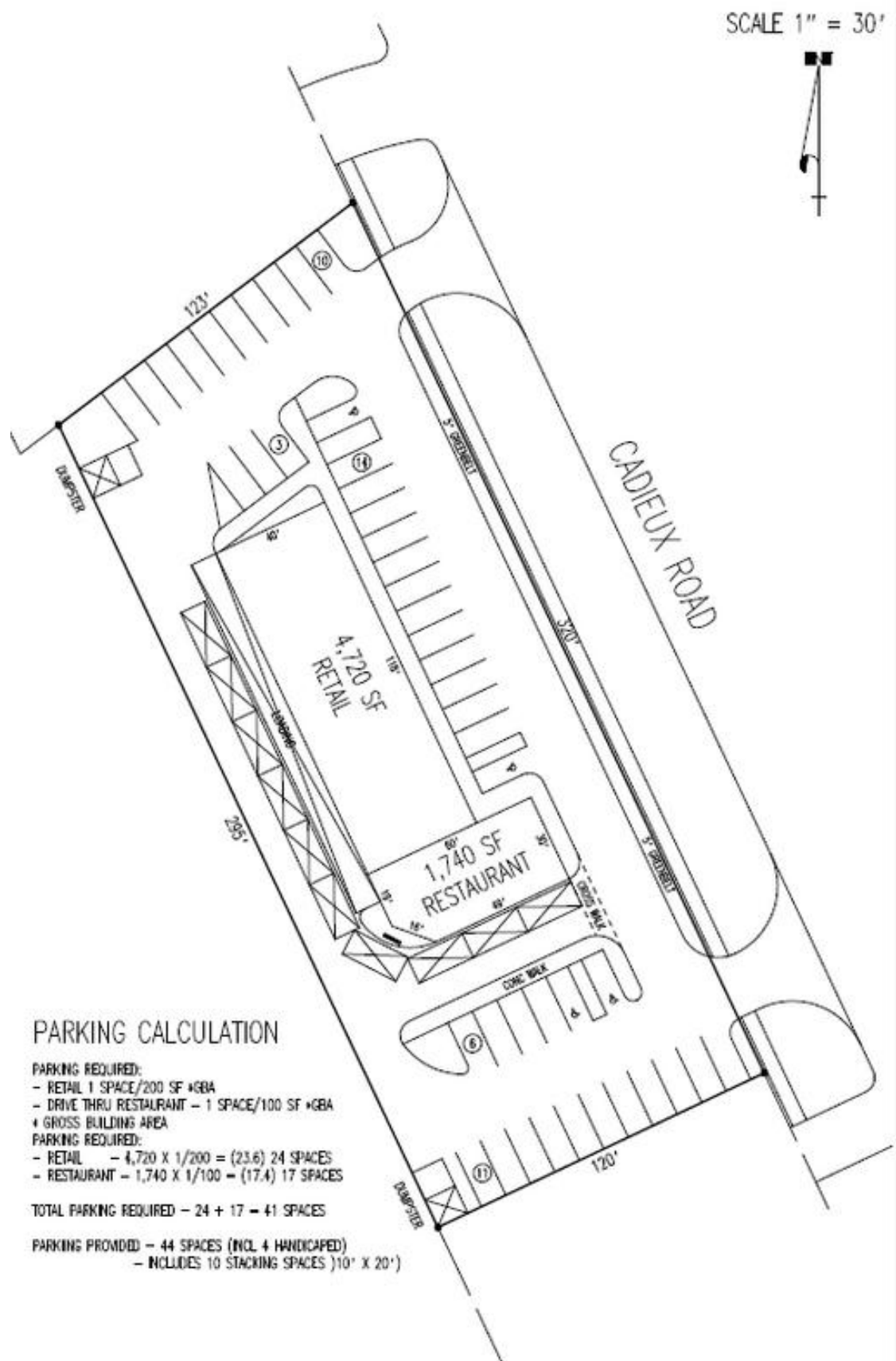
Colliers Detroit
400 W 4th Street, Suite 350
Royal Oak, MI 48067
colliers.com/detroit



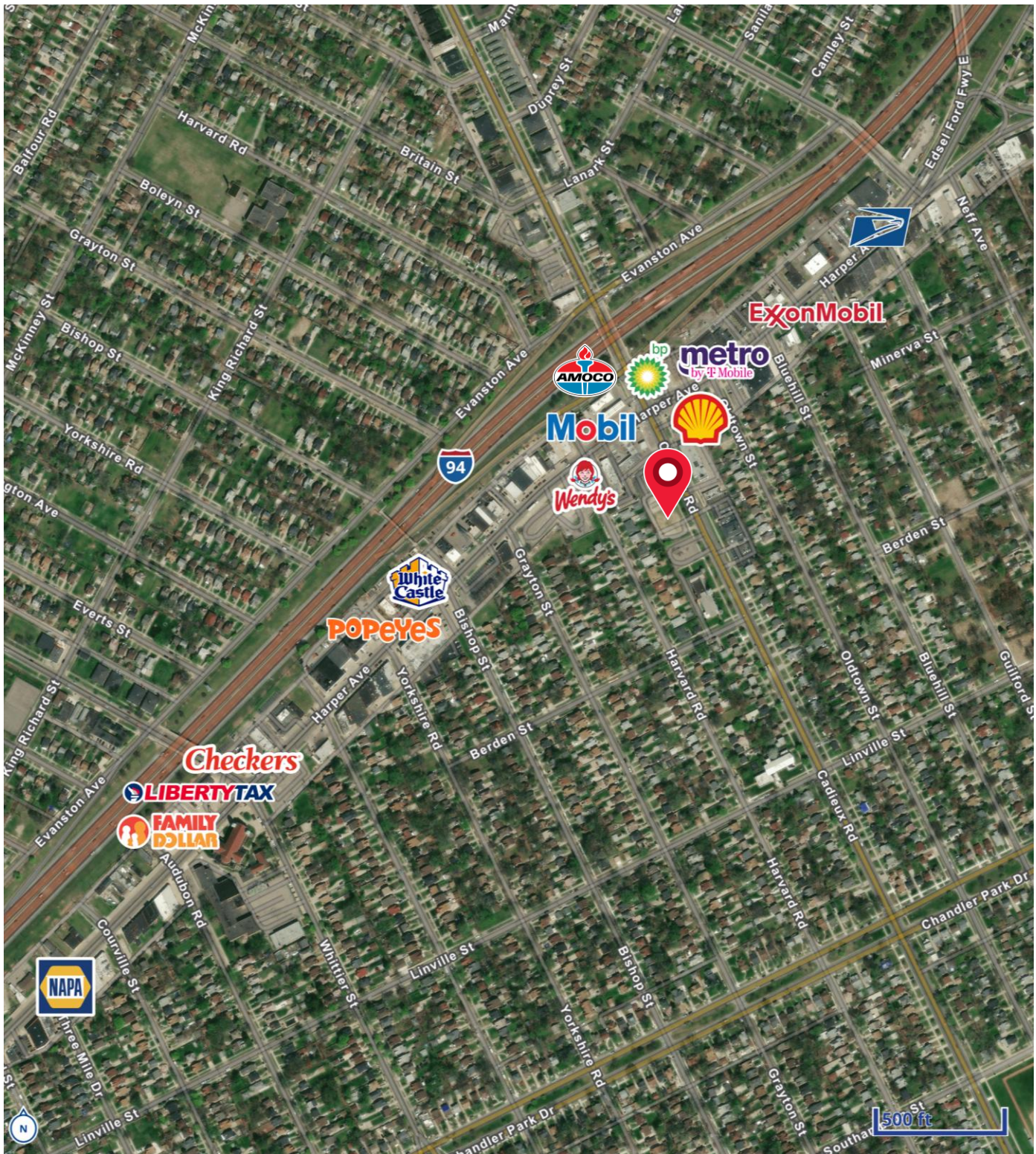
Property Highlights

- 1.29 Acre Prime Retail Development Site
- Former Chase Bank Razed Site
- Drive-Thru Approved
- Up to 6,460 SF Building Possible
- Less than a Mile Away from I-94
- Traffic Counts: 14,120 VPD on Cadieux Road
11,602 VPD on Harper Avenue

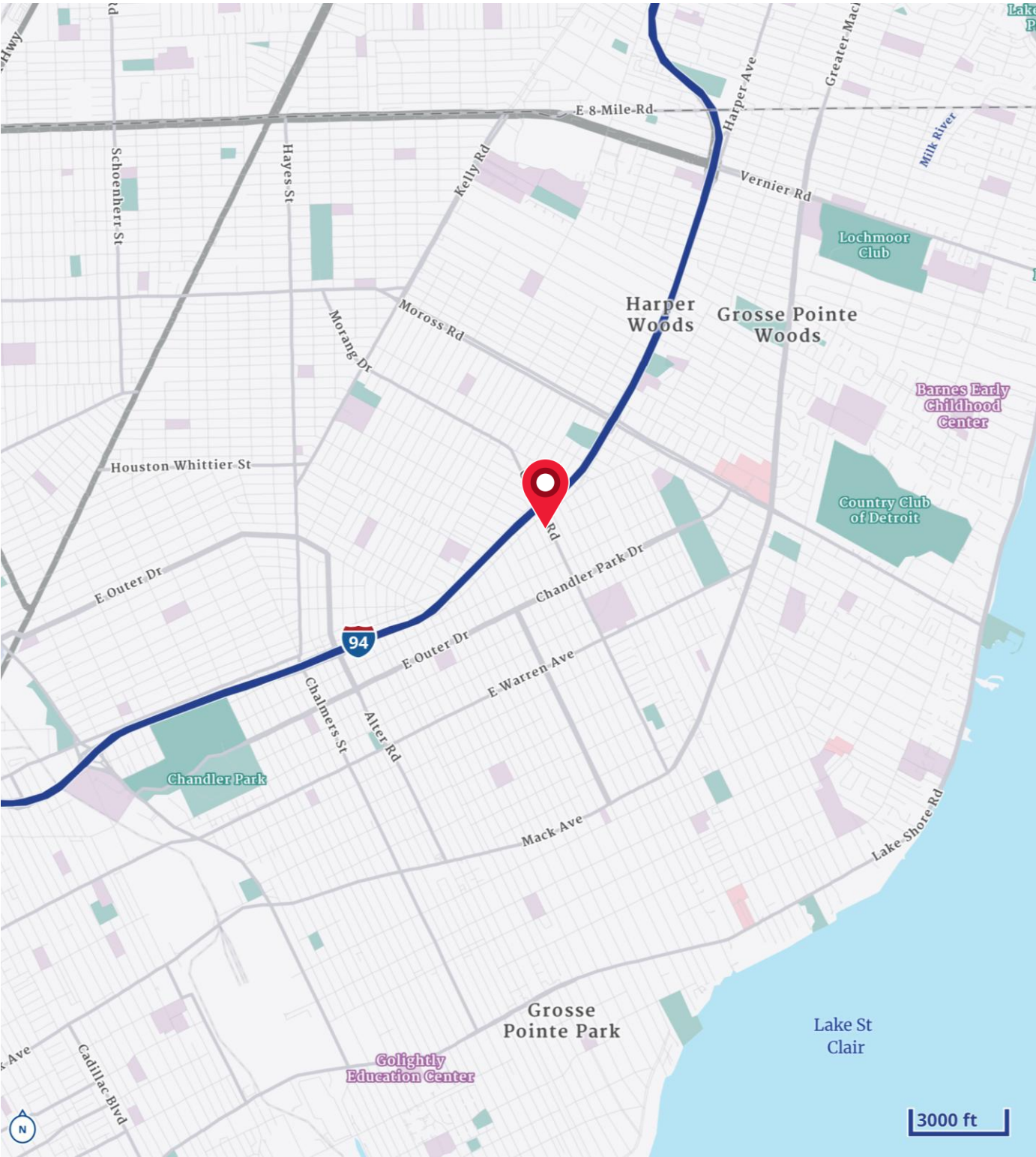
Potential Site Plan



Merchant Map



Location Map



Demographics

| CURRENT YEAR SUMMARY | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
|--|----------------|----------------|-----------------|
| Total Population | 22,216 | 137,721 | 265,049 |
| Total Households | 8,025 | 52,295 | 105,182 |
| Total Family Households | 5,212 | 33,712 | 63,752 |
| Average Household Size | 2.74 | 2.61 | 2.50 |
| Median Age | 33.8 | 37.7 | 38.3 |
| Population Age 25+ | 13,997 | 91,462 | 180,335 |
| 2010 – 2020 Population: Annual Growth Rate (CAGR) | -0.62% | -0.97% | -0.98% |
| 2020 – 2023 Population: Annual Growth Rate (CAGR) | -0.54% | -0.47% | -0.40% |
| 5 YEAR PROJECTED TRENDS: ANNUAL RATE | | | |
| Population | -0.46% | -0.41% | -0.35% |
| Households | -0.07% | -0.04% | 0.02% |
| Families | -0.24% | -0.22% | -0.18% |
| Median Household Income | 3.44% | 2.87% | 2.57% |
| CURRENT YEAR POPULATION BY SEX | | | |
| Male Population / % Male | 10,603 / 47.7% | 66,703 / 48.4% | 129,348 / 48.8% |
| Female Population / % Female | 11,613 / 52.3% | 71,018 / 51.6% | 135,701 / 51.2% |
| INCOME & HOUSEHOLDS SUMMARY | | | |
| Median Household Income | \$43,299 | \$60,858 | \$56,535 |
| Average Household Income | \$59,389 | \$100,300 | \$88,105 |
| Per Capita Income | \$21,434 | \$38,024 | \$34,980 |
| SUMMARY BUSINESS DATA | | | |
| Total Businesses | 306 | 3,401 | 6,859 |
| Total Daytime Population | 16,287 | 119,765 | 228,617 |
| Daytime Population: Workers | 2,649 | 42,931 | 79,358 |
| Daytime Population: Residents | 13,638 | 76,834 | 149,259 |

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.



Jack Melton
248 226 1678
jack.melton@colliers.com



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