



Colliers

For Sale



Property
Video

For Sale • Redevelopment Site • 3 Acres 3550 John C Lodge Freeway | Detroit, MI

- Former Delta Prep Academy on 3 Acres of Land
- Corner of John C Lodge Freeway & MLK Blvd
- SD-2 Allowable Uses: Residential (incl. Multi-Family), Institutional, Retail, Service, Commercial, Self-Storage, and Low-Impact Manufacturing uses allowed by-right
- Located in Midtown Detroit with Lodge Freeway Visibility
- Blocks from Sports & Entertainment District
- Visible to 100,000+ Cars Per Day
- Asking Price: \$3,650,000

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Aerial





Salient Facts

Parcel Summary	APN(s)	Land Area (SF)	Land Area (Acres)
3550 John C Lodge Fwy	04000661-77	121,010	2.778
3502 Fourth St	04003748.001	1.133	0.026
3510 Fourth St	04003748.002L	2.657	0.061
3514 Fourth St	04003749	2.657	0.061
3520 Fourth St	04003750	2.657	0.061
Total Gross		130,114 SF	2.987 AC

Existing Improvements

Former Delta Prep Academy Built in 1978 (91,270 sq. ft.)
Sale Delivery: As-Is, or as Vacant Land, if required

Land

324' frontage on John C Lodge Freeway (87,292 Avg. Daily Traffic Count)
499' frontage on MLK Blvd (22,180 Avg. Daily Traffic Count)

3 Acres Zoned SD-2, Special Development (Mixed Use)

- Residential (incl. multi-family), institutional, retail, service, commercial, and low-impact manufacturing uses allowed by-right.
- 60' building height allowable

Setback Requirements

Front	None
Side	None
Rear	10 Feet
Building	Height Restrictions 60 feet
Parking	Requirement Varies per Development Plan

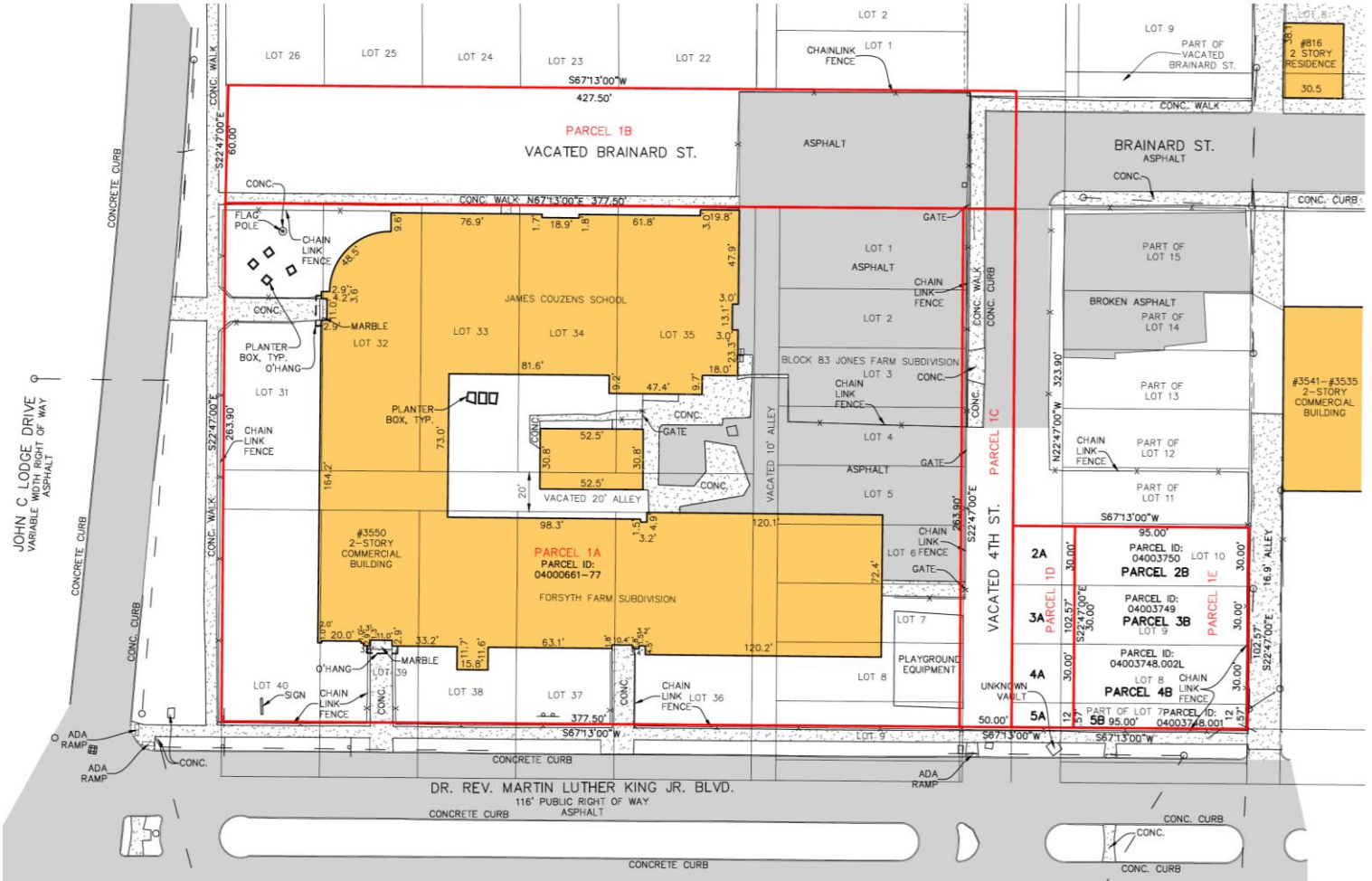
Taxes

\$174,973 (Being Contested)



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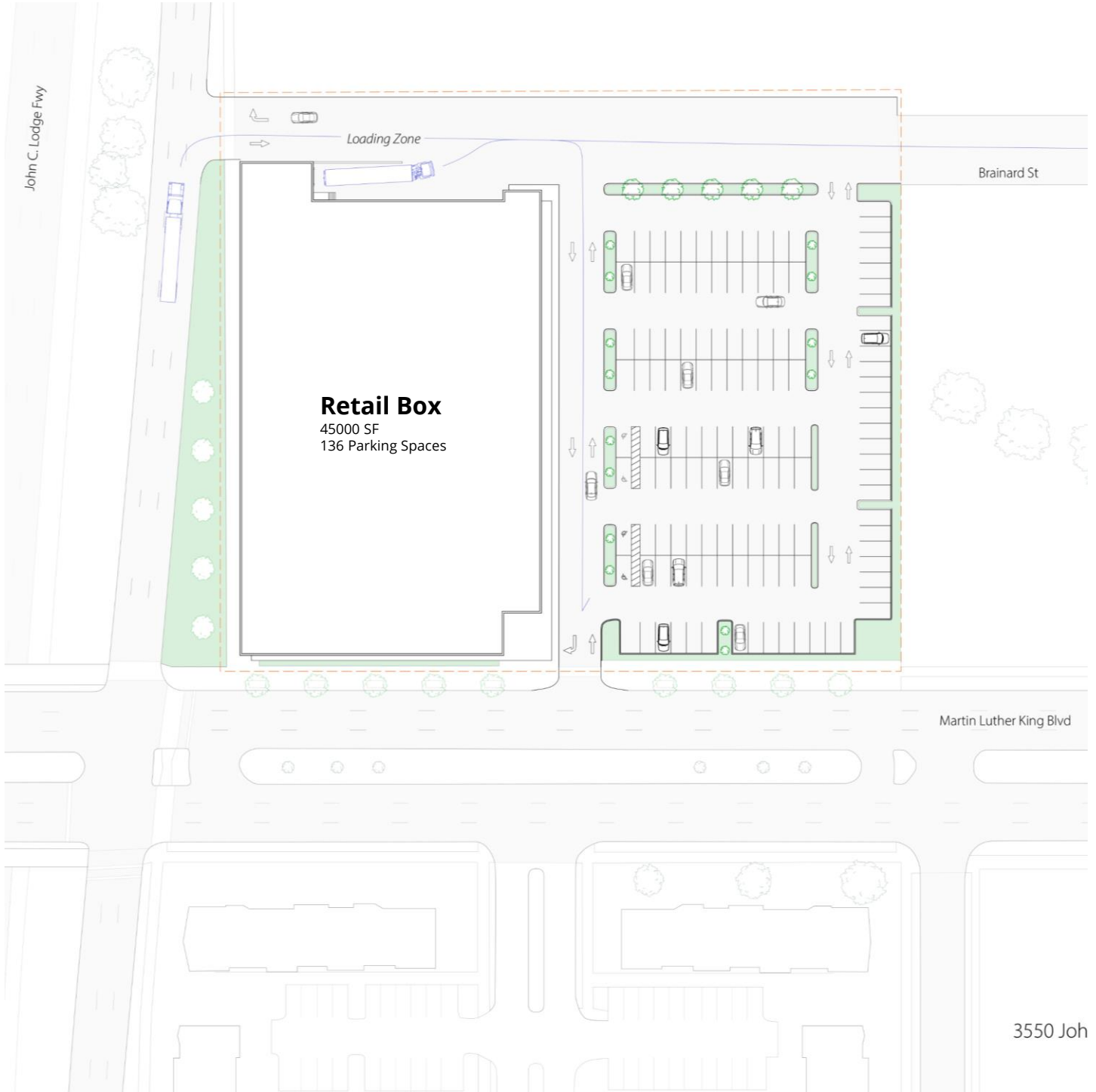
Site Plan





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Proposed Site Plan





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Birdseye Aerial





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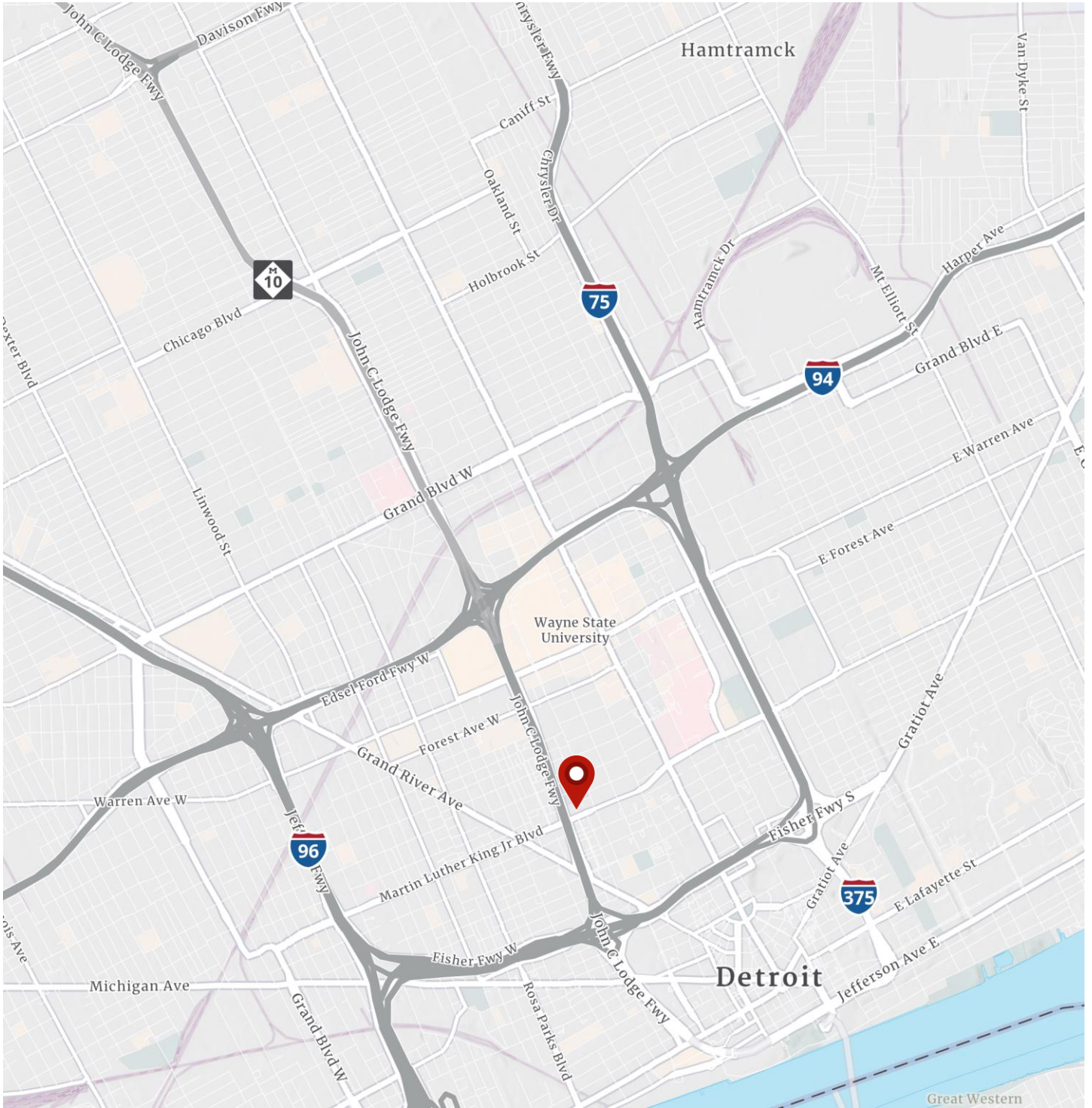
Area Amenities





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Location Map





Demographics

Current Year Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Population	20,177	94,695	255,476
Total Households	10,361	46,611	104,967
Total Family Households	2,615	17,314	50,268
Average Household Size	1.69	1.90	2.39
Median Age	34.7	37.7	35.4
Population Age 25+	13,418	64,697	166,263
2010 – 2021 Population: Annual Growth Rate (CAGR)	0.99%	-0.59%	-0.85%
2022 – 2023 Population: Annual Growth Rate (CAGR)	1.21%	0.29%	-0.13%

Five Year Projected Trends: Annual Rate	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	0.33%	0.28%	-0.06%
Households	0.59%	0.64%	0.25%
Families	0.37%	0.33%	0.01%
Median Household Income	3.75%	3.22%	2.78%

Current Year Population by Sex	1 Mile Radius	3 Mile Radius	5 Mile Radius
Male Population / % Male	10,393 / 51.5%	46,186 / 48.8%	125,248 / 49.0%
Female Population / % Female	9,784 / 48.5%	48,509 / 51.2%	130,228 / 51.0%

Income and Households Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
2020 Median Household Income	\$30,205	\$35,633	\$34,045
Average Household income	\$60,612	\$60,773	\$55,438
Per Capita Income	\$32,151	\$30,277	\$22,931

Summary Business Data	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Businesses	1,144	5,949	9,189
Total Daytime Population	50,814	224,665	381,730
Daytime Population: Workers	39,605	167,096	212,584
Daytime Population: Residents	11,209	57,569	169,146

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.