



Colliers

# FOR SALE

38 & 60 Hendrie Street  
Detroit, MI

## Property Highlights

- Midtown Detroit – Redevelopment / Adaptive Reuse Opportunity
- **38 Hendrie**
  - 25,440 SF Two-Story Warehouse
  - Zoning: B-4
- **60 Hendrie**
  - 9,148 SF Vacant Land (Adjacent)
  - Zoning: R-6
- Visibility from Woodward Ave and I-94 Fwy
- Close Proximity to WSU Campus, DIA, and CCS
- **Asking Price: \$1,700,000.00**

## CONTACT US



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**BEN AND BENJI**  
COLLIERS DETROIT REAL ESTATE

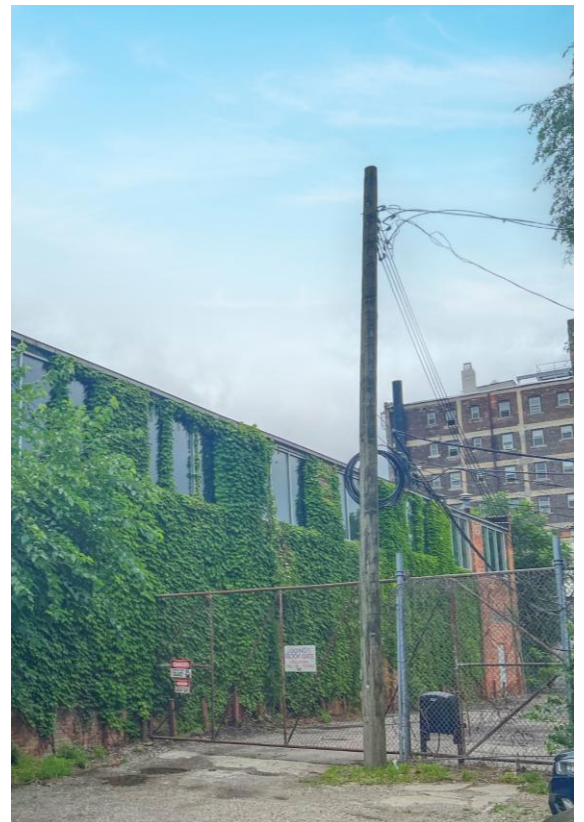
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# Exterior Photos





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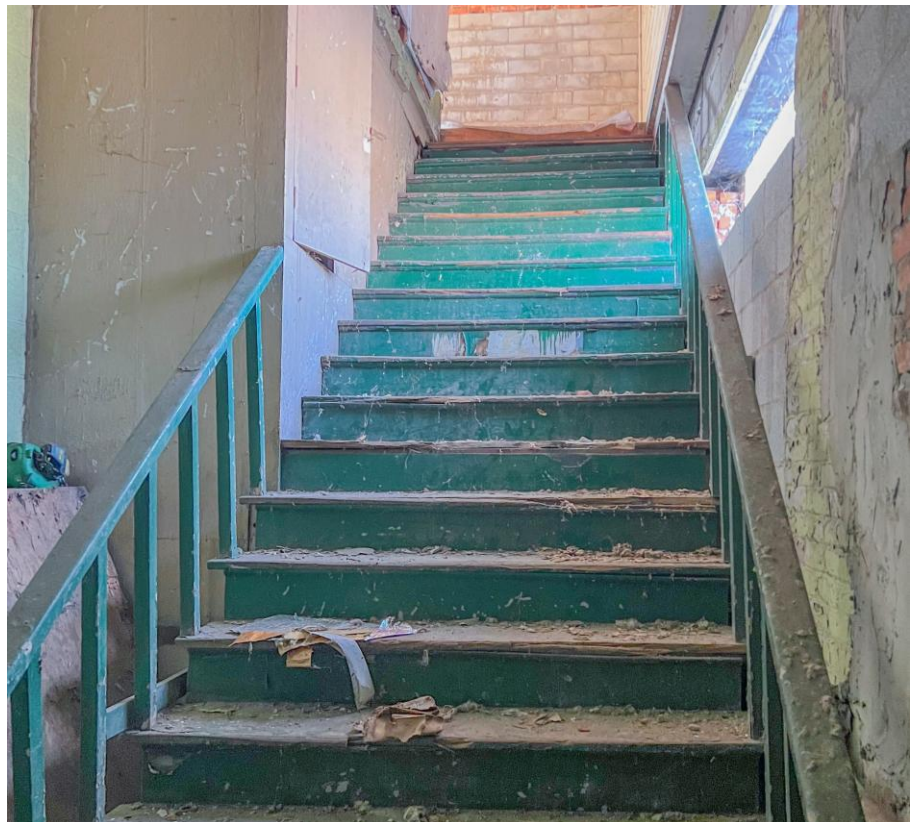
# Interior Photos





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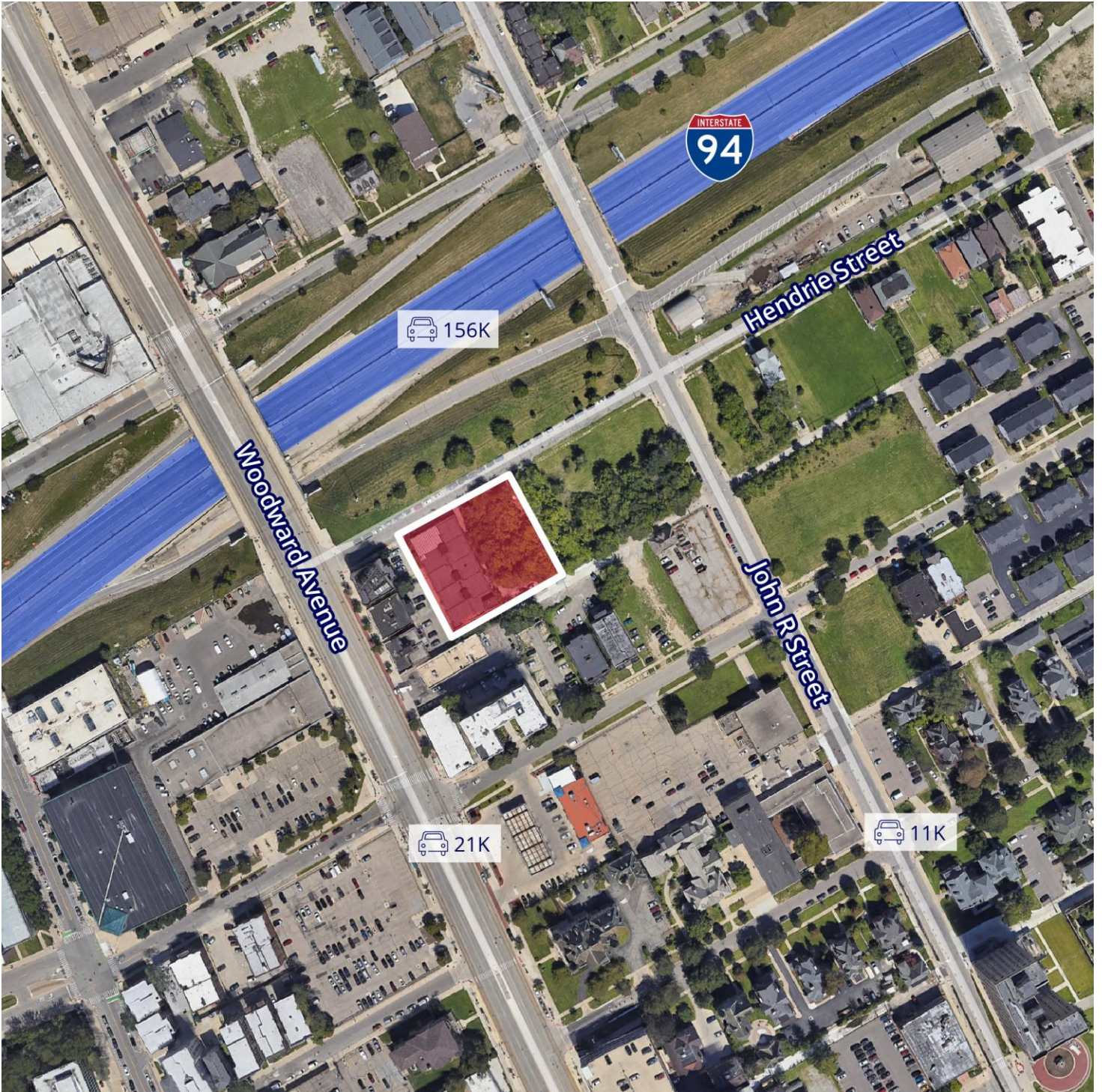
# Interior Photos





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# Property Aerial





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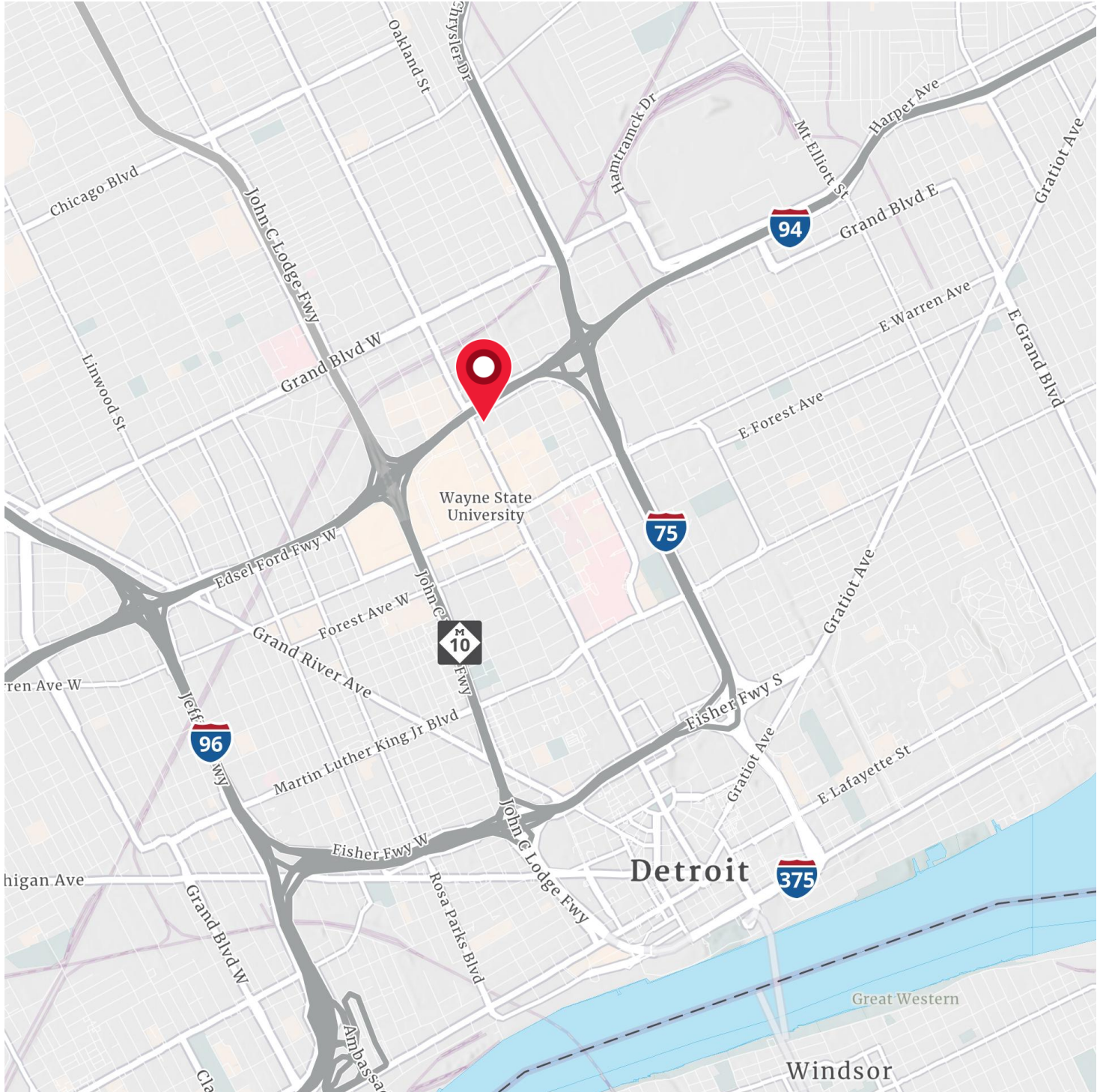
# Merchant Map





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# Location Map



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## Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	18,205	126,444	282,441
Total Households	9,056	57,942	119,449
Total Family Households	2,412	22,930	55,760
Average Household Size	1.67	2.07	2.29
Median Age	29.8	34.7	35.0
Population Age 25+	11,345	86,445	187,976
2010 – 2020 Population: Annual Growth Rate (CAGR)	1.70%	-0.30%	-1.13%
2020 – 2023 Population: Annual Growth Rate (CAGR)	0.98%	0.11%	-0.21%
<b>5 YEAR PROJECTED TRENDS: ANNUAL RATE</b>			
Population	0.85%	0.04%	-0.16%
Households	1.11%	0.39%	0.17%
Families	1.08%	0.00%	-0.16%
Median Household Income	2.38%	2.22%	2.33%
<b>CURRENT YEAR POPULATION BY SEX</b>			
Male Population / % Male	8,717 / 47.9%	63,670 / 50.4%	141,240 / 50.0%
Female Population / % Female	9,488 / 52.1%	62,774 / 49.6%	141,201 / 50.0%
<b>INCOME &amp; HOUSEHOLDS SUMMARY</b>			
Median Household Income	\$33,858	\$38,420	\$37,310
Average Household Income	\$61,439	\$61,770	\$57,117
Per Capita Income	\$31,039	\$28,434	\$24,275
<b>SUMMARY BUSINESS DATA</b>			
Total Businesses	1,417	6,721	10,304
Total Daytime Population	62,842	242,389	393,577
Daytime Population: Workers	52,430	162,182	208,603
Daytime Population: Residents	10,412	80,207	184,974

#### 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.*



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