

For Lease

Retail Property

12,198 SF



3431 Joy Rd

Detroit, Michigan 48206

Property Highlights

- 12,198 SF available for sublease
- 7 years remaining on the current lease term
- Former Dollar General — efficient second-generation retail box with open sales floor
- Newly renovated in 2022 with updated finishes and improved building systems
- Existing layout includes large sales area, backroom/storage, and loading door
- Ideal for dollar store, convenience, apparel, neighborhood grocery, or other discount retail concepts
- Strong neighborhood visibility along Joy Rd with consistent daily traffic

OFFERING SUMMARY

Available SF	12,198 SF
Lease Rate	\$9.00 SF/yr (NNN)
Lot Size	0.81 Acres
Building Size	12,112 SF

For more information

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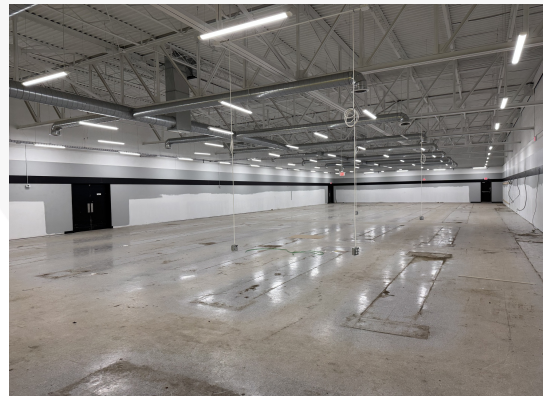
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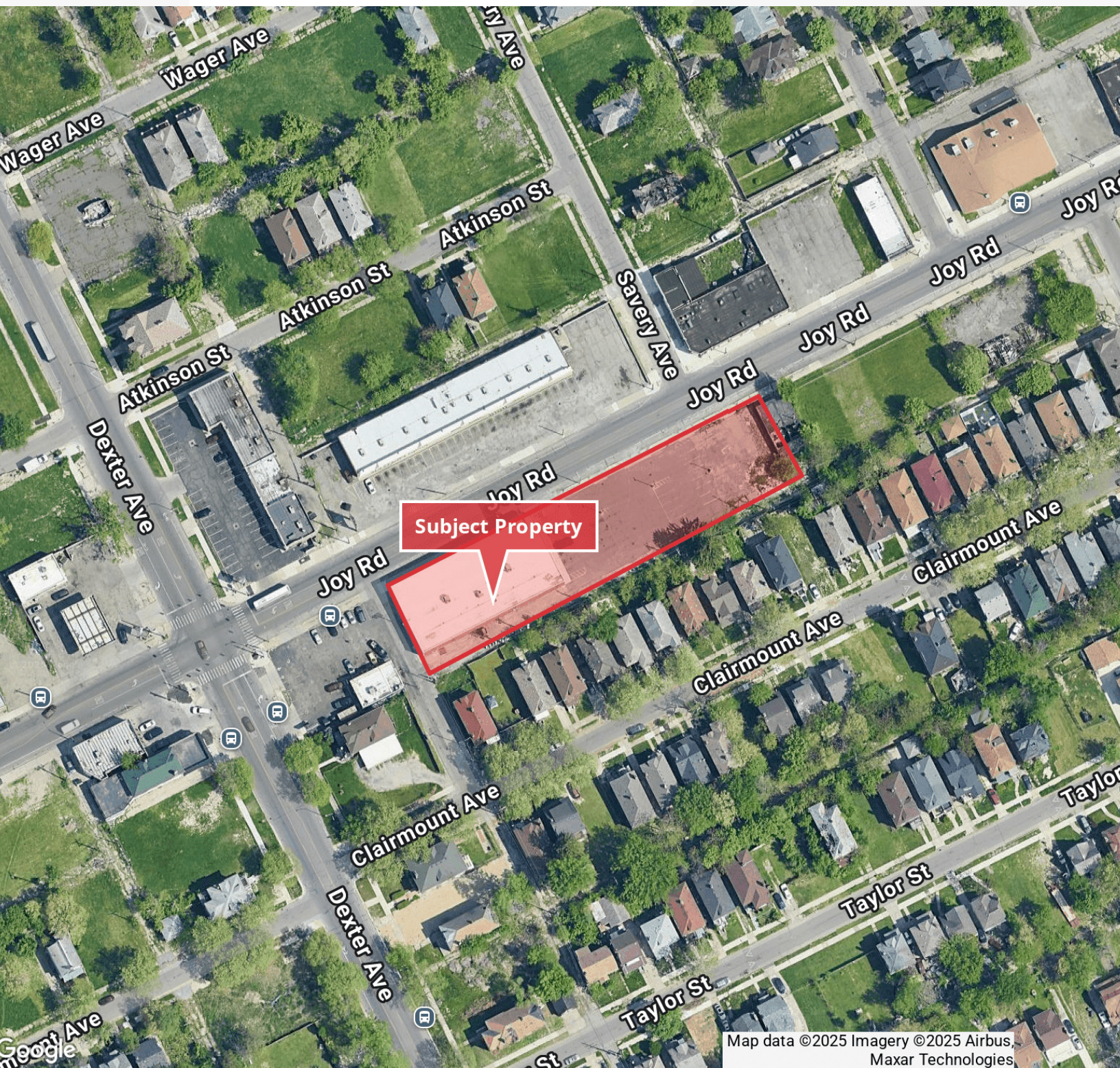
12,198 SF | \$9.00 SF/yr



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Maxar Technologies

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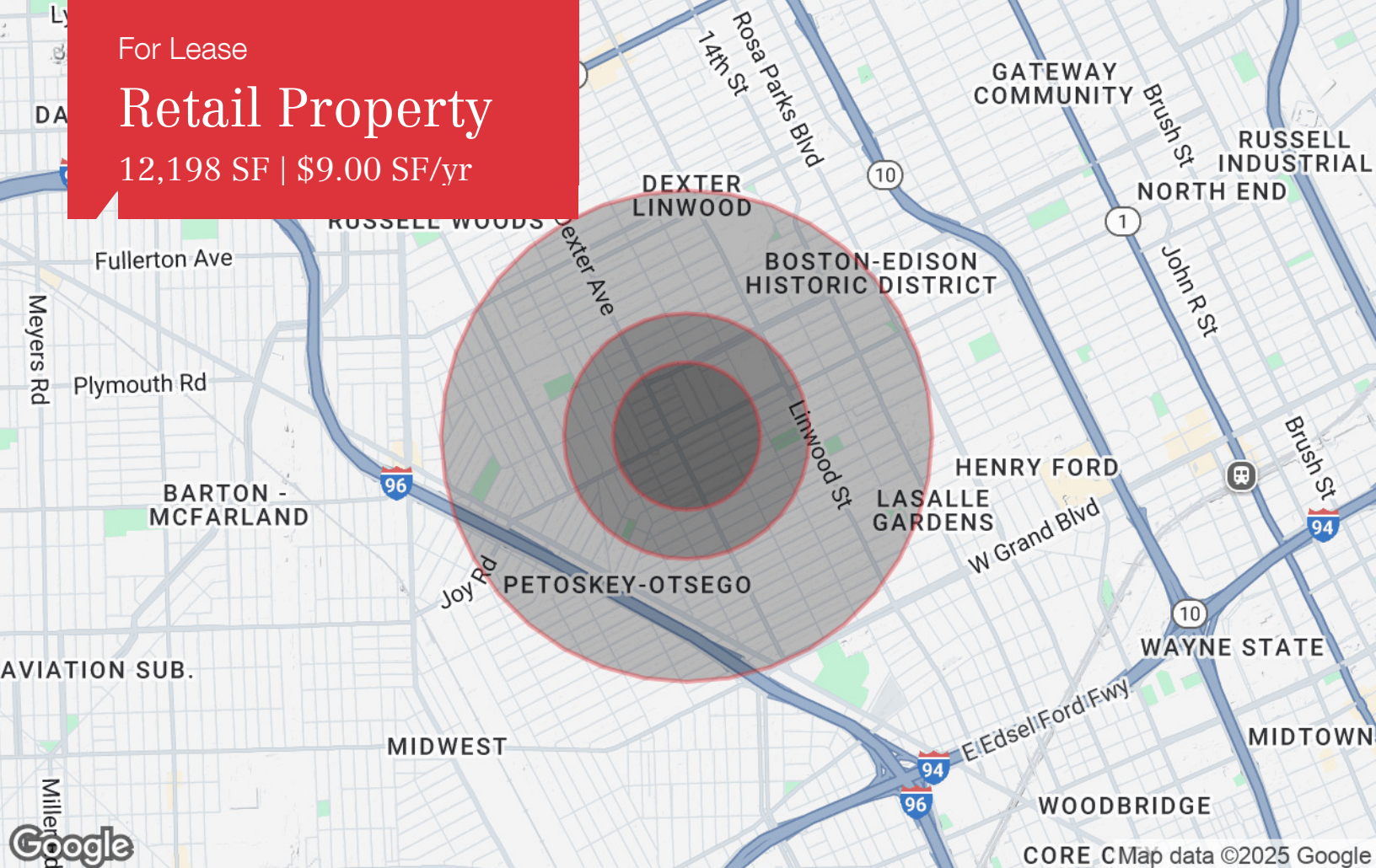


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Population

	0.3 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	1,265	3,233	13,918
MEDIAN AGE	39	39	40
MEDIAN AGE (MALE)	38	38	39
MEDIAN AGE (FEMALE)	40	40	40

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	558	1,448	5,892
# OF PERSONS PER HH	2.3	2.2	2.4
AVERAGE HH INCOME	\$41,676	\$42,107	\$47,696
AVERAGE HOUSE VALUE	\$73,471	\$82,053	\$126,086

Race

	0.3 Miles	0.5 Miles	1 Mile
% WHITE	2.6%	2.9%	7.1%
% BLACK	95.7%	95.3%	90.7%
% ASIAN	0.5%	0.5%	0.4%
% HAWAIIAN	0.1%	0.1%	0.0%
% INDIAN	0.5%	0.4%	0.4%
% OTHER	0.6%	0.8%	1.4%

Ethnicity

	0.3 Miles	0.5 Miles	1 Mile
% HISPANIC	2.5%	2.3%	2.7%

* Demographic data derived from 2020 ACS - US Census