



FOR LEASE

2232 W Davison Street
Detroit, MI

Property Highlights

- Freestanding Building with Multiple Retail Options and Industrial Uses
 - Option 1: 3,588 SF Freestanding Building with Parking - \$14.00/ SF NNN (\$4.50/SF)
 - Option 2: 4,588 SF Retail (Expansion of Building) - \$20.00/SF, NNN (\$4.50/SF)
 - Option 3: 2,599 SF QSR with Drive-Thru (Reduction of Building) - \$25.00/SF, NNN (\$4.50/SF)
- Hard Corner Location with Traffic Light
- High Retail Sales Area for National and Local Tenants

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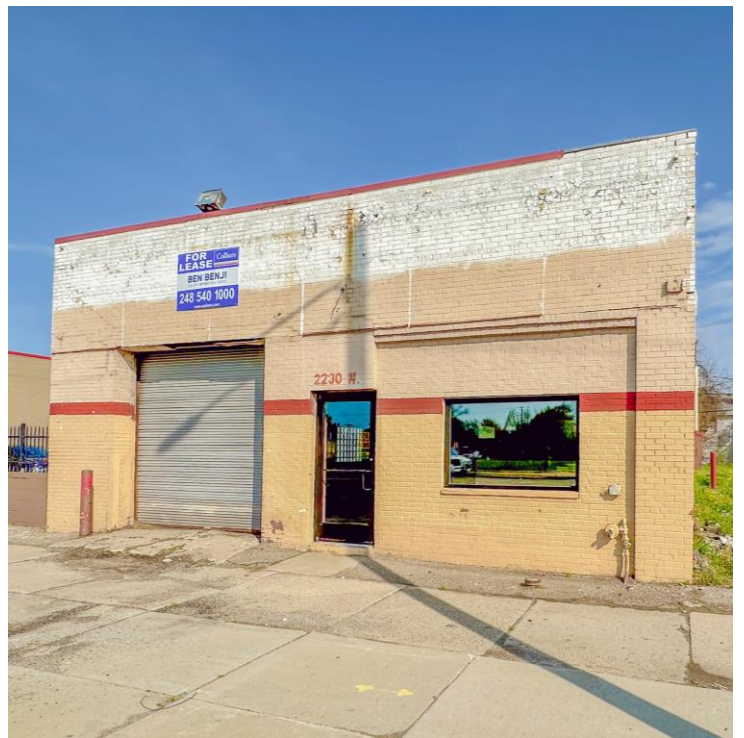
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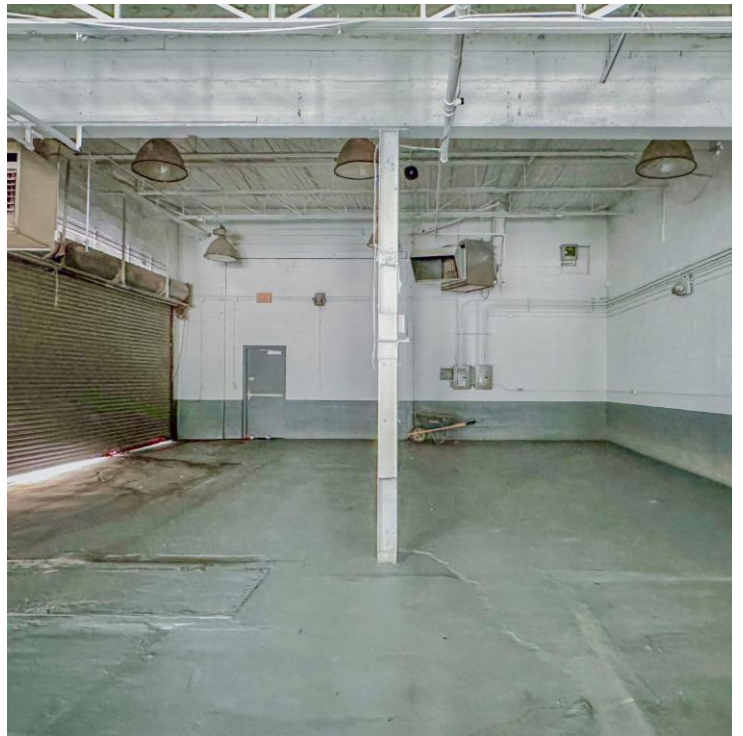
Exterior Photos

OPTION 1: Current Building – 3,588 SF



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Interior Photos



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Aerial Map

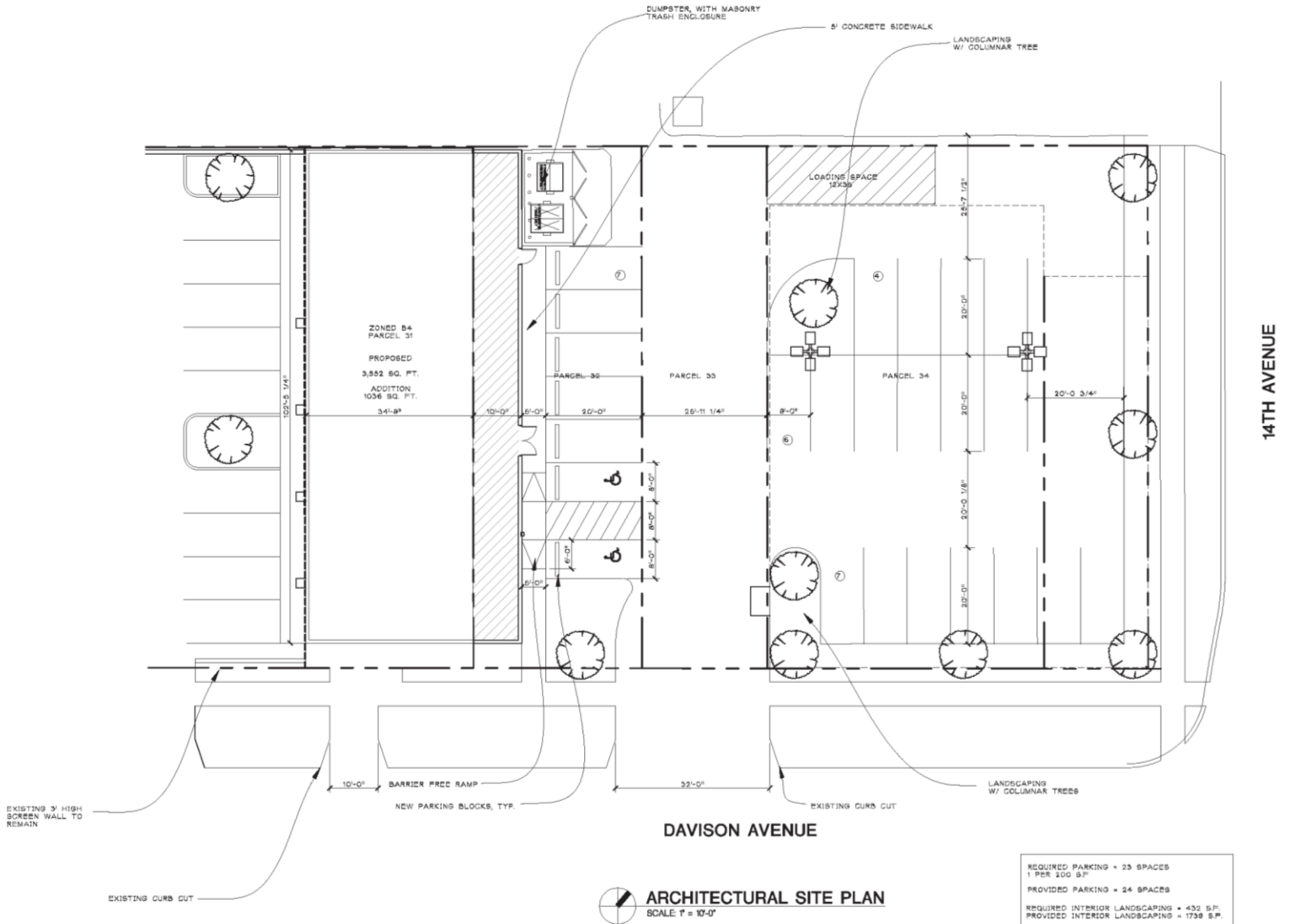


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Site Plan

Option 2

Retail - Expanding of Current Building

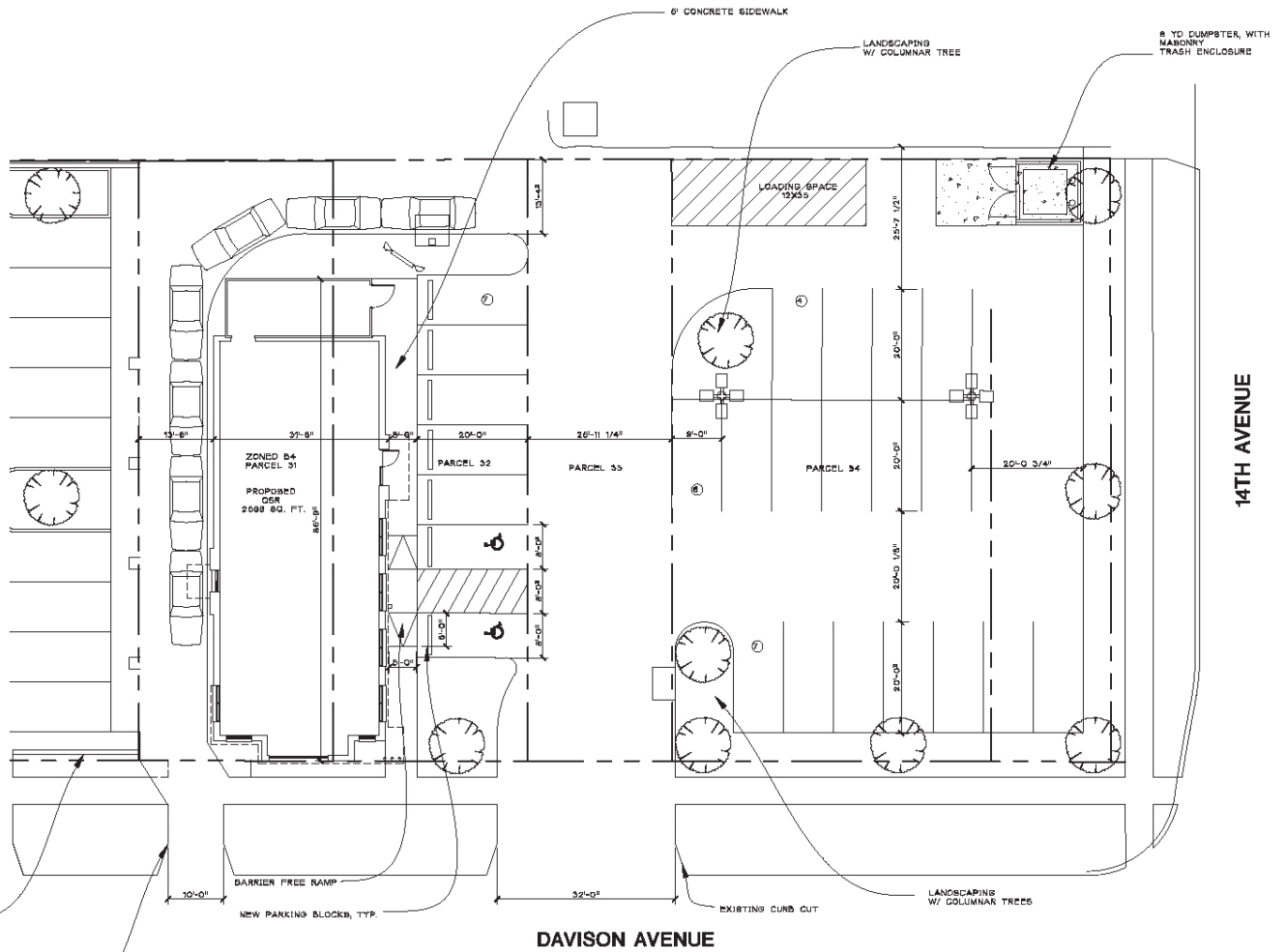


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Site Plan

Option 3

QSR - Retail with Drive-Thru



ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

REQUIRED PARKING = 15 SPACES 1 PER 200 S.F.
PROVIDED PARKING = 24 SPACES
REQUIRED INTERIOR LANDSCAPING = 432 S.F.
PROVIDED INTERIOR LANDSCAPING = 1738 S.F.

Renderings

OPTION 2: Retail- Expanding of Current Building



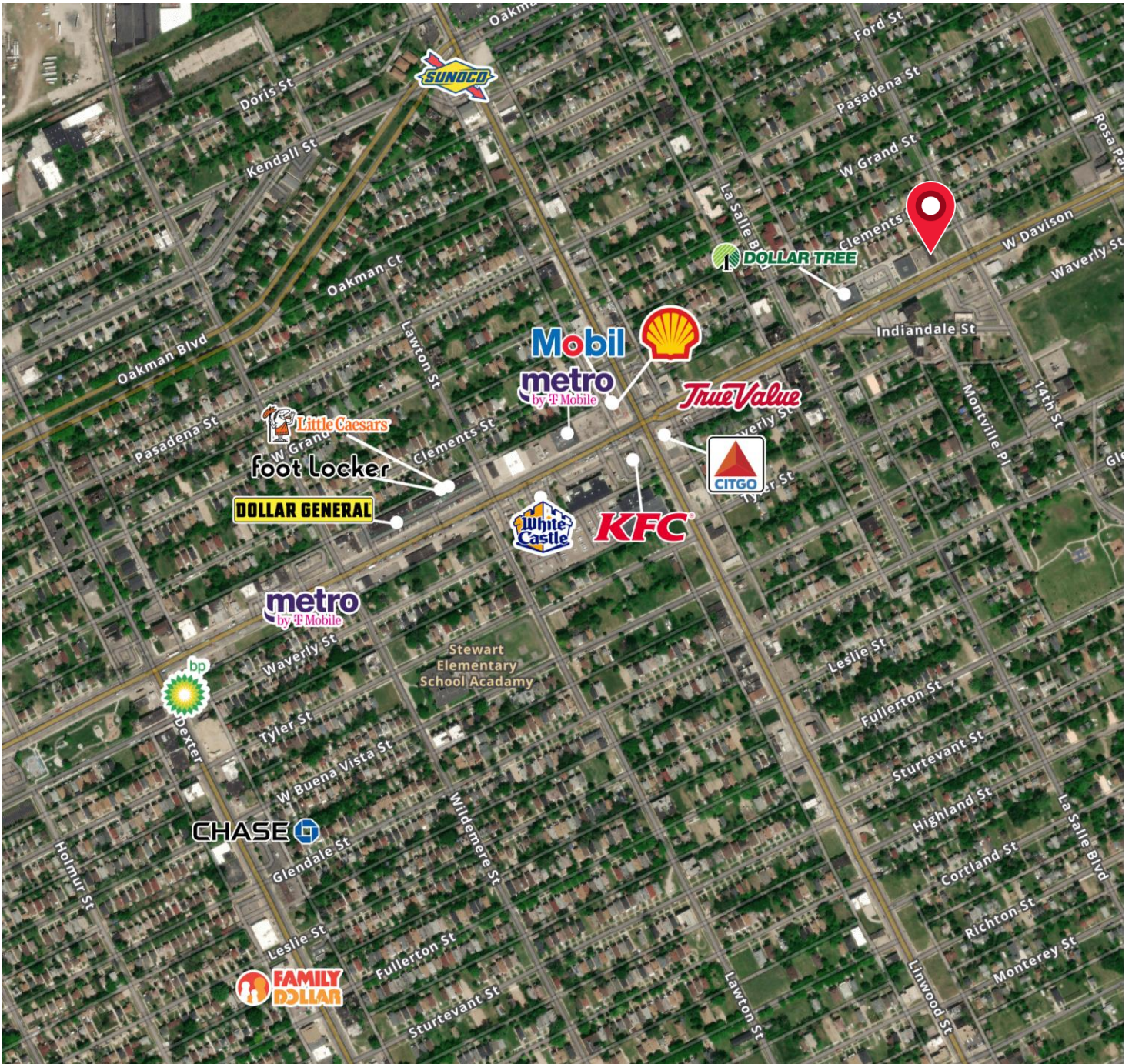
OPTION 3: Retail with Drive-Thru



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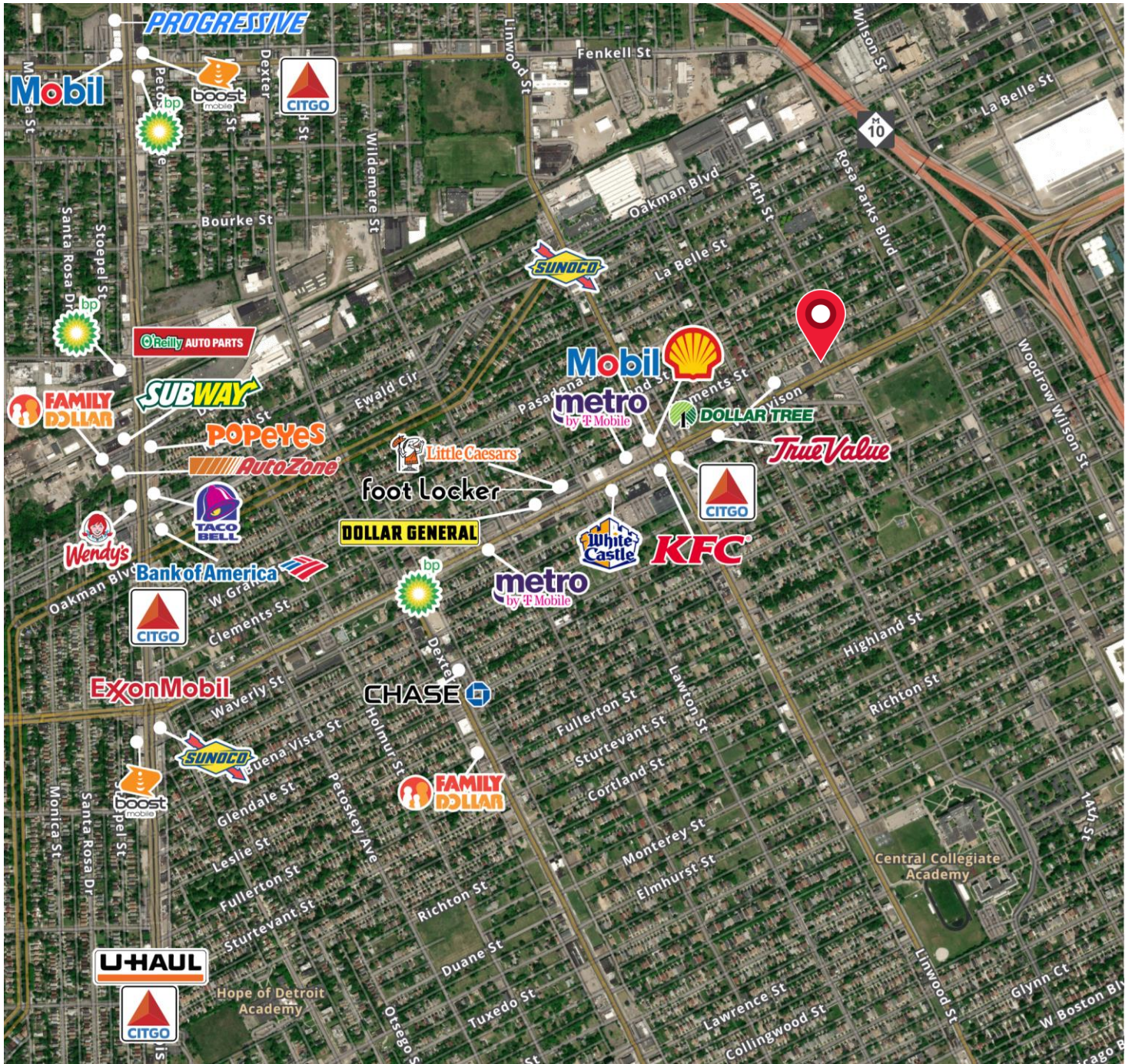
Merchant Map

Close Up



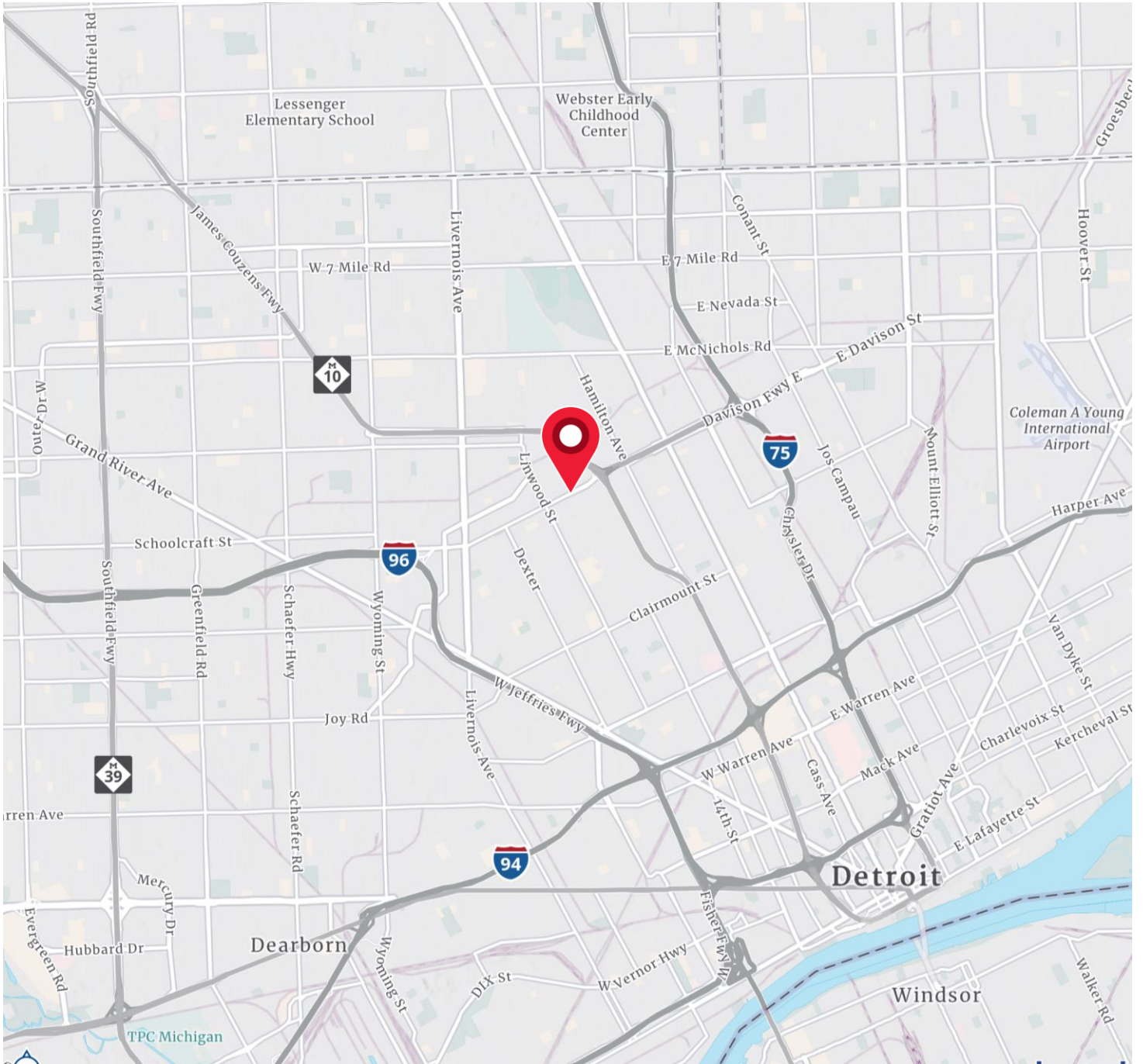
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Merchant Map



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Location Map



Demographic

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	13,785	127,283	391,147
Total Households	5,923	52,241	153,596
Total Family Households	3,020	28,294	85,761
Average Household Size	2.23	2.39	2.50
Median Age	40.0	39.7	37.0
Population Age 25+	9,419	87,630	261,050
2010 – 2021 Population: Annual Growth Rate (CAGR)	-2.81%	-1.67%	-0.81%
2022 – 2023 Population: Annual Growth Rate (CAGR)	0.27%	-0.18%	-0.13%
5 YEAR PROJECTED TRENDS: ANNUAL RATE	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	-0.15%	-0.16%	-0.13%
Households	0.04%	0.07%	0.11%
Families	-0.08%	-0.06%	-0.03%
Median Household Income	2.39%	2.57%	2.56%
CURRENT YEAR POPULATION BY SEX	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Male Population / % Male	6,579 / 47.7%	60,102 / 47.2%	186,861 / 47.8%
Female Population / % Female	7,206 / 52.3%	67,181 / 52.8%	204,286 / 52.2%
INCOME & HOUSEHOLDS SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2020 Median Household Income	\$23,647	\$32,730	\$36,390
Average Household Income	\$39,236	\$52,646	\$55,504
Per Capita Income	\$17,159	\$21,714	\$21,863
SUMMARY BUSINESS DATA	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Businesses	287	3,090	10,158
Total Daytime Population	15,026	139,515	417,717
Daytime Population: Workers	4,697	54,804	162,331
Daytime Population: Residents	10,329	84,711	255,386

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.



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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.

