



Ground Lease



13715 Gratiot Avenue | Detroit, MI +/- 1.03 Acres

- +/- 1.03 Acre Vacant Commercial Site Available
- Ground Lease Preferred
- Build to Suit for Single or Multi Tenant
- Drive-Thru Available

Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	12,078	130,389	368,759
AVG. INCOME	\$46,873	\$52,762	\$70,656
HOUSEHOLDS	4,248	46,878	137,860



Ben Hubert
Mobile | 248 417 7150
ben.hubert@colliers.com



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





13715 Gratiot Avenue | Detroit, MI
+ / - 1.03 Acres

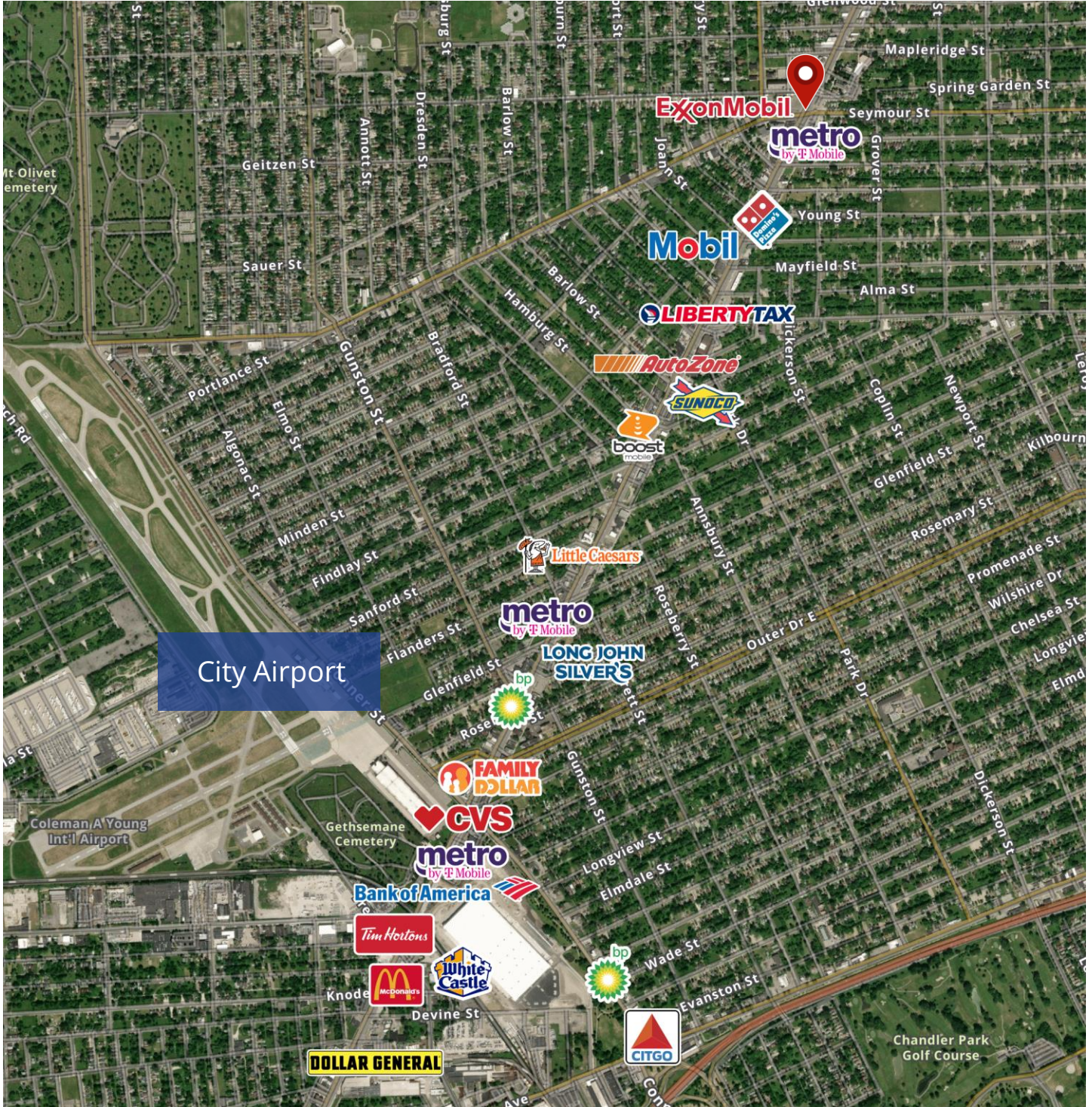
Aerial





13715 Gratiot Avenue | Detroit, MI
+ / - 1.03 Acres

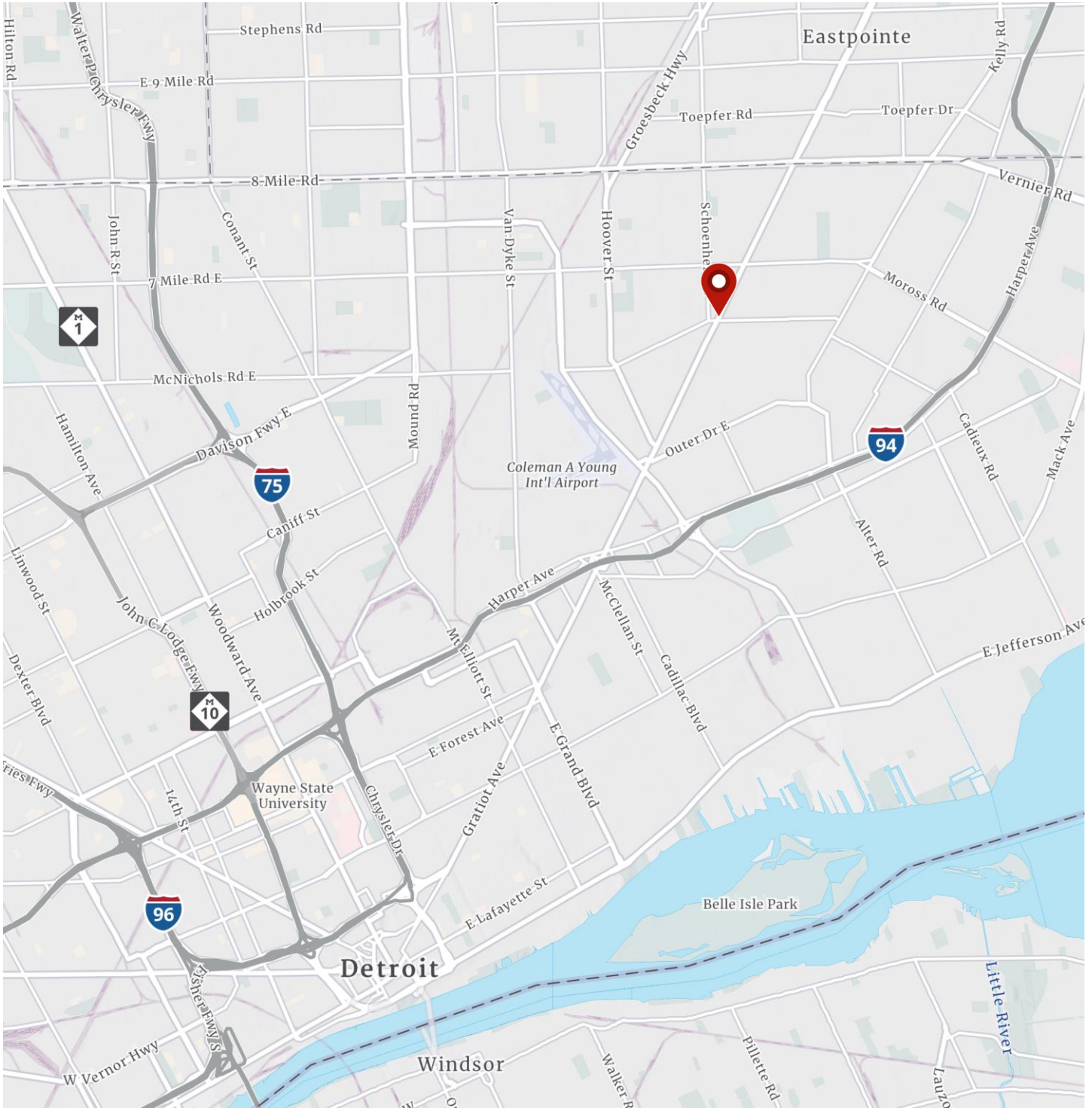
Merchant Map





13715 Gratiot Avenue | Detroit, MI
+ / - 1.03 Acres

Location Map





13715 Gratiot Avenue | Detroit, MI
+ / - 1.03 Acres

Demographics

Current Year Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Population	12,078	130,389	368,759
Total Households	4,248	46,878	137,860
Total Family Households	2,924	31,234	87,226
Average Household Size	2.84	2.76	2.65
Median Age	31.2	34.0	37.3
Population Age 25+	7,247	82,986	246,328
2010 – 2021 Population: Annual Growth Rate	-4.08%	-1.59%	-0.70%
Five Year Projected Trends: Annual Rate	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	-0.18%	-0.13%	-0.22%
Households	-0.09%	-0.02%	-0.13%
Families	-0.14%	-0.09%	-0.21%
Median Household Income	1.88%	3.14%	3.09%
Current Year Population by Sex	1 Mile Radius	3 Mile Radius	5 Mile Radius
Male Population / % Male	5,650 / 46.8%	61,335 / 47.0%	176,914 / 48.0%
Female Population / % Female	6,427 / 53.2%	69,053 / 53.0%	191,845 / 52.0%
Income and Households Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
2020 Median Household Income	\$37,741	\$39,584	\$47,091
Average Household income	\$46,873	\$52,762	\$70,656
Per Capita Income	\$16,269	\$19,016	\$26,479
Summary Business Data	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Businesses	257	2,700	9,038
Total Daytime Population	9,694	110,850	332,329
Daytime Population: Workers	1,806	29,095	109,912
Daytime Population: Residents	7,888	81,755	222,417

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.



Ben Hubert
Mobile | 248 417 7150
ben.hubert@colliers.com



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