

PLYMOUTH EDUCATION CENTER



FOR SALE



1460 East Forest Avenue

Detroit, Michigan 48207

Property Highlights

- The property spans approximately 5.1 acres, divided into three main sections: a new athletic turf field, a 57,712-sf school, and a 9,870-sf daycare* (Matrix head Start). Recent construction in 1999 for the main building and 2014 for the Day Care
- High quality design and construction including over 40 classrooms, gym, cafeteria and logically placed and counseling and administrative offices
- Ownership invested a substantial amount of capital to maintain the property and create a move in ready space
- Located in a prime location with a distance of 2.5 miles from downtown Detroit. Convenient ample parking fields with curb cuts on E Forest Ave and Russell St
- Major Landmarks in the area include: the Federal Reserve Bank, the Detroit Institute of Arts, Wayne State University, Little Caesars Arena, and many more
- Matrix Head Start is operating in the 9,870-sf day care, annual rent is \$97,757.04 gross and Tenant pays utilities. Note, lease is subject to an annual funding requirement

OFFERING SUMMARY

Main Building Size	57,712 SF
Day Care (Matrix Head Start)	9,870 SF
Land Size	5.1 Acres
Zoning	PD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,269	54,043	99,603
Total Population	10,336	113,661	232,029
Average HH Income	\$47,337	\$58,463	\$54,204

[VIEW PROPERTY VIDEO](#)

NAI Farbman

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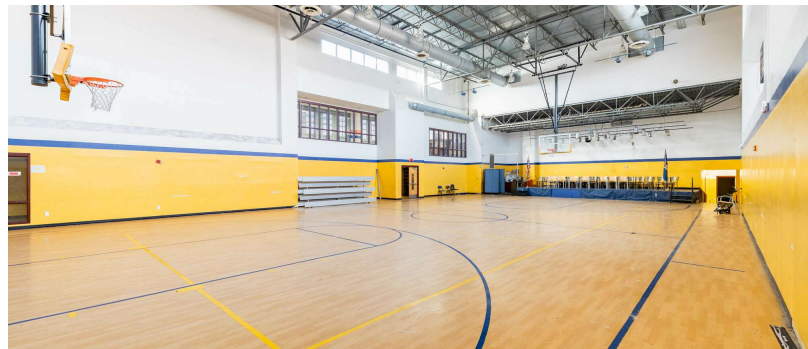
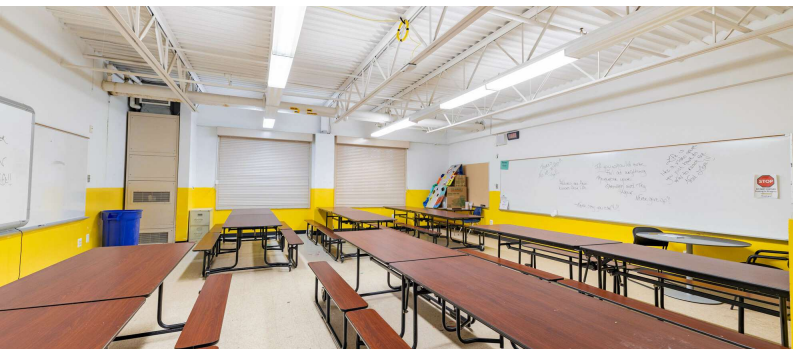
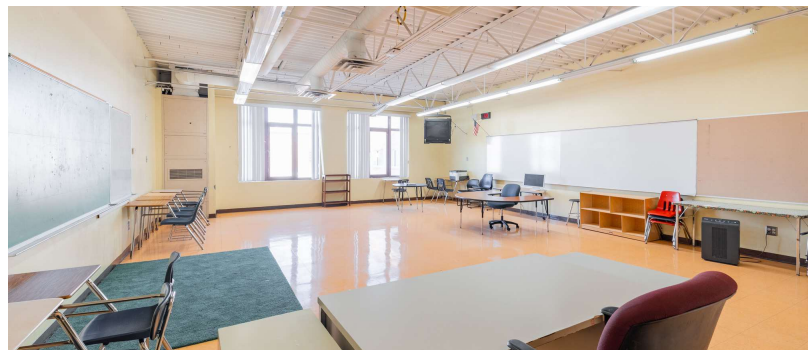
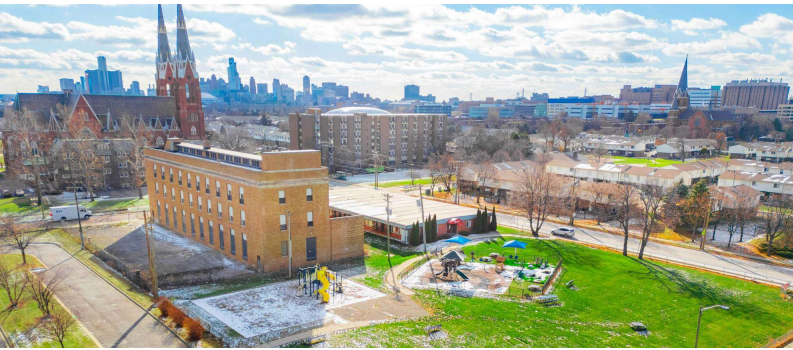
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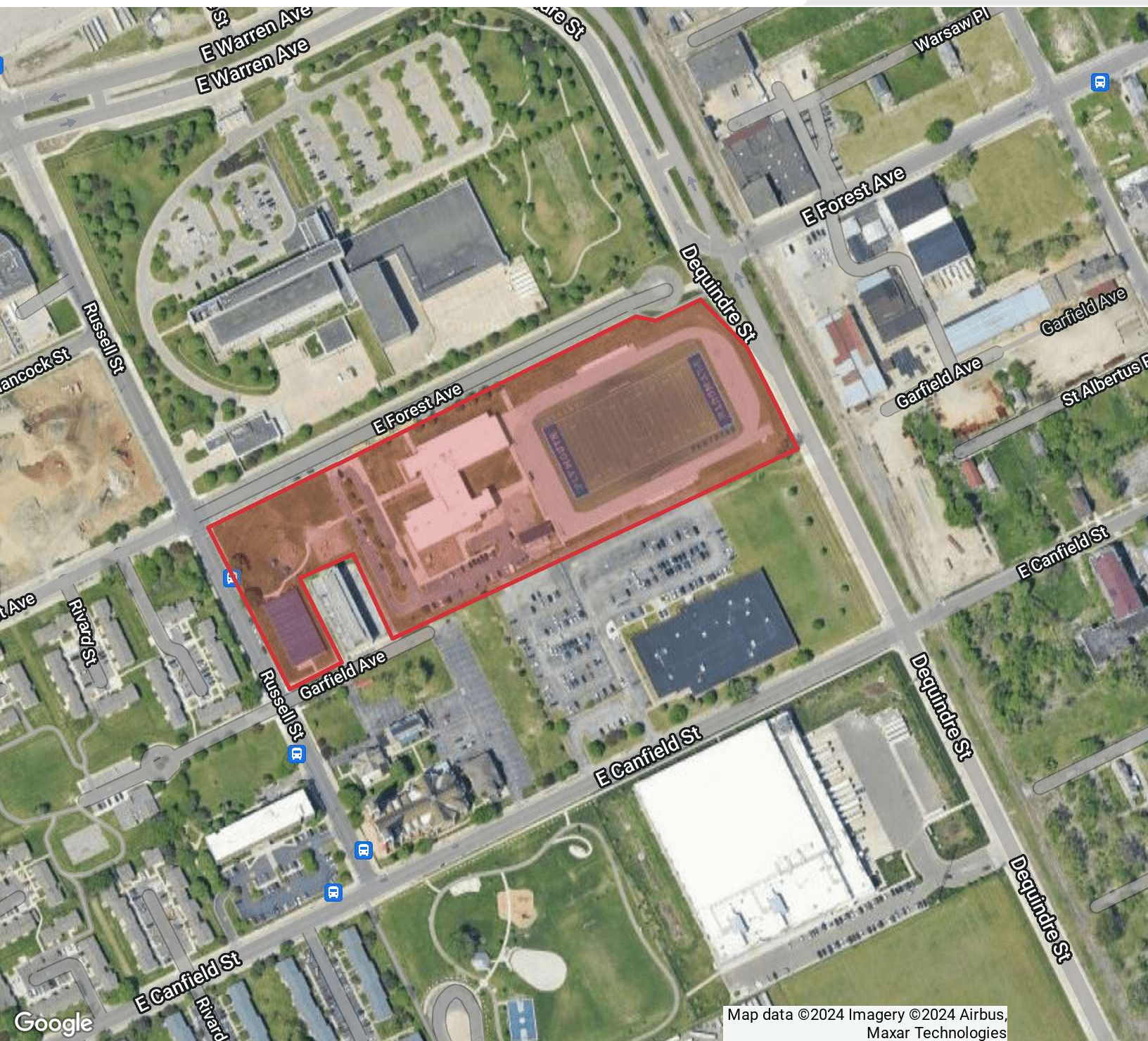
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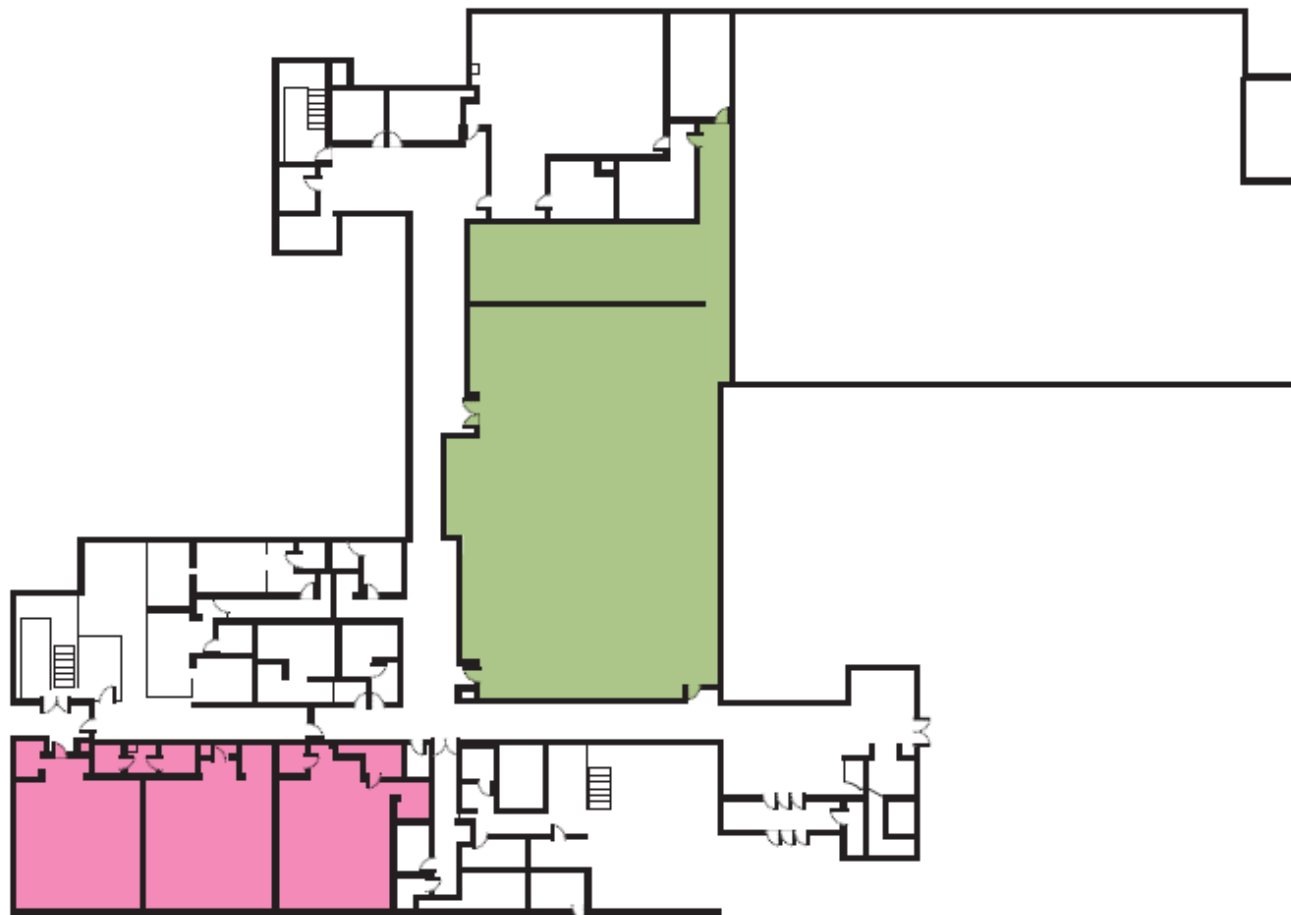
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Ground Floor



 Gymnasium

 Classrooms



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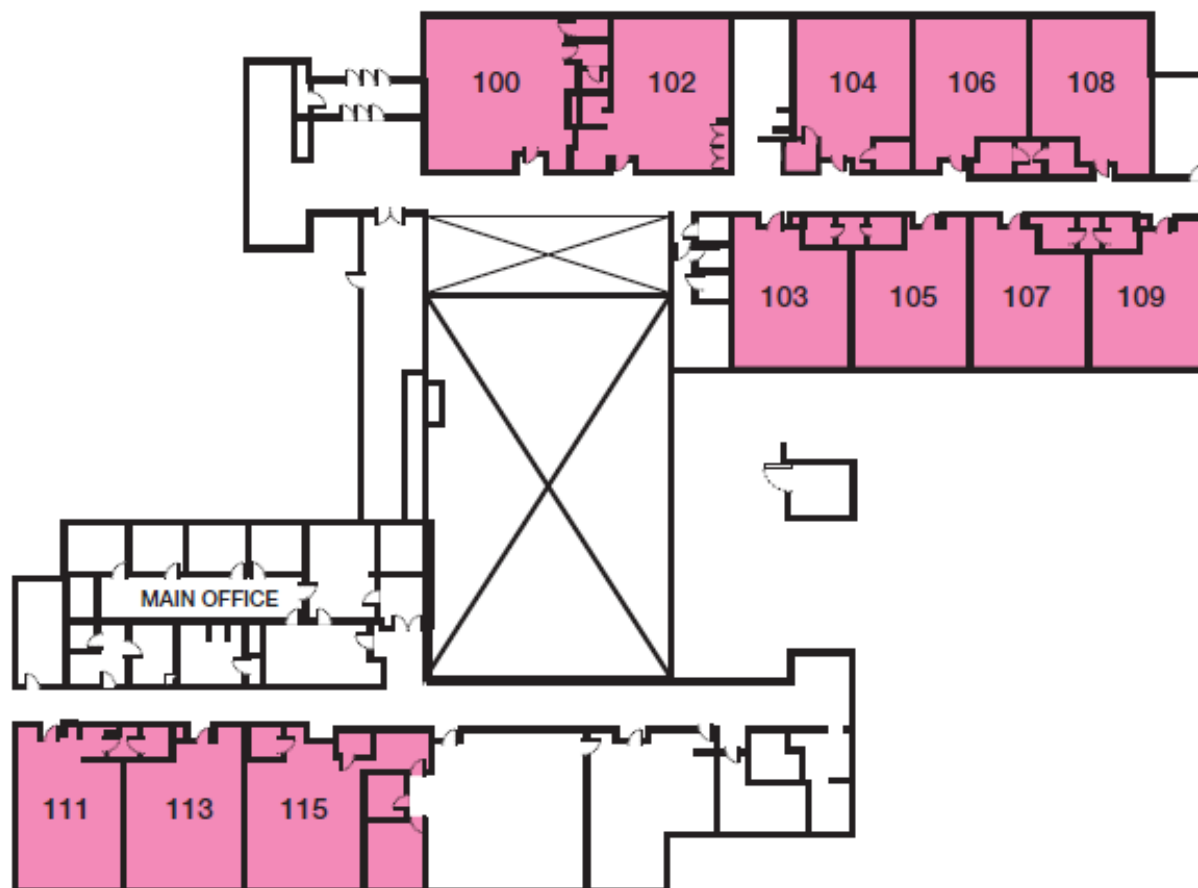
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First Floor



Classrooms



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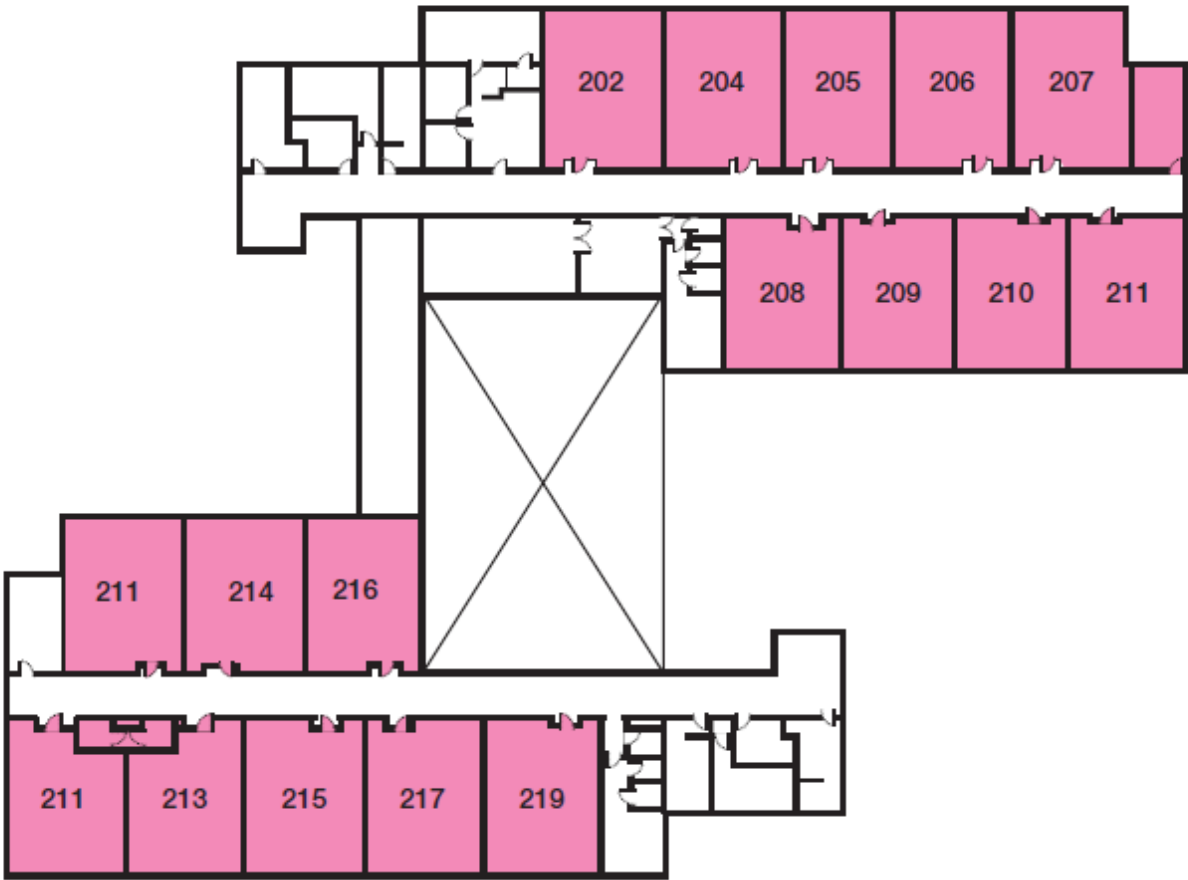
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Second Floor

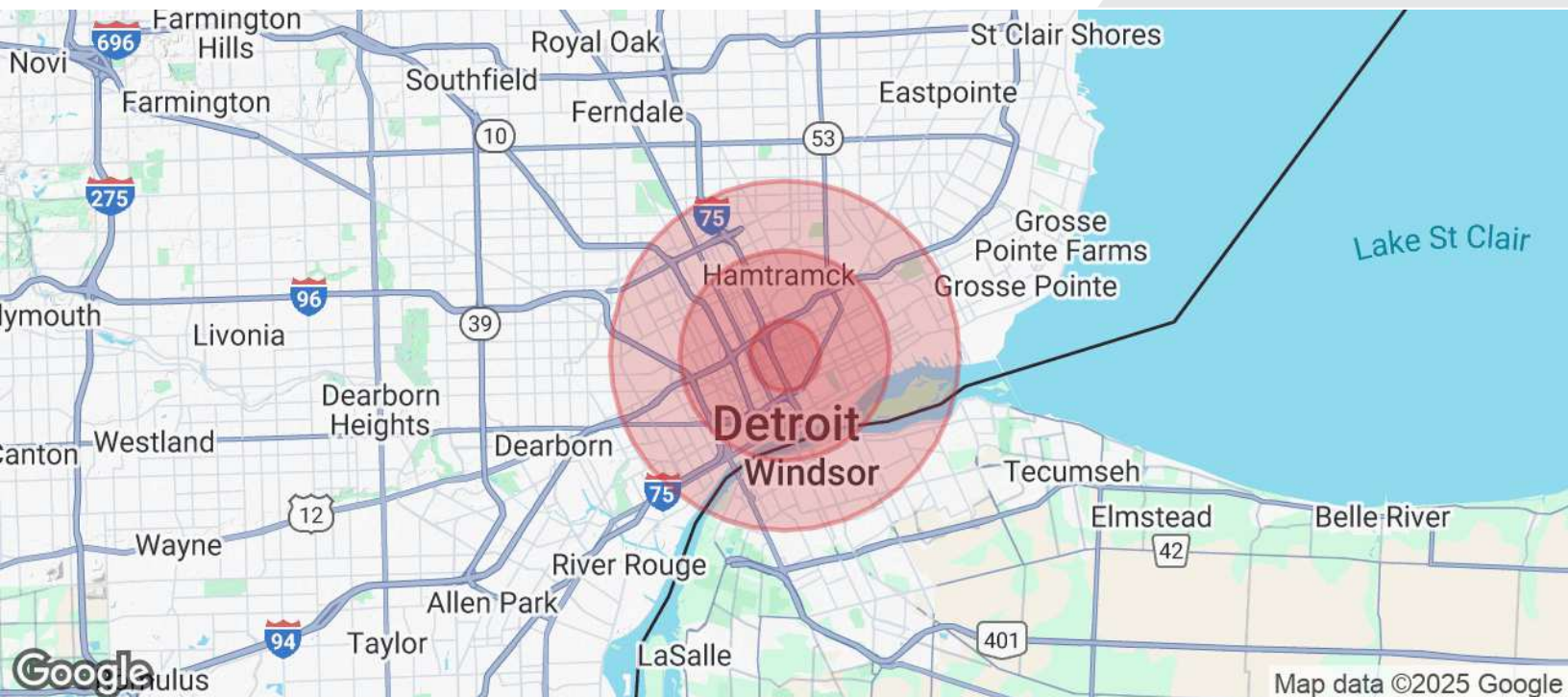


■ Classrooms

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,336	113,661	232,029
Average Age	40	39	38
Average Age (Male)	38	38	38
Average Age (Female)	41	40	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,269	54,043	99,603
# of Persons per HH	2	2.1	2.3
Average HH Income	\$47,337	\$58,463	\$54,204
Average House Value	\$322,456	\$258,698	\$198,605

Demographics data derived from AlphaMap



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