



**Colliers**

**8 Mile Road**

**55K ADT**

**Goddard Street**

**Available | 1.03 Acres of Land**

### Property Highlights

## 2300 8 Mile Road | Detroit, MI

- Immediately Available for Multi-Tenant or Single Tenant Development
- One Mile from I-75 Expressway and Minutes to Woodward Avenue
- Immediate area includes Meijer, Marshalls, Planet Fitness, Dollar Tree, Footlocker, Applebees, Tim Hortons, Wendy's, Taco Bell, KFC, Checkers, and many others
- High Traffic Road, More Than 55,000 Cars Per Day, Densely Populated Area, and More than 375,000 people with in a 5 mile Radius
- Within 2 Miles, the area has more than 18MM SF of Retail, Commercial, and Industrial Companies
- Strong Business and Residential Synergy



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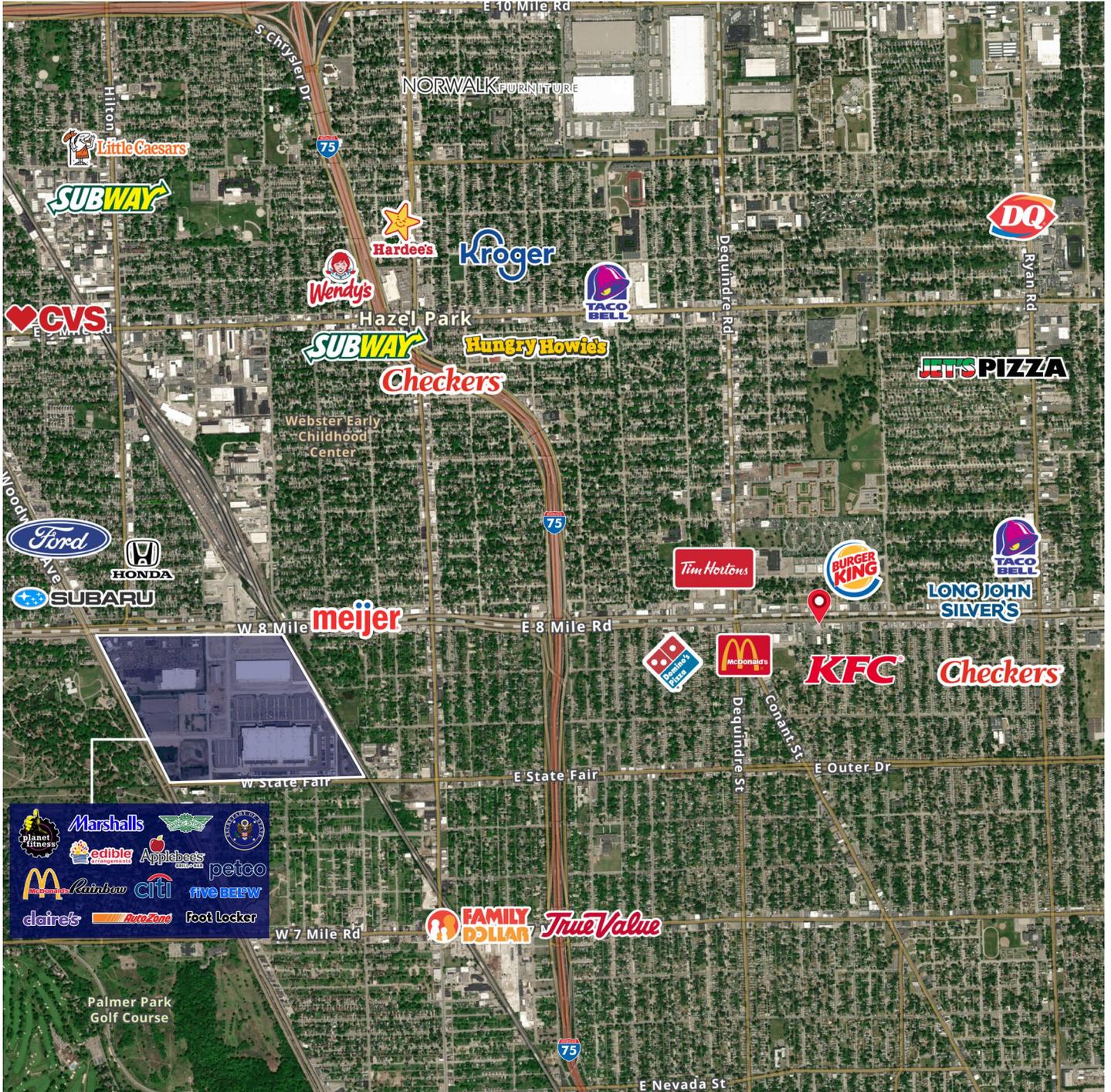
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# MERCHANT MAP

Available | 1.03 Acres of Land  
2300 8 Mile Road | Detroit, MI





# DEMOGRAPHICS

Available | 1.03 Acres of Land  
2300 8 Mile Road | Detroit, MI

Current Year Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Population	18,218	117,492	354,071
Total Households	7,329	48,097	144,672
Total Family Households	4,238	26,224	79,652
Average Household Size	2.48	2.43	2.43
Median Age	35.9	36.6	36.7
Population Age 25+	12,223	81,403	244,916
2010 – 2021 Population: Annual Growth Rate (CAGR)	-0.70%	-0.82%	-0.55%
2022 – 2023 Population: Annual Growth Rate (CAGR)	-0.33%	-0.24%	-0.25%
Five Year Projected Trends: Annual Rate(CAGR)	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	-0.36%	-0.33%	-0.30%
Households	0.03%	0.12%	0.12%
Families	-0.18%	-0.13%	-0.12%
Median Household Income	3.64%	2.10%	2.86%
Current Year Population by Sex	1 Mile Radius	3 Mile Radius	5 Mile Radius
Male Population / % Male	8,953 / 49.1%	85,788 / 50.0%	176,555 / 49.9%
Female Population / % Female	9,265 / 50.9%	58,704 / 50.0%	177,516 / 50.1%
Income and Households Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
2020 Median Household Income	\$41,904	\$50,204	\$52,917
Average Household income	\$55,363	\$65,723	\$76,157
Per Capita Income	\$22,144	\$26,923	\$31,168
Summary Business Data	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Businesses	399	3,583	10,836
Total Daytime Population	14,546	109,200	331,637
Daytime Population: Workers	2,943	42,512	133,169
Daytime Population: Residents	11,603	66,688	198,468

## 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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