

ROCK PLAZA



FOR LEASE
9350 Woodward Avenue
Detroit, MI
7,925 SF Former Restaurant Space



BEN AND BENJI
COLLIERS DETROIT REAL ESTATE



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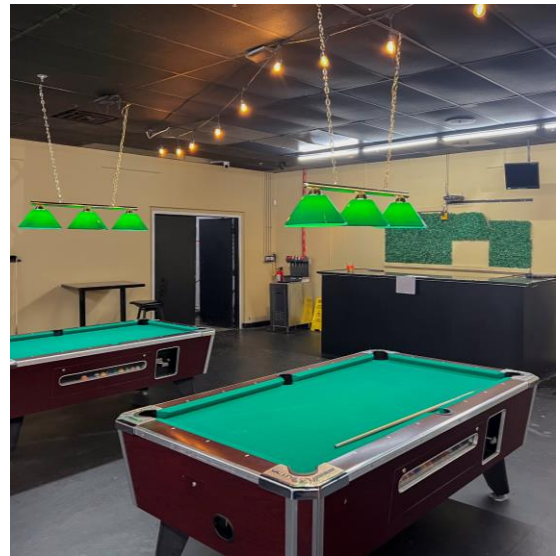




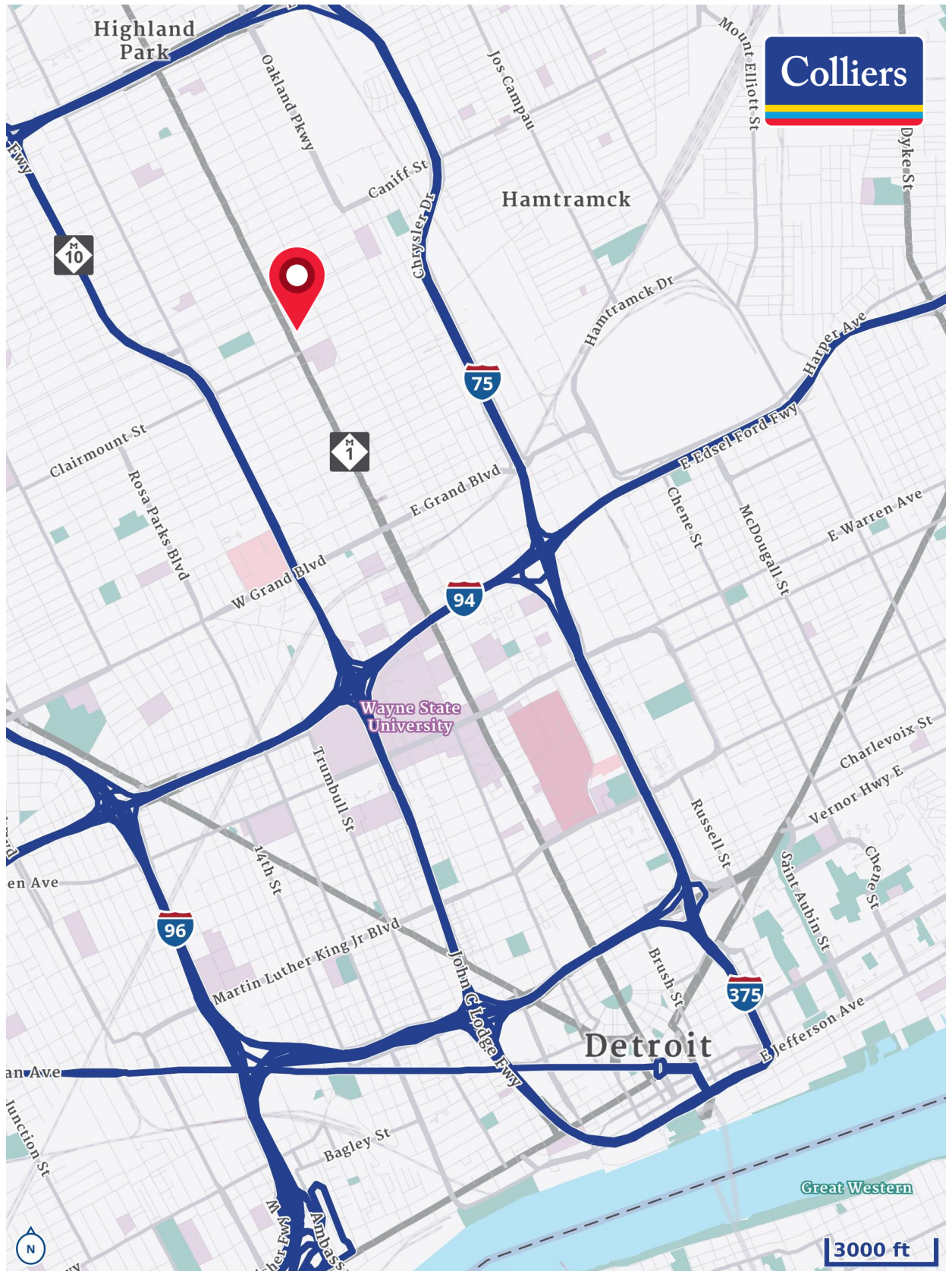
PROPERTY HIGHLIGHTS

- 7,925 SF Former Restaurant, Bar, & Event Space
- Kitchen Hood System and Ventilation in Place
- Retail Center on Woodward Ave in North End with High Traffic Count
- Dense Residential Neighborhoods
- \$12.00/SF (NNN – \$5.50/SF)
- Join Co-tenants Subway, Cricket Wireless, and Liberty Tax
- 1 Mile North of the Fisher Building on Grand Blvd
- Close Proximity to Henry Ford Hospital with \$3B Hospital MSU Expansion
- Liquor License Available for Use

PROPERTY PHOTOS



LOCATION MAP



DEMOGRAPHICS



CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	13,763	132,389	337,910
Total Households	6,846	53,778	138,615
Total Family Households	2,635	25,271	68,720
Average Household Size	1.98	2.36	2.37
Median Age	38.0	33.9	35.3
Population Age 25+	10,231	86,172	225,612
2010 – 2021 Population: Annual Growth Rate (CAGR)	-1.22%	-0.85%	-1.10%
2022 – 2023 Population: Annual Growth Rate (CAGR)	-0.14%	0.02%	-0.22%
5 YEAR PROJECTED TRENDS: ANNUAL RATE	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	-0.15%	-0.06%	-0.21%
Households	0.29%	0.32%	0.23%
Families	-0.07%	0.01%	-0.09%
Median Household Income	3.32%	2.98%	3.03%
CURRENT YEAR POPULATION BY SEX	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Male Population / % Male	6,970 / 50.6%	66,368 / 50.1%	168,189 / 49.8%
Female Population / % Female	6,793 / 49.4%	66,021 / 49.9%	169,721 / 50.2%
INCOME & HOUSEHOLDS SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2020 Median Household Income	\$36,506	\$30,483	\$36,921
Average Household Income	\$59,576	\$52,307	\$58,480
Per Capita Income	\$29,564	\$21,503	\$24,176
SUMMARY BUSINESS DATA	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Businesses	343	4,193	11,915
Total Daytime Population	13,277	179,788	449,000
Daytime Population: Workers	5,652	91,622	233,168
Daytime Population: Residents	7,625	88,166	215,832

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.