

# FOR LEASE

Retail Spaces at OSI Art Apartments  
3820 Grand River Avenue  
Detroit, MI

Colliers



**BEN AND BENJI**  
COLLIERS DETROIT REAL ESTATE



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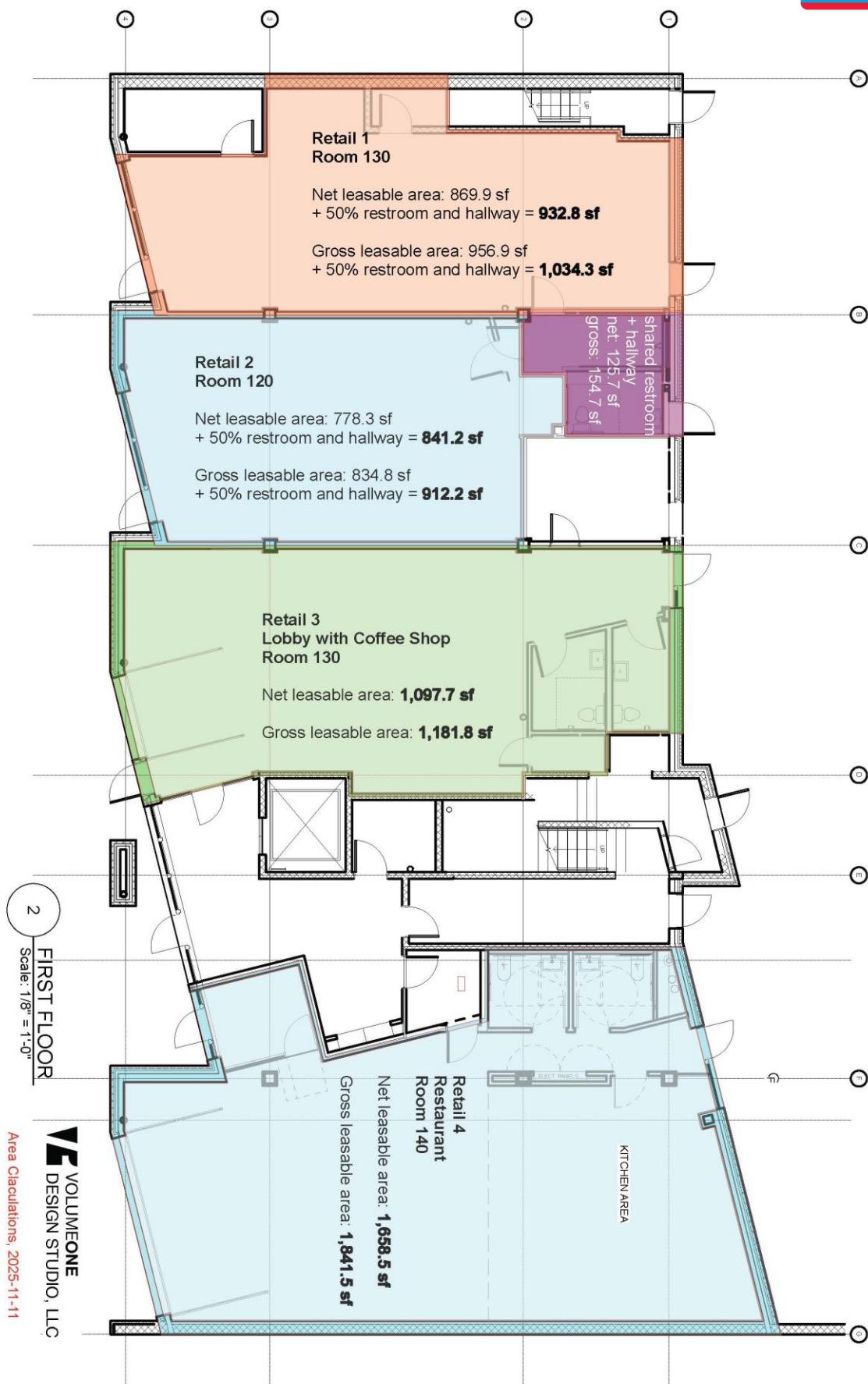




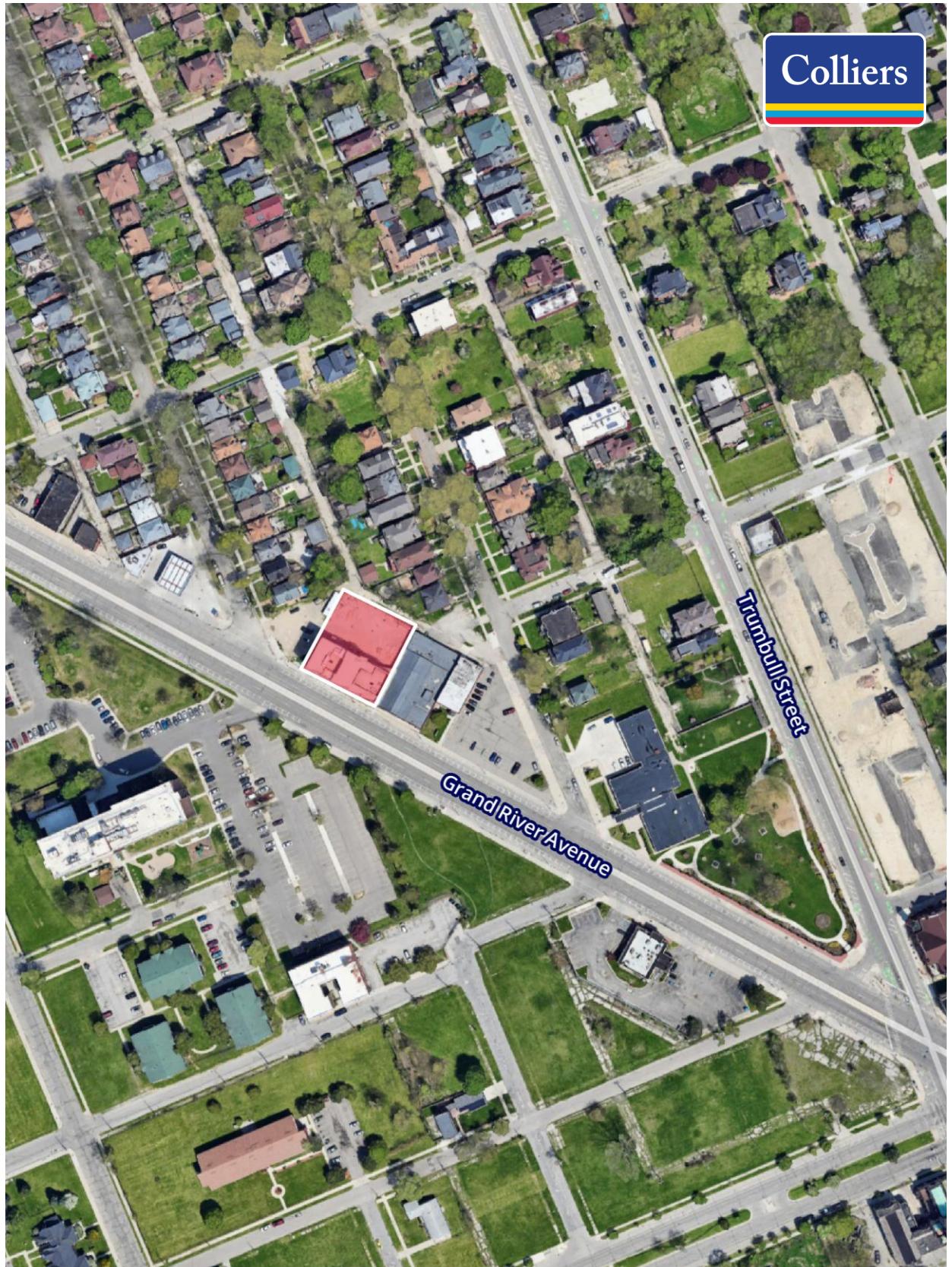
## PROPERTY HIGHLIGHTS

- NEW Mixed-use 30 Apartments + 4 Retail Suites
  - Suite 1: 1,900 SF (Restaurant)
  - Suite 2: 1,158 SF
  - Suite 3: 1,138 SF
  - Suite 4: 1,062 SF  
(Can Combine with Suite 3)
- Sits on the Border of Core City and Woodbridge Neighborhoods
- Frontage on Grand River Avenue
- 1-mile from Downtown, The District, Midtown, WSU, & Corktown

## FLOOR PLAN

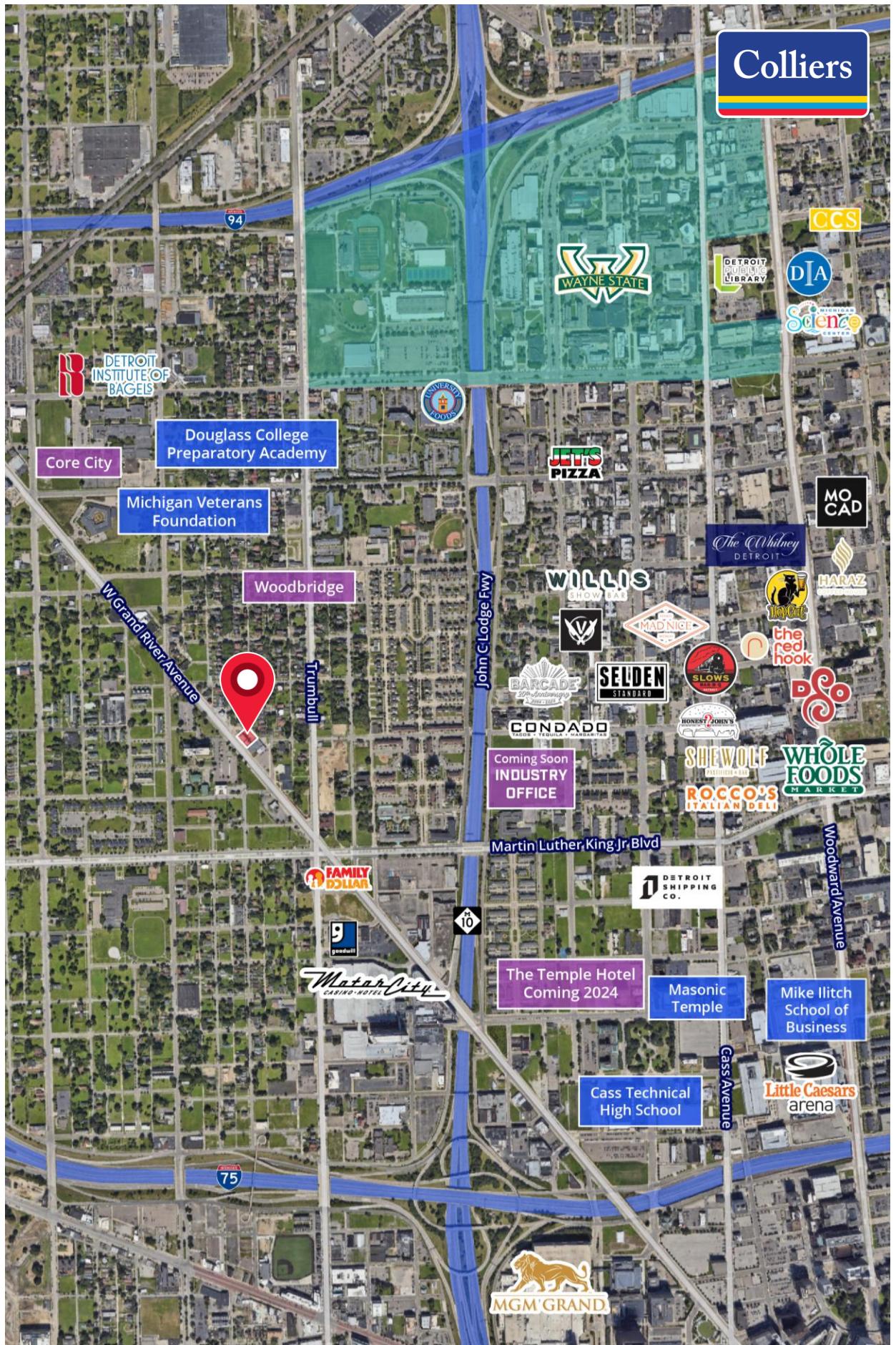


# PROPERTY AERIAL

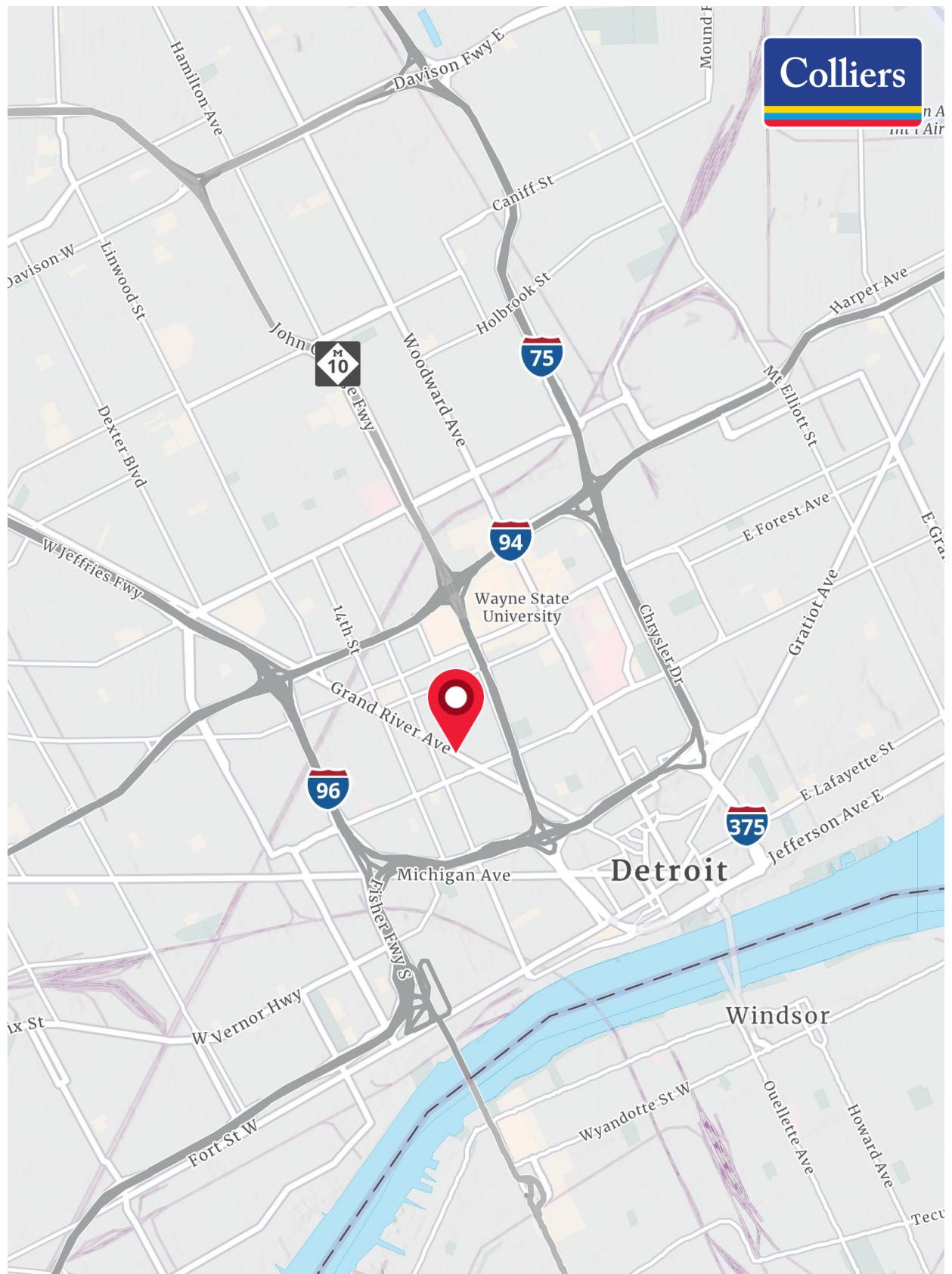


# MERCHANT MAP

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# LOCATION MAP



# DEMOGRAPHICS



## CURRENT YEAR SUMMARY

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	16,957	102,832	264,573
Total Households	8,136	50,403	109,960
Total Family Households	2,519	18,534	51,585
Average Household Size	1.78	1.93	2.33
Median Age	30.9	35.0	34.3
Population Age 25+	11,047	71,649	174,195
2010 – 2020 Population: Annual Growth Rate (CAGR)	0.49%	-0.76%	-0.80%
2020 – 2023 Population: Annual Growth Rate (CAGR)	0.56%	0.06%	-0.24%

## 5 YEAR PROJECTED TRENDS: ANNUAL RATE

Population	0.28%	0.09%	-0.16%
Households	0.62%	0.45%	0.18%
Families	0.20%	0.06%	-0.15%
Median Household Income	2.36%	1.90%	2.34%

## CURRENT YEAR POPULATION BY SEX

Male Population / % Male	8,404 / 49.6%	51,512 / 50.1%	133,054 / 50.3%
Female Population / % Female	8,553 / 50.4%	51,320 / 49.9%	131,519 / 49.7%

## INCOME & HOUSEHOLDS SUMMARY

Median Household Income	\$28,069	\$39,455	\$37,538
Average Household Income	\$58,711	\$64,020	\$58,681
Per Capita Income	\$28,741	\$31,458	\$24,476

## SUMMARY BUSINESS DATA

Total Businesses	707	6,245	9,849
Total Daytime Population	18,879	217,902	377,314
Daytime Population: Workers	9,015	156,181	204,238
Daytime Population: Residents	9,864	61,721	173,076

### 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.