



BEN AND BENJI
COLLIERS DETROIT REAL ESTATE

For Lease

Retail / Commercial / Industrial Space Availability • Property Highlights
3124 Cass Avenue | Detroit, MI

- 4,514 SF Multi-Use Building in the Heart of Midtown
- 2 Blocks from Little Caesars Arena and the Sports & Entertainment District
- B-4, General Business District – Restaurant, Retail, Industrial, & Other Commercial Uses
- Owner has Multiple Parking Lots in the Neighborhood
- \$15.00 - \$30.00/SF – TIA for Qualified Tenants



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



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

Property Photos



Rear Lot

Aerial

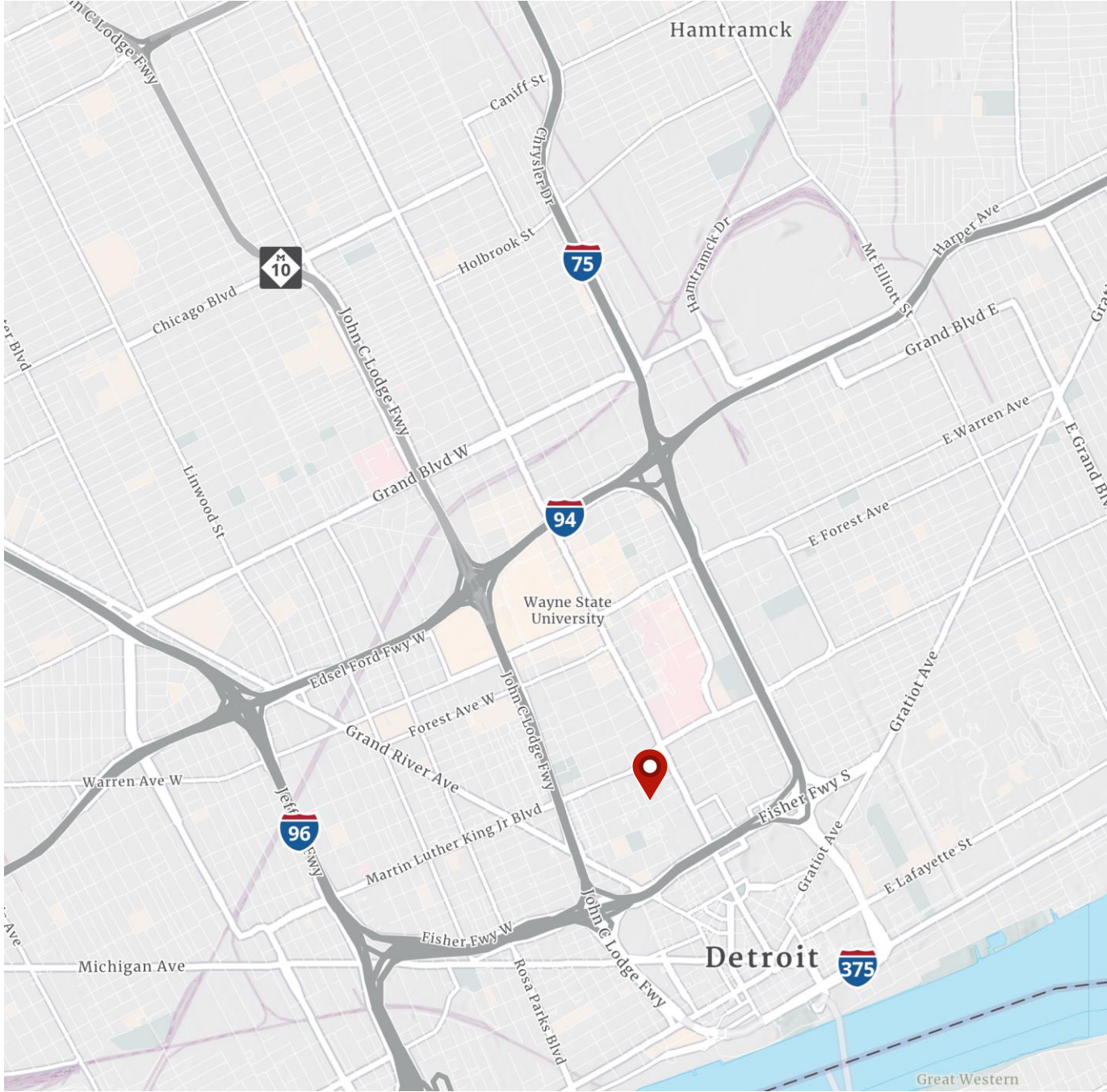


Area Amenities





Location Map





Demographics

Current Year Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Population	20,430	88,908	241,471
Total Households	11,780	44,821	100,076
Total Family Households	2,657	15,821	47,303
Average Household Size	1.56	1.84	2.33
Median Age	38.8	38.4	35.7
Population Age 25+	14,851	61,599	157,719
2010 – 2021 Population: Annual Growth Rate (CAGR)	1.51%	-0.33%	-0.90%
2022 – 2023 Population: Annual Growth Rate (CAGR)	1.22%	0.45%	-0.10%
Five Year Projected Trends: Annual Rate	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	0.66%	0.32%	-0.05%
Households	1.02%	0.66%	0.26%
Families	0.72%	0.37%	0.02%
Median Household Income	4.14%	3.31%	2.72%
Current Year Population by Sex	1 Mile Radius	3 Mile Radius	5 Mile Radius
Male Population / % Male	10,739 / 52.6%	43,309 / 48.7%	118,298 / 49.0%
Female Population / % Female	9,691 / 47.4%	45,599 / 51.3%	123,173 / 51.0%
Income and Households Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
2020 Median Household Income	\$36,633	\$35,784	\$34,399
Average Household income	\$64,044	\$60,932	\$55,738
Per Capita Income	\$36,827	\$31,165	\$23,268
Summary Business Data	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Businesses	1,808	5,903	8,785
Total Daytime Population	69,276	221,840	365,707
Daytime Population: Workers	58,588	168,155	206,384
Daytime Population: Residents	10,688	53,685	159,323

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.