

12,000 SF INDUSTRIAL WAREHOUSE



FOR SALE/LEASE



425 S Campbell

Detroit, Michigan 48209

Property Highlights

- Fenced in Lot
- Growing Delray Market
- 2 Grade Level OHD
- Zoned M4
- Newer Roof

OFFERING SUMMARY

Sale Price:	Contact Listing Agent(s)
Lot Size:	12,545 SF
Building Size:	12,000 SF

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	3,149	13,869	30,061
Total Population	8,003	32,711	65,867
Average HH Income	\$35,280	\$35,712	\$39,669

NAIFarbman

Commercial Real Estate Services, Worldwide.

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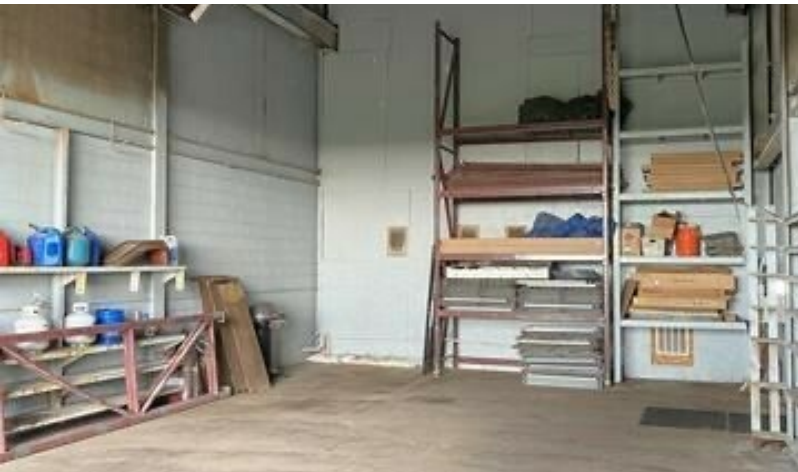
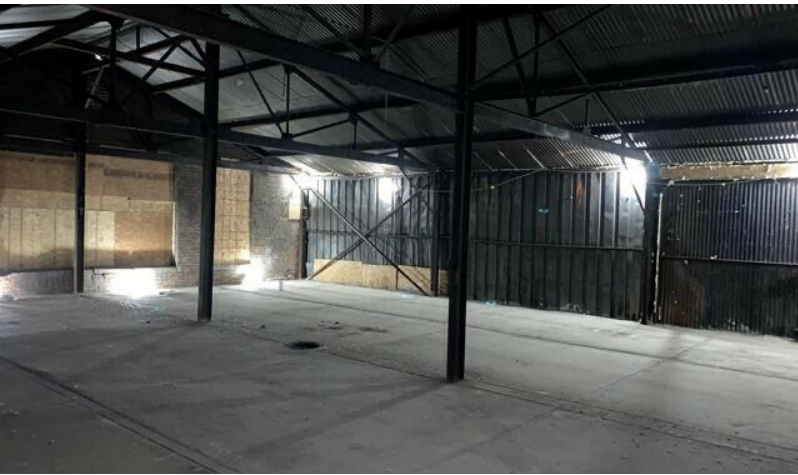
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Pedestrian bridge locations map



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Figure 2
Selected Alternative
New International Trade Crossing



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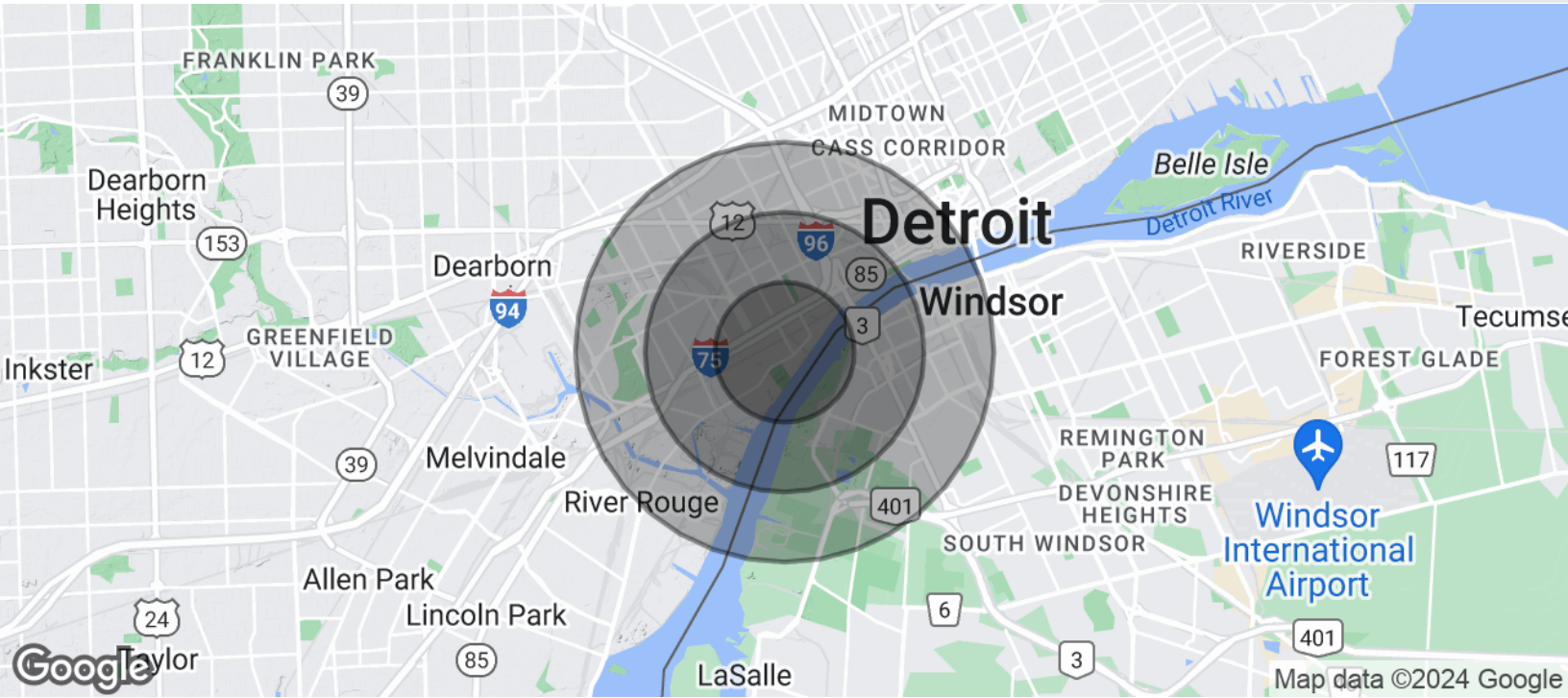
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POPULATION

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Total Population	8,003	32,711	65,867
Average Age	28.2	29.9	31.0
Average Age (Male)	29.1	31.0	30.8
Average Age (Female)	27.3	29.1	31.1

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	3,149	13,869	30,061
# of Persons per HH	2.5	2.4	2.2
Average HH Income	\$35,280	\$35,712	\$39,669
Average House Value	\$72,041	\$77,965	\$86,382

* Demographic data derived from 2020 ACS - US Census



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