

RETAIL FOR SALE/LEASE



**20404 Woodward Ave
Detroit, MI**



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Detroit, MI**

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Information contained herein was obtained from sources deemed to be reliable, but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third party independent professionals selected by such prospective purchaser/investor/tenant.

All financial data should be verified by the prospective purchaser/investor/tenant including obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Insite Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Insite Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations, as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions from the prospective purchaser/investor/tenant should be discussed with an attorney. Tax questions from the prospective purchaser/investor/tenant should be discussed with a certified public accountant or tax attorney. Title questions from the prospective purchaser/investor/tenant should be discussed with a title officer or attorney. Questions from the prospective purchaser/investor/tenant regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Insite Commercial in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY SUMMARY

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OFFICE | INDUSTRIAL | **RETAIL** | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES

Location: 20404 Woodward Ave
Detroit, MI 48203

Total Building Size: 4,286 SF

Zoning: B3 – Shopping District

Sale Price: \$549,000

Lease Price: \$14/SF, NNN

**Demographics within
5 Mile Radius:**

Population:	411,870 people
Households:	166,671 homes
Avg. HH Income:	\$67,300 USD
Traffic Count:	26,823 VPD – Woodward Ave 58,397 VPD – 8 Mile Rd

Comments: Property sits in the outlot of the Gateway Marketplace shopping center, with 340,000 SF of retail, including stores like Meijer, Marshalls, Planet Fitness, and Five Below. Just north of the new Amazon fulfillment site, formerly the Michigan State Fairgrounds. Property has upgraded façade and roof, and excellent visibility on Woodward Ave.

For Information Contact:

Mo Abubars

248-359-9000



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SITE PLAN

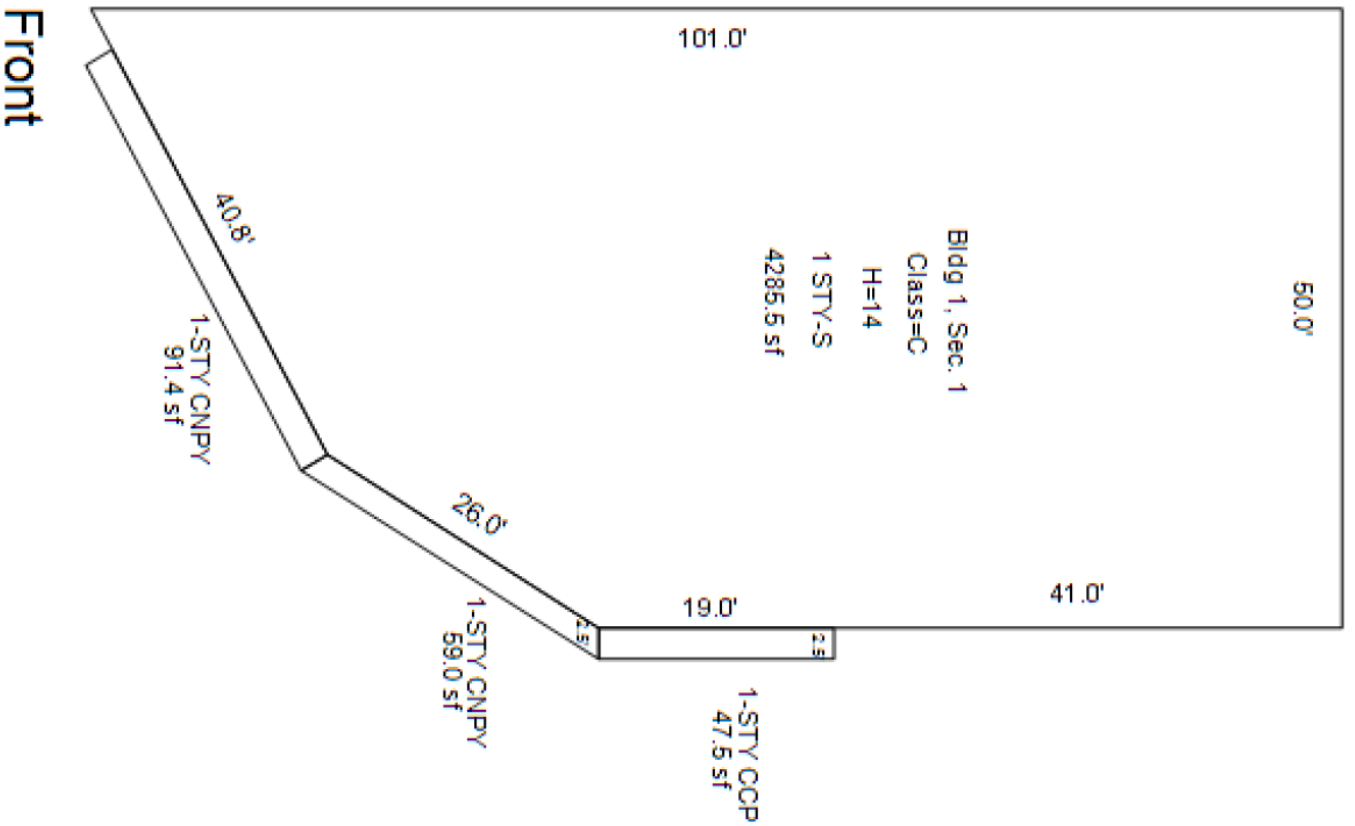
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OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES



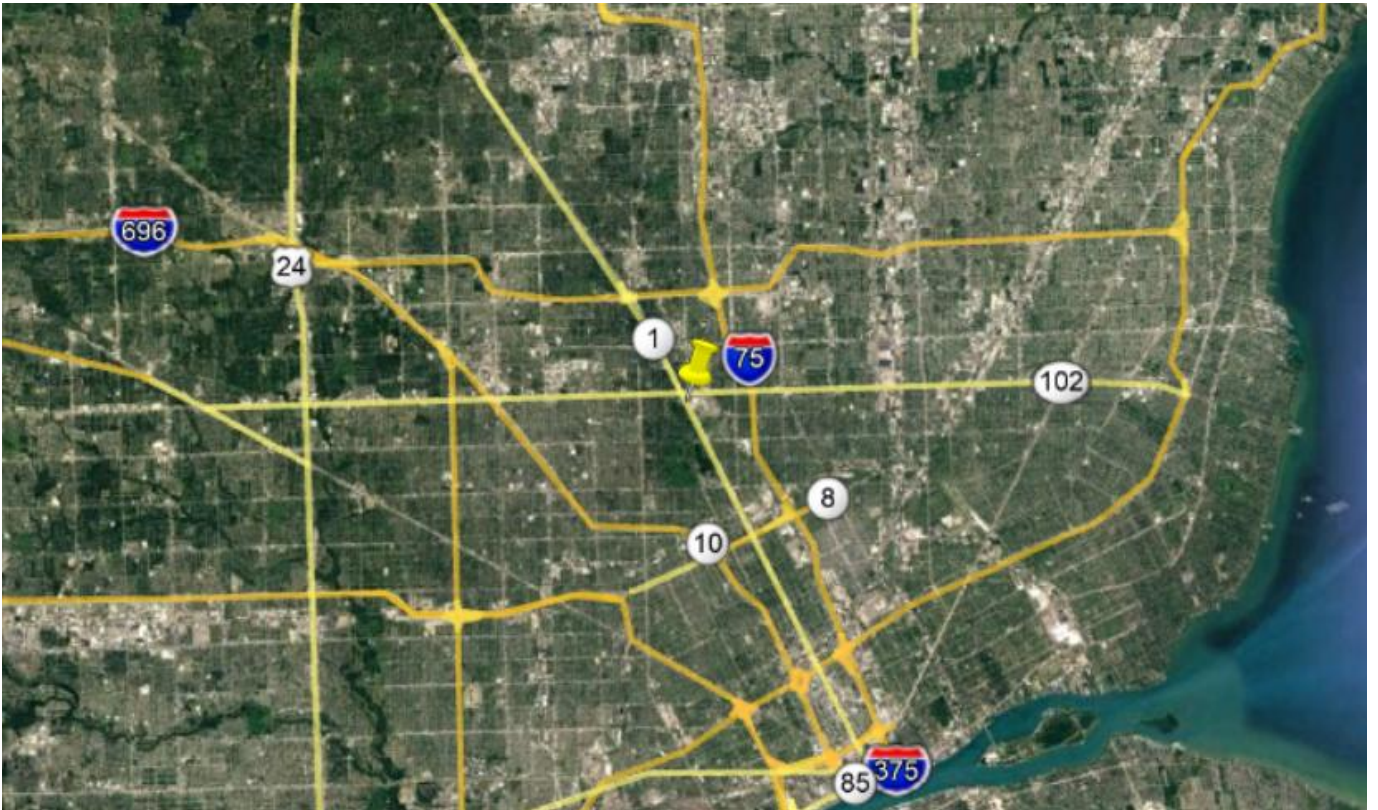
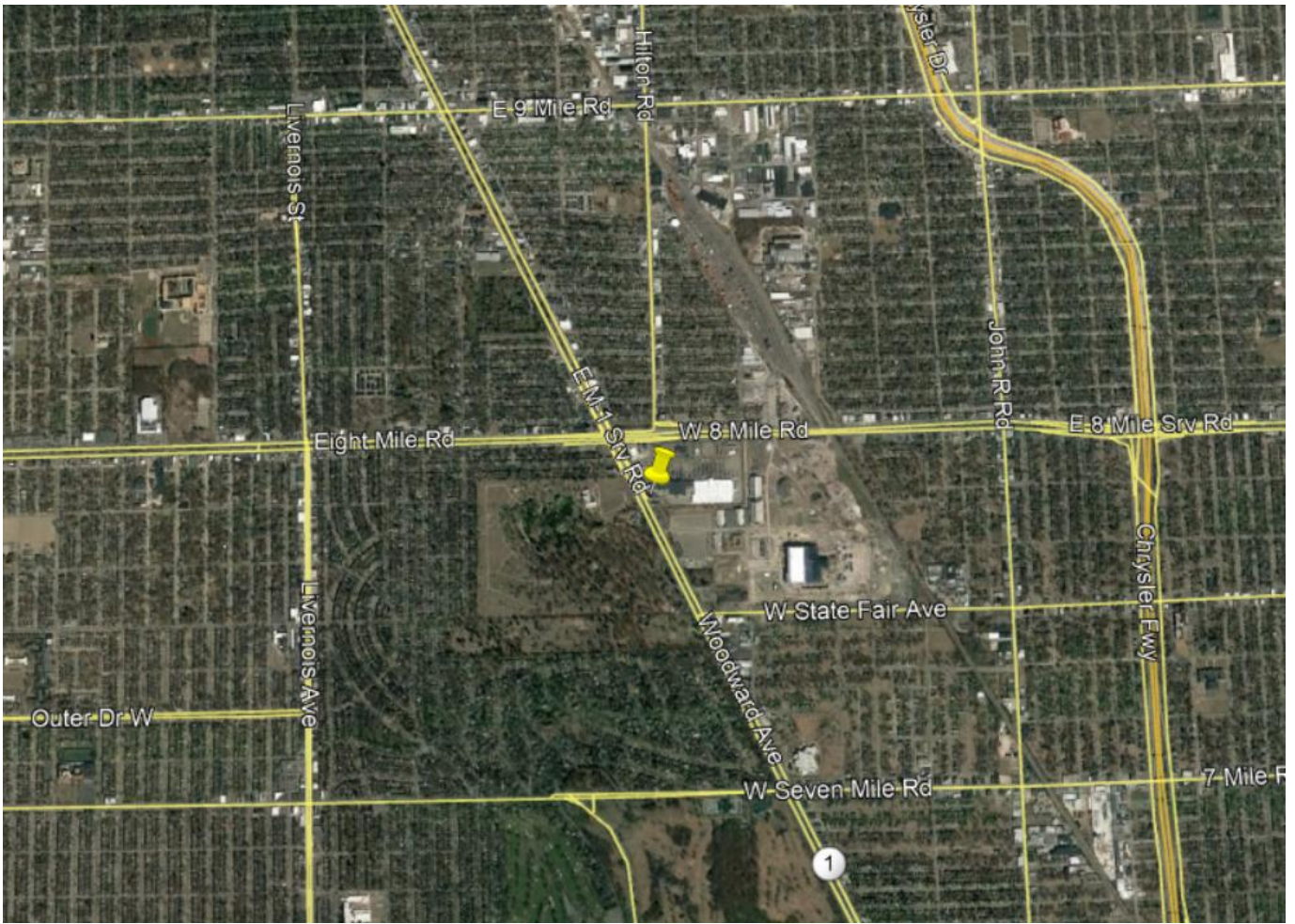
BUILDING SKETCH



AREA MAPS

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OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES



Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.4441/-83.1227

20404 Woodward Ave	1 mi radius	3 mi radius	5 mi radius
Detroit, MI 48203			
Population			
2024 Estimated Population	10,262	144,503	416,580
2029 Projected Population	10,126	142,627	410,350
2020 Census Population	10,109	141,688	407,009
2010 Census Population	10,782	150,675	427,534
Projected Annual Growth 2024 to 2029	-0.3%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2024	-0.3%	-0.3%	-0.2%
Households			
2024 Estimated Households	4,956	64,134	174,823
2029 Projected Households	4,872	63,279	172,371
2020 Census Households	4,883	61,942	168,947
2010 Census Households	4,886	62,375	170,767
Projected Annual Growth 2024 to 2029	-0.3%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2024	0.1%	0.2%	0.2%
Age			
2024 Est. Population Under 10 Years	8.5%	11.1%	12.3%
2024 Est. Population 10 to 19 Years	8.1%	10.8%	11.9%
2024 Est. Population 20 to 29 Years	16.6%	15.2%	14.5%
2024 Est. Population 30 to 44 Years	26.9%	22.7%	21.4%
2024 Est. Population 45 to 59 Years	18.4%	18.2%	18.1%
2024 Est. Population 60 to 74 Years	15.6%	15.7%	15.6%
2024 Est. Population 75 Years or Over	5.8%	6.3%	6.2%
2024 Est. Median Age	38.2	36.8	36.3
Marital Status & Gender			
2024 Est. Male Population	49.9%	48.6%	48.6%
2024 Est. Female Population	50.1%	51.4%	51.4%
2024 Est. Never Married	51.1%	50.6%	48.1%
2024 Est. Now Married	30.9%	26.5%	28.9%
2024 Est. Separated or Divorced	13.3%	16.5%	16.8%
2024 Est. Widowed	4.8%	6.4%	6.2%
Income			
2024 Est. HH Income \$200,000 or More	10.7%	7.5%	7.2%
2024 Est. HH Income \$150,000 to \$199,999	12.6%	6.7%	6.3%
2024 Est. HH Income \$100,000 to \$149,999	16.3%	15.0%	13.8%
2024 Est. HH Income \$75,000 to \$99,999	13.8%	12.6%	12.1%
2024 Est. HH Income \$50,000 to \$74,999	17.2%	16.2%	15.9%
2024 Est. HH Income \$35,000 to \$49,999	7.8%	12.1%	11.7%
2024 Est. HH Income \$25,000 to \$34,999	4.9%	7.9%	8.8%
2024 Est. HH Income \$15,000 to \$24,999	5.2%	8.1%	8.9%
2024 Est. HH Income Under \$15,000	11.4%	13.9%	15.2%
2024 Est. Average Household Income	\$108,212	\$85,723	\$82,636
2024 Est. Median Household Income	\$83,798	\$67,382	\$64,150
2024 Est. Per Capita Income	\$52,335	\$38,133	\$34,758
2024 Est. Total Businesses	384	5,152	14,744
2024 Est. Total Employees	2,995	39,431	130,520

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Labor Force			
2024 Est. Labor Population Age 16 Years or Over	8,880	119,275	335,543
2024 Est. Civilian Employed	71.7%	62.7%	59.2%
2024 Est. Civilian Unemployed	2.2%	3.7%	3.5%
2024 Est. in Armed Forces	-	-	-
2024 Est. not in Labor Force	26.0%	33.6%	37.2%
2024 Labor Force Males	49.7%	48.2%	48.0%
2024 Labor Force Females	50.3%	51.8%	52.0%
Occupation			
2024 Occupation: Population Age 16 Years or Over	5,991	72,983	197,759
2024 Mgmt, Business, & Financial Operations	20.8%	17.2%	16.2%
2024 Professional, Related	33.2%	26.6%	24.8%
2024 Service	13.7%	16.0%	16.9%
2024 Sales, Office	16.8%	19.2%	19.5%
2024 Farming, Fishing, Forestry	-	0.1%	0.2%
2024 Construction, Extraction, Maintenance	5.2%	4.9%	4.9%
2024 Production, Transport, Material Moving	10.2%	15.9%	17.5%
2024 White Collar Workers	70.8%	63.0%	60.5%
2024 Blue Collar Workers	29.2%	37.0%	39.5%
Transportation to Work			
2024 Drive to Work Alone	66.1%	68.4%	68.7%
2024 Drive to Work in Carpool	5.2%	6.9%	7.6%
2024 Travel to Work by Public Transportation	1.1%	2.1%	1.9%
2024 Drive to Work on Motorcycle	-	-	-
2024 Walk or Bicycle to Work	2.0%	1.8%	1.9%
2024 Other Means	0.8%	1.1%	1.2%
2024 Work at Home	24.7%	19.6%	18.7%
Travel Time			
2024 Travel to Work in 14 Minutes or Less	17.1%	18.7%	21.5%
2024 Travel to Work in 15 to 29 Minutes	49.0%	47.9%	45.3%
2024 Travel to Work in 30 to 59 Minutes	29.5%	28.1%	28.3%
2024 Travel to Work in 60 Minutes or More	4.4%	5.3%	4.9%
2024 Average Travel Time to Work	22.4	22.9	22.3
Consumer Expenditure			
2024 Est. Total Household Expenditure	\$384.09 M	\$3.99 B	\$10.49 B
2024 Est. Apparel	\$13.64 M	\$140.46 M	\$369.52 M
2024 Est. Contributions, Gifts	\$22.94 M	\$231.66 M	\$607.53 M
2024 Est. Education, Reading	\$13.22 M	\$131.05 M	\$344.76 M
2024 Est. Entertainment	\$22.09 M	\$225.51 M	\$591.97 M
2024 Est. Food, Beverages, Tobacco	\$58.04 M	\$610.21 M	\$1.61 B
2024 Est. Furnishings, Equipment	\$13.71 M	\$140.13 M	\$367.83 M
2024 Est. Health Care, Insurance	\$34.64 M	\$364.41 M	\$959.26 M
2024 Est. Household Operations, Shelter, Utilities	\$124 M	\$1.3 B	\$3.41 B
2024 Est. Miscellaneous Expenses	\$7.34 M	\$75.96 M	\$199.53 M
2024 Est. Personal Care	\$5.17 M	\$53.64 M	\$141.05 M
2024 Est. Transportation	\$69.31 M	\$718.79 M	\$1.89 B

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