FOR LEASE



2911 W Grand Blvd • Detroit, MI

Ground Floor Retail Available



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PROPERTY HIGHLIGHTS

Join OrangeTheory Fitness, and Beyond Juice

Ground Floor Retail:
- 5,635 SF
- 2,575 SF
- 3,494 SF Endcap – Available Q4 2026

231 Residential Apartments
96% Residential Occupancy

Parking Structure

Walking Distance from Henry Ford Hospital Main Campus, Bridgette Harris Cancer Pavillion and $3.5B HFHS Expansion with Michigan State University

New Center is Detroit's Second-Largest Medical and Office HUB Outside of Downtown, with a Daytime Population of Roughly 30,000+ People Within the Immediate District and 70,000-100,000+ Within a 1.5 Mile Radius

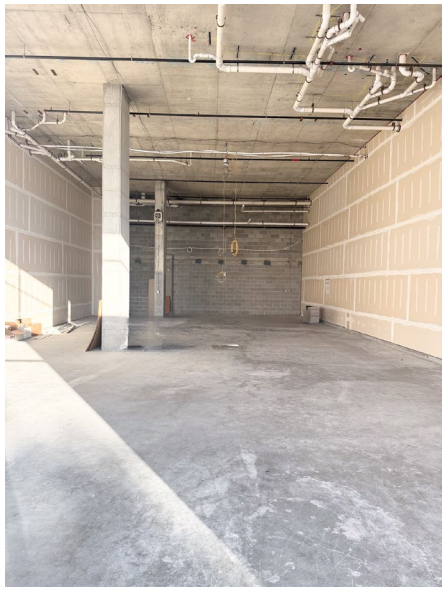
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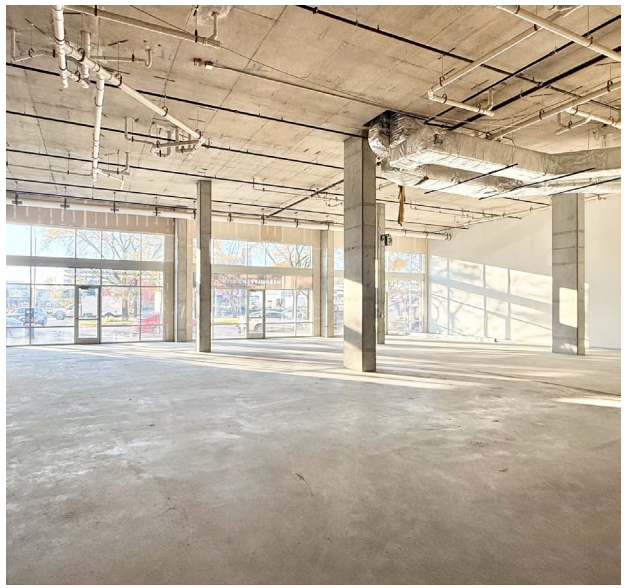








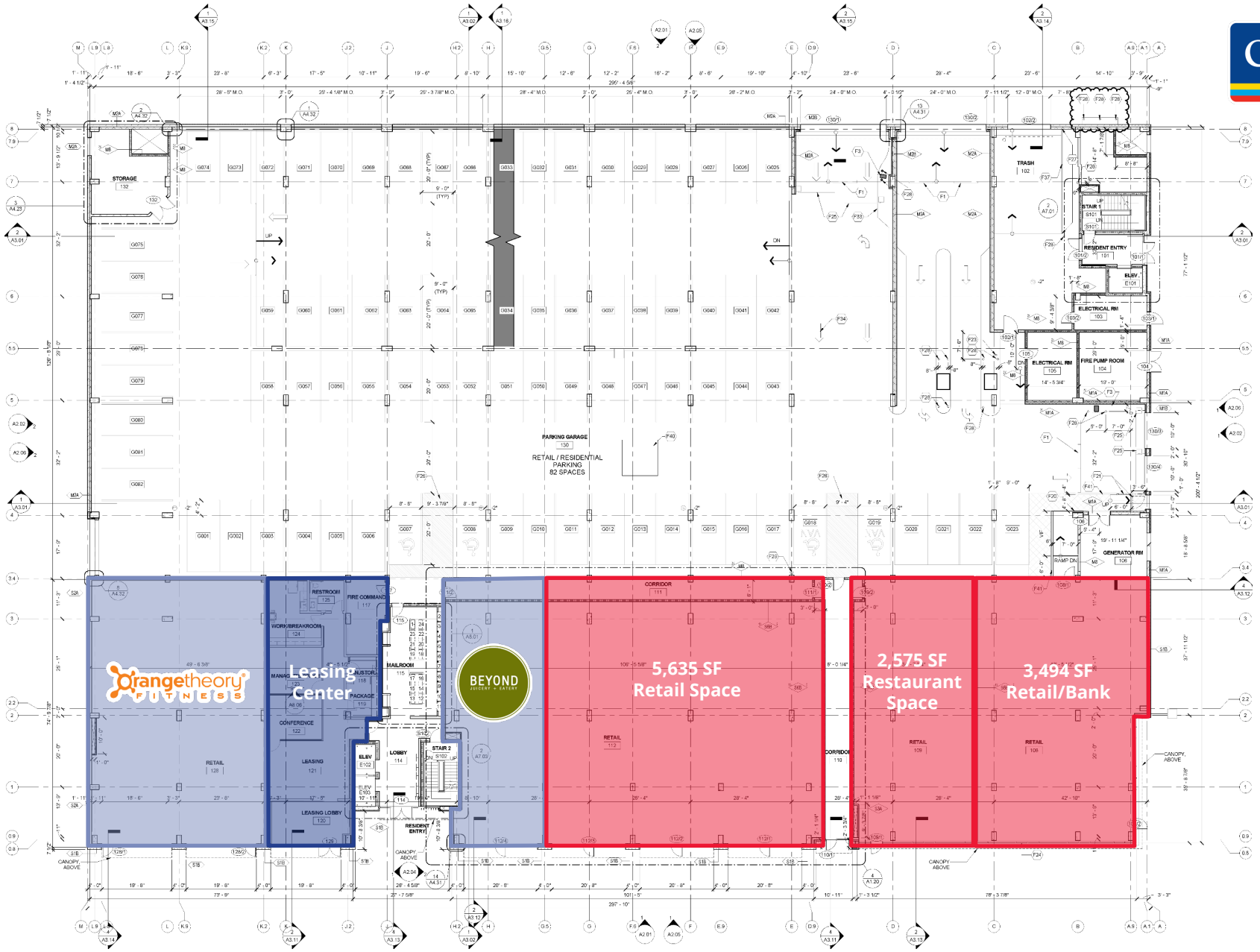




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FLOOR PLAN

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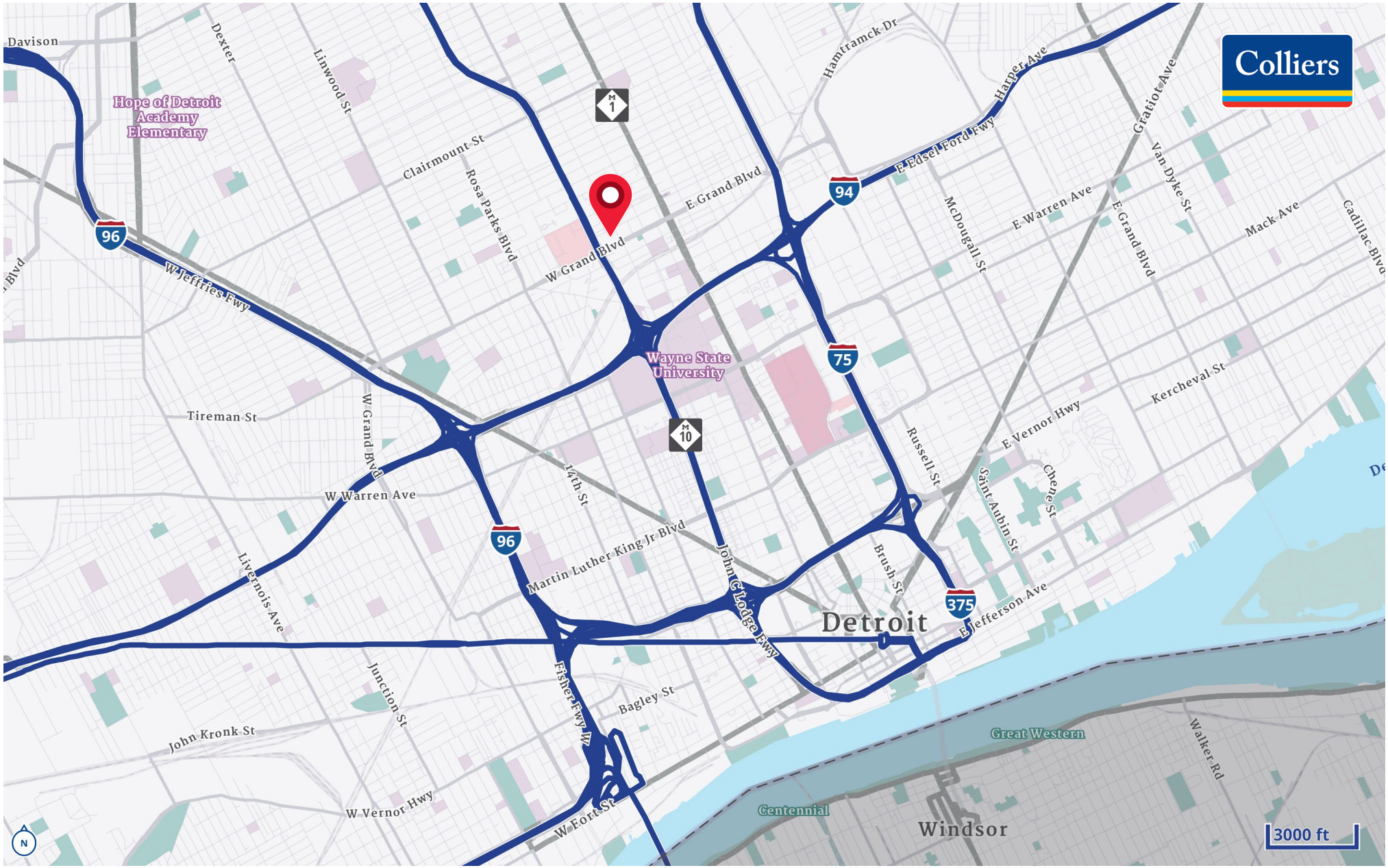
PROPERTY AERIAL

Ground Floor Retail Available



MERCHANT MAP

Ground Floor Retail Available



LOCATION MAP

Ground Floor Retail Available

DEMOGRAPHICS

Ground Floor Retail Available

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	16,372	126,113	310,453
Total Households	7,969	55,247	129,515
Total Family Households	2,598	23,206	62,125
Average Household Size	1.75	2.17	2.33
Median Age	32.3	34.2	34.9
Population Age 25+	10,366	84,295	206,025
2010 – 2020 Population: Annual Growth Rate (CAGR)	0.39%	-0.66%	-1.09%
2020 – 2023 Population: Annual Growth Rate (CAGR)	0.64%	0.02%	-0.25%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	0.96%	0.03%	-0.18%
Households	1.18%	0.37%	0.15%
Families	0.98%	-0.01%	-0.16%
Median Household Income	3.19%	2.77%	2.26%
CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	7,854 / 48.0%	63,715 / 50.5%	154,998 / 49.9%
Female Population / % Female	8,518 / 52.0%	62,398 / 49.5%	155,455 / 50.1%
INCOME & HOUSEHOLDS SUMMARY			
Median Household Income	$34,239	$35,201	$37,840
Average Household Income	$56,426	$57,045	$57,678
Per Capita Income	$27,920	$25,195	$24,181
SUMMARY BUSINESS DATA			
Total Businesses	944	5,355	10,830
Total Daytime Population	44,071	205,768	417,957
Daytime Population: Workers	34,032	123,151	214,303
Daytime Population: Residents	10,039	82,617	203,654

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.