



RETAIL FOR LEASE

The Preserve on Ash

3309 14th Street in Detroit, Michigan

The Preserve on Ash is a 160-Unit Apartment Development Located in the Rapidly Expanding North Corktown Neighborhood, about a Half-Mile Walk to Michigan Central Station.

Property Highlights

- 1,167 to 4,913 SF of Retail / Mixed-Use Space
- Building H | 1,167 SF
- Building L | 4,913 SF - CAN BE COMBINED
 - Suite 1: 1,584 SF
 - Suite 2: 1,490 SF
 - Suite 3: 1,624 SF

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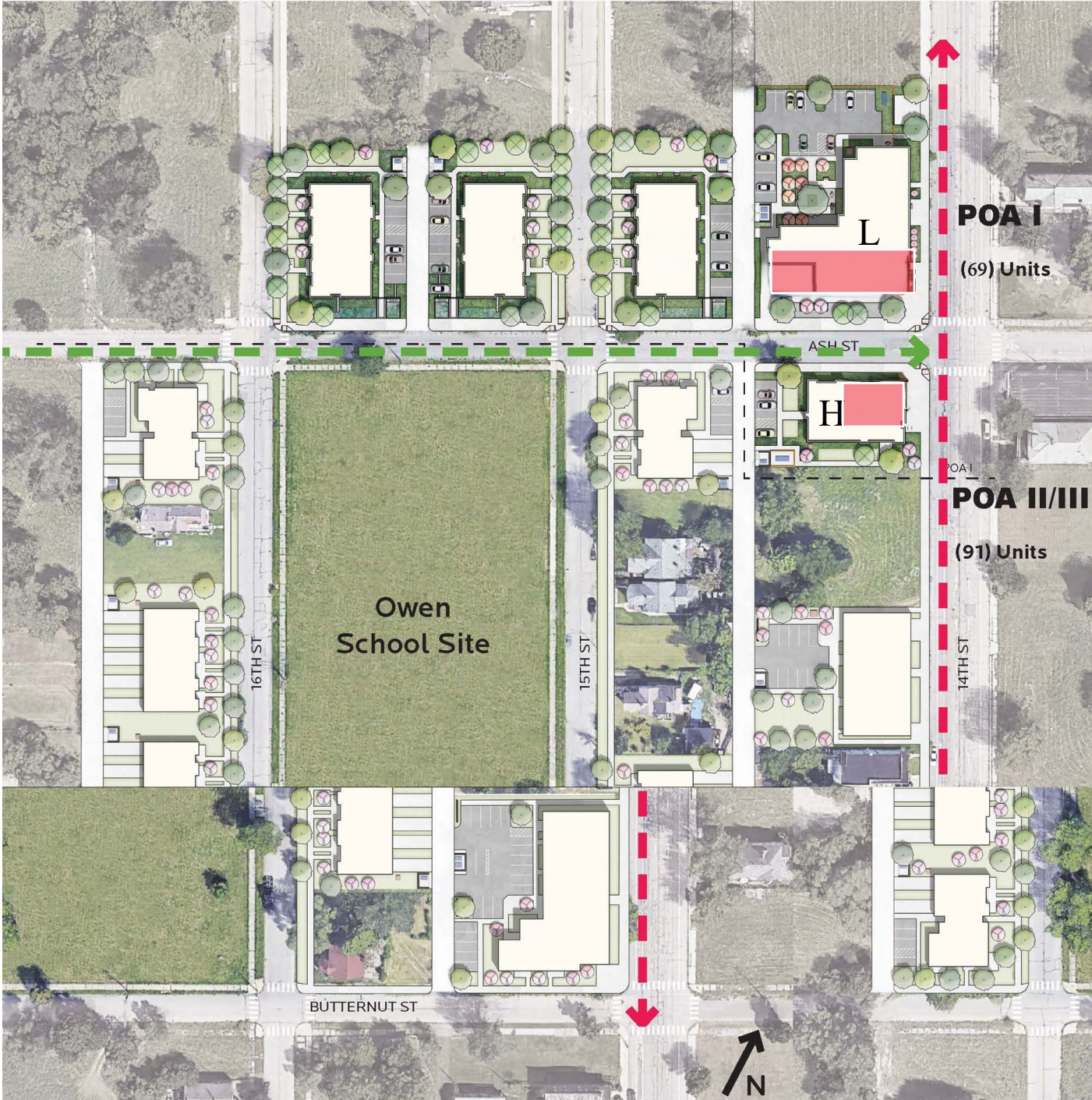
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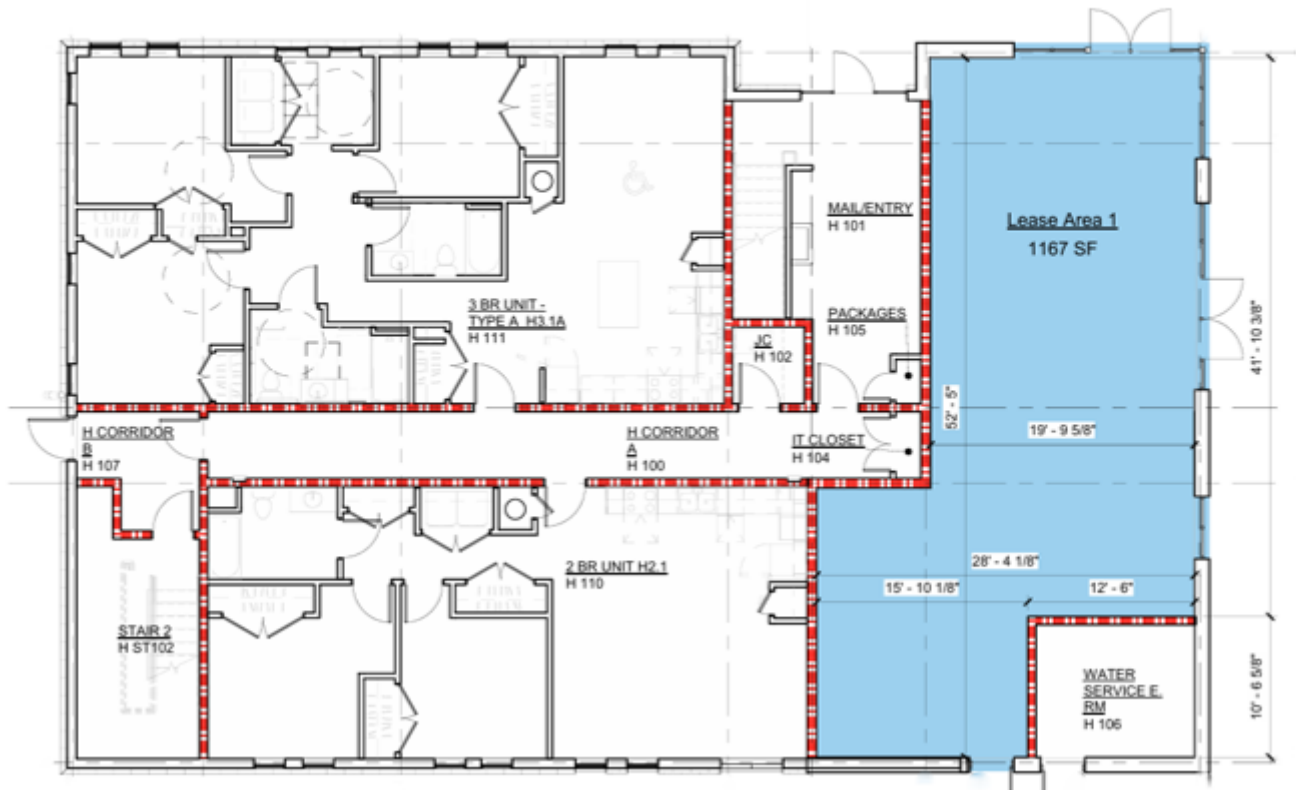
Exterior and Interior Photos



Site Plan

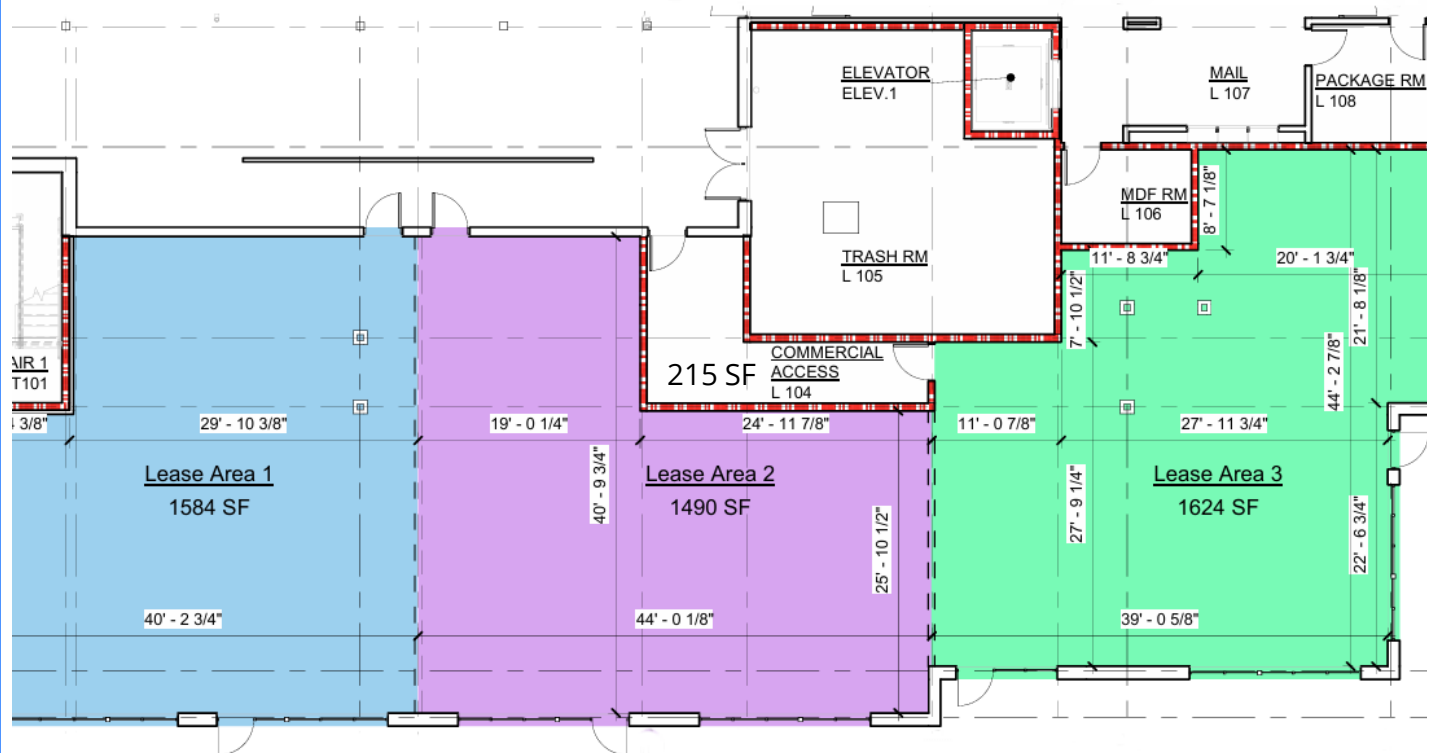


Floor Plan | Building H



Suite	Space Available (SF)	Lease Rate (\$/SF)
Lease Area 1	1,167 SF	\$20,00/SF

Floor Plan | Building L



Suite	Space Available (SF)	Lease Rate (\$/SF)
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Lease Area 1	1,584 SF	\$20.00/SF
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Lease Area 2	1,490 SF	\$20.00/SF
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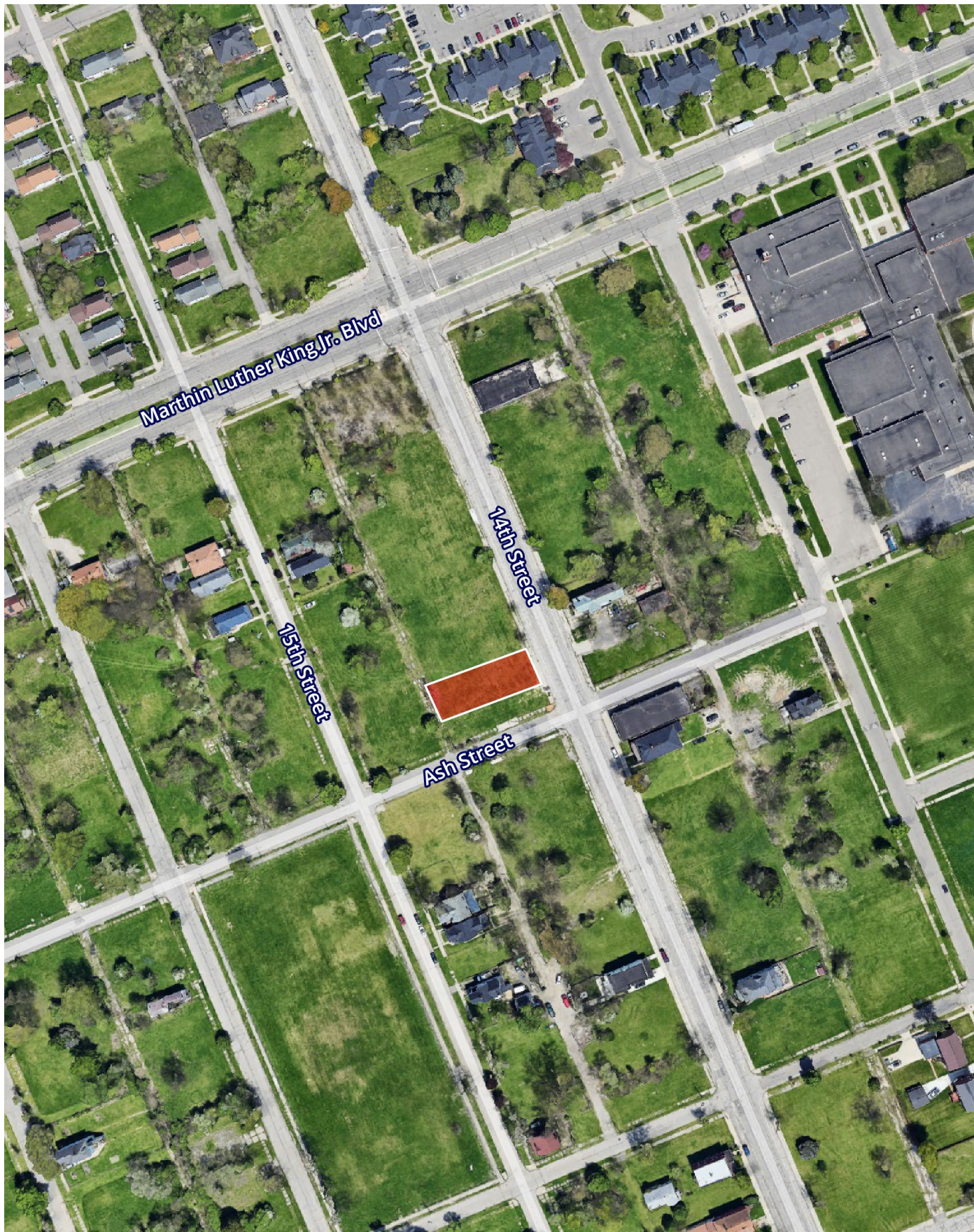
Lease Area 3	1,624 SF	\$20.00/SF
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A detailed map of Detroit, Michigan, and its surrounding areas. The map shows a network of major highways, including Interstate 75 (I-75), Interstate 94 (I-94), Interstate 96 (I-96), and US Highway 12. A red location pin is placed in the center of the city, near the intersection of W Warren Ave and Michigan Ave. The Detroit River is visible at the bottom, flowing into Lake St. Clair. Other labeled streets include E 7 Mile Rd, E Nevada St, E McNichols Rd, E Davison St, Hamilton Ave, Linwood St, Dexter, Clairmont St, W Warren Ave, W Vernor Hwy, W Fort St, E C Row Expy W, and E C Row Expy W. The map also shows the city of Dearborn to the west and Windsor to the east. The Detroit River is shown in blue, and the surrounding land is in shades of gray and green. The map is oriented with North at the top.

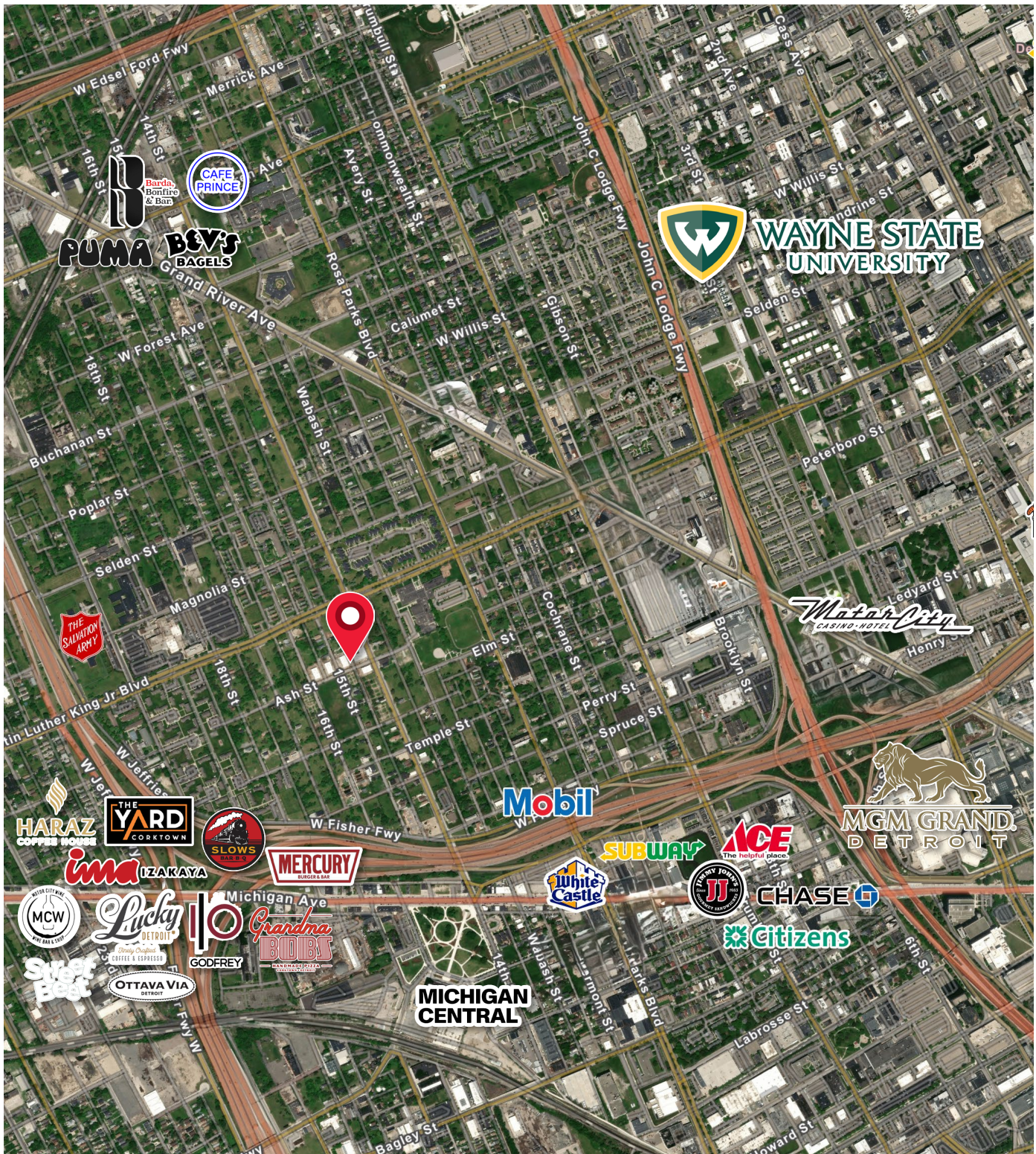
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Property Aerial



Merchant Map



Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	11,229	104,503	257,324
Total Households	5,595	49,658	106,582
Total Family Households	2,255	18,882	50,052
Average Household Size	1.91	1.99	2.34
Median Age	34.6	34.2	34.1
Population Age 25+	7,777	70,976	168,913
2010 – 2020 Population: Annual Growth Rate (CAGR)	-0.27%	-0.72%	-0.78%
2020 – 2025 Population: Annual Growth Rate (CAGR)	-0.16%	-0.01%	-0.25%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	0.19%	0.08%	-0.16%
Households	0.46%	0.45%	0.18%
Families	0.11%	0.05%	-0.15%
Median Household Income	2.42%	1.92%	2.31%
CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	5,446 / 48.5%	52,610 / 50.3%	129,500 / 50.3%
Female Population / % Female	5,783 / 51.5%	51,893 / 49.7%	127,824 / 49.7%
INCOME & HOUSEHOLDS SUMMARY			
Median Household Income	\$26,075	\$39,046	\$37,765
Average Household Income	\$58,232	\$62,831	\$59,444
Per Capita Income	\$29,204	\$29,926	\$24,727
SUMMARY BUSINESS DATA			
Total Businesses	456	6,111	9,790
Total Daytime Population	12,861	218,430	370,588
Daytime Population: Workers	6,033	155,293	203,151
Daytime Population: Residents	6,828	63,137	167,437

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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