

LAND FOR SALE



**3347 GRATIOT AVENUE
DETROIT, MI 48207**


Insite
COMMERCIAL

1111 W. Oakley Park Road
Suite 220
Commerce, Michigan 48390
(248) 359-9000 – Office
www.insitecommercial.com

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VACANT LAND FOR SALE

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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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Location: 3347 Gratiot Avenue Detroit, MI 48207

Lot Size: 0.057 AC

Sale Price: \$120,000.00

Utilities: All Available

Zoning: B4: General Business District

Demographics within 5 Mile Radius:	Population:	241,222 people
	Households:	105,062 homes
	Avg. HH Income:	\$65,874 USD
	Traffic Count:	21,681 VPD – N/S Gratiot Ave

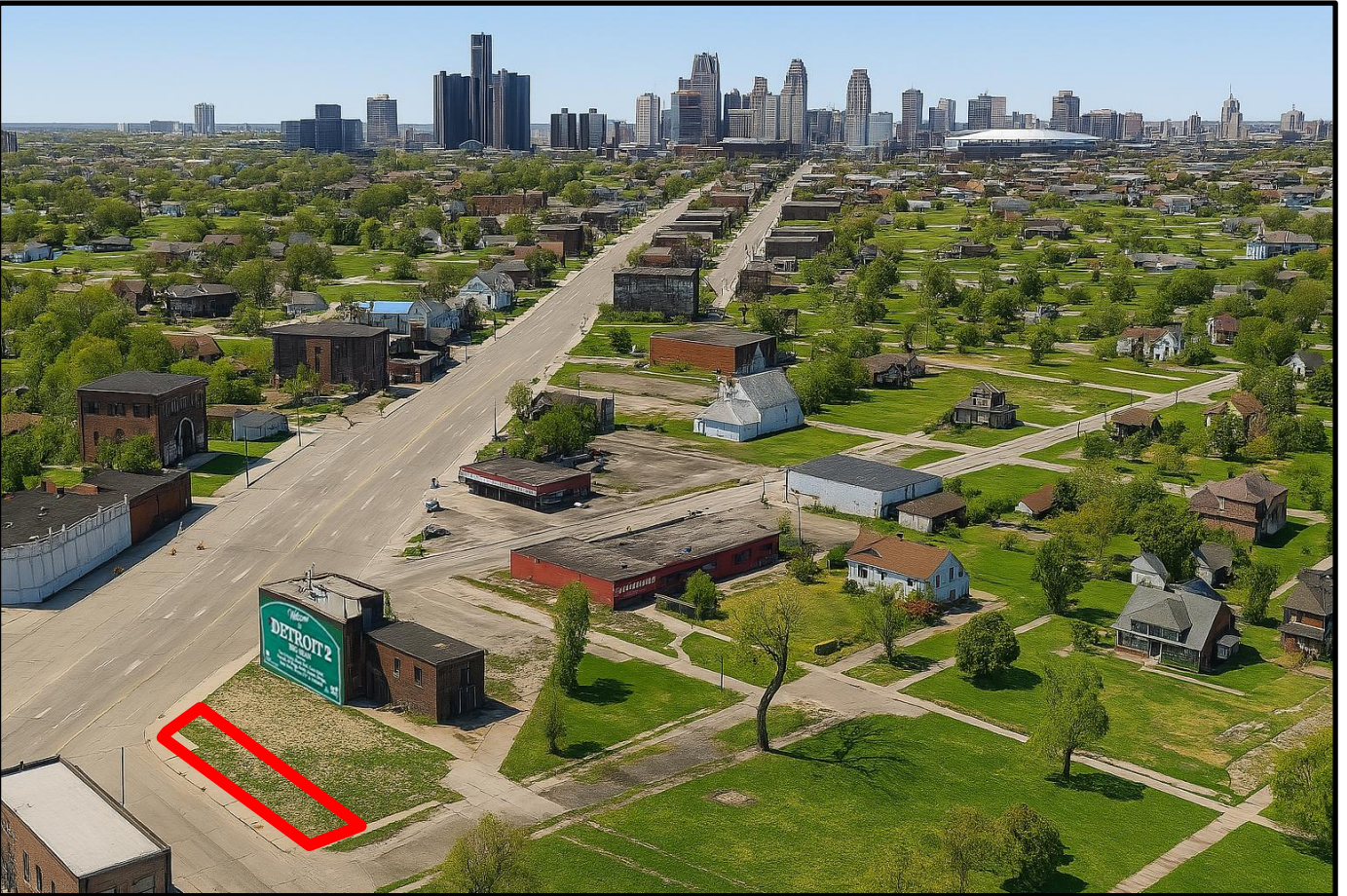
Comments: Vacant land for sale, located at the corner of Gratiot Avenue and Mack Avenue, immediately north of Downtown Detroit. Seller financing available.

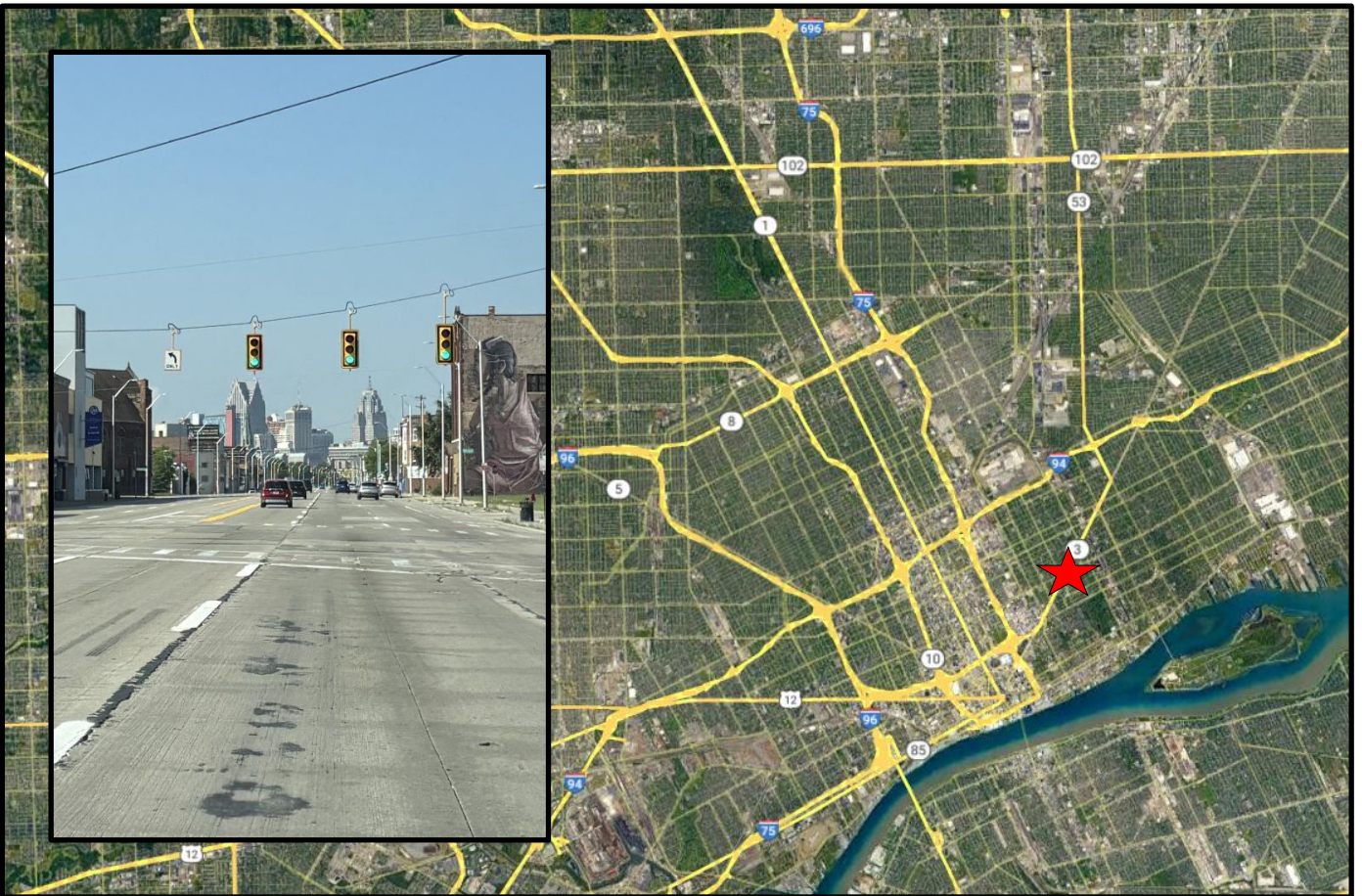
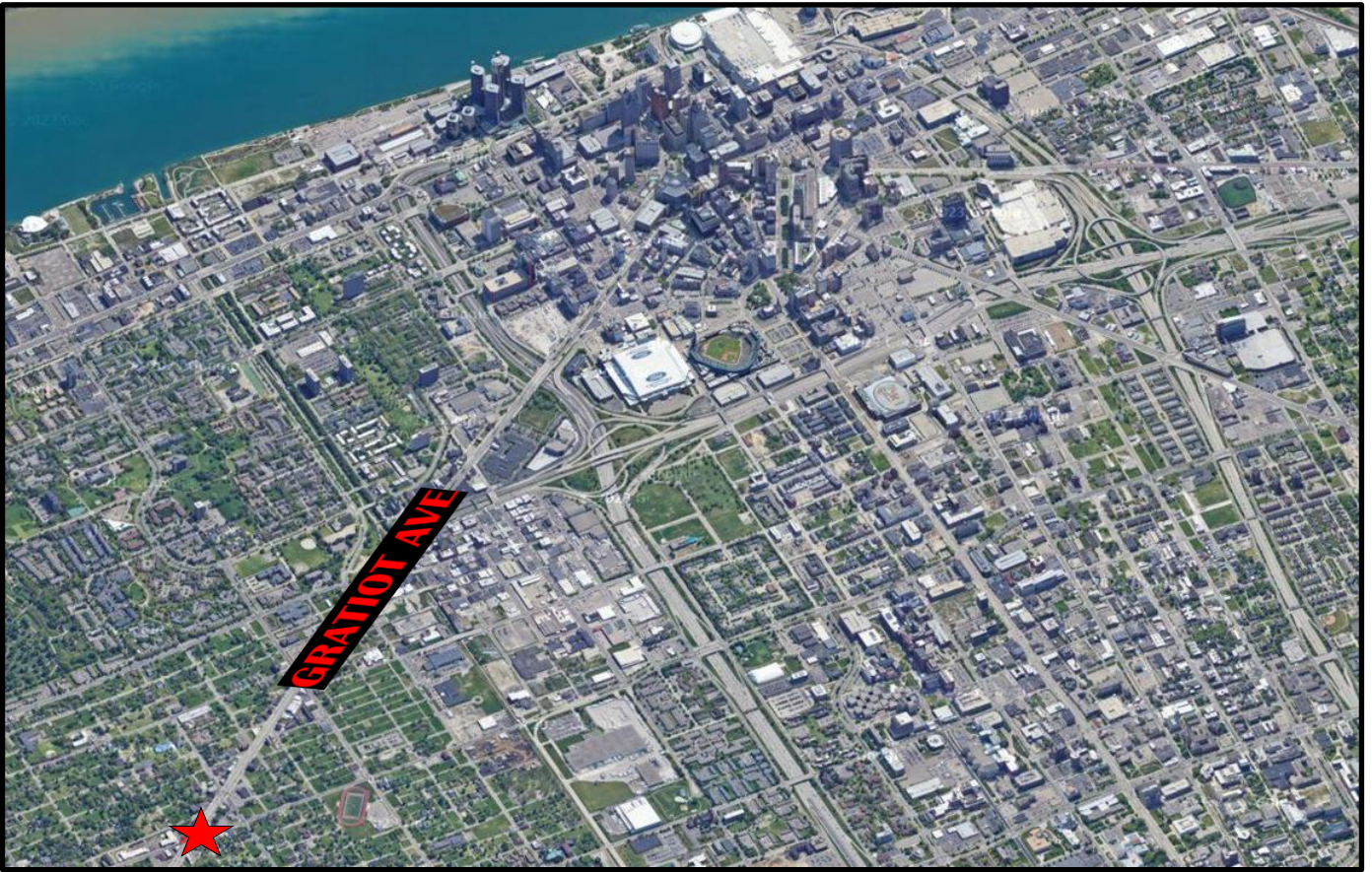
For Information Contact:
Zak Shepler or Kyle Nelson
248-359-9000



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Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.3596/-83.0278

3347 Gratiot Ave Detroit, MI 48207	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	9,275	107,896	241,555
2030 Projected Population	9,255	108,511	239,744
2020 Census Population	9,765	103,560	231,899
2010 Census Population	10,621	102,028	252,869
Projected Annual Growth 2025 to 2030	-	0.1%	-0.1%
Historical Annual Growth 2010 to 2025	-0.8%	0.4%	-0.3%
Households			
2025 Estimated Households	4,364	54,328	105,209
2030 Projected Households	4,314	54,899	105,387
2020 Census Households	4,462	49,736	97,318
2010 Census Households	4,528	46,562	100,323
Projected Annual Growth 2025 to 2030	-0.2%	0.2%	-
Historical Annual Growth 2010 to 2025	-0.2%	1.1%	0.3%
Age			
2025 Est. Population Under 10 Years	9.9%	10.8%	12.7%
2025 Est. Population 10 to 19 Years	9.4%	10.5%	12.1%
2025 Est. Population 20 to 29 Years	12.0%	17.6%	15.6%
2025 Est. Population 30 to 44 Years	19.4%	21.5%	21.2%
2025 Est. Population 45 to 59 Years	20.3%	16.3%	17.1%
2025 Est. Population 60 to 74 Years	21.2%	17.1%	15.8%
2025 Est. Population 75 Years or Over	7.7%	6.2%	5.6%
2025 Est. Median Age	43.3	36.8	35.5
Marital Status & Gender			
2025 Est. Male Population	50.2%	52.1%	51.0%
2025 Est. Female Population	49.8%	47.9%	49.0%
2025 Est. Never Married	54.4%	58.3%	55.8%
2025 Est. Now Married	13.6%	17.3%	21.3%
2025 Est. Separated or Divorced	24.7%	18.0%	17.0%
2025 Est. Widowed	7.2%	6.4%	5.9%
Income			
2025 Est. HH Income \$200,000 or More	3.3%	6.0%	5.1%
2025 Est. HH Income \$150,000 to \$199,999	2.9%	4.4%	3.9%
2025 Est. HH Income \$100,000 to \$149,999	14.6%	11.9%	10.8%
2025 Est. HH Income \$75,000 to \$99,999	10.2%	8.7%	9.2%
2025 Est. HH Income \$50,000 to \$74,999	10.8%	14.5%	14.3%
2025 Est. HH Income \$35,000 to \$49,999	11.7%	11.6%	12.6%
2025 Est. HH Income \$25,000 to \$34,999	12.7%	8.5%	9.6%
2025 Est. HH Income \$15,000 to \$24,999	10.9%	10.2%	10.8%
2025 Est. HH Income Under \$15,000	22.8%	24.2%	23.6%
2025 Est. Average Household Income	\$60,088	\$70,629	\$65,932
2025 Est. Median Household Income	\$42,036	\$47,599	\$45,599
2025 Est. Per Capita Income	\$29,003	\$36,342	\$29,183
2025 Est. Total Businesses	406	6,806	10,725
2025 Est. Total Employees	4,952	119,566	157,241

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Race			
2025 Est. White	16.2%	34.2%	27.8%
2025 Est. Black	79.2%	56.0%	58.4%
2025 Est. Asian or Pacific Islander	0.6%	4.9%	6.8%
2025 Est. American Indian or Alaska Native	0.3%	0.2%	0.3%
2025 Est. Other Races	3.7%	4.7%	6.7%
Hispanic			
2025 Est. Hispanic Population	219	3,375	14,047
2025 Est. Hispanic Population	2.4%	3.1%	5.8%
2030 Proj. Hispanic Population	2.9%	3.8%	6.0%
2020 Hispanic Population	2.0%	2.8%	5.7%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	6,993	76,527	164,337
2025 Est. Elementary (Grade Level 0 to 8)	5.0%	5.5%	6.7%
2025 Est. Some High School (Grade Level 9 to 11)	10.5%	9.1%	10.6%
2025 Est. High School Graduate	33.2%	25.7%	28.6%
2025 Est. Some College	25.2%	20.7%	21.6%
2025 Est. Associate Degree Only	6.5%	5.8%	6.3%
2025 Est. Bachelor Degree Only	10.1%	19.2%	15.6%
2025 Est. Graduate Degree	9.6%	14.1%	10.6%
Housing			
2025 Est. Total Housing Units	5,306	63,872	126,016
2025 Est. Owner-Occupied	30.2%	23.5%	31.9%
2025 Est. Renter-Occupied	52.1%	61.6%	51.6%
2025 Est. Vacant Housing	17.7%	14.9%	16.5%
Homes Built by Year			
2025 Homes Built 2010 or later	1.2%	5.3%	3.4%
2025 Homes Built 2000 to 2009	3.1%	6.1%	4.9%
2025 Homes Built 1990 to 1999	11.1%	4.8%	3.7%
2025 Homes Built 1980 to 1989	9.2%	6.0%	4.3%
2025 Homes Built 1970 to 1979	9.7%	9.3%	6.8%
2025 Homes Built 1960 to 1969	6.9%	8.1%	6.7%
2025 Homes Built 1950 to 1959	4.7%	6.5%	8.9%
2025 Homes Built Before 1949	36.2%	39.0%	44.7%
Home Values			
2025 Home Value \$1,000,000 or More	2.5%	1.8%	1.5%
2025 Home Value \$500,000 to \$999,999	6.5%	7.8%	5.5%
2025 Home Value \$400,000 to \$499,999	1.5%	5.8%	4.0%
2025 Home Value \$300,000 to \$399,999	5.9%	12.6%	9.0%
2025 Home Value \$200,000 to \$299,999	19.5%	19.5%	15.2%
2025 Home Value \$150,000 to \$199,999	12.9%	11.2%	11.6%
2025 Home Value \$100,000 to \$149,999	10.2%	9.1%	11.1%
2025 Home Value \$50,000 to \$99,999	17.9%	15.9%	23.3%
2025 Home Value \$25,000 to \$49,999	10.0%	6.4%	8.3%
2025 Home Value Under \$25,000	13.1%	10.1%	10.6%
2025 Median Home Value	\$139,635	\$200,500	\$156,223
2025 Median Rent	\$827	\$915	\$853

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1 mi radius 3 mi radius 5 mi radius

Labor Force

2025 Est. Labor Population Age 16 Years or Over	7,849	90,339	194,286
2025 Est. Civilian Employed	41.7%	50.3%	48.9%
2025 Est. Civilian Unemployed	4.8%	4.4%	5.3%
2025 Est. in Armed Forces	-	0.1%	-
2025 Est. not in Labor Force	53.4%	45.2%	45.8%
2025 Labor Force Males	50.2%	52.3%	51.0%
2025 Labor Force Females	49.8%	47.7%	49.0%

Occupation

2025 Occupation: Population Age 16 Years or Over	3,277	45,402	94,957
2025 Mgmt, Business, & Financial Operations	14.6%	17.0%	14.7%
2025 Professional, Related	19.6%	25.8%	21.9%
2025 Service	22.1%	19.5%	19.4%
2025 Sales, Office	16.4%	16.9%	17.8%
2025 Farming, Fishing, Forestry	-	-	0.1%
2025 Construction, Extraction, Maintenance	3.7%	4.0%	5.6%
2025 Production, Transport, Material Moving	23.5%	16.7%	20.5%
2025 White Collar Workers	50.6%	59.7%	54.4%
2025 Blue Collar Workers	49.4%	40.3%	45.6%

Transportation to Work

2025 Drive to Work Alone	72.1%	69.2%	71.2%
2025 Drive to Work in Carpool	10.2%	9.1%	9.9%
2025 Travel to Work by Public Transportation	2.4%	2.1%	2.2%
2025 Drive to Work on Motorcycle	0.1%	-	-
2025 Walk or Bicycle to Work	1.8%	2.2%	2.0%
2025 Other Means	1.8%	1.5%	1.5%
2025 Work at Home	11.7%	15.8%	13.0%

Travel Time

2025 Travel to Work in 14 Minutes or Less	30.3%	30.8%	26.7%
2025 Travel to Work in 15 to 29 Minutes	43.2%	38.1%	40.4%
2025 Travel to Work in 30 to 59 Minutes	22.3%	26.1%	26.9%
2025 Travel to Work in 60 Minutes or More	4.1%	5.0%	6.0%
2025 Average Travel Time to Work	20.0	20.0	21.2

Consumer Expenditure

2025 Est. Total Household Expenditure	\$305.8 M	\$3.95 B	\$7.7 B
2025 Est. Apparel	\$5.81 M	\$74.24 M	\$146.82 M
2025 Est. Contributions, Tax and Retirement	\$69.74 M	\$983.69 M	\$1.76 B
2025 Est. Education	\$6.72 M	\$88.2 M	\$167.85 M
2025 Est. Entertainment	\$18.13 M	\$231.28 M	\$458.42 M
2025 Est. Food, Beverages, Tobacco	\$40.72 M	\$504.58 M	\$1.04 B
2025 Est. Health Care	\$28.29 M	\$336.09 M	\$661.79 M
2025 Est. Household Furnishings and Equipment	\$8.22 M	\$105.77 M	\$206.94 M
2025 Est. Household Operations, Shelter, Utilities	\$79.49 M	\$1.01 B	\$2.01 B
2025 Est. Miscellaneous Expenses	\$5.34 M	\$68.59 M	\$134.14 M
2025 Est. Personal Care	\$4.39 M	\$54.09 M	\$112.46 M
2025 Est. Transportation	\$38.93 M	\$490.55 M	\$1 B

