

FOR SALE OR LEASE



**3323 GRATIOT AVENUE
DETROIT, MI 48207**

**Insite
COMMERCIAL**

1111 W. Oakley Park Road
Suite 220

Commerce, Michigan 48390
(248) 359-9000 – Office

www.insitecommercial.com

INCOME PRODUCING

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INCOME PRODUCING PROPERTY FOR SALE OR LEASE

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DETROIT, MI 48207**

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

Location: 3323 Gratiot Avenue Detroit, MI 48207

Building Size: 6,875 SF

Lot Size: 0.217 AC

Sale Price: \$800,000.00

Available Space: 1,200 SF – 4,200 SF

Lease Rate: \$10.00 PSF Gross

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: Mixed-use, income producing, property for sale located at the corner of Gratiot Avenue and Mack Avenue, immediately north of Downtown Detroit. This property consists of 1st floor retail/office space, 4 apartment units (Two-Bedroom x2, Studio x2) on the 2nd floor. Apartment units are fully occupied; 1st floor retail space, is available for lease. Building has new plumbing, electrical, doors, and windows throughout, and roof is in good condition.

Seller financing available.

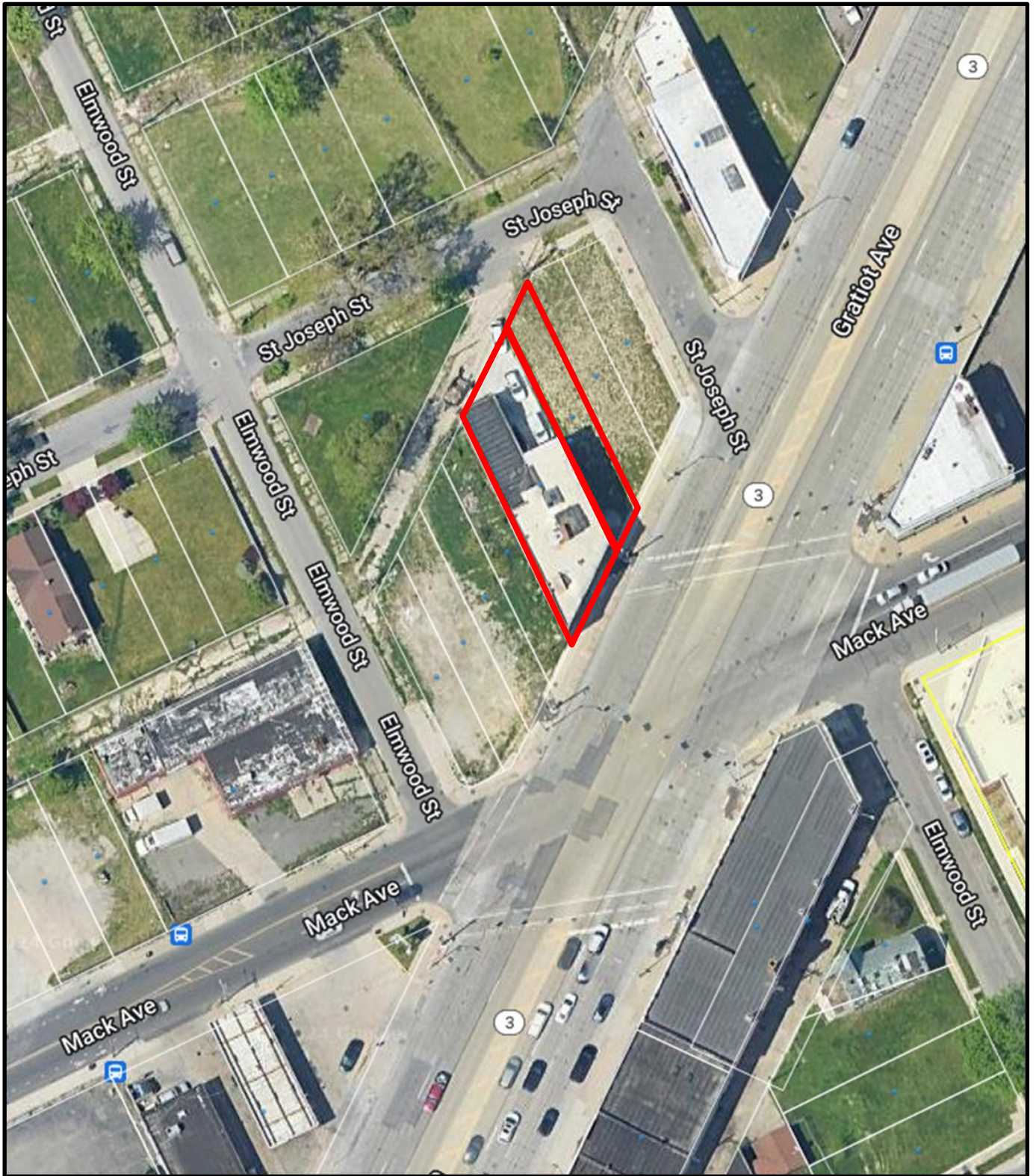
For Information Contact:

Zak Shepler or Kyle Nelson

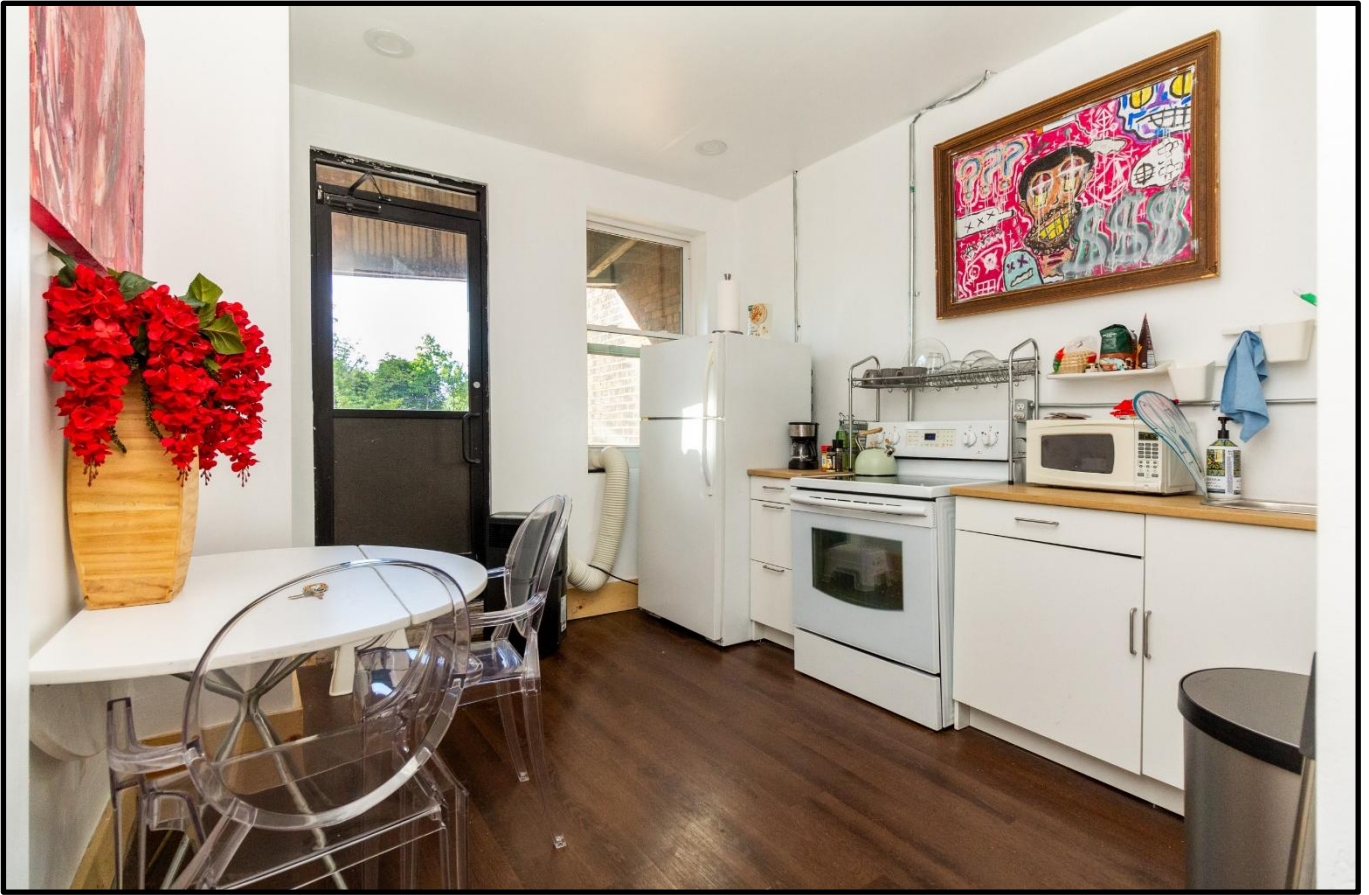
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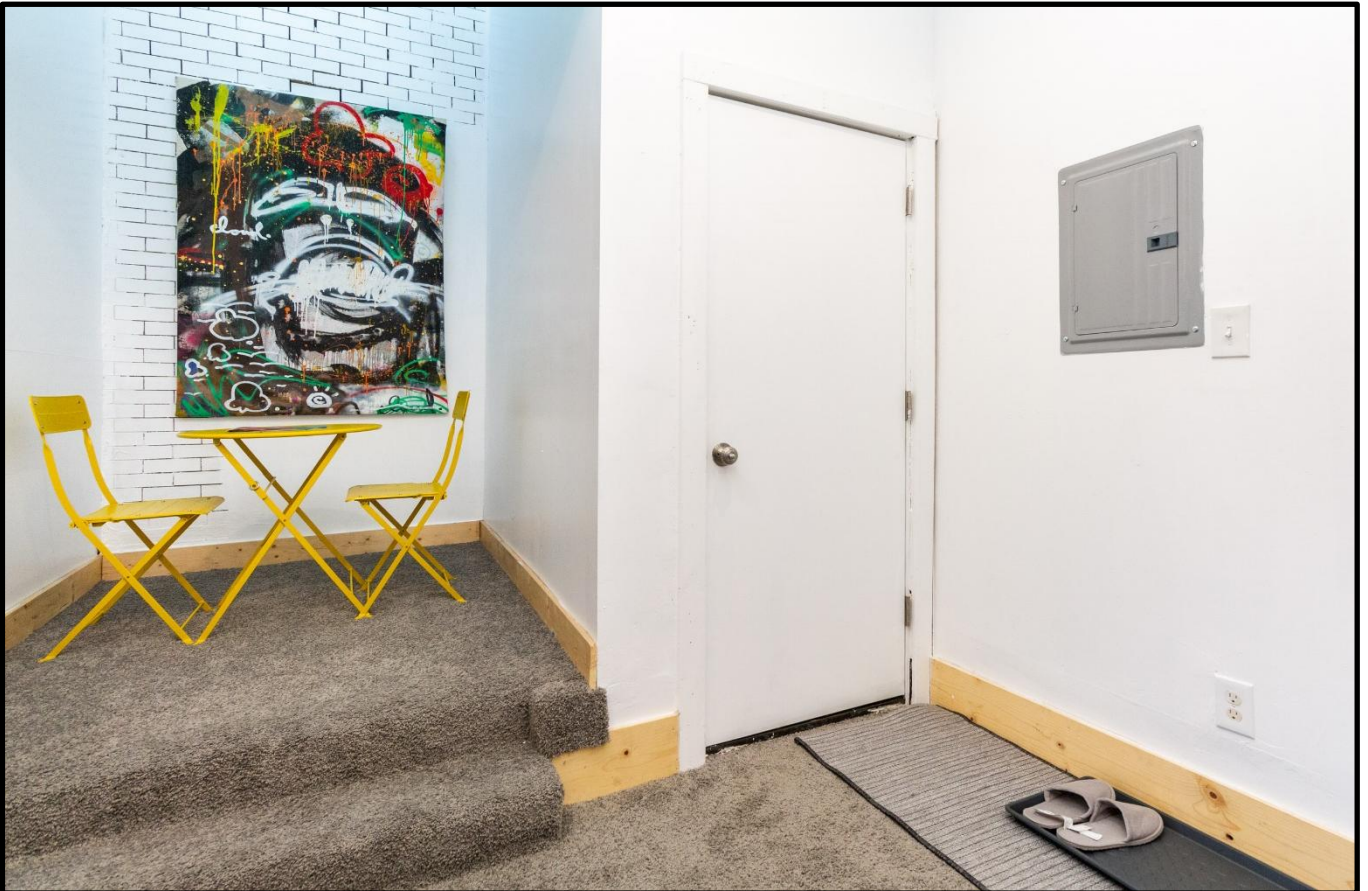
The logo for Insite Commercial features the word "Insite" in a large, bold, black sans-serif font. Above the letter "i" in "Insite" is a red graphic element consisting of two curved lines forming an eye-like shape. Below "Insite" is the word "COMMERCIAL" in a smaller, bold, red sans-serif font.

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Unit	Monthly Rent	Annual Rent
3325 Retail - 3,000 SF	For Lease	
3323 Retail - 1,200 SF	For Lease	
3325 Apt 1 - Studio	\$ 700.00	\$ 8,400.00
3325 Apt 2 - 2bd 1 ba	\$ 1,000.00	\$ 12,000.00
3328 Apt 1 - Studio	\$ 650.00	\$ 7,800.00
3328 Apt 2 - 2bd 1 ba	\$ 975.00	\$ 11,700.00
Total:	\$ 3,325.00	\$39,900.00

Expenses	
RE Tax:	\$ 7,300.00
Water/Sewer:	\$ 1,500.00
Insurance:	\$ 3,500.00
Total:	\$ 12,300.00

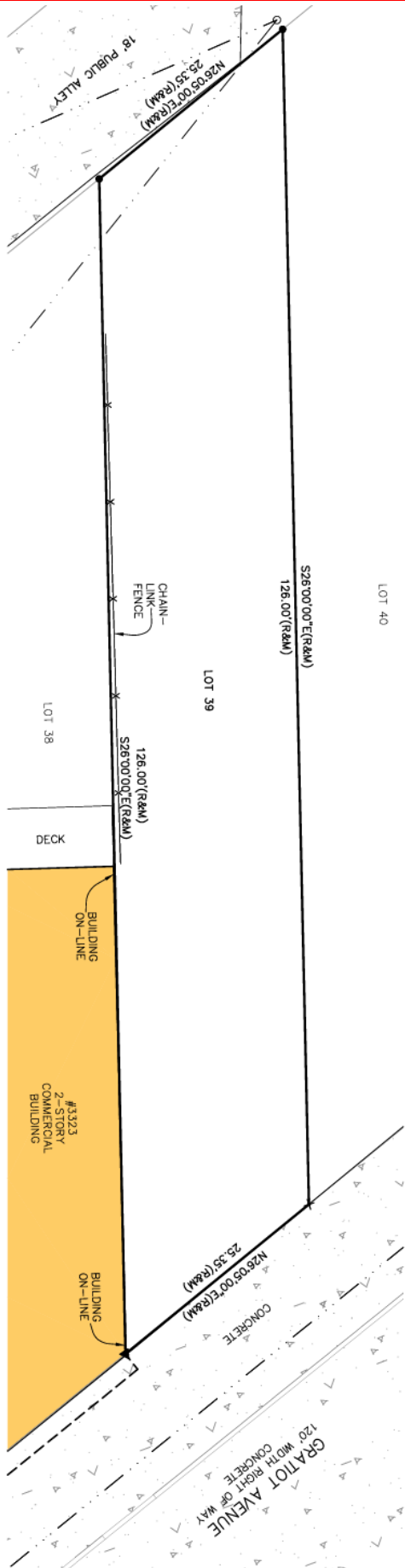
Current NOI	
Annual Rent:	\$39,900.00
Expenses:	\$ 12,300.00
NOI:	\$27,600.00

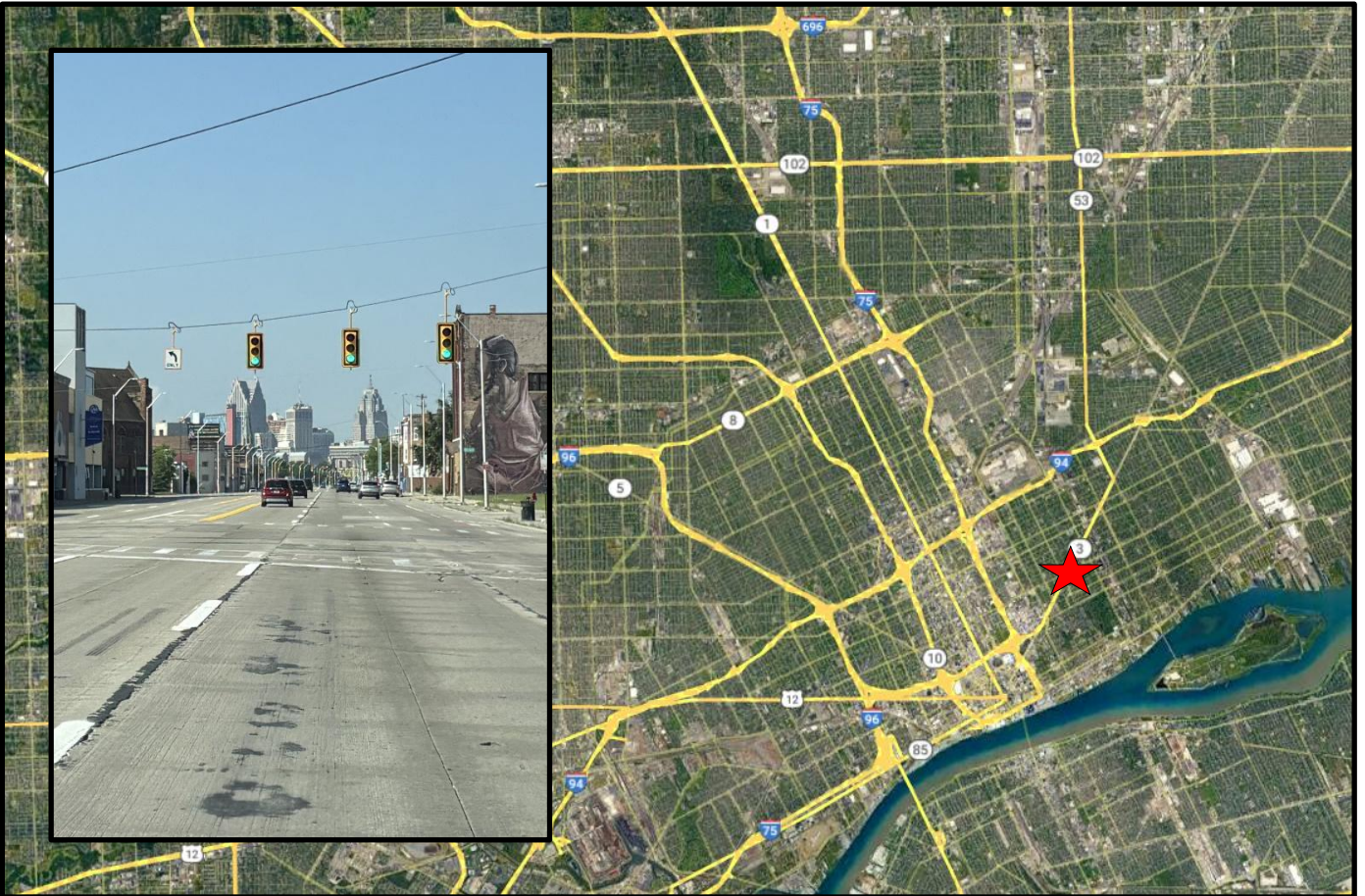
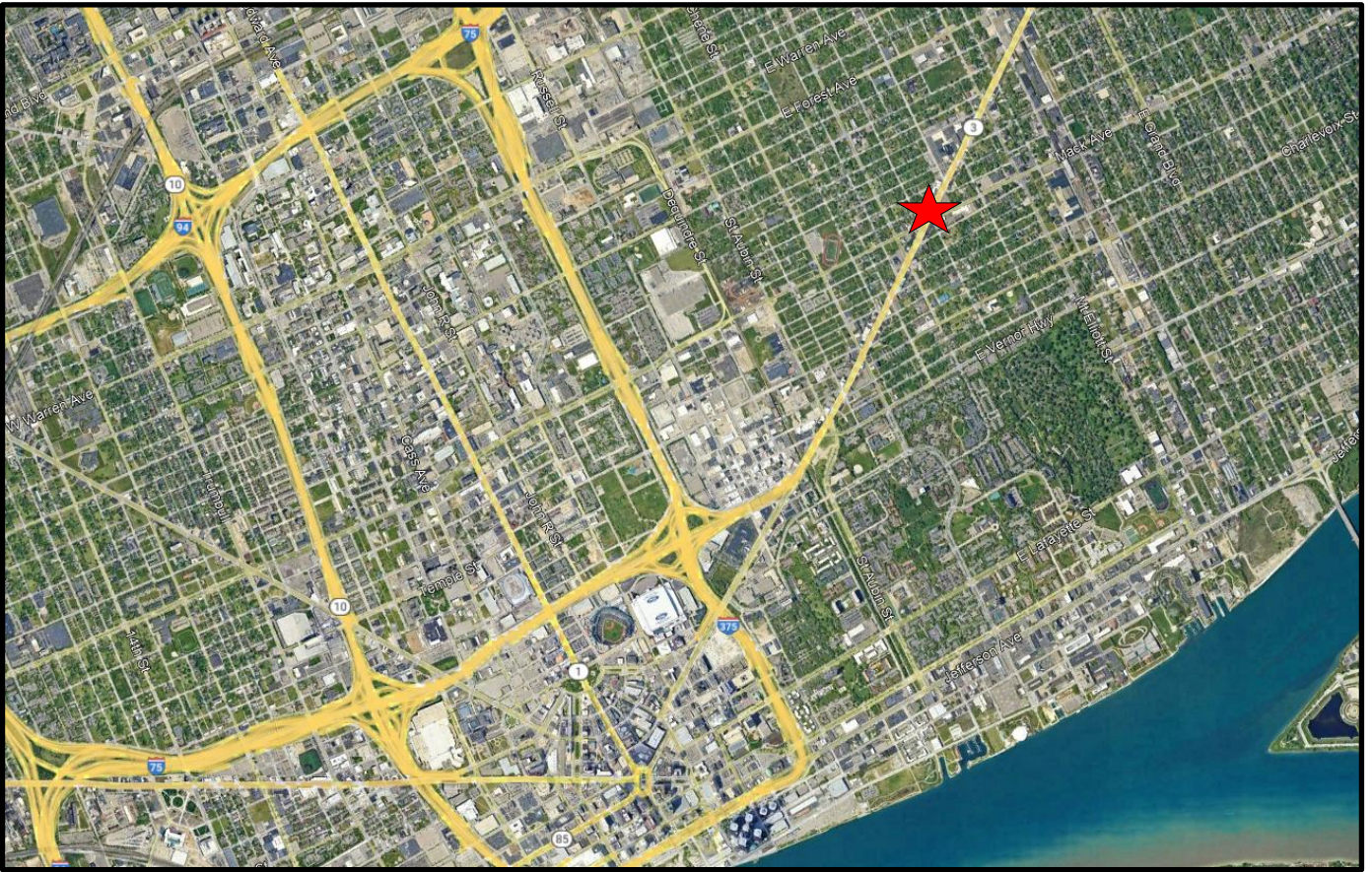


SURVEY (ADJACENT LOT)

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Full Profile

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



Lat/Lon: 42.3593/-83.0279

3323 Gratiot Ave Detroit, MI 48207	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	9,276	107,334	241,222
2030 Projected Population	9,253	107,979	239,409
2020 Census Population	9,744	102,987	231,648
2010 Census Population	10,571	101,576	252,498
Projected Annual Growth 2025 to 2030	-	0.1%	-0.2%
Historical Annual Growth 2010 to 2025	-0.8%	0.4%	-0.3%
Households			
2025 Estimated Households	4,367	54,184	105,062
2030 Projected Households	4,314	54,759	105,240
2020 Census Households	4,457	49,600	97,194
2010 Census Households	4,511	46,441	100,158
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	10.0%	10.8%	12.7%
2025 Est. Population 10 to 19 Years	9.4%	10.4%	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%	6.3%	5.6%
2025 Est. Median Age	43.2	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%	58.4%	55.8%
2025 Est. Now Married	13.7%	17.2%	21.3%
2025 Est. Separated or Divorced	24.7%	18.0%	17.0%
2025 Est. Widowed	7.1%	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	3.0%	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%	14.4%
2025 Est. HH Income \$35,000 to \$49,999	11.7%	11.6%	12.6%
2025 Est. HH Income \$25,000 to \$34,999	12.8%	8.5%	9.6%
2025 Est. HH Income \$15,000 to \$24,999	10.8%	10.2%	10.8%
2025 Est. HH Income Under \$15,000	22.9%	24.2%	23.6%
2025 Est. Average Household Income	\$60,045	\$70,657	\$65,874
2025 Est. Median Household Income	\$42,039	\$47,609	\$45,560
2025 Est. Per Capita Income	\$28,993	\$36,450	\$29,157
2025 Est. Total Businesses	414	6,810	10,719
2025 Est. Total Employees	5,142	119,802	157,266

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Race			
2025 Est. White	16.2%	34.1%	27.8%
2025 Est. Black	79.2%	56.2%	58.3%
2025 Est. Asian or Pacific Islander	0.6%	4.8%	6.8%
2025 Est. American Indian or Alaska Native	0.3%	0.2%	0.3%
2025 Est. Other Races	3.7%	4.7%	6.8%
Hispanic			
2025 Est. Hispanic Population	219	3,365	14,353
2025 Est. Hispanic Population	2.4%	3.1%	6.0%
2030 Proj. Hispanic Population	2.9%	3.8%	6.1%
2020 Hispanic Population	2.0%	2.8%	5.8%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	6,987	76,211	164,088
2025 Est. Elementary (Grade Level 0 to 8)	5.0%	5.5%	6.8%
2025 Est. Some High School (Grade Level 9 to 11)	10.6%	9.0%	10.6%
2025 Est. High School Graduate	33.1%	25.6%	28.5%
2025 Est. Some College	25.2%	20.8%	21.6%
2025 Est. Associate Degree Only	6.5%	5.8%	6.3%
2025 Est. Bachelor Degree Only	10.0%	19.3%	15.6%
2025 Est. Graduate Degree	9.6%	14.1%	10.6%
Housing			
2025 Est. Total Housing Units	5,305	63,711	125,852
2025 Est. Owner-Occupied	30.0%	23.4%	31.9%
2025 Est. Renter-Occupied	52.3%	61.6%	51.6%
2025 Est. Vacant Housing	17.7%	15.0%	16.5%
Homes Built by Year			
2025 Homes Built 2010 or later	1.2%	5.3%	3.4%
2025 Homes Built 2000 to 2009	3.2%	6.1%	4.9%
2025 Homes Built 1990 to 1999	11.2%	4.8%	3.7%
2025 Homes Built 1980 to 1989	9.3%	6.1%	4.3%
2025 Homes Built 1970 to 1979	9.8%	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	35.9%	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%	5.4%
2025 Home Value \$400,000 to \$499,999	1.5%	5.8%	3.9%
2025 Home Value \$300,000 to \$399,999	5.9%	12.6%	9.0%
2025 Home Value \$200,000 to \$299,999	19.6%	19.5%	15.2%
2025 Home Value \$150,000 to \$199,999	12.9%	11.1%	11.6%
2025 Home Value \$100,000 to \$149,999	10.3%	9.1%	11.1%
2025 Home Value \$50,000 to \$99,999	18.0%	15.8%	23.3%
2025 Home Value \$25,000 to \$49,999	9.7%	6.4%	8.3%
2025 Home Value Under \$25,000	13.1%	10.1%	10.6%
2025 Median Home Value	\$140,435	\$200,789	\$155,936
2025 Median Rent	\$828	\$916	\$853

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Labor Force			
2025 Est. Labor Population Age 16 Years or Over	7,844	89,949	194,016
2025 Est. Civilian Employed	41.8%	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	53.3%	45.1%	45.8%
2025 Labor Force Males	50.1%	52.3%	51.0%
2025 Labor Force Females	49.9%	47.7%	49.0%
Occupation			
2025 Occupation: Population Age 16 Years or Over	3,279	45,259	94,802
2025 Mgmt, Business, & Financial Operations	14.5%	17.0%	14.7%
2025 Professional, Related	19.6%	25.9%	21.9%
2025 Service	22.2%	19.5%	19.4%
2025 Sales, Office	16.4%	16.9%	17.8%
2025 Farming, Fishing, Forestry	-	-	0.1%
2025 Construction, Extraction, Maintenance	3.6%	4.0%	5.6%
2025 Production, Transport, Material Moving	23.5%	16.6%	20.5%
2025 White Collar Workers	50.6%	59.8%	54.4%
2025 Blue Collar Workers	49.4%	40.2%	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	-	-	-
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	30.4%	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	\$305.81 M	\$3.94 B	\$7.69 B
2025 Est. Apparel	\$5.81 M	\$74.01 M	\$146.59 M
2025 Est. Contributions, Tax and Retirement	\$69.71 M	\$981.48 M	\$1.75 B
2025 Est. Education	\$6.72 M	\$87.96 M	\$167.57 M
2025 Est. Entertainment	\$18.13 M	\$230.56 M	\$457.68 M
2025 Est. Food, Beverages, Tobacco	\$40.73 M	\$502.82 M	\$1.04 B
2025 Est. Health Care	\$28.31 M	\$335.18 M	\$660.74 M
2025 Est. Household Furnishings and Equipment	\$8.22 M	\$105.45 M	\$206.61 M
2025 Est. Household Operations, Shelter, Utilities	\$79.56 M	\$1.01 B	\$2.01 B
2025 Est. Miscellaneous Expenses	\$5.34 M	\$68.39 M	\$133.93 M
2025 Est. Personal Care	\$4.4 M	\$53.9 M	\$112.3 M
2025 Est. Transportation	\$38.87 M	\$489.16 M	\$999.52 M

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