

# FOR LEASE

Retail Center – Detroit

**Insite**  
COMMERCIAL

Established 2001

2019 Township Drive  
Suite 104  
Commerce, MI 48390



Riverbend Plaza  
13336 E. Jefferson Ave.  
Detroit, MI 48215

EXCLUSIVELY LISTED BY:

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## PROPERTY INFORMATION

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## LOCATION INFORMATION

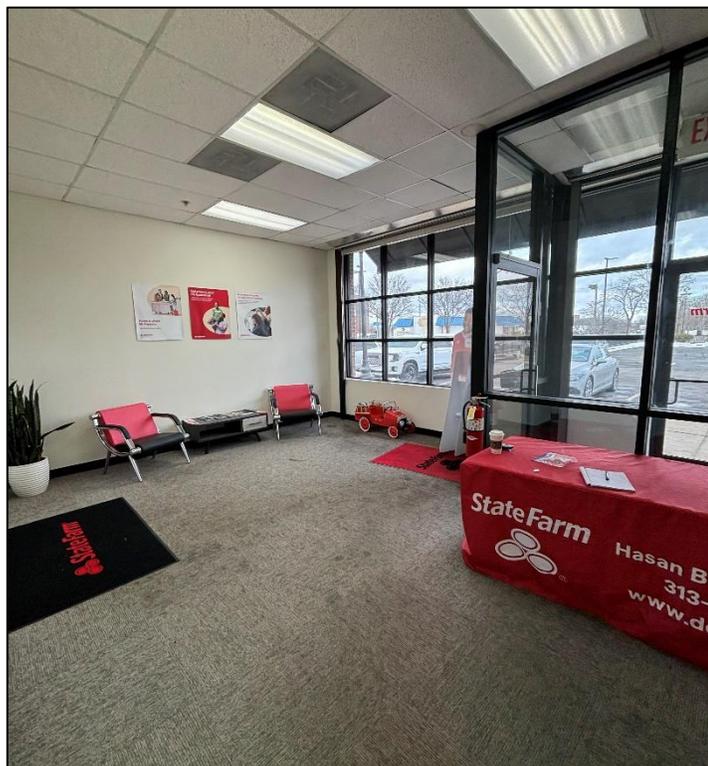
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**PROPERTY OVERVIEW**

Conveniently located on E. Jefferson between Connor and Chalmers, near Gross Pointe Park’s downtown business district and catering to the Jefferson-Chalmers neighborhood. This center has a strong tenant mix - anchored by Dedicated Senior Primary Care, Canine To Five, Dollar Tree, Rent-a-Center, Detroit Police and O’Reilly Auto Parts.

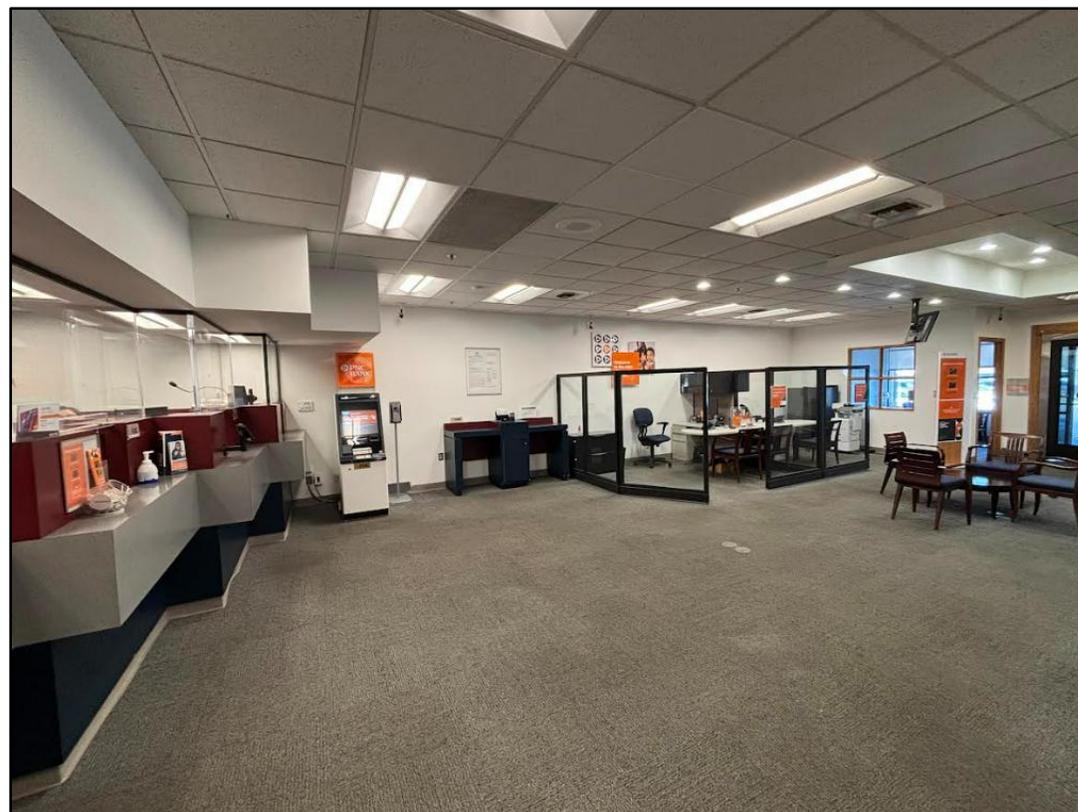
<b>OFFERING SUMMARY</b>	
<b>Lease Rate:</b>	<b>Contact Broker</b>
<b>Net Estimates:</b>	<b>\$6.30 PSF</b>
<b>Space Available:</b>	<b>2,000 – 3,240 SF</b>
<b>Building Size:</b>	<b>25,140 SF</b>
<b>Zoning:</b>	<b>PD</b>
<b>Year Built:</b>	<b>1996</b>

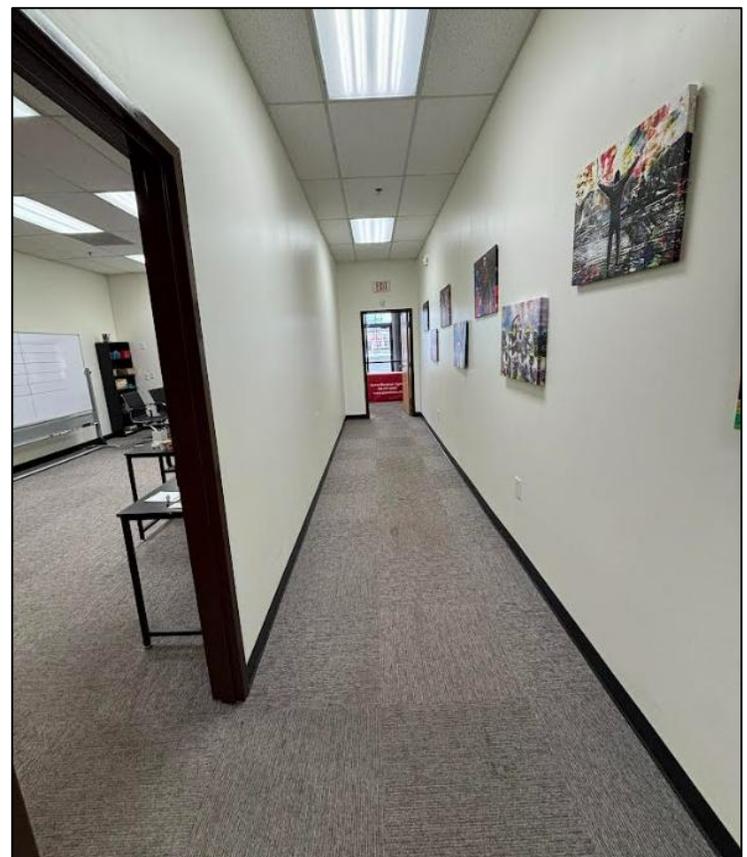
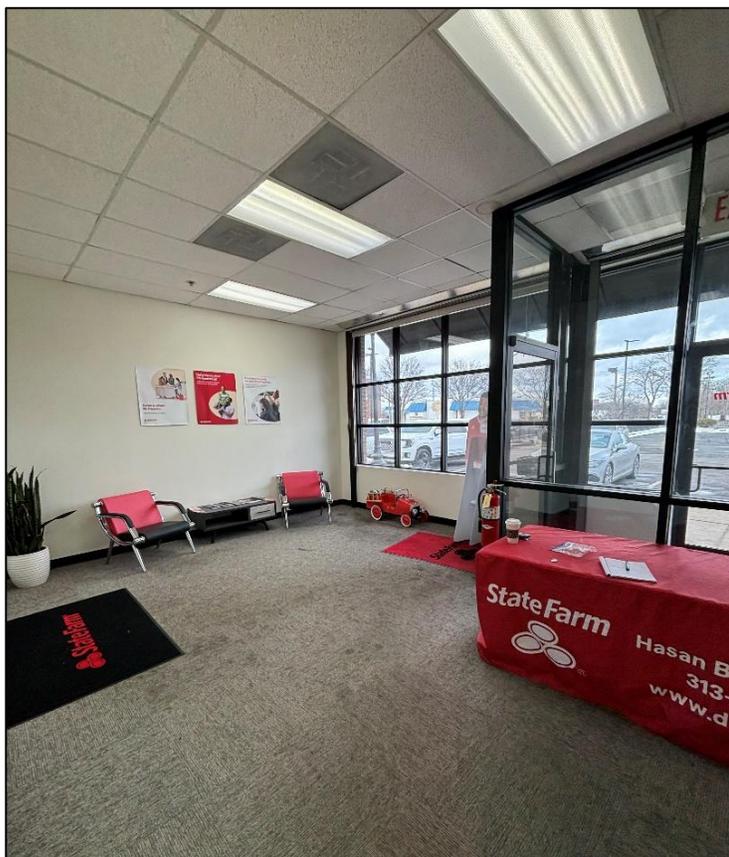
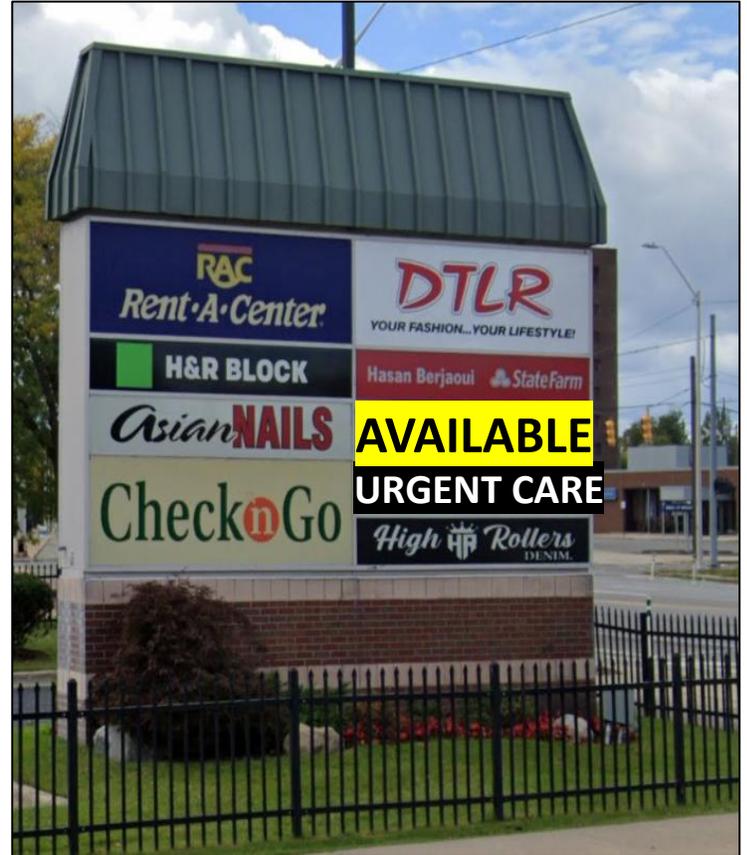
**PROPERTY HIGHLIGHTS**

- Ideal for medical, dental, retail or animal-related business.
- Turn-key financial institution space
- Population: 184,297 Persons
- Households: 76,473 Homes
- Avg. HH Income: \$86,830 USD
- Traffic Counts: 24,500 VPD

Riverbend Plaza

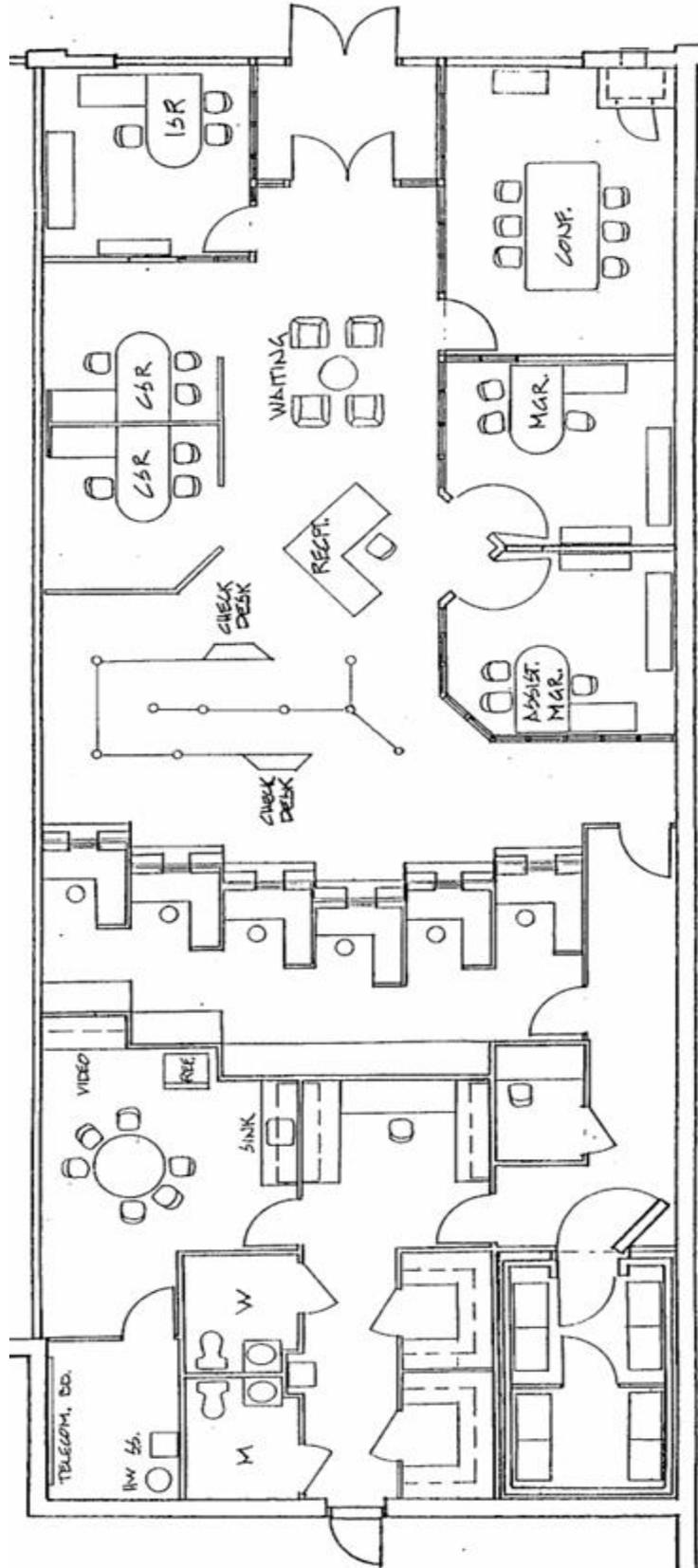
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# PROPERTY INFORMATION

## 3,240 SF Floor Layout

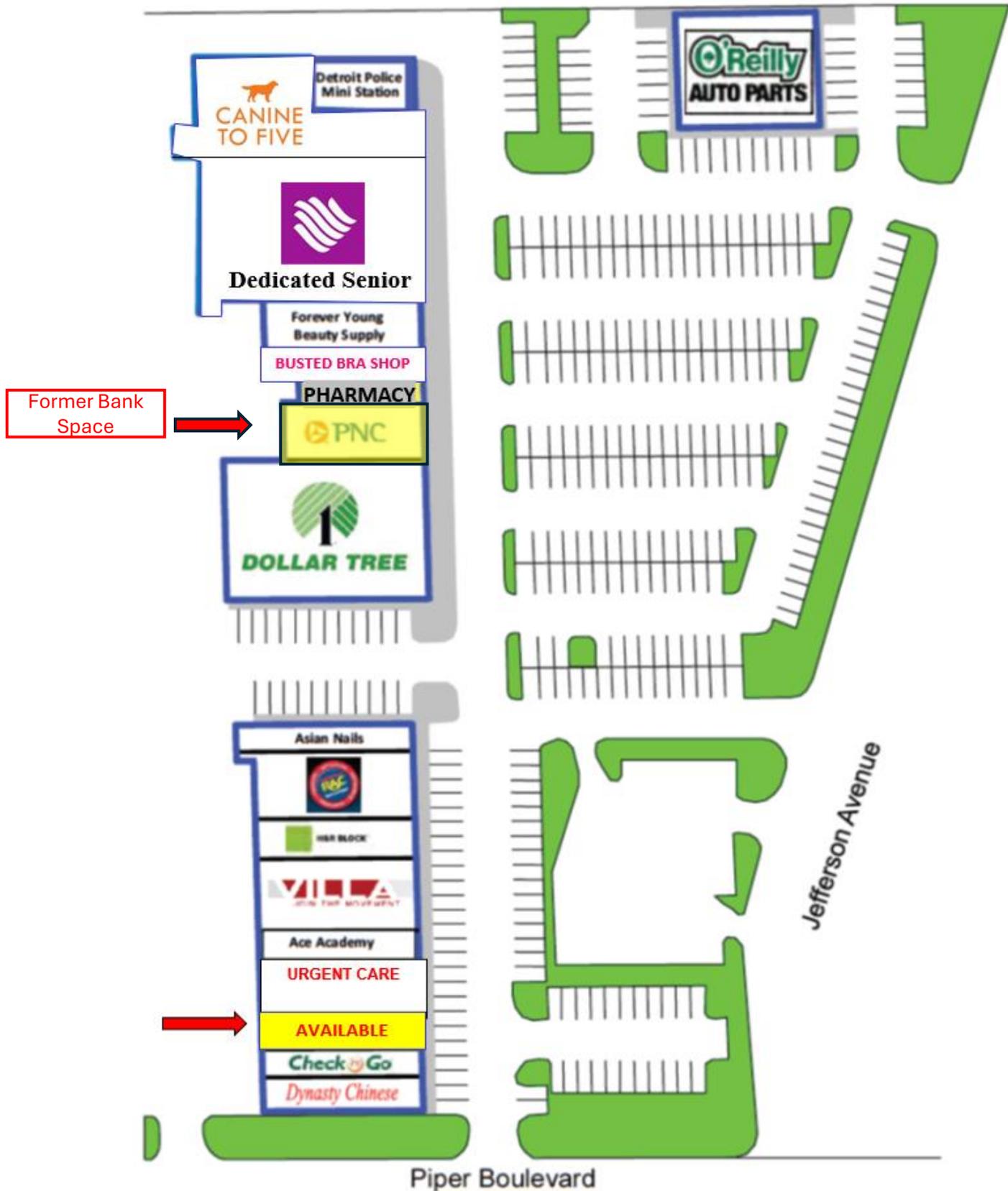


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# PROPERTY INFORMATION Site Plan

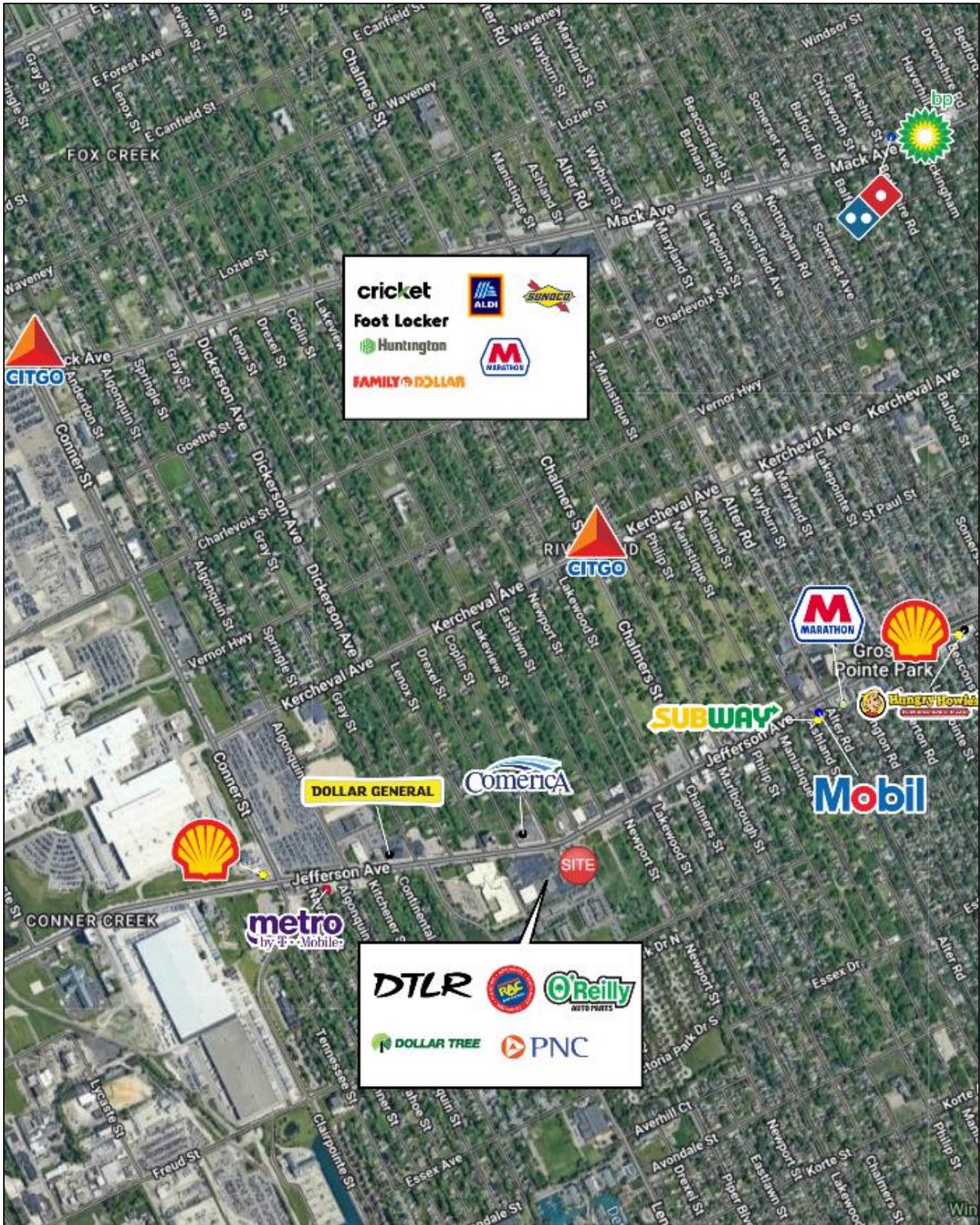


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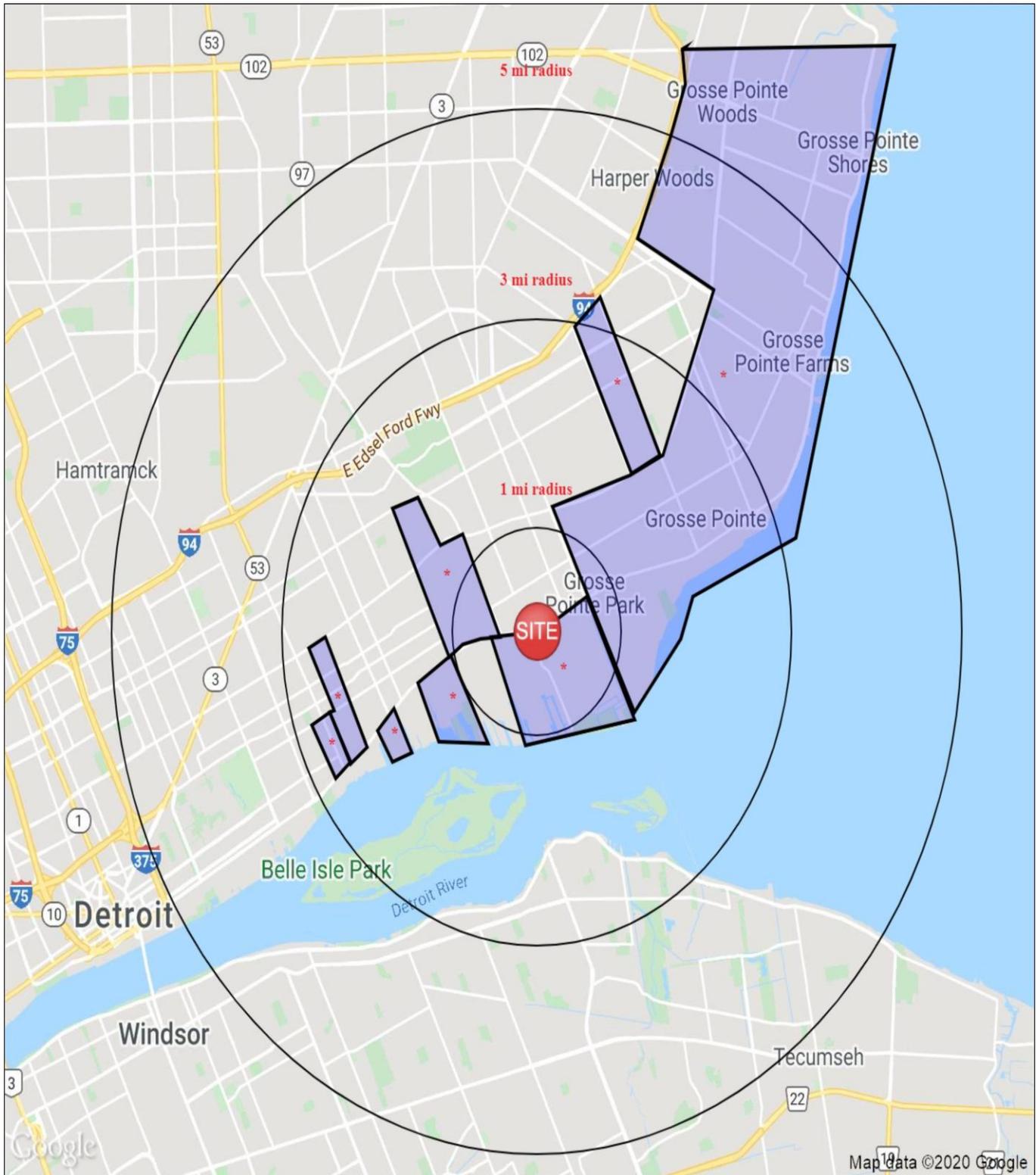
# LOCATION INFORMATION

## Retailer Map



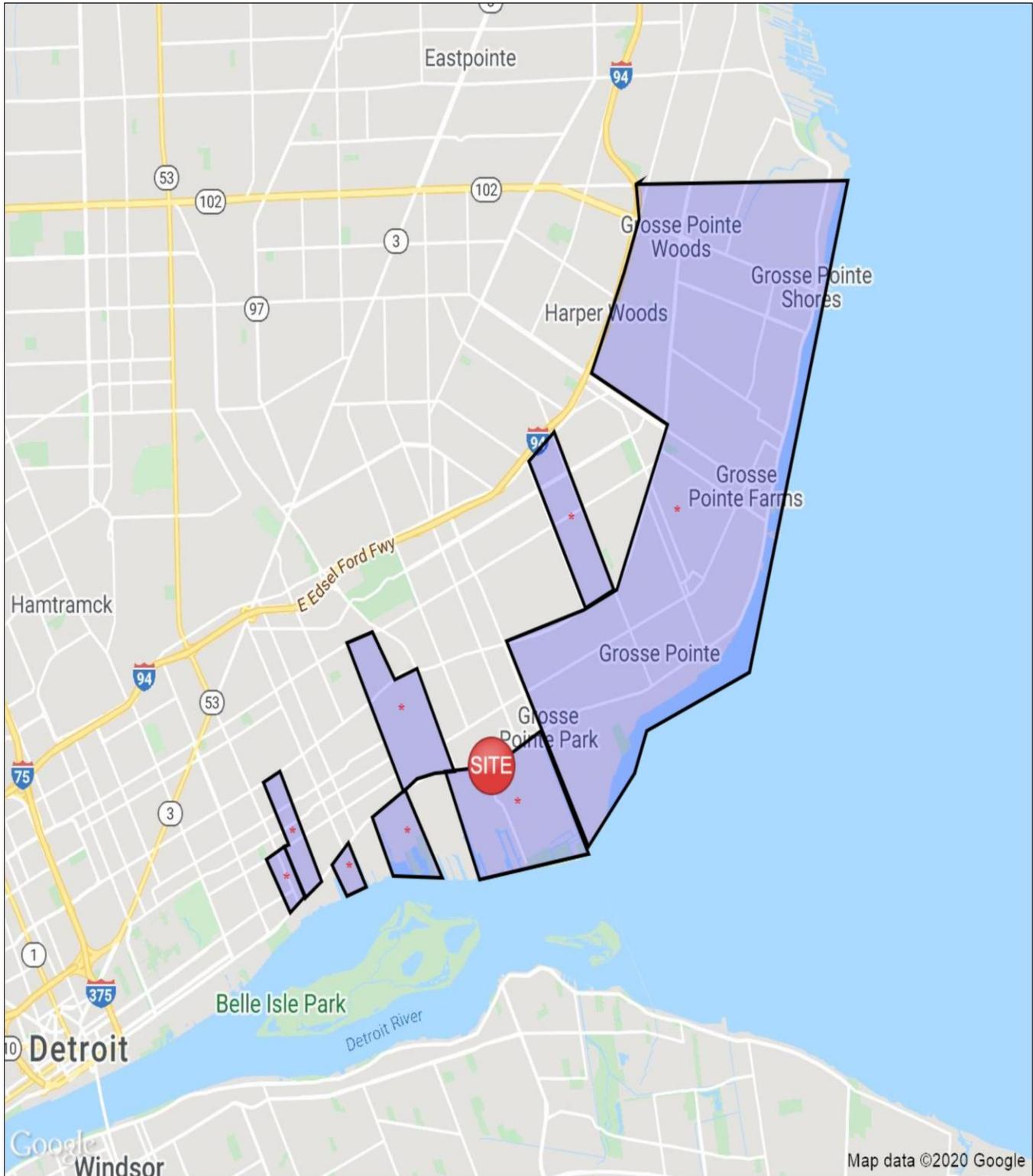
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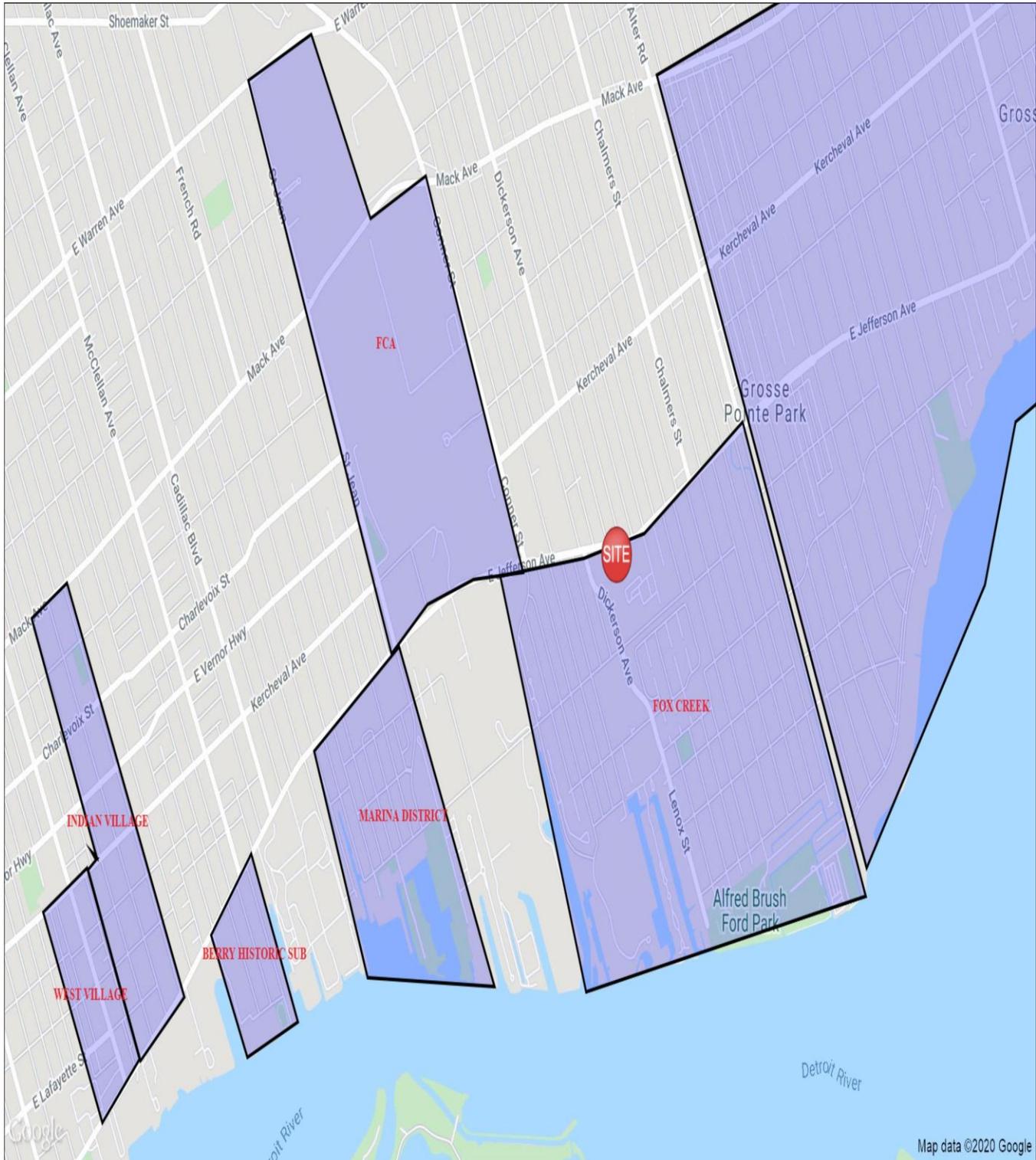


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# LOCATION INFORMATION

## Target Consumers

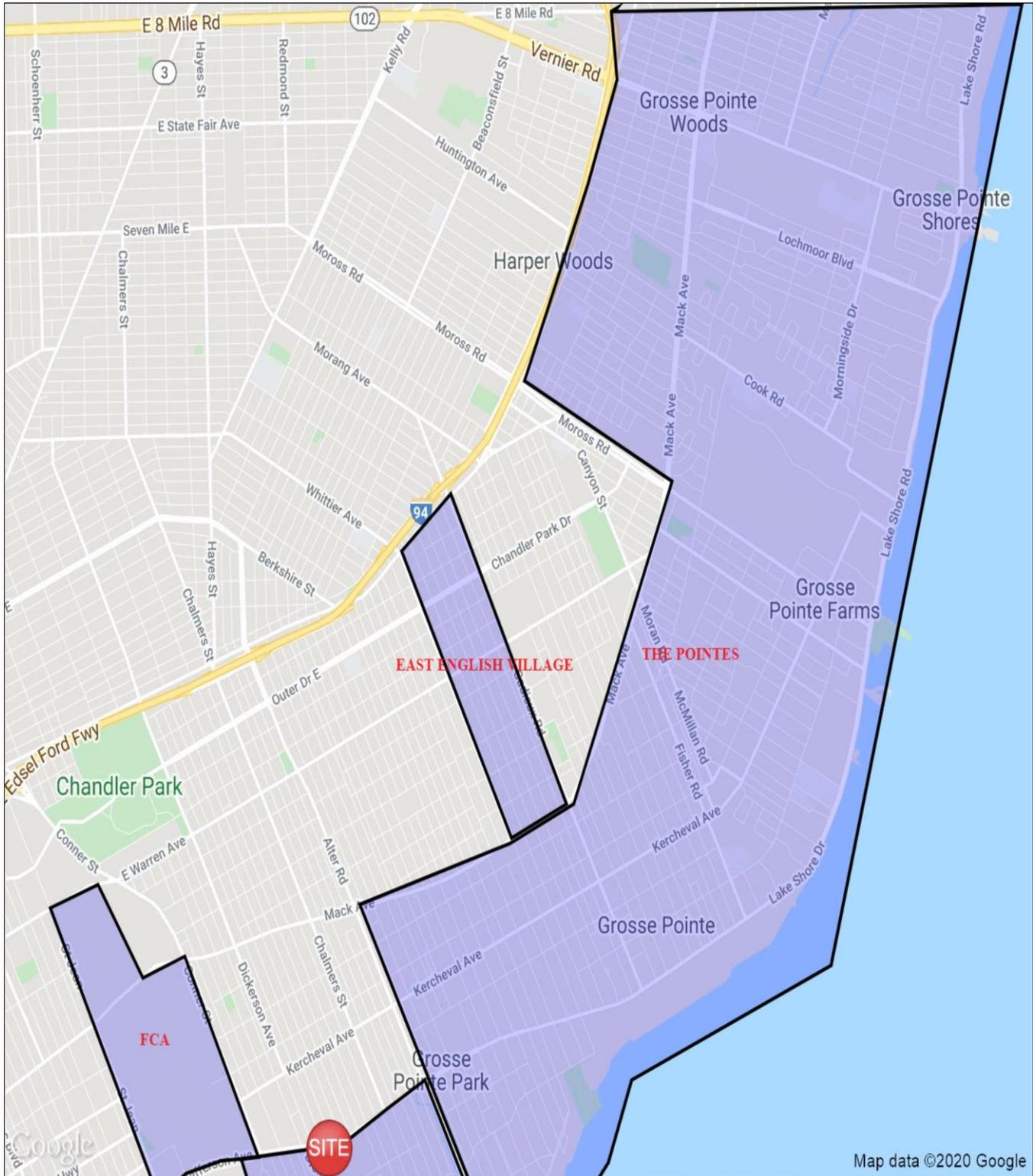


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# LOCATION INFORMATION

## Target Consumers



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13200 E Jefferson Ave Detroit, MI 48215	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	10,195	76,992	184,297
2030 Projected Population	10,088	74,756	179,537
2020 Census Population	9,899	77,411	184,514
2010 Census Population	11,384	87,763	205,367
Projected Annual Growth 2025 to 2030	-0.2%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2025	-0.7%	-0.8%	-0.7%
<b>Households</b>			
2025 Estimated Households	4,496	32,680	76,473
2030 Projected Households	4,461	31,718	74,743
2020 Census Households	4,068	31,621	74,431
2010 Census Households	4,501	34,022	78,731
Projected Annual Growth 2025 to 2030	-0.2%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2025	-	-0.3%	-0.2%
<b>Age</b>			
2025 Est. Population Under 10 Years	12.3%	12.3%	12.6%
2025 Est. Population 10 to 19 Years	11.4%	12.0%	12.3%
2025 Est. Population 20 to 29 Years	11.9%	11.9%	12.4%
2025 Est. Population 30 to 44 Years	20.0%	19.9%	20.3%
2025 Est. Population 45 to 59 Years	18.5%	18.3%	18.1%
2025 Est. Population 60 to 74 Years	19.0%	18.5%	17.5%
2025 Est. Population 75 Years or Over	6.9%	7.1%	6.7%
2025 Est. Median Age	39.3	39.2	38.2
<b>Marital Status &amp; Gender</b>			
2025 Est. Male Population	48.3%	48.8%	48.7%
2025 Est. Female Population	51.7%	51.2%	51.3%
2025 Est. Never Married	46.7%	47.1%	50.7%
2025 Est. Now Married	30.9%	31.1%	28.2%
2025 Est. Separated or Divorced	17.1%	16.3%	15.7%
2025 Est. Widowed	5.2%	5.6%	5.4%
<b>Income</b>			
2025 Est. HH Income \$200,000 or More	11.0%	10.5%	8.7%
2025 Est. HH Income \$150,000 to \$199,999	6.1%	6.3%	5.9%
2025 Est. HH Income \$100,000 to \$149,999	11.9%	12.5%	11.8%
2025 Est. HH Income \$75,000 to \$99,999	11.5%	8.9%	9.6%
2025 Est. HH Income \$50,000 to \$74,999	12.6%	13.8%	15.4%
2025 Est. HH Income \$35,000 to \$49,999	10.1%	11.1%	12.3%
2025 Est. HH Income \$25,000 to \$34,999	10.4%	8.8%	8.4%
2025 Est. HH Income \$15,000 to \$24,999	6.5%	9.7%	9.7%
2025 Est. HH Income Under \$15,000	19.9%	18.5%	18.3%
2025 Est. Average Household Income	\$89,993	\$94,059	\$86,830
2025 Est. Median Household Income	\$60,163	\$67,664	\$63,760
2025 Est. Per Capita Income	\$40,086	\$40,150	\$36,237
2025 Est. Total Businesses	472	2,514	5,928
2025 Est. Total Employees	3,582	19,381	51,422

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<b>Race</b>			
2025 Est. White	34.6%	33.7%	32.1%
2025 Est. Black	59.0%	60.7%	62.2%
2025 Est. Asian or Pacific Islander	1.6%	1.4%	1.6%
2025 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2025 Est. Other Races	4.5%	4.0%	3.9%
<b>Hispanic</b>			
2025 Est. Hispanic Population	307	2,094	4,634
2025 Est. Hispanic Population	3.0%	2.7%	2.5%
2030 Proj. Hispanic Population	3.6%	3.2%	3.0%
2020 Hispanic Population	2.4%	2.3%	2.2%
<b>Education (Adults 25 &amp; Older)</b>			
2025 Est. Adult Population (25 Years or Over)	7,234	54,025	127,706
2025 Est. Elementary (Grade Level 0 to 8)	2.0%	2.9%	3.1%
2025 Est. Some High School (Grade Level 9 to 11)	8.0%	9.0%	9.4%
2025 Est. High School Graduate	24.9%	26.6%	28.9%
2025 Est. Some College	25.2%	22.6%	23.2%
2025 Est. Associate Degree Only	5.2%	6.9%	7.0%
2025 Est. Bachelor Degree Only	18.9%	17.7%	16.0%
2025 Est. Graduate Degree	15.8%	14.3%	12.6%
<b>Housing</b>			
2025 Est. Total Housing Units	5,302	38,664	90,068
2025 Est. Owner-Occupied	43.7%	45.7%	44.7%
2025 Est. Renter-Occupied	41.1%	38.9%	40.2%
2025 Est. Vacant Housing	15.2%	15.5%	15.1%
<b>Homes Built by Year</b>			
2025 Homes Built 2010 or later	1.6%	1.6%	2.1%
2025 Homes Built 2000 to 2009	6.8%	4.1%	2.9%
2025 Homes Built 1990 to 1999	6.7%	3.2%	2.9%
2025 Homes Built 1980 to 1989	3.5%	2.3%	3.3%
2025 Homes Built 1970 to 1979	4.2%	4.2%	5.1%
2025 Homes Built 1960 to 1969	4.3%	6.6%	9.2%
2025 Homes Built 1950 to 1959	11.0%	13.9%	16.3%
2025 Homes Built Before 1949	46.9%	48.7%	43.0%
<b>Home Values</b>			
2025 Home Value \$1,000,000 or More	1.3%	2.2%	2.3%
2025 Home Value \$500,000 to \$999,999	12.6%	13.9%	9.9%
2025 Home Value \$400,000 to \$499,999	6.4%	7.3%	6.0%
2025 Home Value \$300,000 to \$399,999	12.1%	11.2%	12.2%
2025 Home Value \$200,000 to \$299,999	15.6%	13.8%	13.5%
2025 Home Value \$150,000 to \$199,999	12.2%	10.8%	10.3%
2025 Home Value \$100,000 to \$149,999	10.6%	9.3%	8.8%
2025 Home Value \$50,000 to \$99,999	19.0%	17.2%	20.1%
2025 Home Value \$25,000 to \$49,999	4.2%	6.7%	7.9%
2025 Home Value Under \$25,000	6.0%	7.5%	8.9%
2025 Median Home Value	\$215,902	\$238,011	\$207,449
2025 Median Rent	\$827	\$834	\$863

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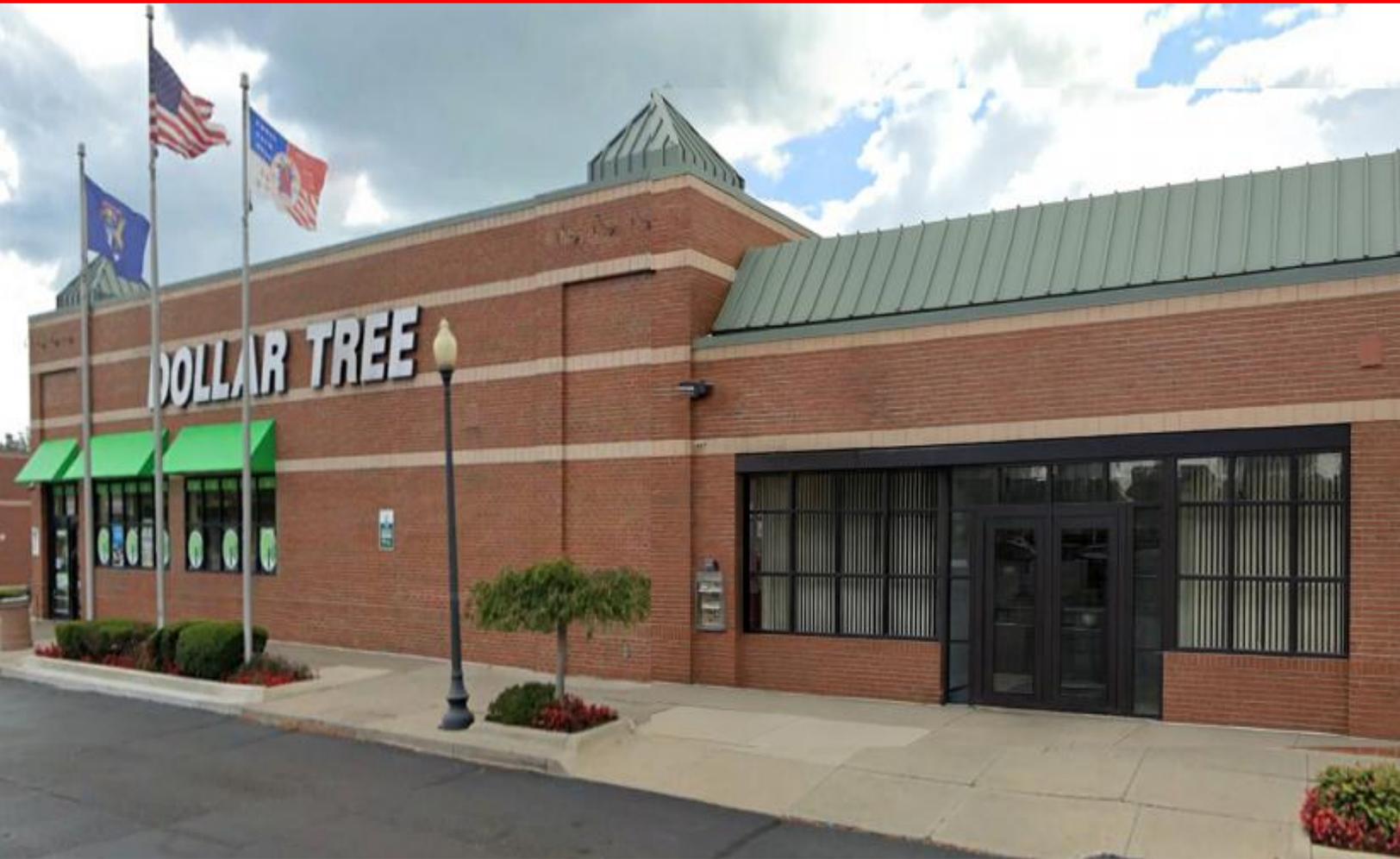
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<b>Labor Force</b>			
2025 Est. Labor Population Age 16 Years or Over	8,236	61,903	147,239
2025 Est. Civilian Employed	54.1%	53.3%	53.9%
2025 Est. Civilian Unemployed	3.2%	4.5%	5.1%
2025 Est. in Armed Forces	0.2%	-	-
2025 Est. not in Labor Force	42.5%	42.1%	41.0%
2025 Labor Force Males	47.9%	48.2%	48.1%
2025 Labor Force Females	52.1%	51.8%	51.9%
<b>Occupation</b>			
2025 Occupation: Population Age 16 Years or Over	4,453	32,995	79,344
2025 Mgmt, Business, & Financial Operations	17.2%	17.7%	15.6%
2025 Professional, Related	23.4%	21.9%	21.9%
2025 Service	16.9%	18.8%	19.8%
2025 Sales, Office	19.3%	19.2%	18.6%
2025 Farming, Fishing, Forestry	-	0.2%	-
2025 Construction, Extraction, Maintenance	4.4%	5.3%	4.8%
2025 Production, Transport, Material Moving	18.9%	17.0%	19.2%
2025 White Collar Workers	59.8%	58.8%	56.1%
2025 Blue Collar Workers	40.2%	41.2%	43.9%
<b>Transportation to Work</b>			
2025 Drive to Work Alone	68.8%	69.0%	71.2%
2025 Drive to Work in Carpool	9.2%	9.1%	9.7%
2025 Travel to Work by Public Transportation	1.6%	2.0%	2.1%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	1.7%	1.7%	1.7%
2025 Other Means	1.3%	1.3%	1.5%
2025 Work at Home	17.3%	16.8%	13.8%
<b>Travel Time</b>			
2025 Travel to Work in 14 Minutes or Less	16.7%	20.5%	22.3%
2025 Travel to Work in 15 to 29 Minutes	39.9%	40.5%	42.0%
2025 Travel to Work in 30 to 59 Minutes	37.3%	31.4%	29.4%
2025 Travel to Work in 60 Minutes or More	6.1%	7.6%	6.3%
2025 Average Travel Time to Work	25.8	24.0	23.1
<b>Consumer Expenditure</b>			
2025 Est. Total Household Expenditure	\$396.55 M	\$2.86 B	\$6.51 B
2025 Est. Apparel	\$7.37 M	\$53.7 M	\$122.83 M
2025 Est. Contributions, Tax and Retirement	\$108.01 M	\$760.01 M	\$1.64 B
2025 Est. Education	\$8.97 M	\$64.44 M	\$144.93 M
2025 Est. Entertainment	\$22.85 M	\$166.81 M	\$382.13 M
2025 Est. Food, Beverages, Tobacco	\$48.59 M	\$360.35 M	\$840.61 M
2025 Est. Health Care	\$29.44 M	\$215.89 M	\$502.38 M
2025 Est. Household Furnishings and Equipment	\$10.56 M	\$76.65 M	\$174.55 M
2025 Est. Household Operations, Shelter, Utilities	\$93.2 M	\$680.71 M	\$1.59 B
2025 Est. Miscellaneous Expenses	\$6.79 M	\$49.33 M	\$112.56 M
2025 Est. Personal Care	\$5.19 M	\$38.6 M	\$90.37 M
2025 Est. Transportation	\$55.59 M	\$397.11 M	\$906.24 M

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