

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:

Randy Thomas
CEO/President
C: (248) 891-5050
O: (248) 359-9000 x9
rthomas@insitecommercial.com

Kyle Nelson, CCIM
Sales Associate
C: (313) 467-2597
O: (248) 359-9000 x5
knelson@insitecommercial.com

(248) 359-9000
www.insitecommercial.com



PROPERTY INFORMATION

Executive Summary	page 3
Photographs	pages 4-5
Floor Layout	page 6
Site Plan	page 7

LOCATION INFORMATION

Retailer Map	page 8
Target Consumers	pages 9-12
Home Values	page 13
Demographics	pages 14-16

CONTACT INFORMATION

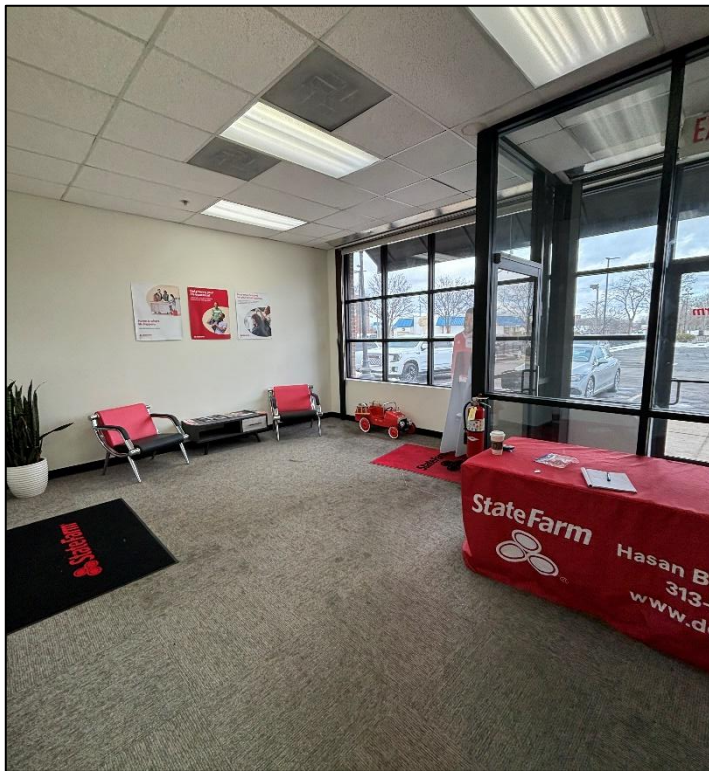
page 17

Riverbend Plaza

13336 E. Jefferson Ave., Detroit, MI 48215

INSITE COMMERCIAL // 2019 Township Drive, Suite 104, Commerce, MI 48390 // insitecommercial.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third-party independent professionals selected by such prospective purchaser/investor/tenant.



PROPERTY OVERVIEW

Located ½ mile east of Stellantis expansion, near Gross Pointe Park's downtown business district and catering to the Jefferson-Chalmers neighborhood. This center has a strong tenant mix, which is anchored by Dedicated Senior Primary Care, Canine To Five, Dollar Tree, Rent-a-Center, PNC Bank and O'Reilly Auto Parts. Detroit Police is also a tenant in the center.

OFFERING SUMMARY

Lease Rate:	\$20 PSF NNN
Net Estimates:	\$6.30 PSF
Space Available:	2,000 SF
Building Size:	25,140 SF
Zoning:	PD
Year Built:	1996

PROPERTY HIGHLIGHTS

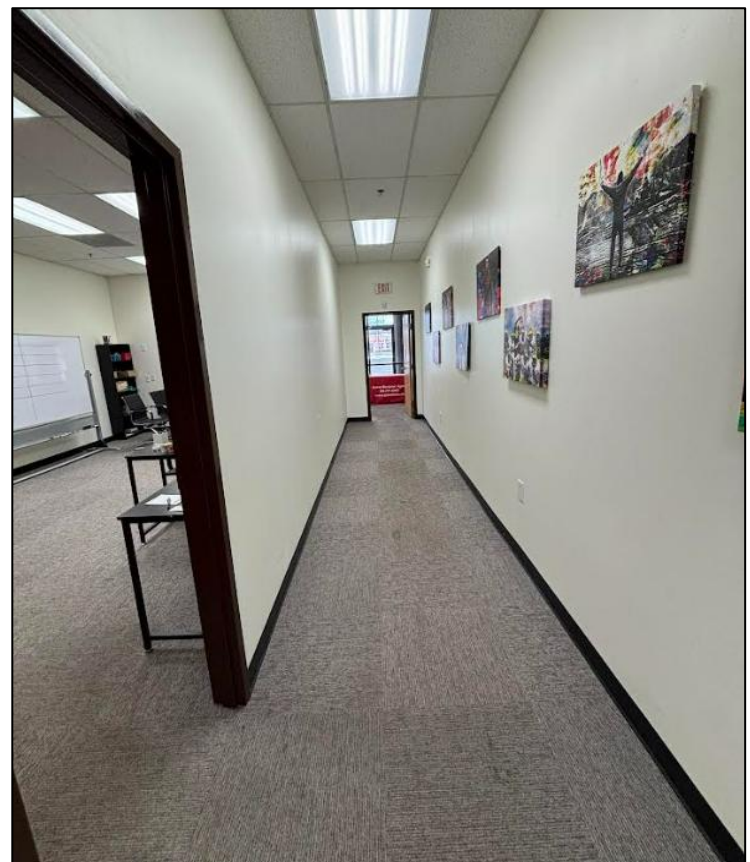
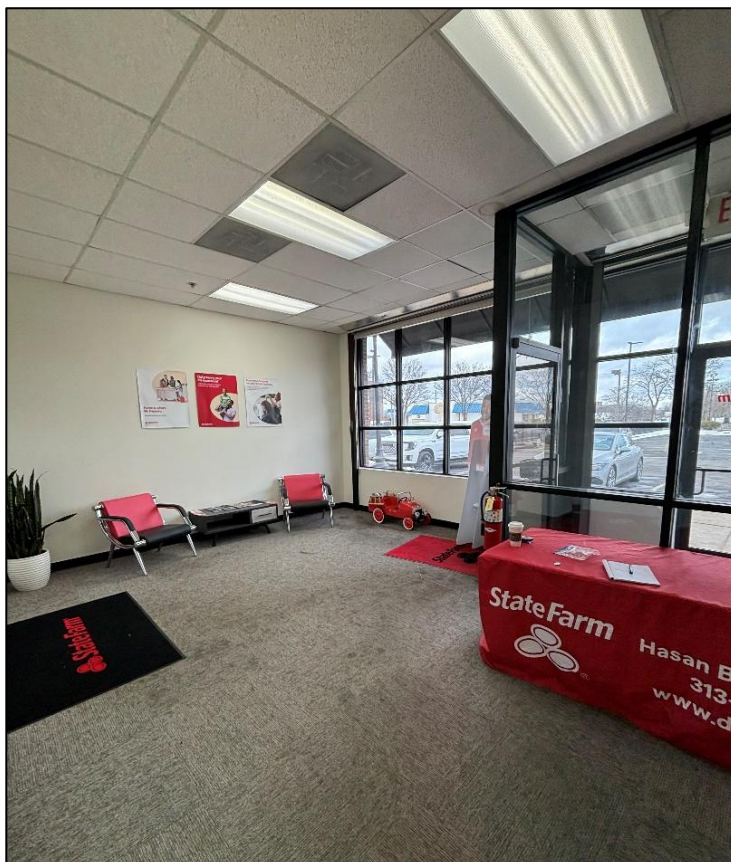
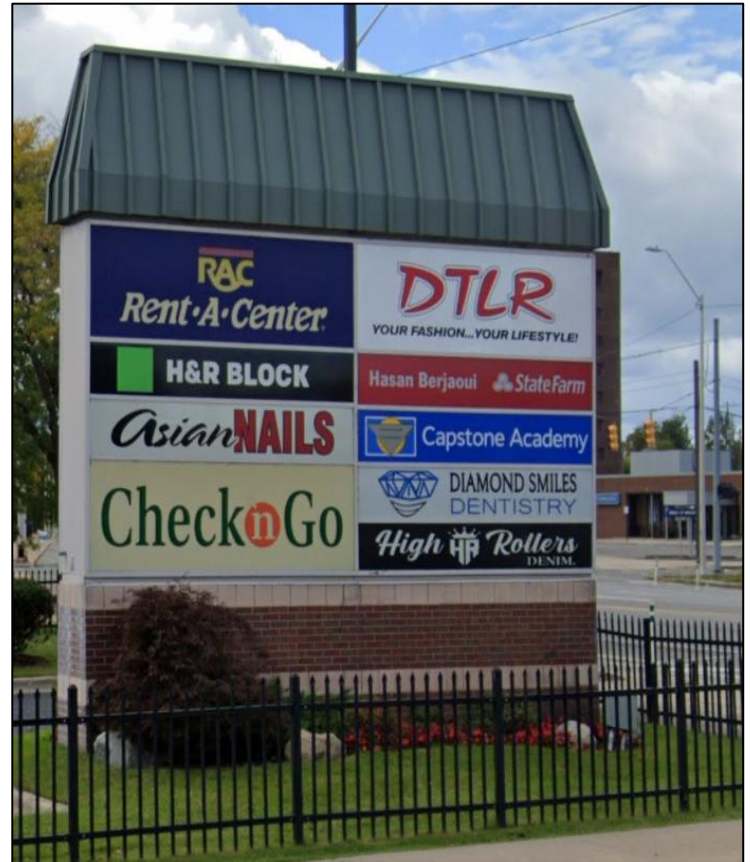
- Ideal for medical, dental, retail or animal-related business.
- Population: 183,102 Persons
- Households: 76,365 Homes
- Avg. HH Income: \$86,707
- Traffic Counts: 24,500 VPD

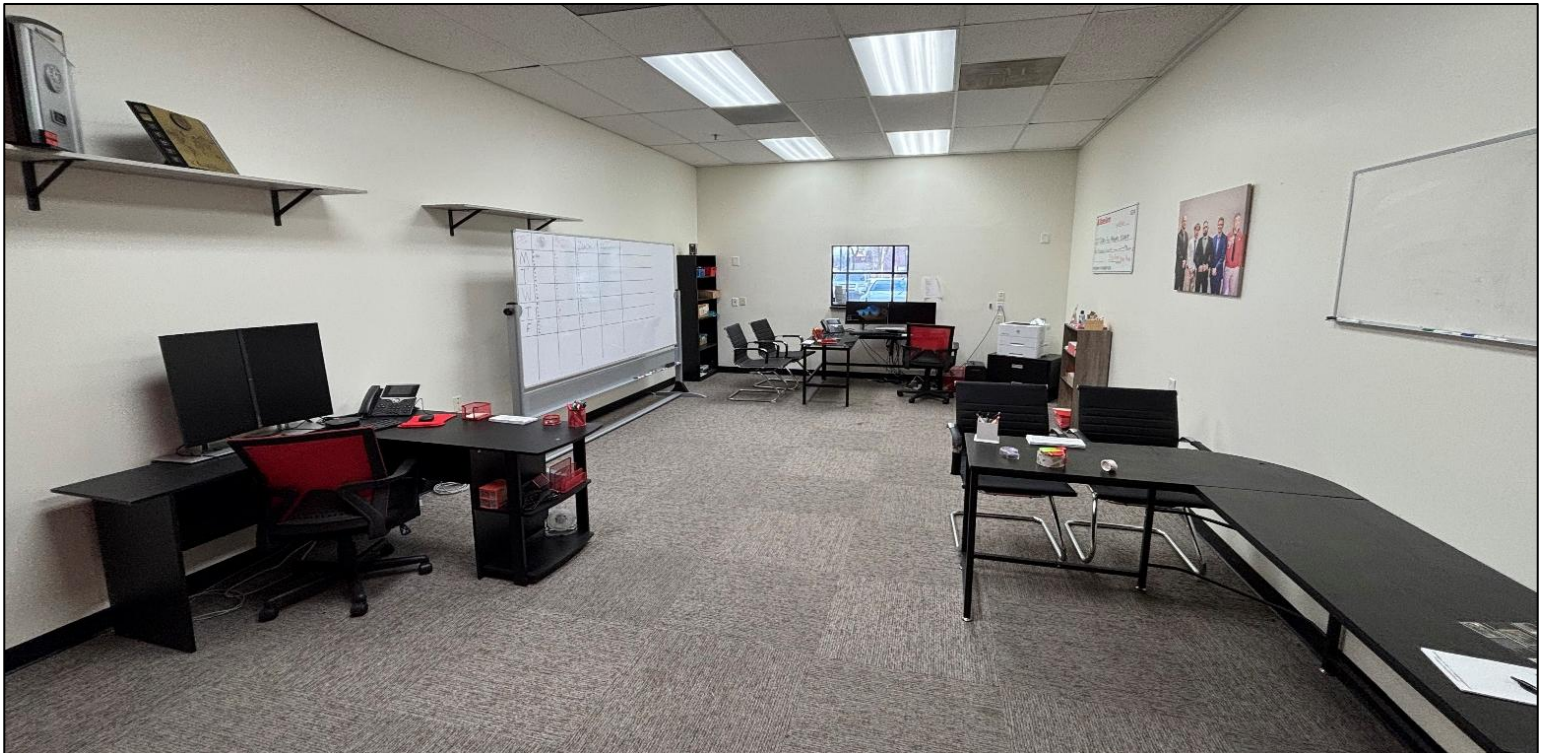
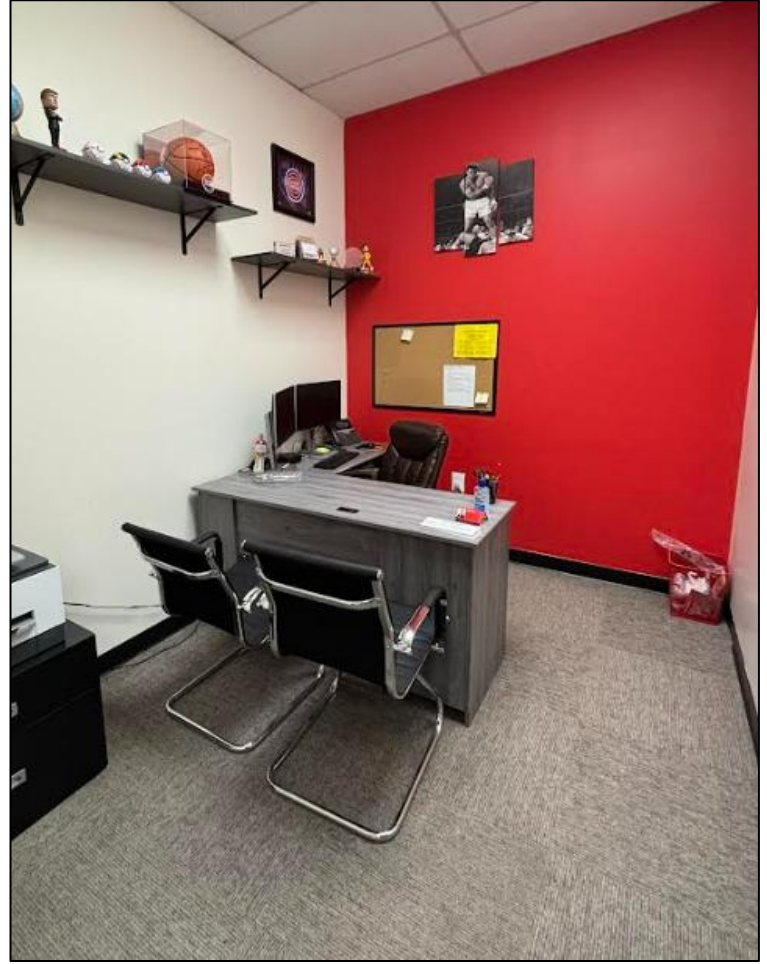
Riverbend Plaza

13336 E. Jefferson Ave., Detroit, MI 48215

INSITE COMMERCIAL // 2019 Township Drive, Suite 104, Commerce, MI 48390 // insitecommercial.com

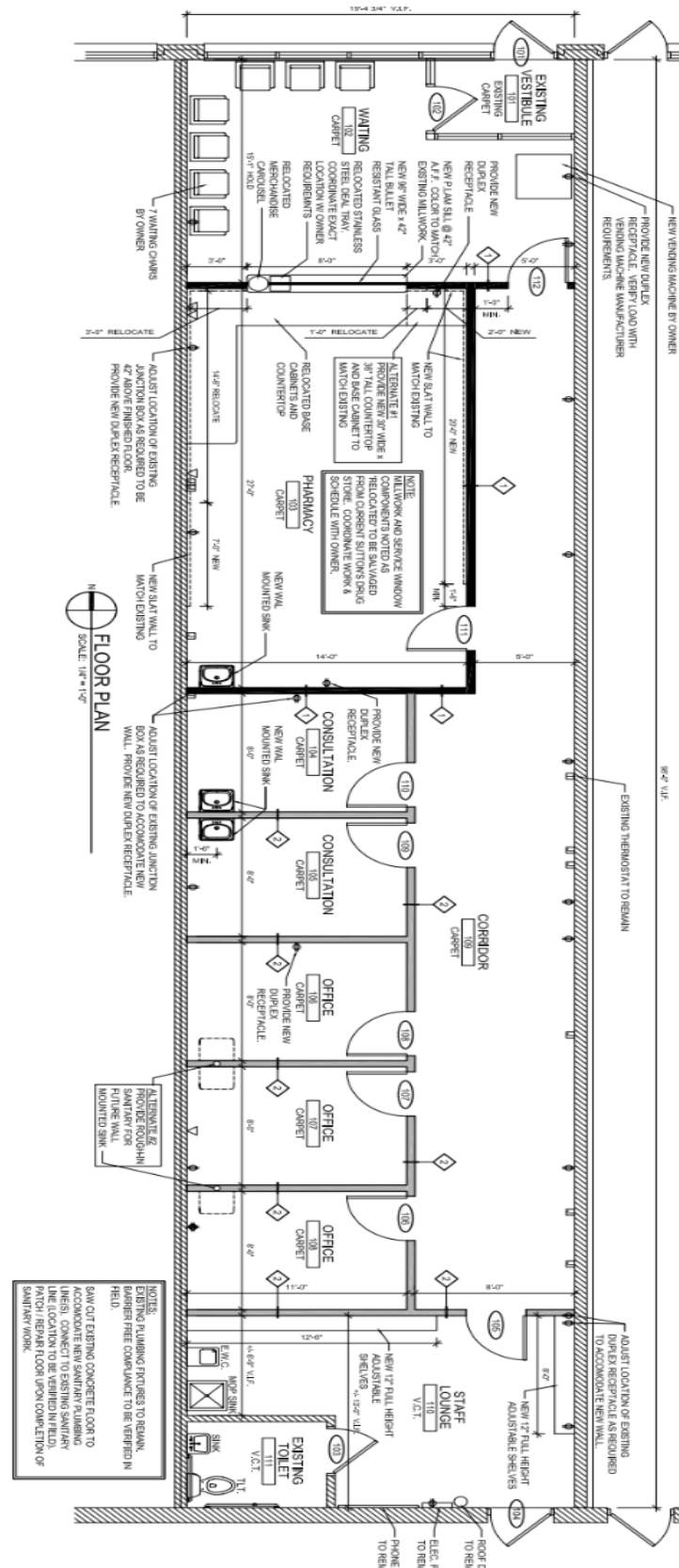
Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third-party independent professionals selected by such prospective purchaser/investor/tenant.





PROPERTY INFORMATION

Floor Layout

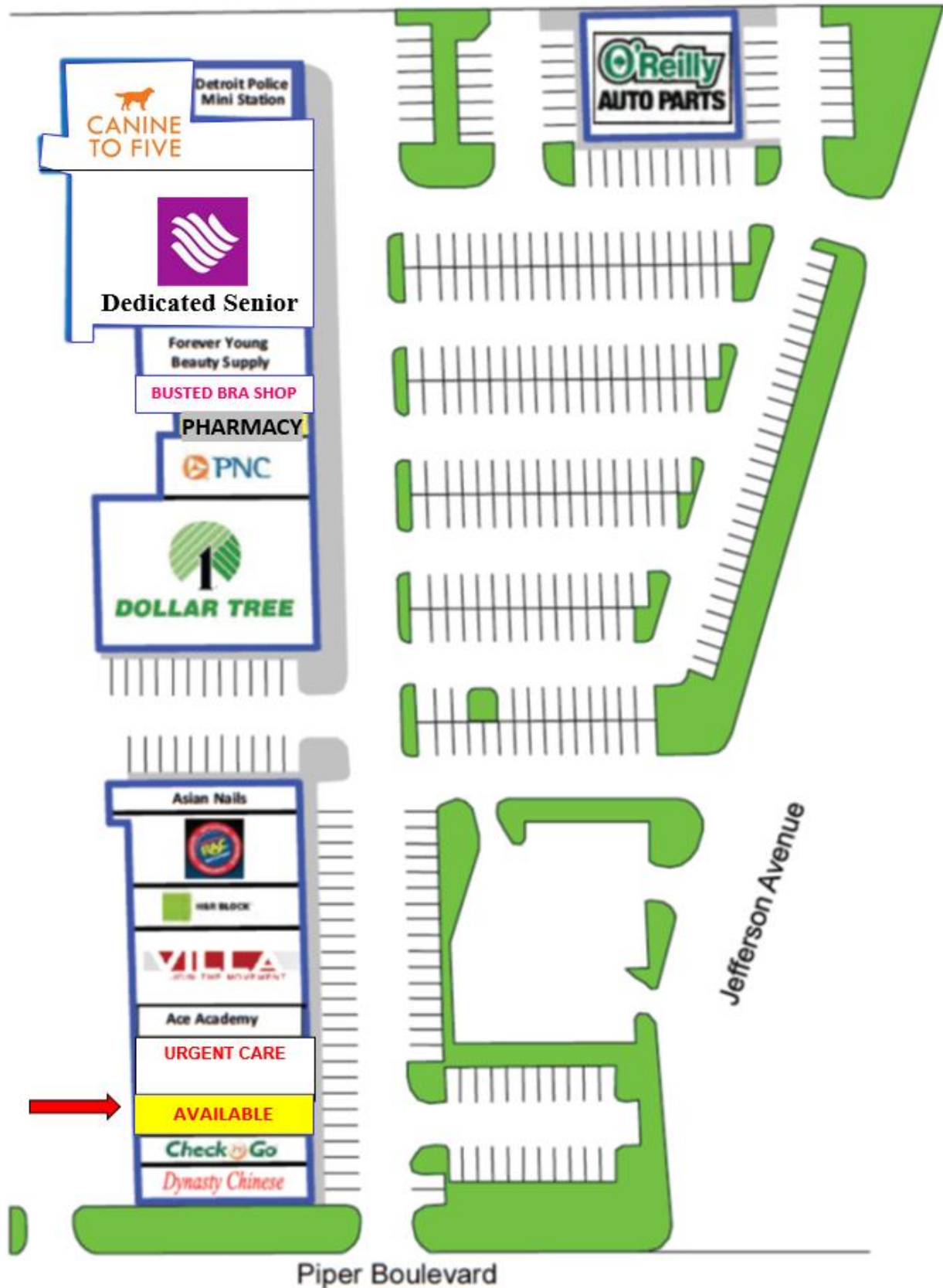


Riverbend Plaza

13336 E. Jefferson Ave., Detroit, MI 48215

PROPERTY INFORMATION

Site Plan

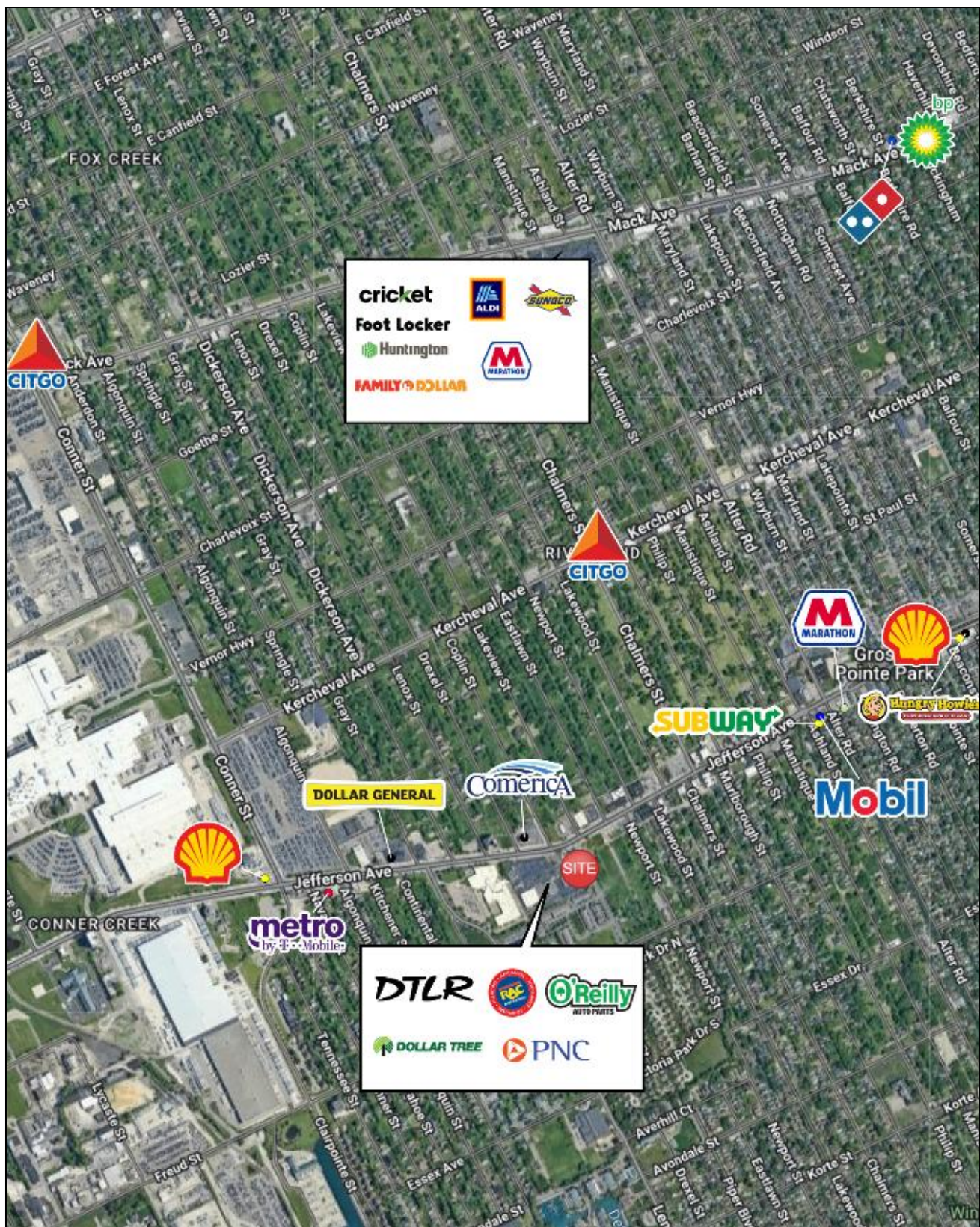


Riverbend Plaza

13336 E. Jefferson Ave., Detroit, MI 48215

LOCATION INFORMATION

Retailer Map



Riverbend Plaza

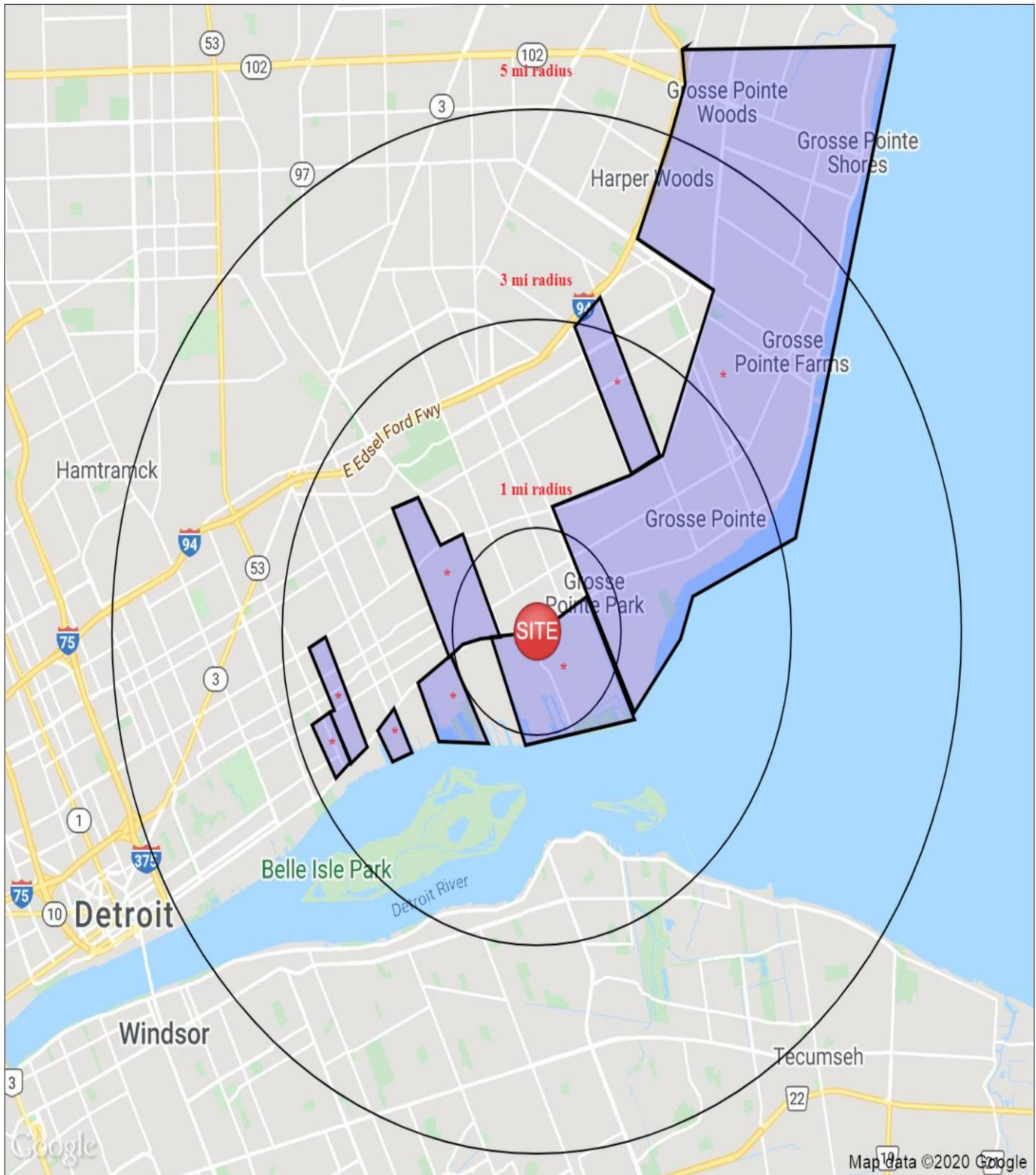
13336 E. Jefferson Ave., Detroit, MI 48215

INSITE COMMERCIAL // 2019 Township Drive, Suite 104, Commerce, MI 48390 // insitecommercial.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third-party independent professionals selected by such prospective purchaser/investor/tenant.

LOCATION INFORMATION

Target Consumers

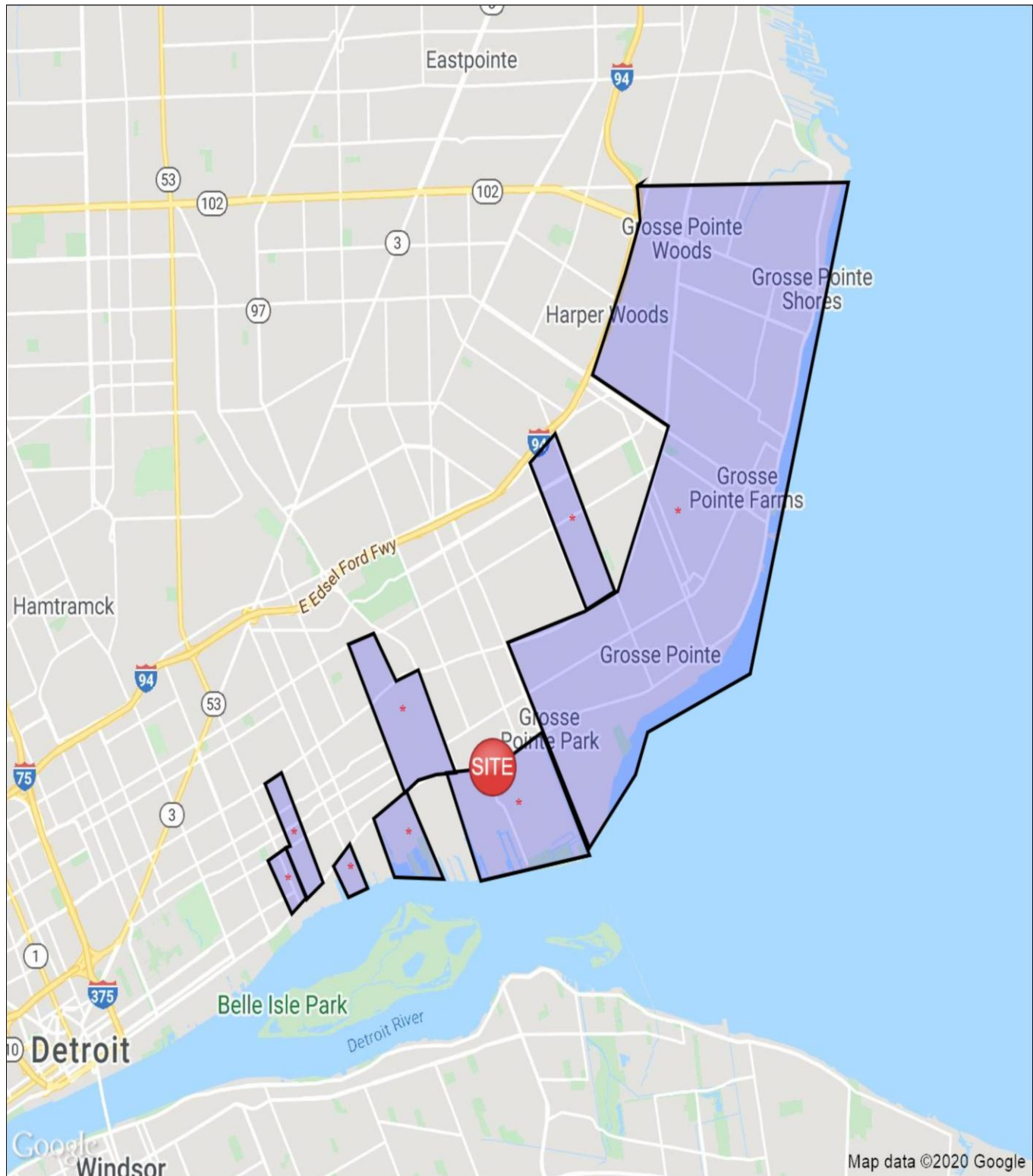


Riverbend Plaza

13336 E. Jefferson Ave., Detroit, MI 48215

INSITE COMMERCIAL // 2019 Township Drive, Suite 104, Commerce, MI 48390 // insitecommercial.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third-party independent professionals selected by such prospective purchaser/investor/tenant.



Riverbend Plaza

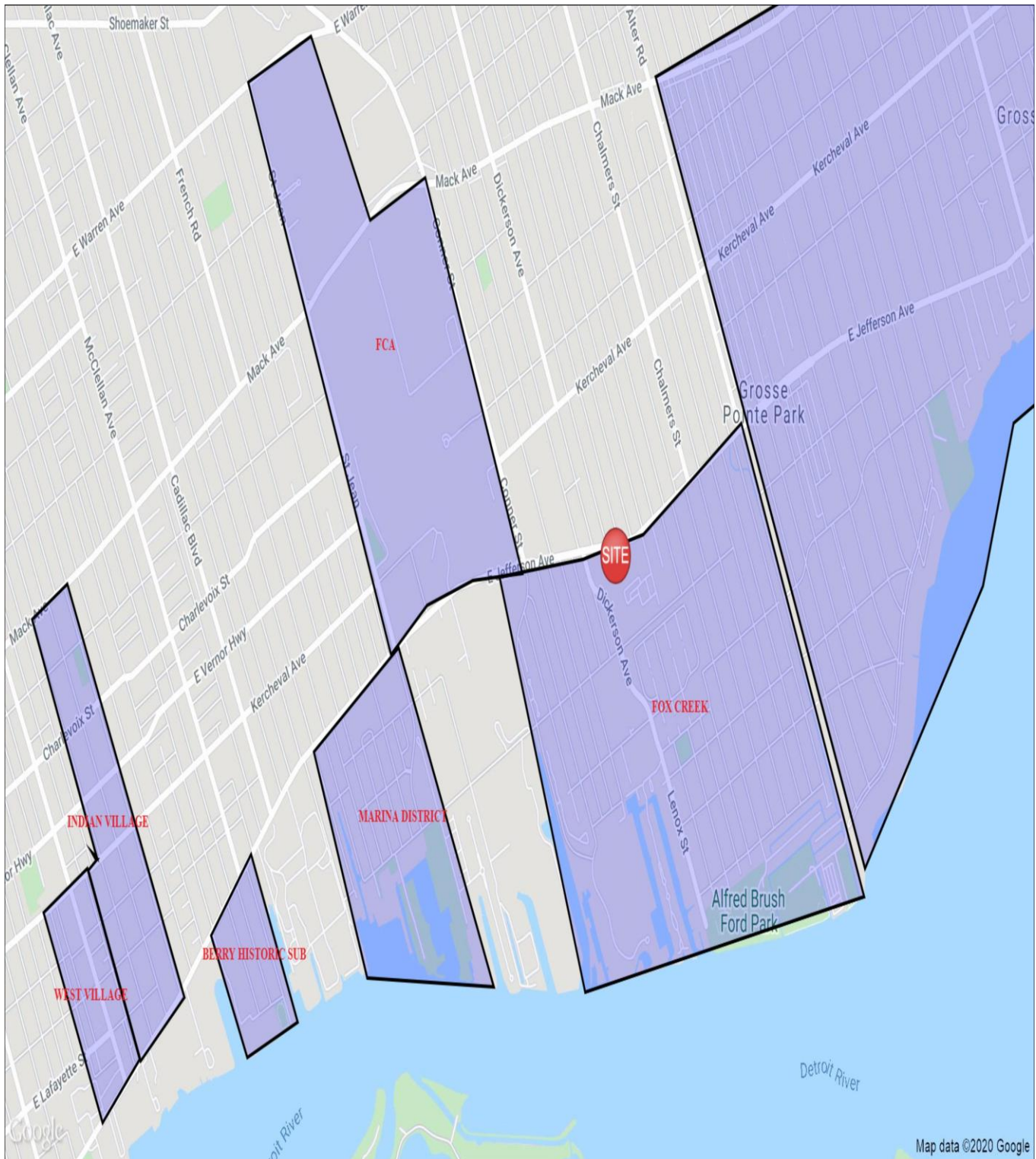
13336 E. Jefferson Ave., Detroit, MI 48215

INSITE COMMERCIAL // 2019 Township Drive, Suite 104, Commerce, MI 48390 // insitecommercial.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third-party independent professionals selected by such prospective purchaser/investor/tenant.

LOCATION INFORMATION

Target Consumers



Riverbend Plaza

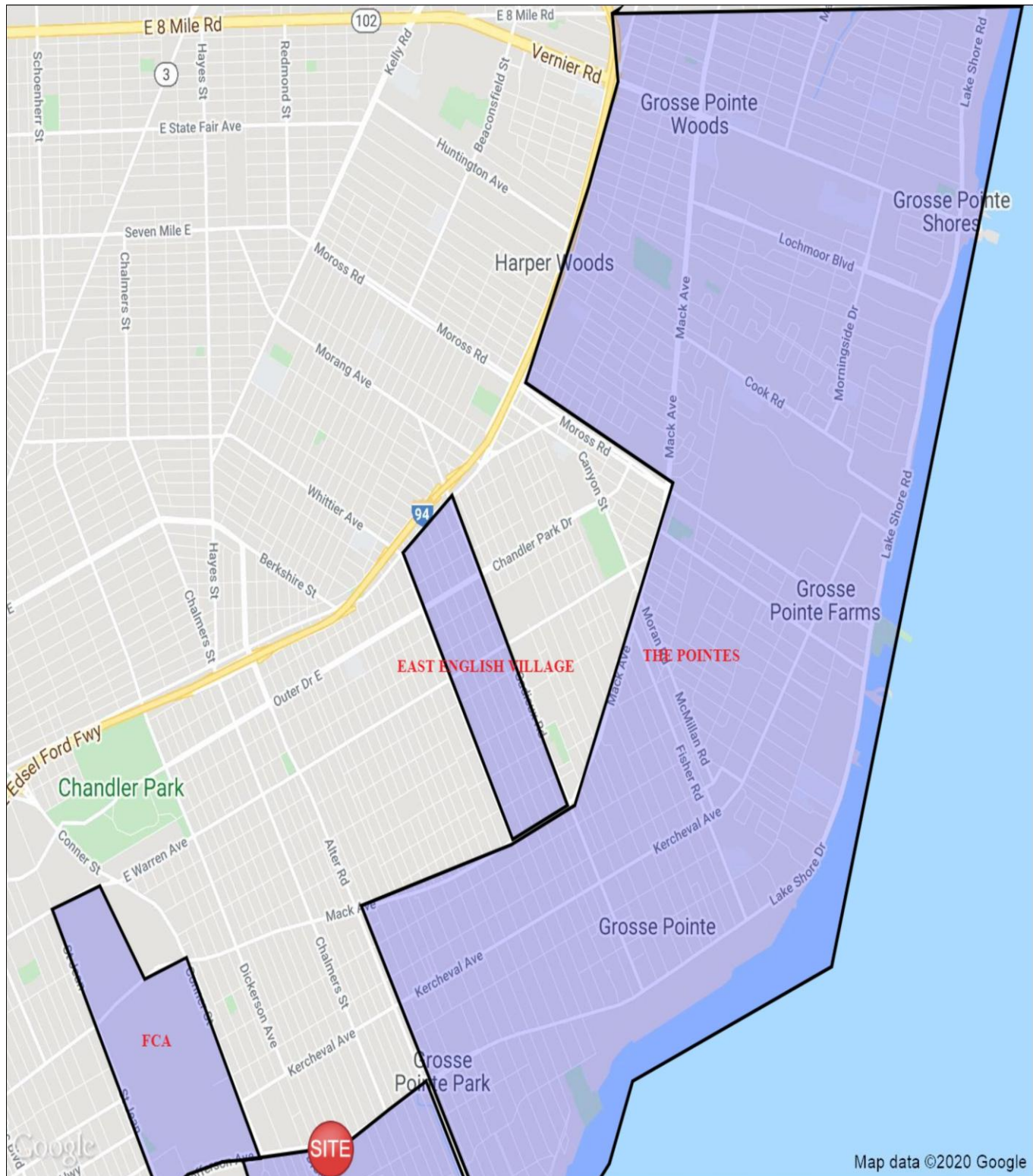
13336 E. Jefferson Ave., Detroit, MI 48215

INSITE COMMERCIAL // 2019 Township Drive, Suite 104, Commerce, MI 48390 // insitecommercial.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third-party independent professionals selected by such prospective purchaser/investor/tenant.

LOCATION INFORMATION

Target Consumers

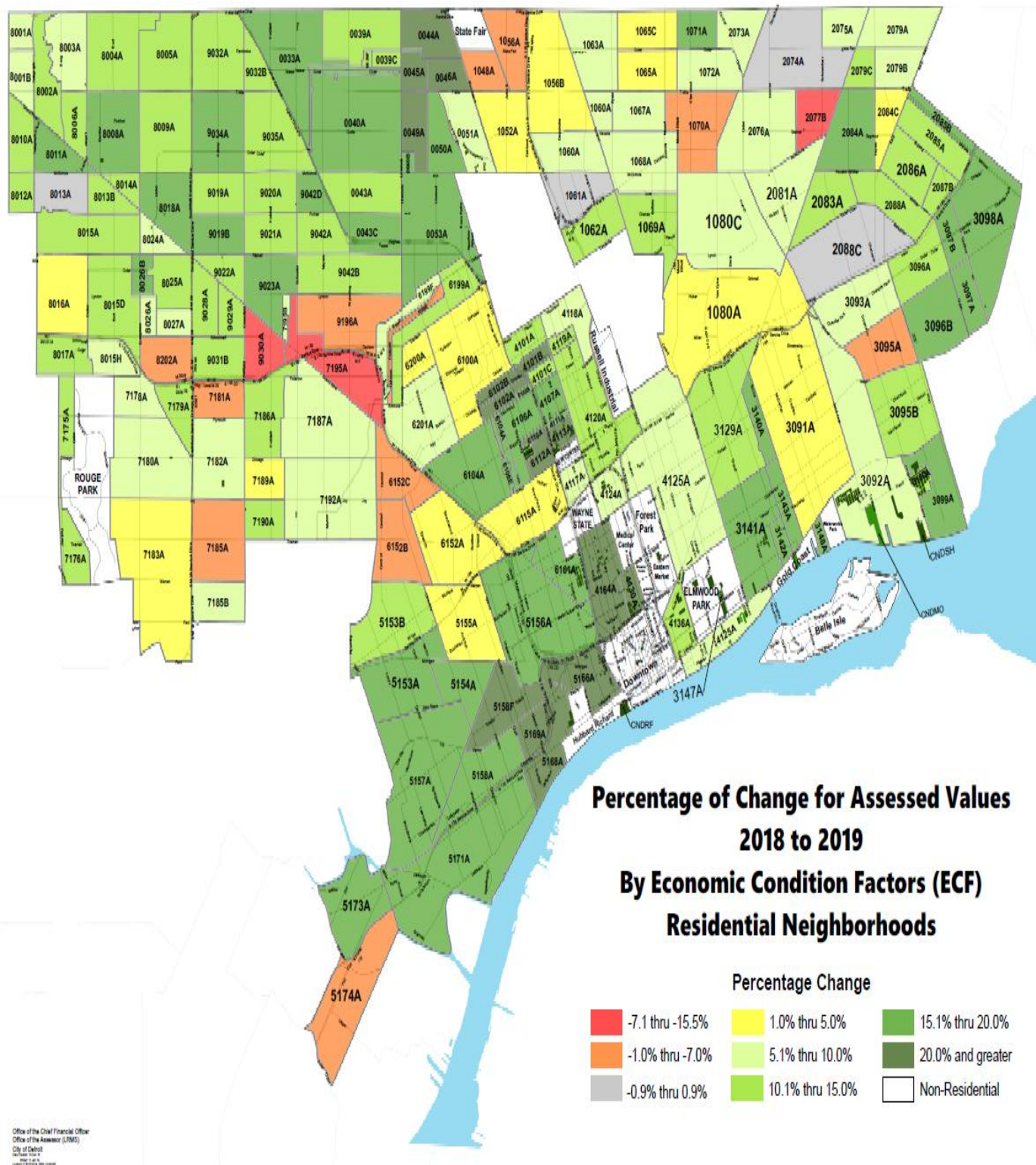


Riverbend Plaza

13336 E. Jefferson Ave., Detroit, MI 48215

INSITE COMMERCIAL // 2019 Township Drive, Suite 104, Commerce, MI 48390 // insitecommercial.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third-party independent professionals selected by such prospective purchaser/investor/tenant.



Riverbend Plaza

13336 E. Jefferson Ave., Detroit, MI 48215

INSITE COMMERCIAL // 2019 Township Drive, Suite 104, Commerce, MI 48390 // insitecommercial.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third-party independent professionals selected by such prospective purchaser/investor/tenant.

13200 E Jefferson Ave Detroit, MI 48215	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	10,104	76,299	183,102
2029 Projected Population	9,865	73,427	177,588
2020 Census Population	9,899	77,411	184,514
2010 Census Population	11,384	87,763	205,367
Projected Annual Growth 2024 to 2029	-0.5%	-0.8%	-0.6%
Historical Annual Growth 2010 to 2024	-0.8%	-0.9%	-0.8%
Households			
2024 Estimated Households	4,481	32,578	76,365
2029 Projected Households	4,364	31,041	73,643
2020 Census Households	4,068	31,621	74,431
2010 Census Households	4,501	34,022	78,731
Projected Annual Growth 2024 to 2029	-0.5%	-0.9%	-0.7%
Historical Annual Growth 2010 to 2024	-	-0.3%	-0.2%
Age			
2024 Est. Population Under 10 Years	12.5%	12.4%	12.9%
2024 Est. Population 10 to 19 Years	11.4%	12.1%	12.5%
2024 Est. Population 20 to 29 Years	12.0%	12.0%	12.5%
2024 Est. Population 30 to 44 Years	19.9%	19.7%	20.0%
2024 Est. Population 45 to 59 Years	18.7%	18.5%	18.3%
2024 Est. Population 60 to 74 Years	18.8%	18.4%	17.4%
2024 Est. Population 75 Years or Over	6.6%	6.9%	6.5%
2024 Est. Median Age	39.2	39.1	37.9
Marital Status & Gender			
2024 Est. Male Population	48.4%	48.8%	48.7%
2024 Est. Female Population	51.6%	51.2%	51.3%
2024 Est. Never Married	46.3%	47.2%	52.0%
2024 Est. Now Married	30.0%	29.4%	25.9%
2024 Est. Separated or Divorced	16.9%	16.3%	15.6%
2024 Est. Widowed	6.9%	7.1%	6.5%
Income			
2024 Est. HH Income \$200,000 or More	11.1%	10.6%	8.8%
2024 Est. HH Income \$150,000 to \$199,999	5.6%	5.7%	5.4%
2024 Est. HH Income \$100,000 to \$149,999	11.8%	11.4%	11.2%
2024 Est. HH Income \$75,000 to \$99,999	11.4%	9.2%	9.7%
2024 Est. HH Income \$50,000 to \$74,999	13.9%	14.1%	15.5%
2024 Est. HH Income \$35,000 to \$49,999	8.3%	10.8%	12.2%
2024 Est. HH Income \$25,000 to \$34,999	8.9%	8.8%	8.7%
2024 Est. HH Income \$15,000 to \$24,999	8.2%	10.1%	10.0%
2024 Est. HH Income Under \$15,000	20.9%	19.3%	18.4%
2024 Est. Average Household Income	\$92,043	\$93,299	\$86,707
2024 Est. Median Household Income	\$60,428	\$64,919	\$62,110
2024 Est. Per Capita Income	\$41,178	\$40,046	\$36,355
2024 Est. Total Businesses	467	2,511	5,817
2024 Est. Total Employees	3,566	20,403	50,813

Riverbend Plaza

13336 E. Jefferson Ave., Detroit, MI 48215

INSITE COMMERCIAL // 2019 Township Drive, Suite 104, Commerce, MI 48390 // insitecommercial.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third-party independent professionals selected by such prospective purchaser/investor/tenant.

13200 E Jefferson Ave Detroit, MI 48215	1 mi radius	3 mi radius	5 mi radius
Race			
2024 Est. White	32.5%	31.3%	29.2%
2024 Est. Black	62.0%	63.8%	65.8%
2024 Est. Asian or Pacific Islander	1.2%	1.0%	1.3%
2024 Est. American Indian or Alaska Native	0.1%	0.2%	0.2%
2024 Est. Other Races	4.1%	3.7%	3.5%
Hispanic			
2024 Est. Hispanic Population	269	1,802	3,957
2024 Est. Hispanic Population	2.7%	2.4%	2.2%
2029 Proj. Hispanic Population	3.6%	3.2%	3.0%
2020 Hispanic Population	2.4%	2.3%	2.2%
Education (Adults 25 & Older)			
2024 Est. Adult Population (25 Years or Over)	7,158	53,382	126,066
2024 Est. Elementary (Grade Level 0 to 8)	2.8%	3.2%	3.1%
2024 Est. Some High School (Grade Level 9 to 11)	8.5%	9.2%	9.1%
2024 Est. High School Graduate	25.6%	26.9%	29.0%
2024 Est. Some College	23.6%	22.6%	23.0%
2024 Est. Associate Degree Only	5.4%	6.6%	7.3%
2024 Est. Bachelor Degree Only	18.8%	17.7%	16.0%
2024 Est. Graduate Degree	15.2%	13.8%	12.5%
Housing			
2024 Est. Total Housing Units	5,238	38,268	89,385
2024 Est. Owner-Occupied	44.5%	46.2%	45.3%
2024 Est. Renter-Occupied	41.1%	38.9%	40.2%
2024 Est. Vacant Housing	14.4%	14.9%	14.6%
Homes Built by Year			
2024 Homes Built 2010 or later	1.8%	2.0%	2.7%
2024 Homes Built 2000 to 2009	7.3%	4.0%	2.8%
2024 Homes Built 1990 to 1999	6.0%	2.3%	2.0%
2024 Homes Built 1980 to 1989	4.0%	2.9%	3.9%
2024 Homes Built 1970 to 1979	3.8%	4.6%	5.6%
2024 Homes Built 1960 to 1969	3.7%	6.4%	8.7%
2024 Homes Built 1950 to 1959	10.6%	14.4%	17.5%
2024 Homes Built Before 1949	48.4%	48.5%	42.2%
Home Values			
2024 Home Value \$1,000,000 or More	1.0%	1.7%	1.4%
2024 Home Value \$500,000 to \$999,999	11.0%	13.0%	9.5%
2024 Home Value \$400,000 to \$499,999	6.9%	8.4%	7.2%
2024 Home Value \$300,000 to \$399,999	11.3%	11.1%	11.8%
2024 Home Value \$200,000 to \$299,999	18.6%	14.2%	14.1%
2024 Home Value \$150,000 to \$199,999	11.7%	11.1%	11.0%
2024 Home Value \$100,000 to \$149,999	14.6%	9.9%	10.0%
2024 Home Value \$50,000 to \$99,999	16.0%	15.7%	16.8%
2024 Home Value \$25,000 to \$49,999	4.1%	8.2%	10.3%
2024 Home Value Under \$25,000	4.6%	6.7%	7.9%
2024 Median Home Value	\$215,990	\$226,789	\$198,260
2024 Median Rent	\$789	\$784	\$812

Riverbend Plaza

13336 E. Jefferson Ave., Detroit, MI 48215

INSITE COMMERCIAL // 2019 Township Drive, Suite 104, Commerce, MI 48390 // insitecommercial.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third-party independent professionals selected by such prospective purchaser/investor/tenant.

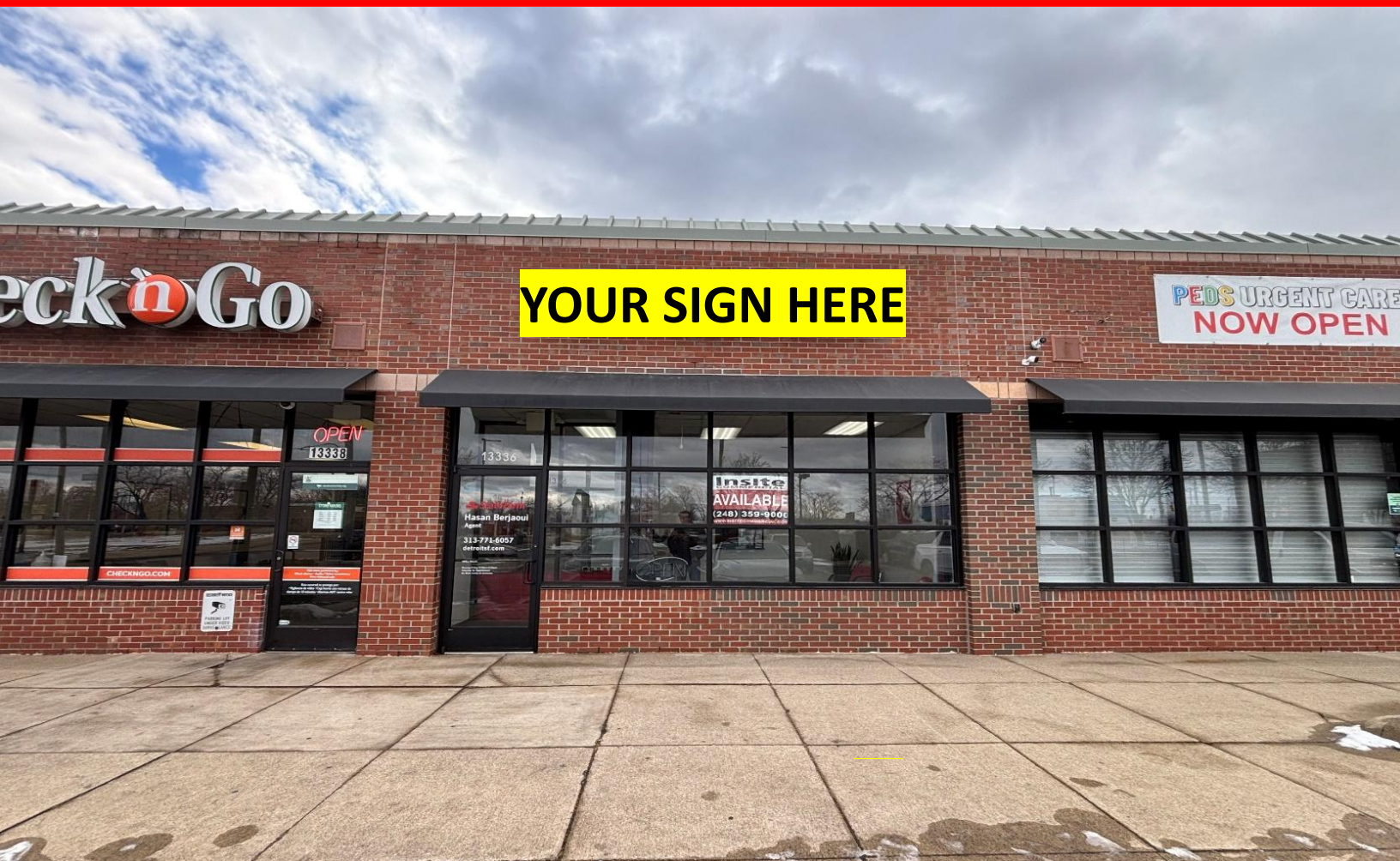
13200 E Jefferson Ave Detroit, MI 48215	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2024 Est. Labor Population Age 16 Years or Over	8,150	61,227	145,532
2024 Est. Civilian Employed	54.4%	53.4%	54.9%
2024 Est. Civilian Unemployed	4.2%	5.4%	6.3%
2024 Est. in Armed Forces	0.2%	-	-
2024 Est. not in Labor Force	41.3%	41.1%	38.7%
2024 Labor Force Males	48.0%	48.2%	48.1%
2024 Labor Force Females	52.0%	51.8%	51.9%
Occupation			
2024 Occupation: Population Age 16 Years or Over	4,429	32,690	79,948
2024 Mgmt, Business, & Financial Operations	17.6%	18.4%	15.8%
2024 Professional, Related	23.2%	23.1%	22.8%
2024 Service	15.0%	17.7%	19.3%
2024 Sales, Office	21.0%	19.7%	19.4%
2024 Farming, Fishing, Forestry	-	-	-
2024 Construction, Extraction, Maintenance	4.4%	5.2%	4.7%
2024 Production, Transport, Material Moving	18.8%	15.8%	18.0%
2024 White Collar Workers	61.8%	61.2%	58.0%
2024 Blue Collar Workers	38.2%	38.8%	42.0%
Transportation to Work			
2024 Drive to Work Alone	68.7%	66.3%	68.1%
2024 Drive to Work in Carpool	7.8%	7.6%	8.2%
2024 Travel to Work by Public Transportation	2.0%	2.8%	2.9%
2024 Drive to Work on Motorcycle	-	-	0.1%
2024 Walk or Bicycle to Work	2.0%	2.2%	2.3%
2024 Other Means	1.0%	1.3%	1.6%
2024 Work at Home	18.5%	19.7%	16.8%
Travel Time			
2024 Travel to Work in 14 Minutes or Less	18.8%	23.5%	24.4%
2024 Travel to Work in 15 to 29 Minutes	40.9%	40.6%	42.8%
2024 Travel to Work in 30 to 59 Minutes	35.4%	28.2%	26.5%
2024 Travel to Work in 60 Minutes or More	4.8%	7.7%	6.2%
2024 Average Travel Time to Work	23.7	22.7	22.0
Consumer Expenditure			
2024 Est. Total Household Expenditure	\$390.2 M	\$2.81 B	\$6.44 B
2024 Est. Apparel	\$7.25 M	\$52.62 M	\$121.63 M
2024 Est. Contributions, Tax and Retirement	\$104.54 M	\$736.13 M	\$1.61 B
2024 Est. Education	\$8.8 M	\$62.85 M	\$143.05 M
2024 Est. Entertainment	\$22.54 M	\$163.49 M	\$378.28 M
2024 Est. Food, Beverages, Tobacco	\$48.2 M	\$354.87 M	\$834.72 M
2024 Est. Health Care	\$29.27 M	\$214.38 M	\$500.2 M
2024 Est. Household Furnishings and Equipment	\$10.39 M	\$75.02 M	\$172.65 M
2024 Est. Household Operations, Shelter, Utilities	\$92.1 M	\$669.14 M	\$1.57 B
2024 Est. Miscellaneous Expenses	\$6.69 M	\$48.28 M	\$111.32 M
2024 Est. Personal Care	\$5.15 M	\$38.05 M	\$89.8 M
2024 Est. Transportation	\$55.25 M	\$392.68 M	\$903.27 M

Riverbend Plaza

13336 E. Jefferson Ave., Detroit, MI 48215

INSITE COMMERCIAL // 2019 Township Drive, Suite 104, Commerce, MI 48390 // insitecommercial.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third-party independent professionals selected by such prospective purchaser/investor/tenant.



Randy Thomas

President/CEO

C: (248) 891-5050

O: (248) 359-9000 x9

rthomas@insitecommercial.com



Kyle Nelson, CCIM

Sales Associate

C: (313) 467-2597

O: (248) 359-9000 x5

knelson@insitecommercial.com

Riverbend Plaza

13336 E. Jefferson Ave., Detroit, MI 48215

INSITE COMMERCIAL // 2019 Township Drive, Suite 104, Commerce, MI 48390 // insitecommercial.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third-party independent professionals selected by such prospective purchaser/investor/tenant.