

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:

Adam Rizk
Sales Associate
C: (248) 938-5333
O: (248) 359-9000 x8
arizk@insitecommercial.com

Kyle Nelson, CCIM
Vice President
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 4-6
Floor Layout	pages 7-9
Site Plan	page 10

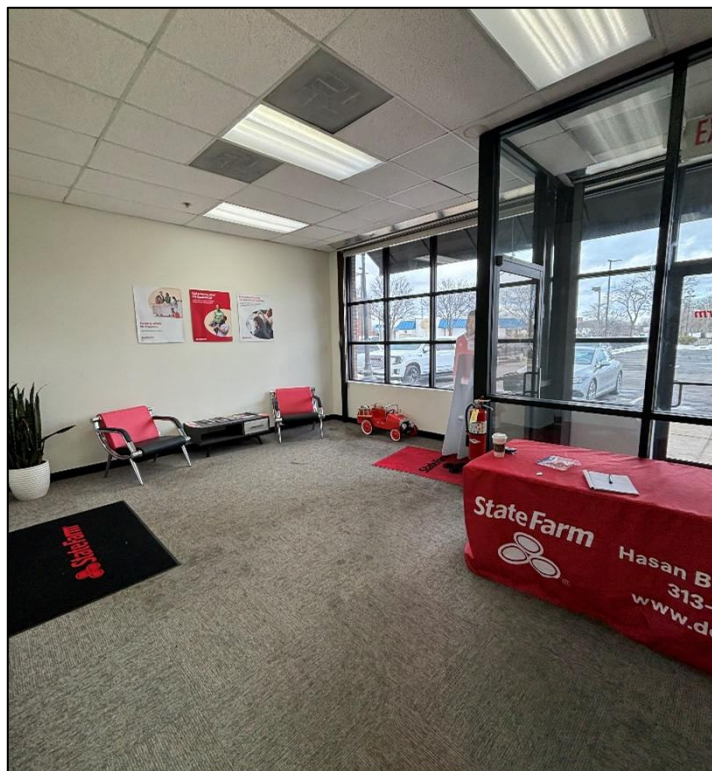
LOCATION INFORMATION

Retailer Map	page 11
Target Consumers	pages 12-15
Demographics	pages 16-18

CONTACT INFORMATION	page 19
---------------------	---------

Riverbend Plaza

13336 E. Jefferson Ave., Detroit, MI 48215



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.

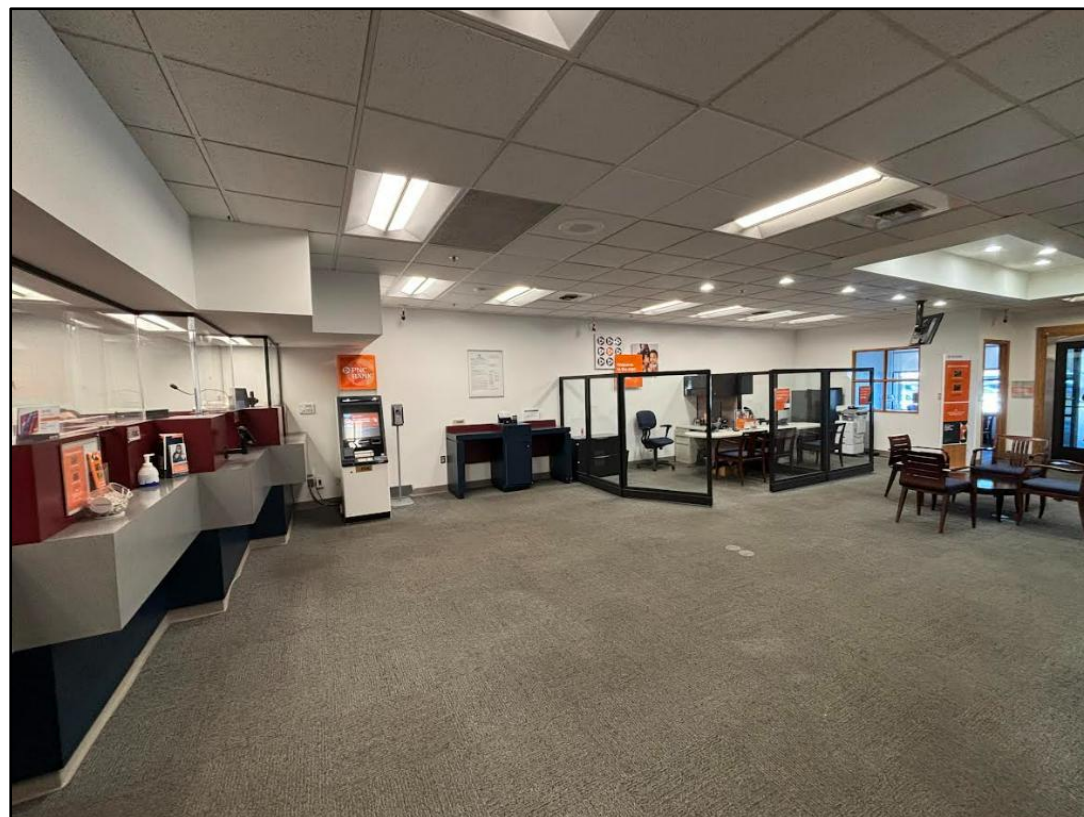
OFFERING SUMMARY	
Lease Rate:	Contact Broker
Net Estimates:	\$6.30 PSF
Space Available:	2,000 – 4,200 SF
Building Size:	25,140 SF
Zoning:	PD
Year Built:	1996

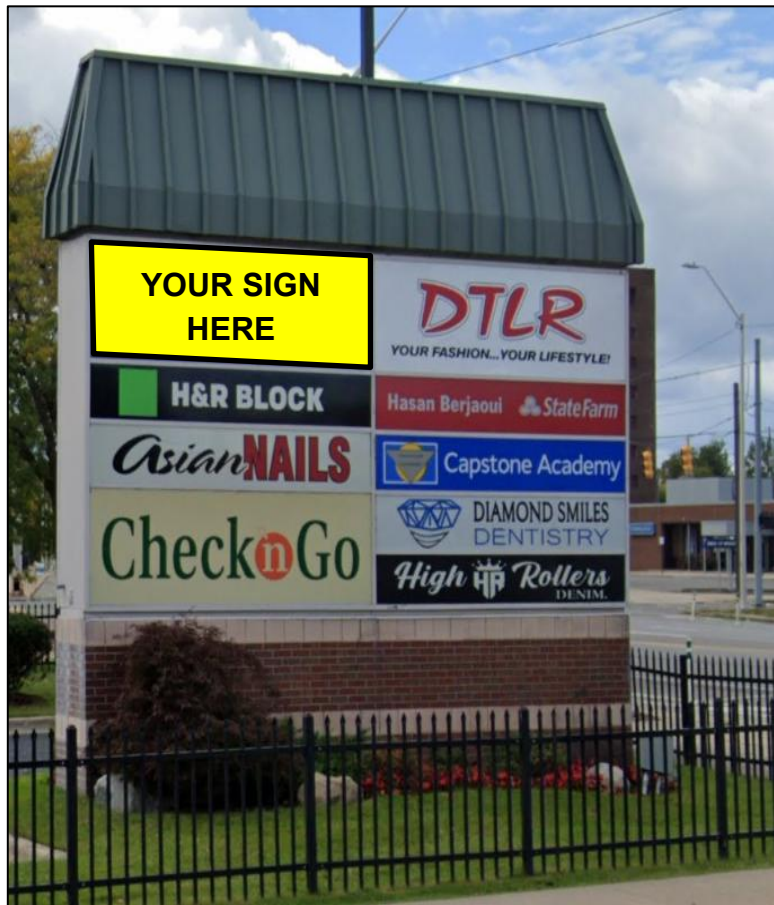
PROPERTY HIGHLIGHTS

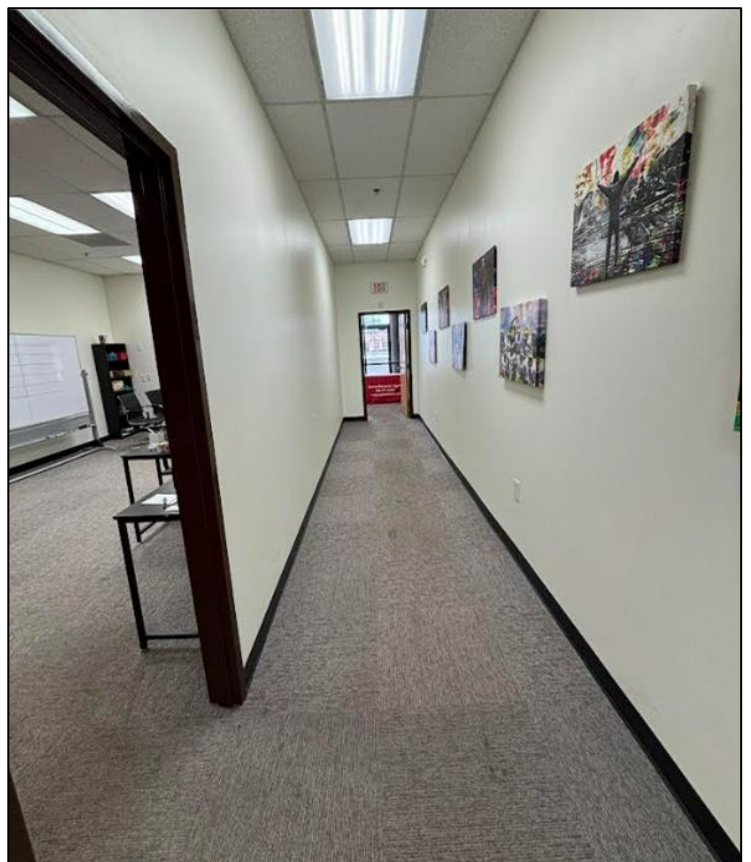
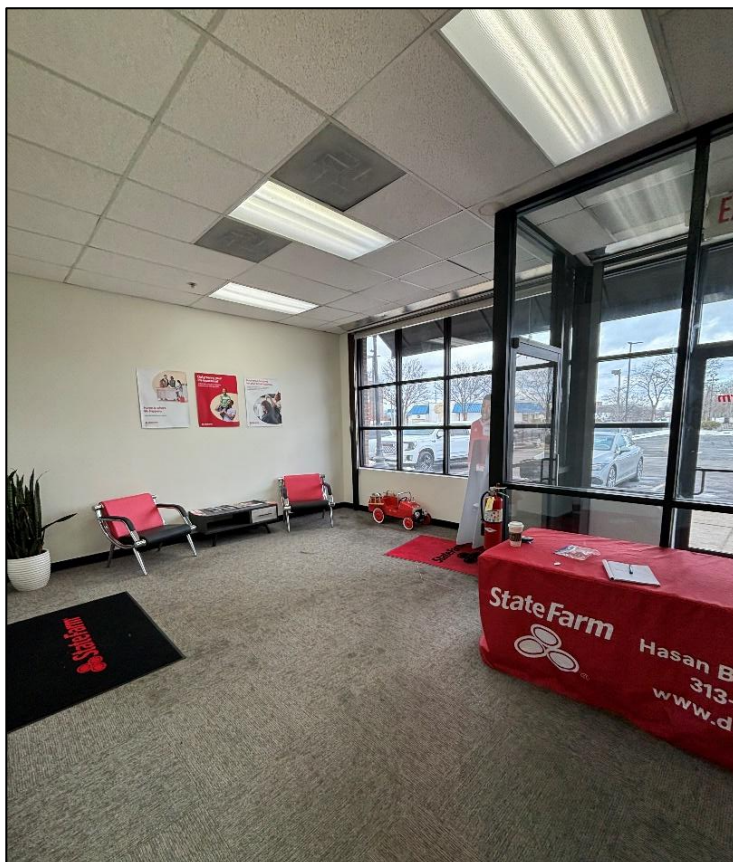
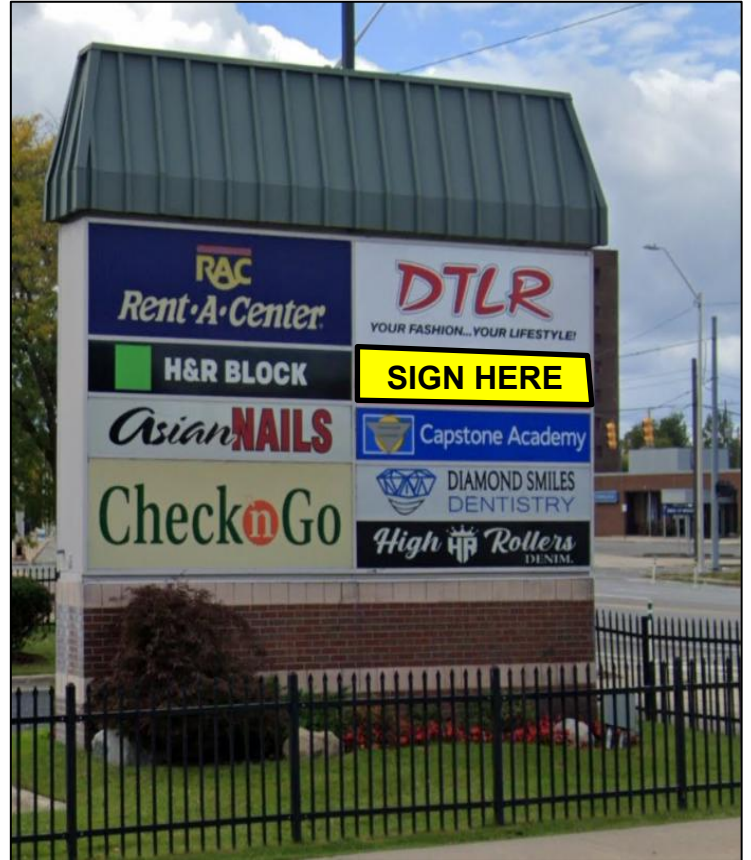
- Ideal for medical, dental, retail or animal-related business.
- Turn-key financial institution space
- Population: 184,297 Persons
- Households: 76,473 Homes
- Avg. HH Income: \$86,830 USD
- Traffic Counts: 24,500 VPD

Riverbend Plaza

13336 E. Jefferson Ave., Detroit, MI 48215

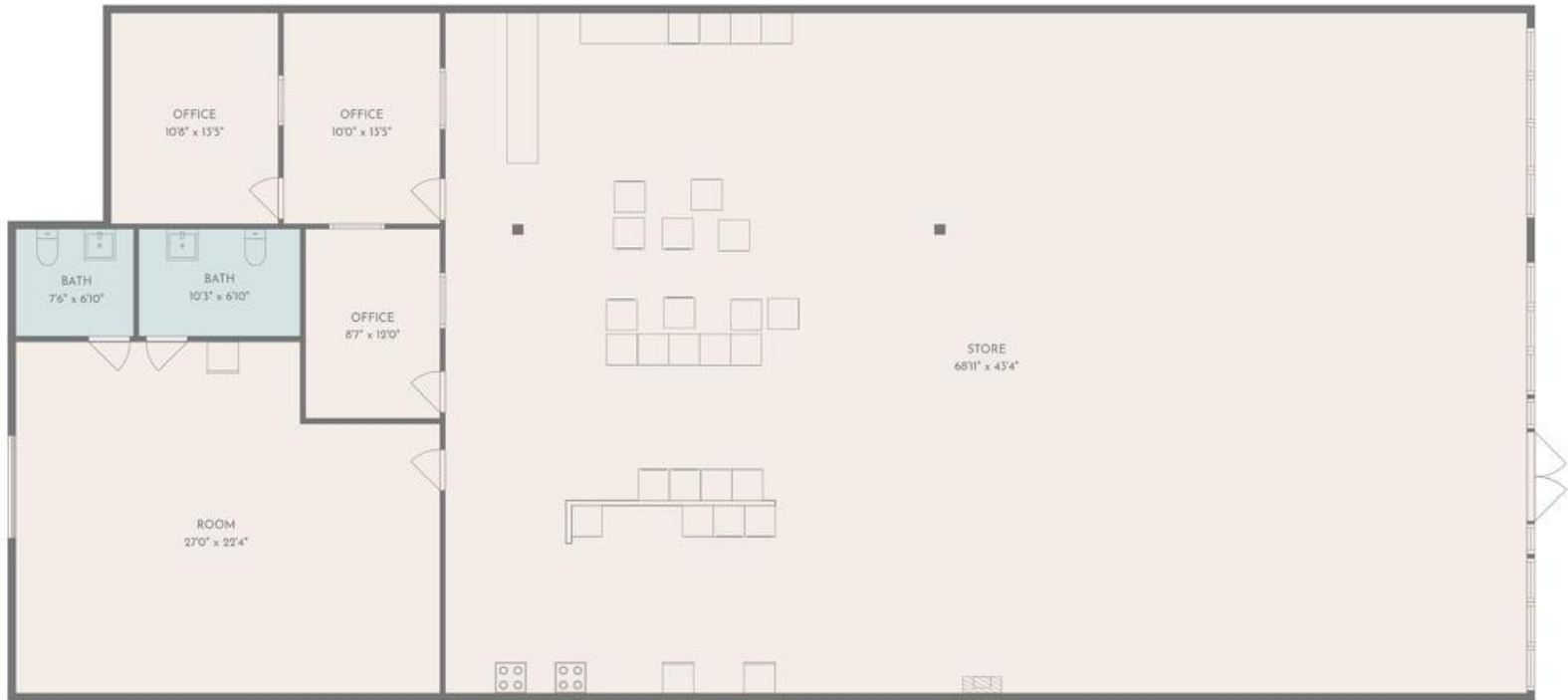






PROPERTY INFORMATION

4,200 SF Floor Layout



TOTAL: 4087 sq. ft
1st floor: 4087 sq. ft
EXCLUDED AREAS: WALLS: 141 sq. ft

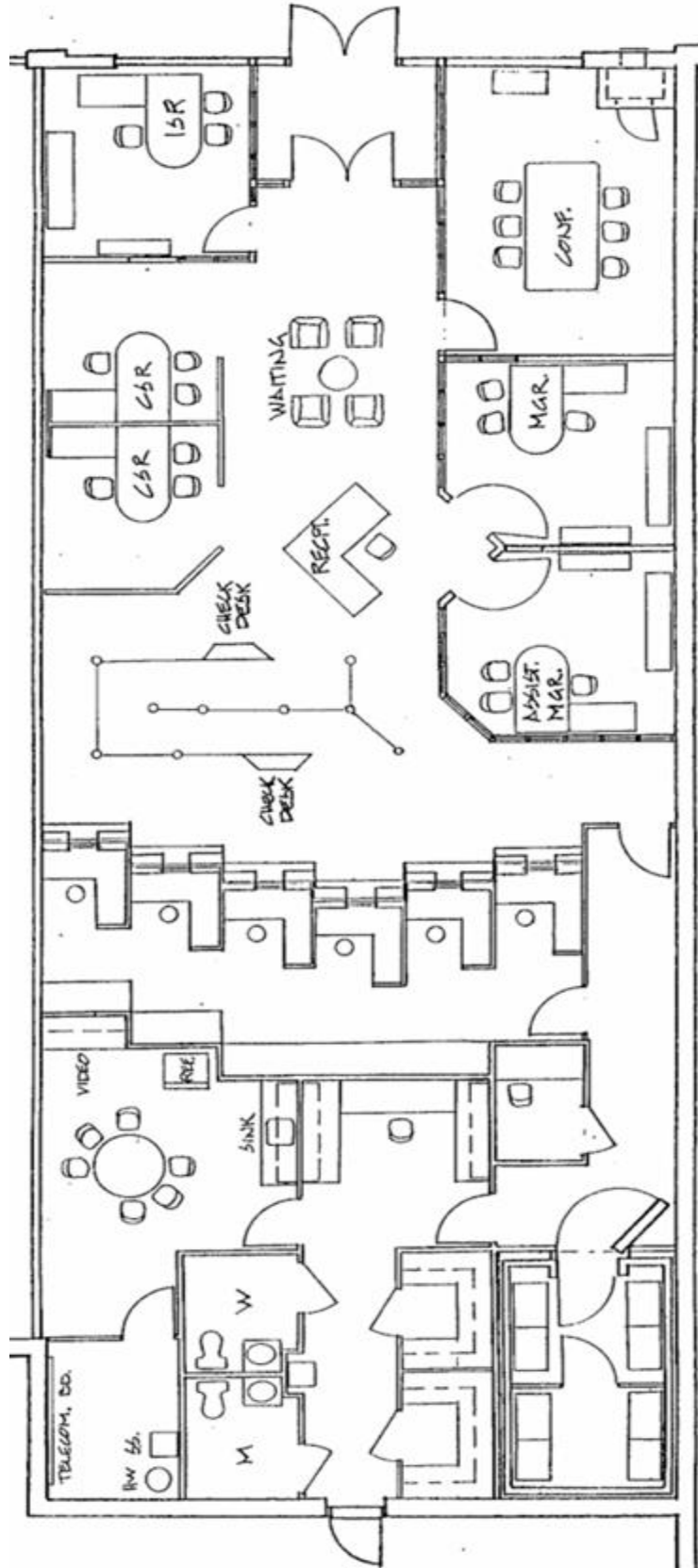
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Riverbend Plaza

13336 E. Jefferson Ave., Detroit, MI 48215

PROPERTY INFORMATION

3,240 SF Floor Layout

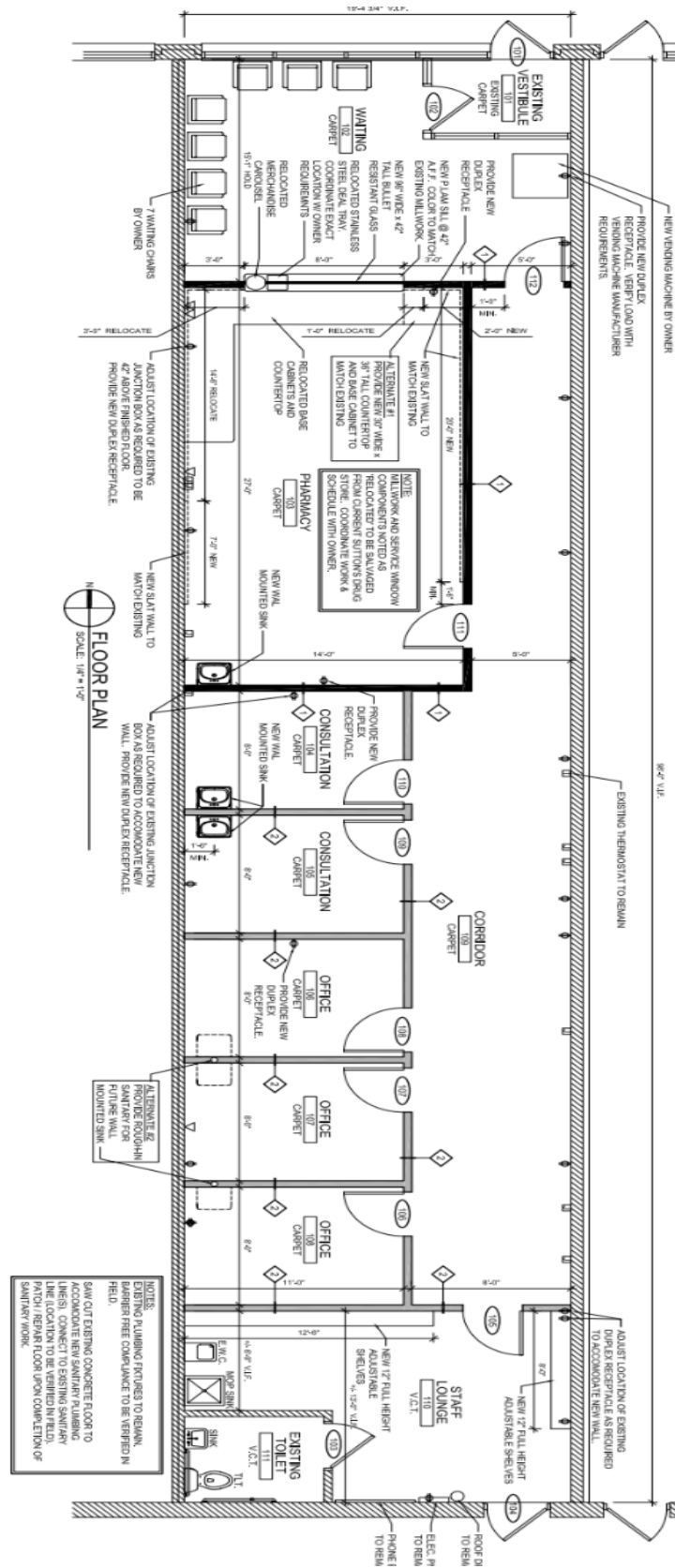


Riverbend Plaza

13336 E. Jefferson Ave., Detroit, MI 48215

PROPERTY INFORMATION

2,000 SF Floor Layout

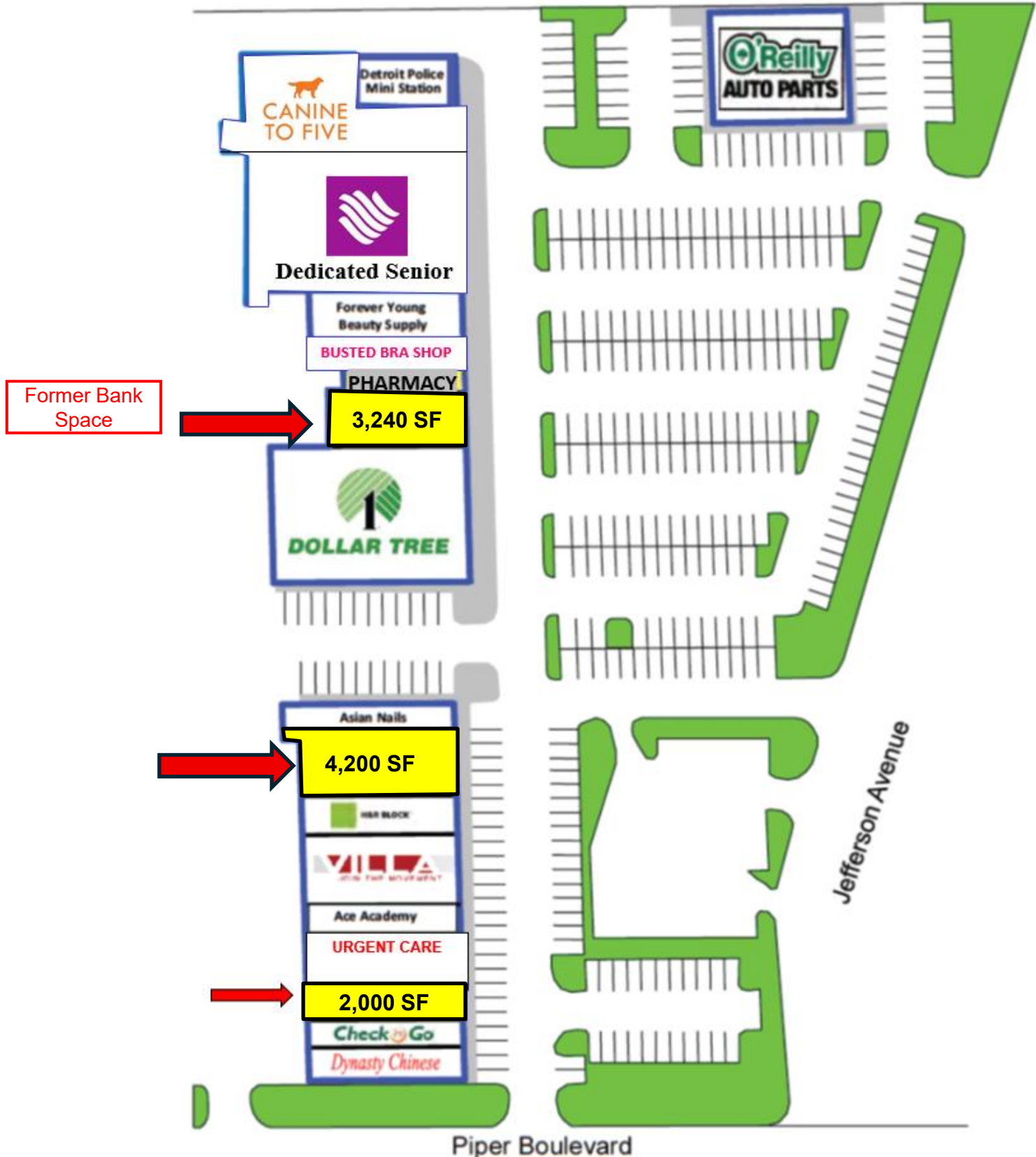


Riverbend Plaza

13336 E. Jefferson Ave., Detroit, MI 48215

PROPERTY INFORMATION

Site Plan

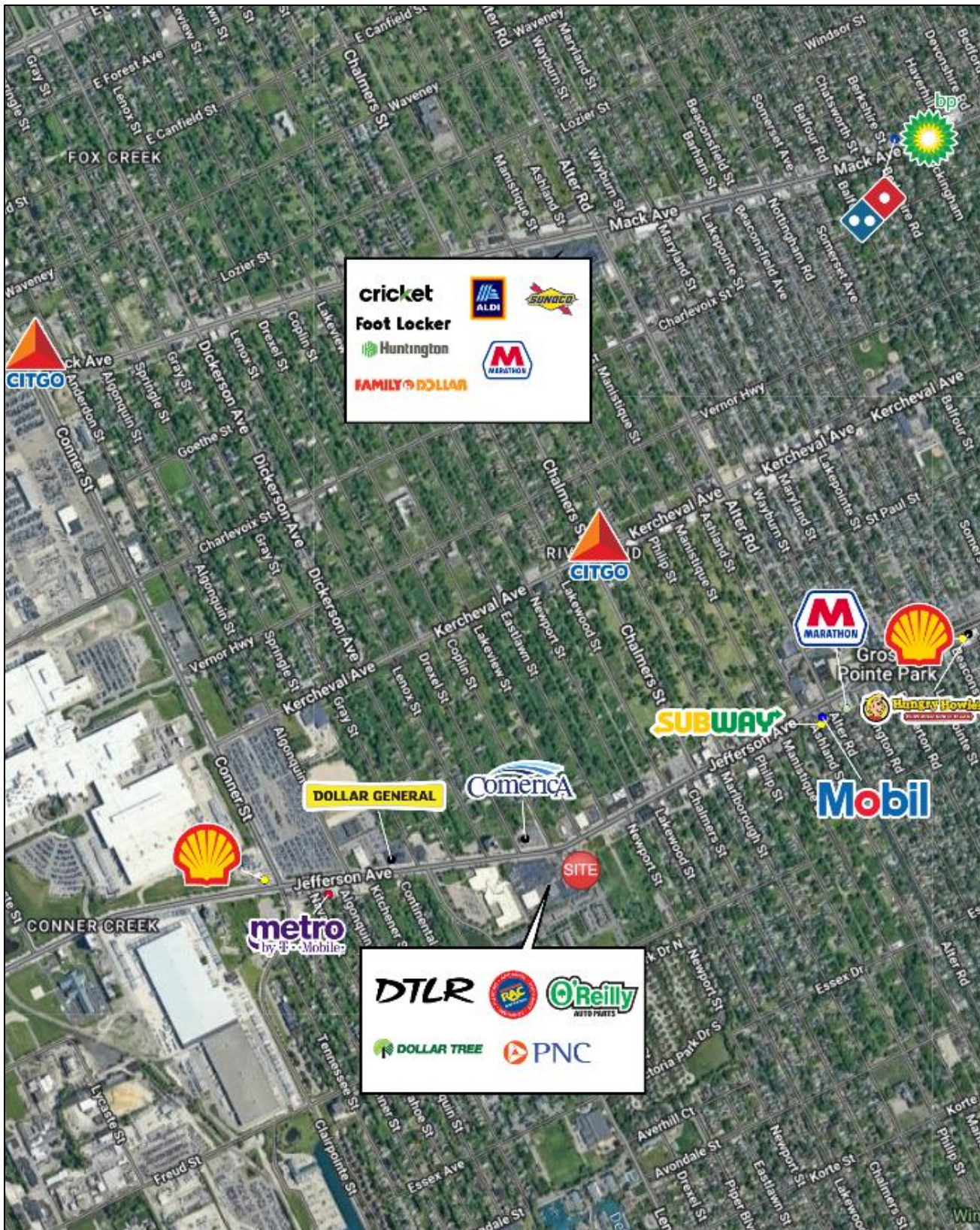


Riverbend Plaza

13336 E. Jefferson Ave., Detroit, MI 48215

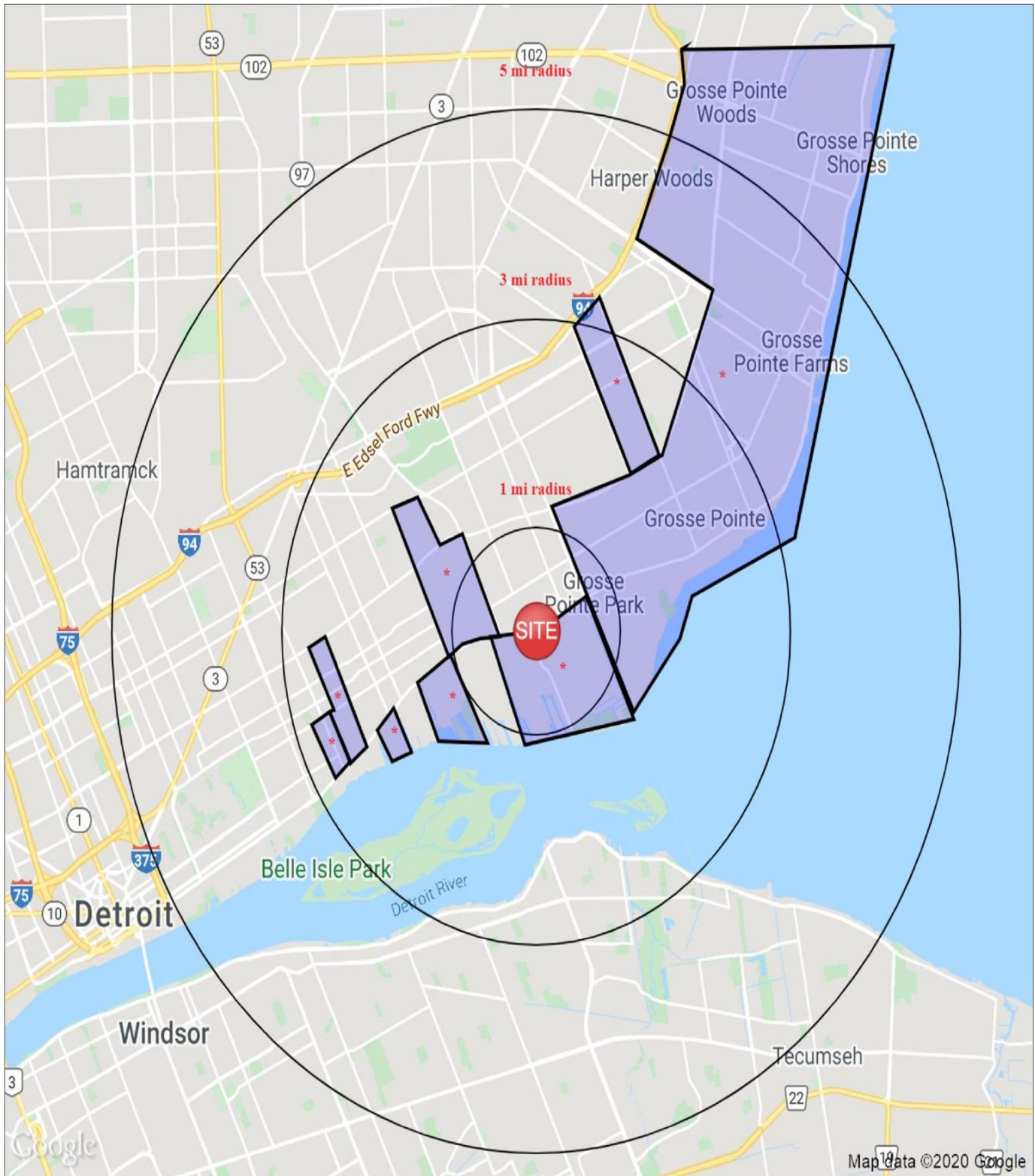
LOCATION INFORMATION

Retailer Map



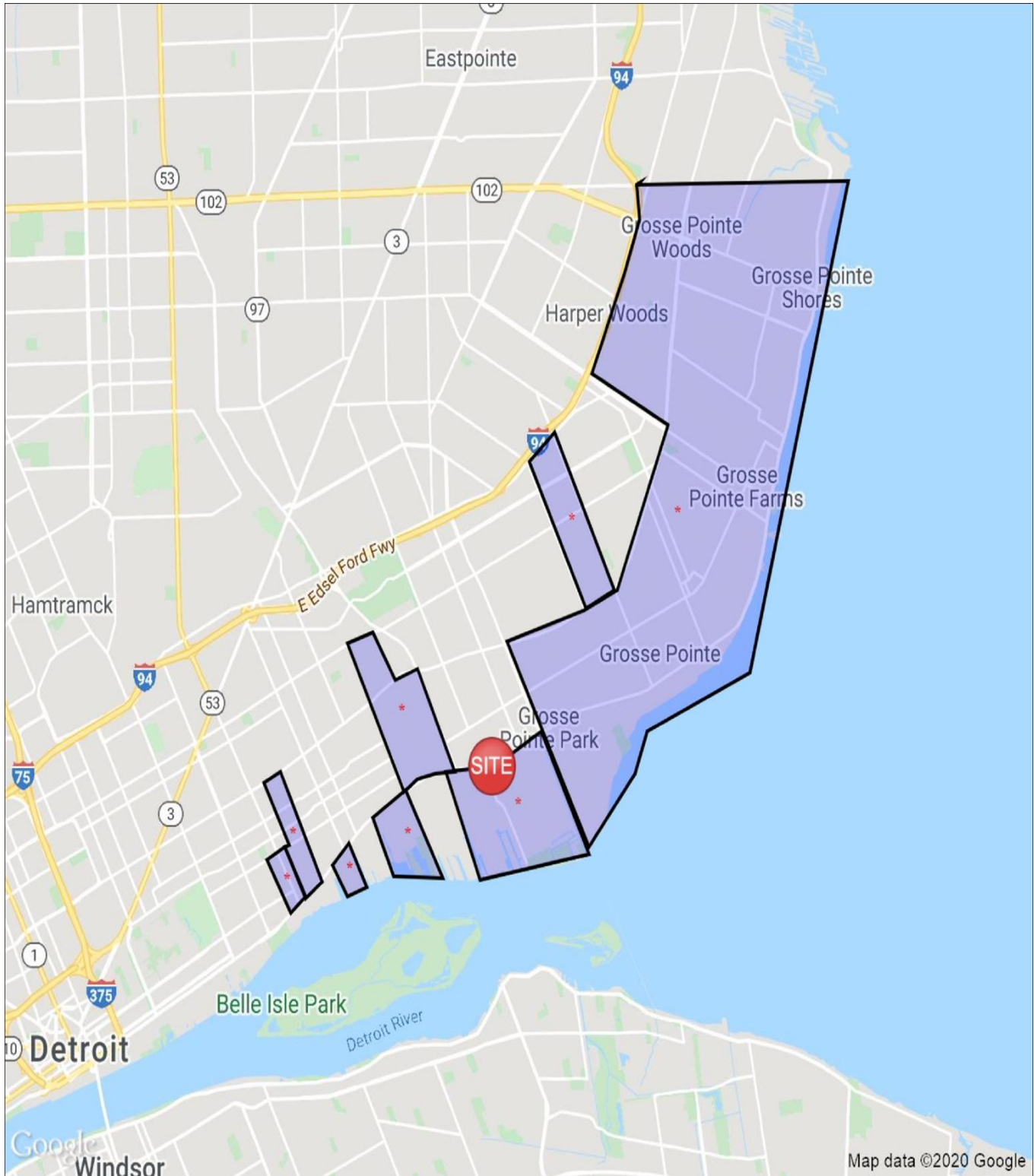
Riverbend Plaza

13336 E. Jefferson Ave., Detroit, MI 48215



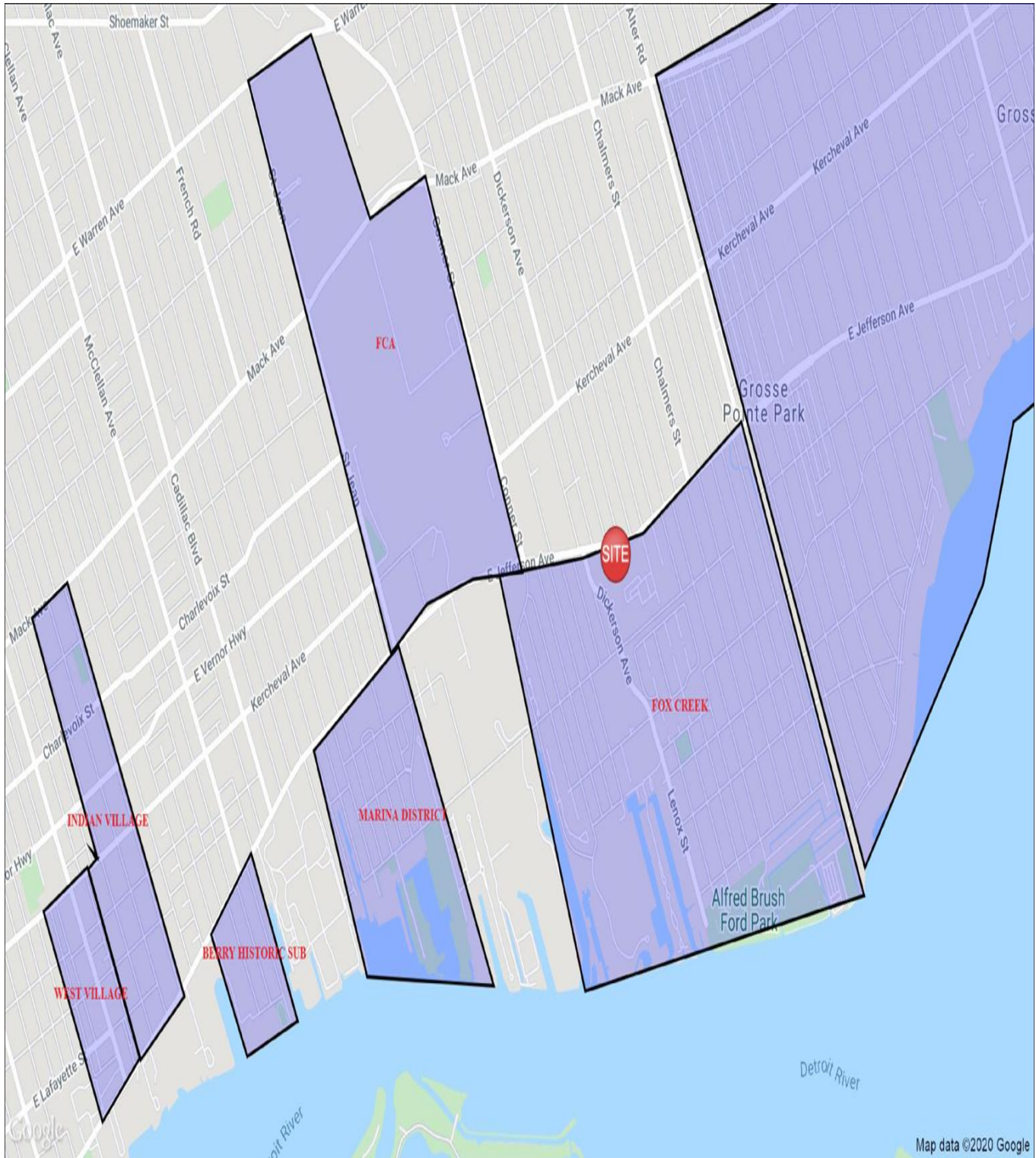
Riverbend Plaza

13336 E. Jefferson Ave., Detroit, MI 48215



Riverbend Plaza

13336 E. Jefferson Ave., Detroit, MI 48215

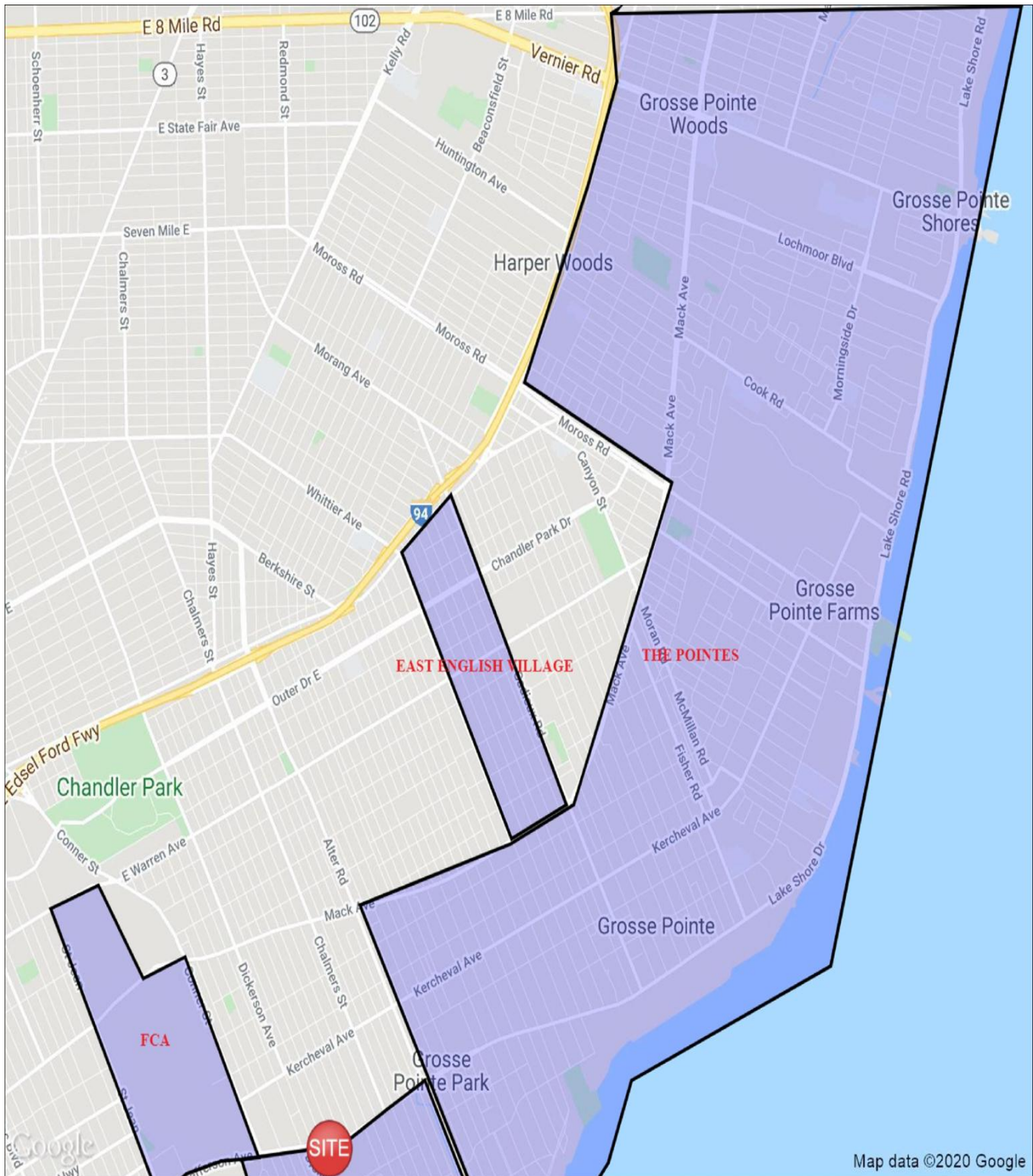


Riverbend Plaza

13336 E. Jefferson Ave., Detroit, MI 48215

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.

13200 E Jefferson Ave Detroit, MI 48215	1 mi radius	3 mi radius	5 mi radius
Population			
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%
Households			
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%
Age			
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
Marital Status & Gender			
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%
Income			
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

Riverbend Plaza

13336 E. Jefferson Ave., Detroit, MI 48215

13200 E Jefferson Ave Detroit, MI 48215	1 mi radius	3 mi radius	5 mi radius
Race			
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%
Hispanic			
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%
Education (Adults 25 & Older)			
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%
Housing			
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%
Homes Built by Year			
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%
Home Values			
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

Riverbend Plaza

13336 E. Jefferson Ave., Detroit, MI 48215

13200 E Jefferson Ave Detroit, MI 48215	1 mi radius	3 mi radius	5 mi radius
Labor Force			
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%
Occupation			
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%
Transportation to Work			
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%
Travel Time			
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
Consumer Expenditure			
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

Riverbend Plaza

13336 E. Jefferson Ave., Detroit, MI 48215



Adam Rizk

Sales Associate
C: (248) 938-5333
O: (248) 359-9000 x8
arizk@insitecommercial.com



Kyle Nelson, CCIM

Vice President
C: (313) 467-2597
O: (248) 359-9000 x5
knelson@insitecommercial.com

Riverbend Plaza

13336 E. Jefferson Ave., Detroit, MI 48215