

RETAIL FOR LEASE



**8532 Woodward Ave,
Detroit, MI 48202**

**Insite**
COMMERCIAL

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

RETAIL FOR LEASE

**8532 Woodward Ave,
Detroit, MI 48202**

DISCLAIMER/DISCLOSURE	page (1)
SUMMARY	page (2)
PHOTOGRAPHS	page (3)
SITE PLAN	page (4)
AERIAL	page (5)
AREA MAPS	page (6)
DEMOGRAPHICS	pages (7-9)
TRAFFIC COUNTS	page (10)



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.

All financial data should be verified by the prospective purchaser/investor/tenant including obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Insite Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Insite Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations, as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.



Location: 8532 Woodward Ave,
Detroit, MI 48202

Available Space: 2,970 SF

Lease Rate: \$27.00 PSF NNN

Demographics within

5 Mile Radius:

Population:	349,966 persons
Households:	146,032 homes
Med. HH Income:	\$42,883 USD
Traffic Count:	22,386 AADT (N/S M-1)

Comments: Retail space for lease, located on Woodward Ave, between Holbrook and Grand Blvd, in Detroit, MI. Space is in excellent condition. Co-Tenants include Family Dollar, and Ocean Splash Fish & Chicken. Contact Broker for additional information.

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

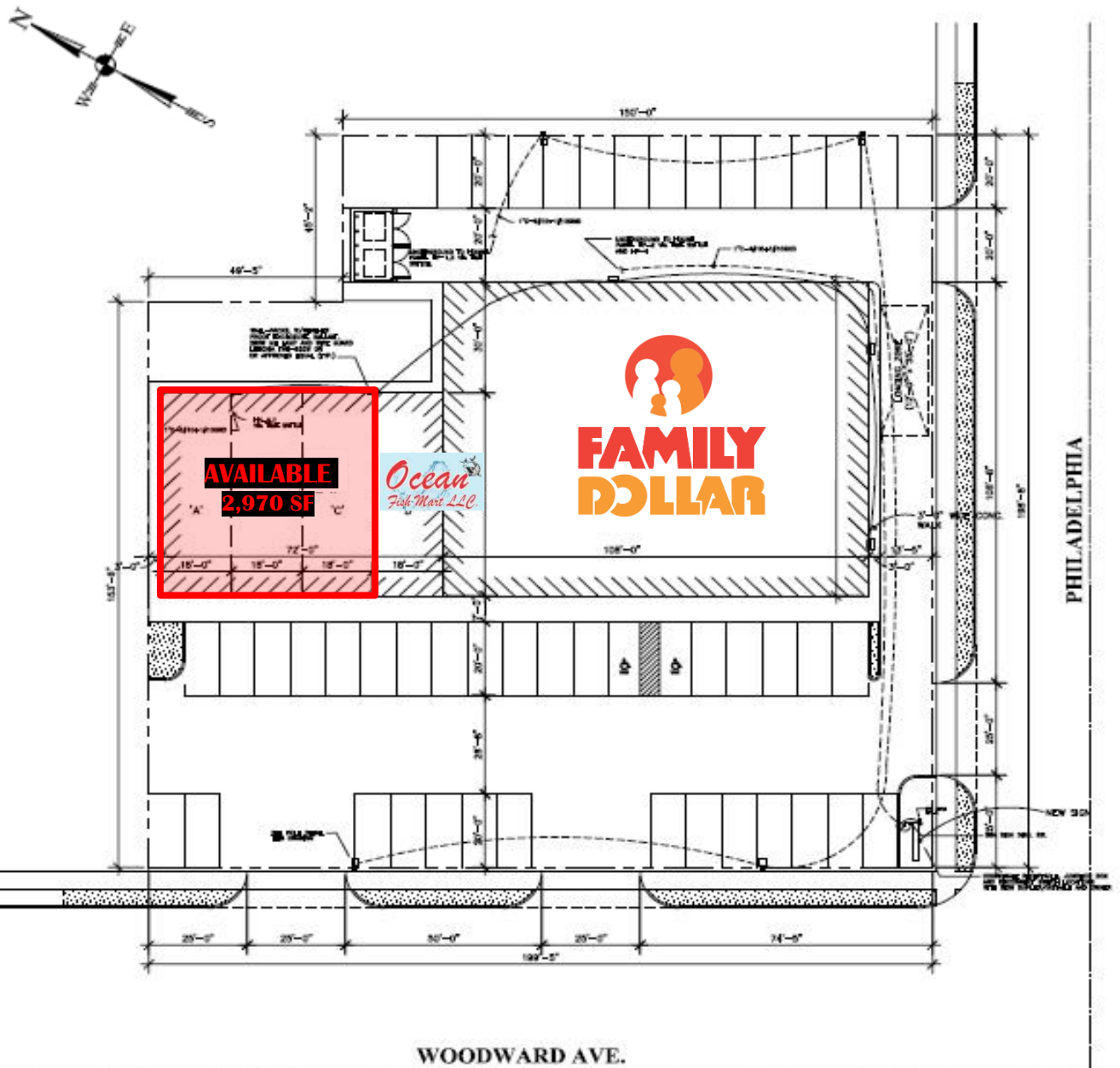


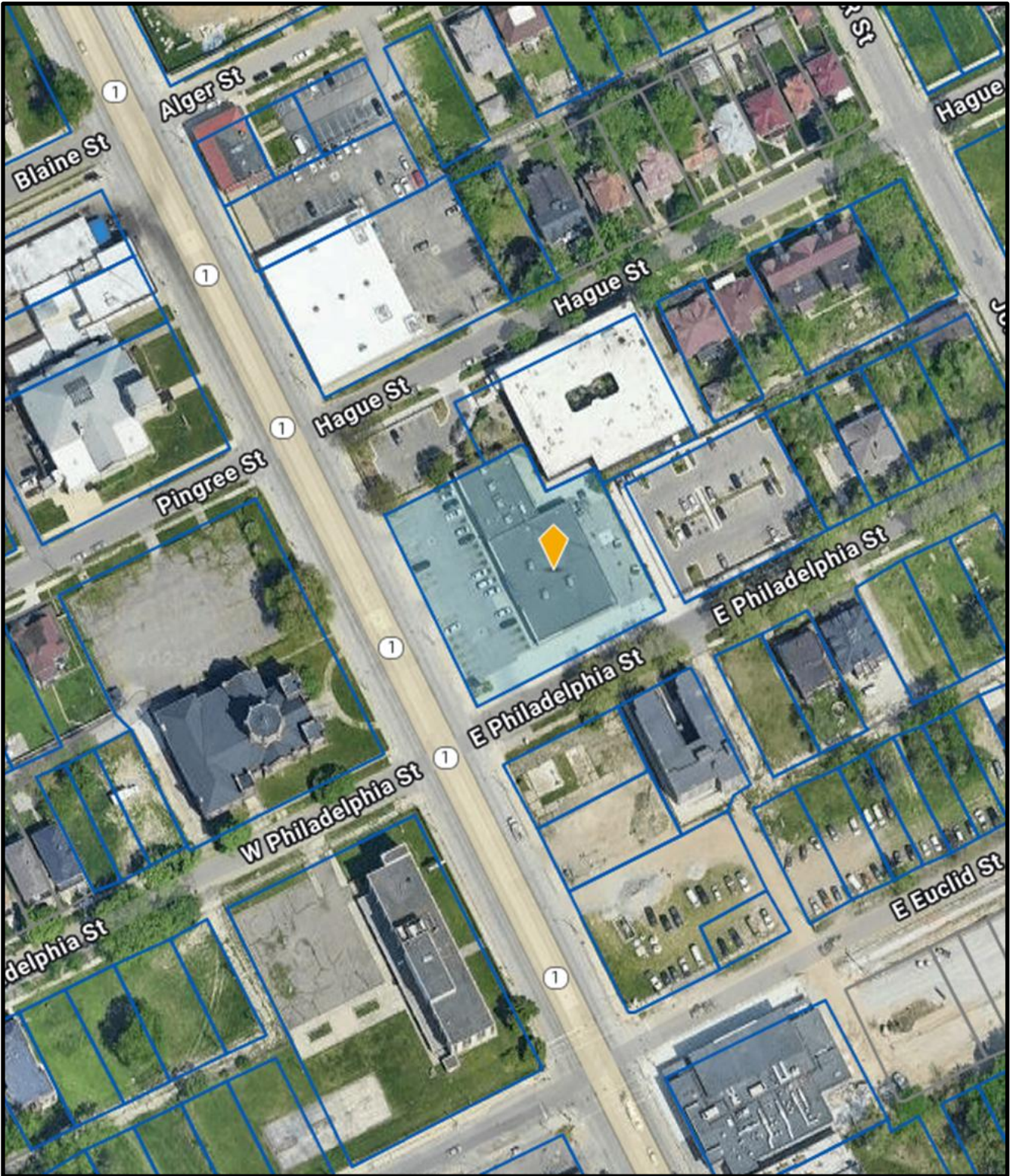


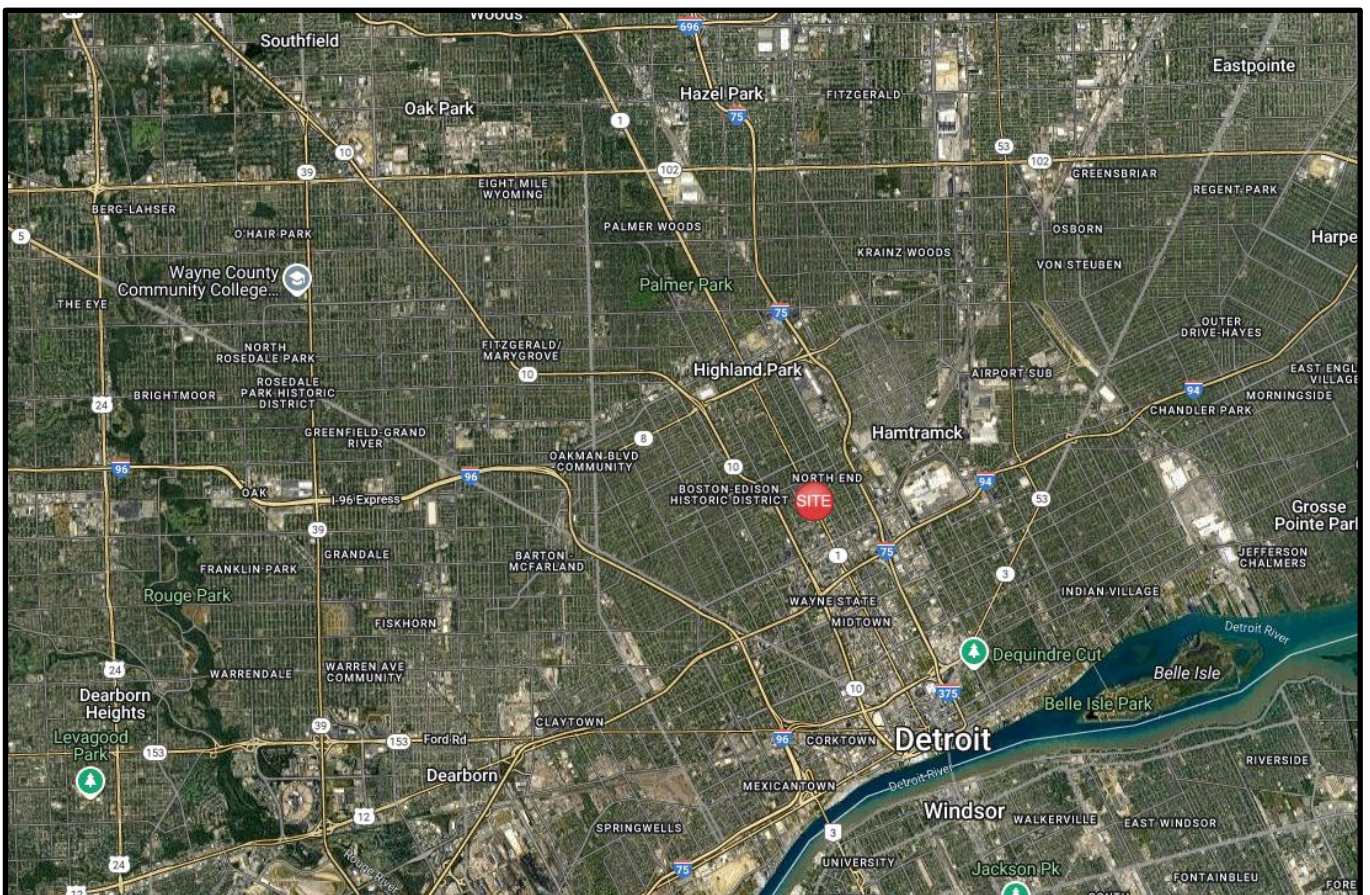
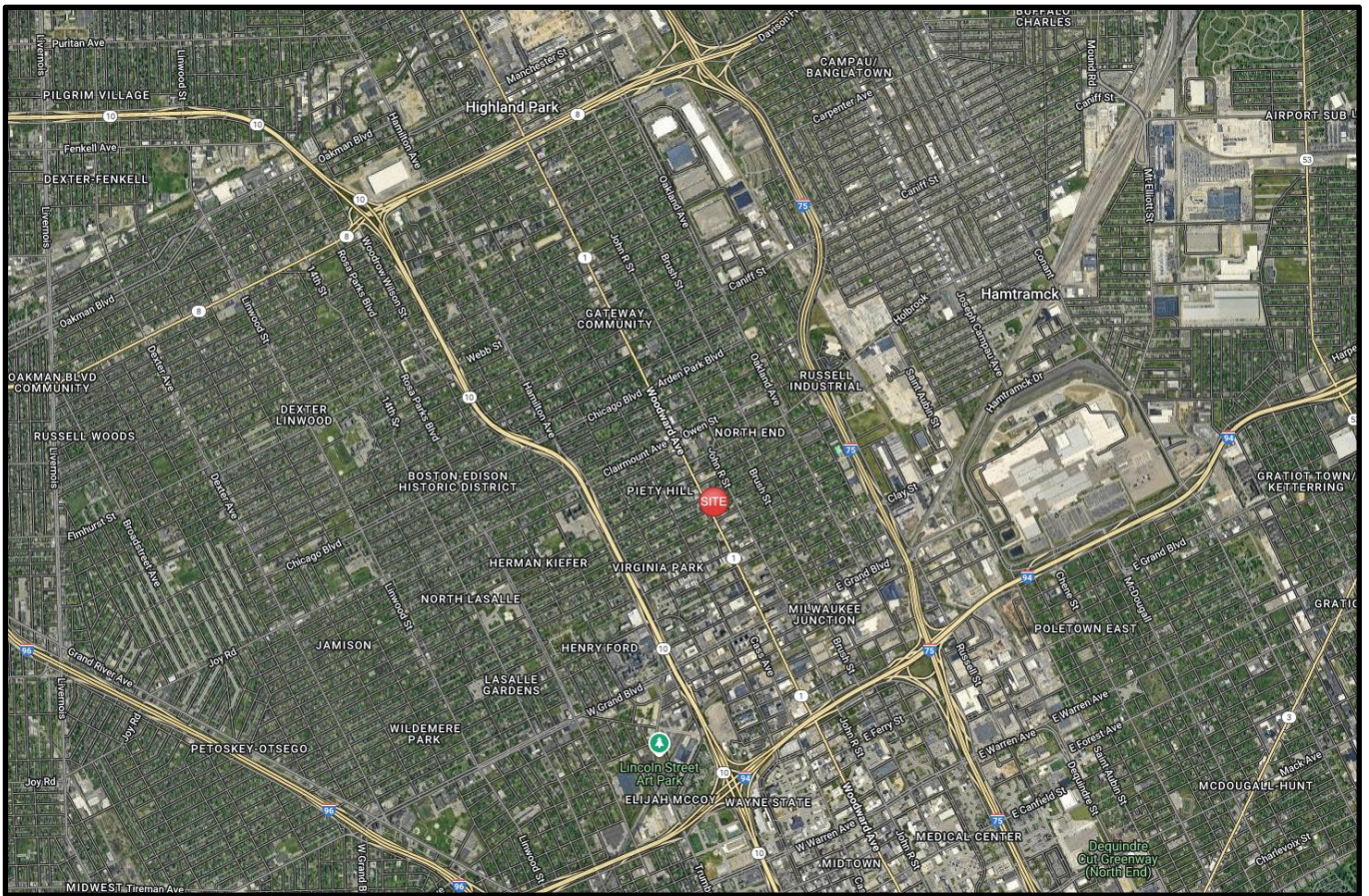
SITE PLAN

4

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







Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.3785/-83.0781

8532 Woodward Ave	1 mi radius	3 mi radius	5 mi radius
Detroit, MI 48202			
Population			
2024 Estimated Population	14,786	138,023	349,966
2029 Projected Population	14,682	136,863	344,572
2020 Census Population	13,314	129,233	334,932
2010 Census Population	13,472	137,009	368,955
Projected Annual Growth 2024 to 2029	-0.1%	-0.2%	-0.3%
Historical Annual Growth 2010 to 2024	0.7%	-	-0.4%
Households			
2024 Estimated Households	7,431	56,885	146,032
2029 Projected Households	7,339	56,329	143,763
2020 Census Households	6,411	52,056	136,322
2010 Census Households	6,117	54,420	143,212
Projected Annual Growth 2024 to 2029	-0.2%	-0.2%	-0.3%
Historical Annual Growth 2010 to 2024	1.5%	0.3%	0.1%
Age			
2024 Est. Population Under 10 Years	10.4%	13.7%	13.4%
2024 Est. Population 10 to 19 Years	8.7%	13.0%	12.9%
2024 Est. Population 20 to 29 Years	16.9%	16.1%	15.1%
2024 Est. Population 30 to 44 Years	22.7%	20.6%	20.8%
2024 Est. Population 45 to 59 Years	18.8%	16.7%	17.2%
2024 Est. Population 60 to 74 Years	17.4%	14.8%	14.8%
2024 Est. Population 75 Years or Over	5.1%	5.0%	5.7%
2024 Est. Median Age	36.9	34.1	34.8
Marital Status & Gender			
2024 Est. Male Population	51.1%	51.5%	50.4%
2024 Est. Female Population	48.9%	48.5%	49.6%
2024 Est. Never Married	56.1%	55.2%	55.9%
2024 Est. Now Married	18.3%	21.9%	20.9%
2024 Est. Separated or Divorced	21.7%	17.4%	17.1%
2024 Est. Widowed	3.9%	5.5%	6.1%
Income			
2024 Est. HH Income \$200,000 or More	4.1%	3.5%	4.0%
2024 Est. HH Income \$150,000 to \$199,999	4.8%	3.7%	3.5%
2024 Est. HH Income \$100,000 to \$149,999	8.5%	8.0%	9.4%
2024 Est. HH Income \$75,000 to \$99,999	10.2%	8.7%	9.3%
2024 Est. HH Income \$50,000 to \$74,999	13.6%	13.4%	14.6%
2024 Est. HH Income \$35,000 to \$49,999	13.0%	12.6%	13.3%
2024 Est. HH Income \$25,000 to \$34,999	12.2%	10.9%	10.1%
2024 Est. HH Income \$15,000 to \$24,999	8.8%	12.4%	11.9%
2024 Est. HH Income Under \$15,000	24.7%	26.9%	23.9%
2024 Est. Average Household Income	\$61,482	\$55,593	\$60,491
2024 Est. Median Household Income	\$41,742	\$39,077	\$42,883
2024 Est. Per Capita Income	\$31,122	\$23,466	\$25,565
2024 Est. Total Businesses	917	4,651	12,889
2024 Est. Total Employees	12,405	67,065	173,796

Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.3785/-83.0781

8532 Woodward Ave	1 mi radius	3 mi radius	5 mi radius
Detroit, MI 48202			
Race			
2024 Est. White	25.4%	29.4%	24.8%
2024 Est. Black	66.7%	55.5%	61.0%
2024 Est. Asian or Pacific Islander	3.0%	10.5%	4.8%
2024 Est. American Indian or Alaska Native	0.2%	0.2%	0.4%
2024 Est. Other Races	4.7%	4.4%	9.1%
Hispanic			
2024 Est. Hispanic Population	404	3,395	30,766
2024 Est. Hispanic Population	2.7%	2.5%	8.8%
2029 Proj. Hispanic Population	3.5%	3.2%	8.9%
2020 Hispanic Population	2.7%	2.4%	8.1%
Education (Adults 25 & Older)			
2024 Est. Adult Population (25 Years or Over)	10,886	90,287	232,911
2024 Est. Elementary (Grade Level 0 to 8)	3.0%	7.8%	6.8%
2024 Est. Some High School (Grade Level 9 to 11)	6.3%	10.5%	11.3%
2024 Est. High School Graduate	24.4%	30.3%	30.6%
2024 Est. Some College	20.3%	21.0%	22.1%
2024 Est. Associate Degree Only	10.5%	6.9%	6.6%
2024 Est. Bachelor Degree Only	20.3%	14.6%	13.7%
2024 Est. Graduate Degree	15.1%	8.9%	9.0%
Housing			
2024 Est. Total Housing Units	9,181	69,122	175,101
2024 Est. Owner-Occupied	27.9%	30.8%	35.3%
2024 Est. Renter-Occupied	53.1%	51.5%	48.1%
2024 Est. Vacant Housing	19.1%	17.7%	16.6%
Homes Built by Year			
2024 Homes Built 2010 or later	4.0%	3.4%	3.1%
2024 Homes Built 2000 to 2009	4.9%	5.5%	3.6%
2024 Homes Built 1990 to 1999	3.3%	3.1%	2.2%
2024 Homes Built 1980 to 1989	4.1%	4.2%	4.6%
2024 Homes Built 1970 to 1979	7.0%	7.0%	6.0%
2024 Homes Built 1960 to 1969	2.4%	4.3%	6.3%
2024 Homes Built 1950 to 1959	5.2%	8.1%	11.9%
2024 Homes Built Before 1949	50.0%	46.7%	45.6%
Home Values			
2024 Home Value \$1,000,000 or More	0.5%	0.9%	0.8%
2024 Home Value \$500,000 to \$999,999	2.7%	4.2%	4.3%
2024 Home Value \$400,000 to \$499,999	5.2%	4.4%	4.3%
2024 Home Value \$300,000 to \$399,999	15.4%	9.0%	8.2%
2024 Home Value \$200,000 to \$299,999	27.1%	13.4%	13.1%
2024 Home Value \$150,000 to \$199,999	14.1%	13.7%	11.9%
2024 Home Value \$100,000 to \$149,999	11.8%	15.3%	13.0%
2024 Home Value \$50,000 to \$99,999	9.9%	19.4%	21.6%
2024 Home Value \$25,000 to \$49,999	4.8%	10.7%	12.2%
2024 Home Value Under \$25,000	8.5%	9.1%	10.5%
2024 Median Home Value	\$203,277	\$144,725	\$133,240
2024 Median Rent	\$761	\$736	\$779

Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.3785/-83.0781

8532 Woodward Ave Detroit, MI 48202	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2024 Est. Labor Population Age 16 Years or Over	12,499	109,214	276,677
2024 Est. Civilian Employed	54.4%	48.1%	50.2%
2024 Est. Civilian Unemployed	7.0%	7.0%	6.9%
2024 Est. in Armed Forces	0.4%	-	-
2024 Est. not in Labor Force	38.1%	44.9%	42.9%
2024 Labor Force Males	51.8%	51.7%	50.2%
2024 Labor Force Females	48.2%	48.3%	49.8%
Occupation			
2024 Occupation: Population Age 16 Years or Over	6,798	52,532	138,886
2024 Mgmt, Business, & Financial Operations	19.3%	13.5%	13.9%
2024 Professional, Related	30.2%	22.3%	20.9%
2024 Service	15.9%	19.5%	19.2%
2024 Sales, Office	16.4%	19.3%	19.1%
2024 Farming, Fishing, Forestry	-	0.2%	0.2%
2024 Construction, Extraction, Maintenance	3.4%	5.1%	5.9%
2024 Production, Transport, Material Moving	14.8%	20.2%	20.9%
2024 White Collar Workers	65.9%	55.0%	53.9%
2024 Blue Collar Workers	34.1%	45.0%	46.1%
Transportation to Work			
2024 Drive to Work Alone	62.7%	66.6%	67.2%
2024 Drive to Work in Carpool	7.4%	8.9%	9.1%
2024 Travel to Work by Public Transportation	2.8%	3.9%	3.6%
2024 Drive to Work on Motorcycle	-	-	-
2024 Walk or Bicycle to Work	4.0%	4.4%	3.6%
2024 Other Means	1.6%	1.7%	1.7%
2024 Work at Home	21.4%	14.4%	14.8%
Travel Time			
2024 Travel to Work in 14 Minutes or Less	30.8%	29.8%	26.0%
2024 Travel to Work in 15 to 29 Minutes	39.7%	38.3%	42.1%
2024 Travel to Work in 30 to 59 Minutes	24.3%	26.2%	26.2%
2024 Travel to Work in 60 Minutes or More	5.2%	5.7%	5.6%
2024 Average Travel Time to Work	19.5	20.6	21.2
Consumer Expenditure			
2024 Est. Total Household Expenditure	\$513.08 M	\$3.86 B	\$10.39 B
2024 Est. Apparel	\$9.7 M	\$74.32 M	\$199.36 M
2024 Est. Contributions, Tax and Retirement	\$117.88 M	\$793.28 M	\$2.2 B
2024 Est. Education	\$11.23 M	\$81.76 M	\$222.06 M
2024 Est. Entertainment	\$30.25 M	\$232.68 M	\$623.46 M
2024 Est. Food, Beverages, Tobacco	\$67.72 M	\$546.74 M	\$1.45 B
2024 Est. Health Care	\$45.54 M	\$356.4 M	\$922.72 M
2024 Est. Household Furnishings and Equipment	\$13.71 M	\$103.65 M	\$279.01 M
2024 Est. Household Operations, Shelter, Utilities	\$132.69 M	\$1.05 B	\$2.76 B
2024 Est. Miscellaneous Expenses	\$8.91 M	\$67.3 M	\$181.02 M
2024 Est. Personal Care	\$7.3 M	\$59.52 M	\$157.5 M
2024 Est. Transportation	\$68.16 M	\$493.84 M	\$1.39 B

