

# MEDICAL INVESTMENT

## FOR SALE or LEASE



***VALUE-ADD OPPORTUNITY***

**11180 Gratiot Avenue**

**Detroit, Michigan**

**Insite**  
**COMMERCIAL**

1111 W. Oakley Park Road  
Suite 220

Commerce, Michigan 48390

(248) 359-9000 – Detroit Office

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**[www.insitecommercial.com](http://www.insitecommercial.com)**

# MEDICAL INVESTMENT FOR SALE OR LEASE

**11180 Gratiot Ave.**

**Detroit, MI**

|                              |                   |
|------------------------------|-------------------|
| <b>DISCLAIMER/DISCLOSURE</b> | <b>page 1</b>     |
| <b>SUMMARY</b>               | <b>page 2</b>     |
| <b>PHOTOGRAPHS</b>           | <b>page 3-4</b>   |
| <b>NEW FAÇADE</b>            | <b>page 5-6</b>   |
| <b>AERIAL</b>                | <b>page 7</b>     |
| <b>AREA MAPS</b>             | <b>page 8</b>     |
| <b>DEMOGRAPHICS</b>          | <b>pages 9-11</b> |
| <b>TRAFFIC COUNTS</b>        | <b>page 12</b>    |



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.

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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.



**Location:** 11180 Gratiot Avenue, Detroit, MI 48213

**Size:** 18,700 SF (approx. 1.32 acres)

**Availability:** +/- 4,000 SF – (10 exam rooms)  
+/- 2,000 SF – pharmacy space

**Co-tenancy:** **Gentle Dental (3,850 SF)**

- Seven-year lease renewal in February 2020
- (2) Five-year option periods
- 2.5% annual increases
- Tenant has been in place since 2010

**Chiropractor (1,750 SF)**

- Five-year lease signed November 2022
- (1) Five-year option period

**Sale Price:** \$1,000,000

**Lease Rate:** \$13.00 PSF, gross

**Demographics with  
5 Mile Radius 2020:**

|                 |                   |
|-----------------|-------------------|
| Population:     | 349,285 people    |
| Households:     | 129,959 homes     |
| Avg. HH Income: | \$60,388 annually |
| Traffic Count:  | 30,342 VPD        |

**Comments:**

- 1000' of frontage on Gratiot Avenue
- Value-add opportunity with vacant spaces built out for medical spaces or redevelopment opportunity for office/ retail use
- Located directly across from Detroit Police 9<sup>th</sup> Precinct
- Excellent visibility and ample parking

**For Information Contact:**

**KYLE NELSON or RANDY THOMAS**

**248-359-9000**

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subject to prior sale, change of price or withdrawal.

# 4,000 SF SPACE

3

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



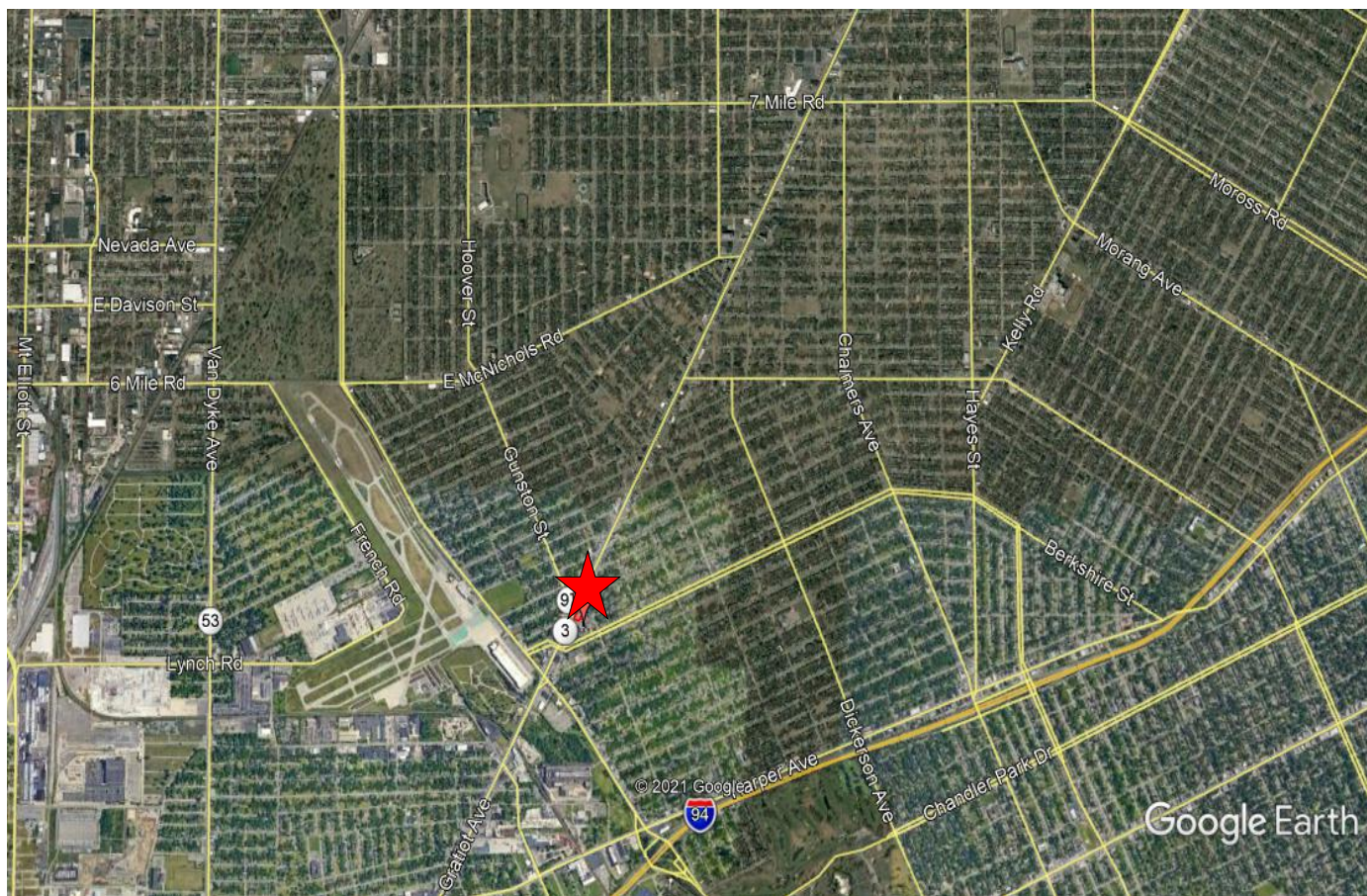


# FAÇADE RENDERINGS (North Entrance)

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



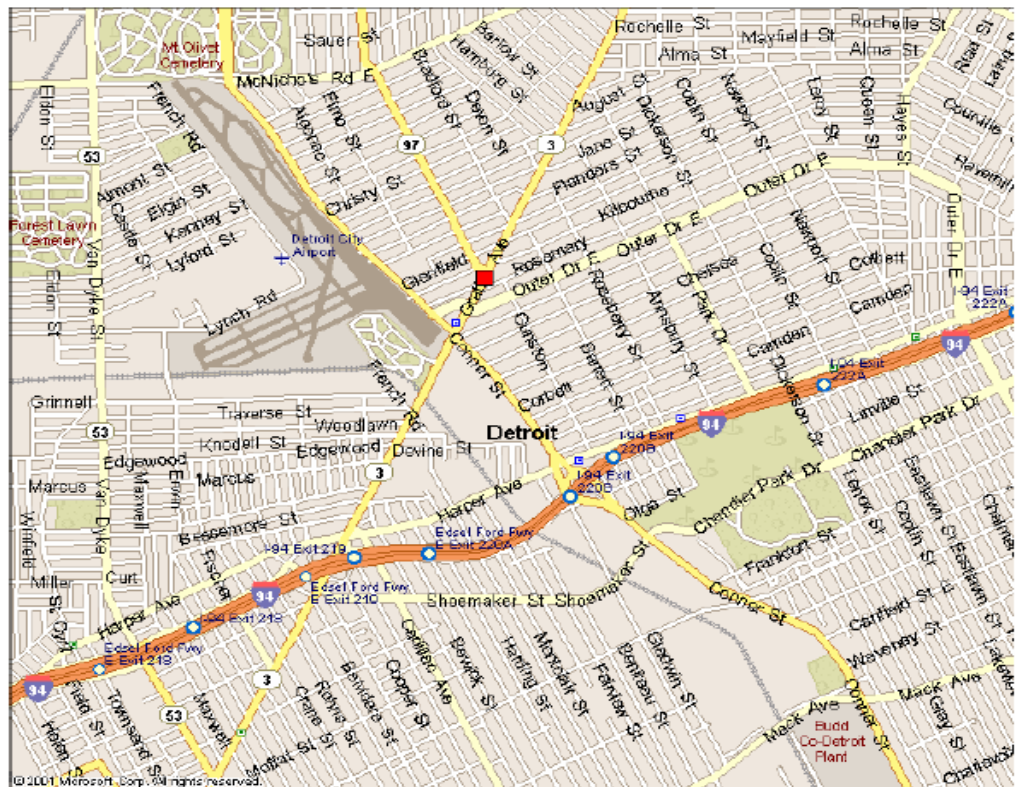




## REGIONAL



## LOCAL



## FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.4084/-82.9948

RP1

11180 Gratiot Ave

Detroit, MI 48213

1 mi radius

3 mi radius

5 mi radius

|                         |                                            | 1 mi radius | 3 mi radius | 5 mi radius |
|-------------------------|--------------------------------------------|-------------|-------------|-------------|
| POPULATION              | 2020 Estimated Population                  | 12,732      | 129,139     | 349,285     |
|                         | 2025 Projected Population                  | 14,705      | 142,722     | 369,011     |
|                         | 2010 Census Population                     | 13,980      | 141,509     | 372,113     |
|                         | 2000 Census Population                     | 23,294      | 207,271     | 474,826     |
|                         | Projected Annual Growth 2020 to 2025       | 3.1%        | 2.1%        | 1.1%        |
|                         | Historical Annual Growth 2000 to 2020      | -2.3%       | -1.9%       | -1.3%       |
| HOUSEHOLDS              | 2020 Estimated Households                  | 4,286       | 43,188      | 129,959     |
|                         | 2025 Projected Households                  | 5,007       | 48,365      | 138,221     |
|                         | 2010 Census Households                     | 4,694       | 47,287      | 137,023     |
|                         | 2000 Census Households                     | 6,849       | 64,471      | 167,555     |
|                         | Projected Annual Growth 2020 to 2025       | 3.4%        | 2.4%        | 1.3%        |
|                         | Historical Annual Growth 2000 to 2020      | -1.9%       | -1.7%       | -1.1%       |
| AGE                     | 2020 Est. Population Under 10 Years        | 13.9%       | 14.8%       | 13.5%       |
|                         | 2020 Est. Population 10 to 19 Years        | 13.3%       | 14.1%       | 13.2%       |
|                         | 2020 Est. Population 20 to 29 Years        | 15.0%       | 15.5%       | 14.6%       |
|                         | 2020 Est. Population 30 to 44 Years        | 17.9%       | 17.7%       | 18.3%       |
|                         | 2020 Est. Population 45 to 59 Years        | 18.7%       | 18.6%       | 19.2%       |
|                         | 2020 Est. Population 60 to 74 Years        | 16.2%       | 14.1%       | 15.0%       |
|                         | 2020 Est. Population 75 Years or Over      | 5.1%        | 5.3%        | 6.2%        |
|                         | 2020 Est. Median Age                       | 35.3        | 33.8        | 36.0        |
| MARITAL STATUS & GENDER | 2020 Est. Male Population                  | 47.8%       | 47.6%       | 48.0%       |
|                         | 2020 Est. Female Population                | 52.2%       | 52.4%       | 52.0%       |
|                         | 2020 Est. Never Married                    | 62.4%       | 59.3%       | 51.3%       |
|                         | 2020 Est. Now Married                      | 14.0%       | 17.0%       | 24.4%       |
|                         | 2020 Est. Separated or Divorced            | 15.9%       | 17.0%       | 17.8%       |
|                         | 2020 Est. Widowed                          | 7.7%        | 6.7%        | 6.5%        |
| INCOME                  | 2020 Est. HH Income \$200,000 or More      | 0.4%        | 0.7%        | 3.4%        |
|                         | 2020 Est. HH Income \$150,000 to \$199,999 | 1.6%        | 1.2%        | 2.5%        |
|                         | 2020 Est. HH Income \$100,000 to \$149,999 | 5.2%        | 4.9%        | 8.1%        |
|                         | 2020 Est. HH Income \$75,000 to \$99,999   | 8.0%        | 7.4%        | 9.2%        |
|                         | 2020 Est. HH Income \$50,000 to \$74,999   | 20.1%       | 17.2%       | 17.2%       |
|                         | 2020 Est. HH Income \$35,000 to \$49,999   | 15.5%       | 15.6%       | 14.1%       |
|                         | 2020 Est. HH Income \$25,000 to \$34,999   | 13.3%       | 14.3%       | 12.6%       |
|                         | 2020 Est. HH Income \$15,000 to \$24,999   | 13.0%       | 13.3%       | 11.4%       |
|                         | 2020 Est. HH Income Under \$15,000         | 22.7%       | 25.2%       | 21.6%       |
|                         | 2020 Est. Average Household Income         | \$40,095    | \$41,692    | \$60,388    |
|                         | 2020 Est. Median Household Income          | \$36,160    | \$33,543    | \$44,847    |
|                         | 2020 Est. Per Capita Income                | \$13,674    | \$14,170    | \$22,730    |
|                         | 2020 Est. Total Businesses                 | 292         | 2,749       | 10,942      |
|                         | 2020 Est. Total Employees                  | 7,218       | 30,215      | 142,087     |

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## FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.4084/-82.9948

60-1

11180 Gratiot Ave

Detroit, MI 48213

1 mi radius

3 mi radius

5 mi radius

| RACE                              | 2020 Est. White                                  | 11.8%    | 15.0%    | 31.8%     |
|-----------------------------------|--------------------------------------------------|----------|----------|-----------|
|                                   | 2020 Est. Black                                  | 84.3%    | 78.4%    | 50.9%     |
|                                   | 2020 Est. Asian or Pacific Islander              | 1.1%     | 3.1%     | 4.5%      |
|                                   | 2020 Est. American Indian or Alaska Native       | 0.2%     | 0.3%     | 0.3%      |
|                                   | 2020 Est. Other Races                            | 2.7%     | 3.2%     | 3.5%      |
| HISPANIC                          | 2020 Est. Hispanic Population                    | 205      | 2,377    | 7,948     |
|                                   | 2020 Est. Hispanic Population                    | 1.6%     | 1.8%     | 2.3%      |
|                                   | 2025 Proj. Hispanic Population                   | 2.0%     | 2.2%     | 2.6%      |
|                                   | 2010 Hispanic Population                         | 0.5%     | 0.8%     | 1.4%      |
| EDUCATION<br>(Adults 25 or Older) | 2020 Est. Adult Population (25 Years or Over)    | 8,362    | 82,723   | 232,901   |
|                                   | 2020 Est. Elementary (Grade Level 0 to 8)        | 2.9%     | 4.1%     | 4.2%      |
|                                   | 2020 Est. Some High School (Grade Level 9 to 11) | 12.3%    | 14.4%    | 11.7%     |
|                                   | 2020 Est. High School Graduate                   | 43.1%    | 38.4%    | 33.7%     |
|                                   | 2020 Est. Some College                           | 25.5%    | 25.0%    | 23.7%     |
|                                   | 2020 Est. Associate Degree Only                  | 9.1%     | 8.3%     | 8.1%      |
|                                   | 2020 Est. Bachelor Degree Only                   | 4.2%     | 6.1%     | 10.9%     |
|                                   | 2020 Est. Graduate Degree                        | 2.8%     | 3.7%     | 7.8%      |
| HOUSING                           | 2020 Est. Total Housing Units                    | 6,176    | 60,130   | 165,663   |
|                                   | 2020 Est. Owner-Occupied                         | 37.6%    | 38.0%    | 43.9%     |
|                                   | 2020 Est. Renter-Occupied                        | 31.8%    | 33.9%    | 34.6%     |
|                                   | 2020 Est. Vacant Housing                         | 30.6%    | 28.2%    | 21.6%     |
| HOMES BUILT BY YEAR               | 2020 Homes Built 2010 or later                   | 0.5%     | 1.0%     | 1.0%      |
|                                   | 2020 Homes Built 2000 to 2009                    | 1.3%     | 1.8%     | 2.3%      |
|                                   | 2020 Homes Built 1990 to 1999                    | 1.1%     | 1.5%     | 2.6%      |
|                                   | 2020 Homes Built 1980 to 1989                    | 1.8%     | 2.1%     | 3.0%      |
|                                   | 2020 Homes Built 1970 to 1979                    | 3.0%     | 3.4%     | 5.2%      |
|                                   | 2020 Homes Built 1960 to 1969                    | 5.2%     | 5.2%     | 6.9%      |
|                                   | 2020 Homes Built 1950 to 1959                    | 15.9%    | 16.8%    | 20.2%     |
|                                   | 2020 Homes Built Before 1949                     | 40.6%    | 40.1%    | 37.3%     |
| HOME VALUES                       | 2020 Home Value \$1,000,000 or More              | 1.4%     | 0.5%     | 0.7%      |
|                                   | 2020 Home Value \$500,000 to \$999,999           | 2.2%     | 2.0%     | 3.5%      |
|                                   | 2020 Home Value \$400,000 to \$499,999           | 1.1%     | 1.3%     | 2.8%      |
|                                   | 2020 Home Value \$300,000 to \$399,999           | 2.6%     | 3.1%     | 5.5%      |
|                                   | 2020 Home Value \$200,000 to \$299,999           | 5.4%     | 6.9%     | 11.2%     |
|                                   | 2020 Home Value \$150,000 to \$199,999           | 10.0%    | 7.3%     | 9.6%      |
|                                   | 2020 Home Value \$100,000 to \$149,999           | 9.6%     | 9.4%     | 11.9%     |
|                                   | 2020 Home Value \$50,000 to \$99,999             | 19.3%    | 22.6%    | 23.3%     |
|                                   | 2020 Home Value \$25,000 to \$49,999             | 22.0%    | 22.9%    | 16.5%     |
|                                   | 2020 Home Value Under \$25,000                   | 26.4%    | 23.9%    | 15.1%     |
|                                   | 2020 Median Home Value                           | \$55,355 | \$57,562 | \$106,313 |
|                                   | 2020 Median Rent                                 | \$601    | \$610    | \$658     |

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Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.4084/-82.9943

RPT

11180 Gratiot Ave

Detroit, MI 48213

1 mi radius

3 mi radius

5 mi radius

| LABOR FORCE            | 2020 Est. Labor Population Age 16 Years or Over    | 9,990      | 99,316     | 274,382    |
|------------------------|----------------------------------------------------|------------|------------|------------|
|                        | 2020 Est. Civilian Employed                        | 51.2%      | 48.3%      | 48.6%      |
|                        | 2020 Est. Civilian Unemployed                      | 7.2%       | 7.2%       | 6.9%       |
|                        | 2020 Est. in Armed Forces                          | -          | -          | -          |
|                        | 2020 Est. not in Labor Force                       | 41.6%      | 44.5%      | 44.5%      |
|                        | 2020 Labor Force Males                             | 47.1%      | 46.6%      | 47.0%      |
|                        | 2020 Labor Force Females                           | 52.9%      | 53.4%      | 53.0%      |
| OCCUPATION             | 2020 Occupation: Population Age 16 Years or Over   | 5,116      | 47,961     | 133,292    |
|                        | 2020 Mgmt, Business, & Financial Operations        | 7.8%       | 9.3%       | 11.2%      |
|                        | 2020 Professional, Related                         | 14.8%      | 15.7%      | 17.9%      |
|                        | 2020 Service                                       | 24.4%      | 25.5%      | 22.8%      |
|                        | 2020 Sales, Office                                 | 22.5%      | 21.9%      | 21.4%      |
|                        | 2020 Farming, Fishing, Forestry                    | -          | -          | -          |
|                        | 2020 Construction, Extraction, Maintenance         | 6.4%       | 5.4%       | 5.7%       |
|                        | 2020 Production, Transport, Material Moving        | 24.0%      | 22.1%      | 20.8%      |
|                        | 2020 White Collar Workers                          | 45.1%      | 46.9%      | 50.6%      |
|                        | 2020 Blue Collar Workers                           | 54.9%      | 53.1%      | 49.4%      |
| TRANSPORTATION TO WORK | 2020 Drive to Work Alone                           | 68.7%      | 72.7%      | 76.1%      |
|                        | 2020 Drive to Work in Carpool                      | 12.7%      | 11.9%      | 10.8%      |
|                        | 2020 Travel to Work by Public Transportation       | 8.5%       | 8.0%       | 5.7%       |
|                        | 2020 Drive to Work on Motorcycle                   | -          | -          | -          |
|                        | 2020 Walk or Bicycle to Work                       | 4.4%       | 2.5%       | 2.4%       |
|                        | 2020 Other Means                                   | 3.0%       | 1.3%       | 1.1%       |
|                        | 2020 Work at Home                                  | 2.6%       | 3.6%       | 3.9%       |
|                        | 2020 Travel to Work in 14 Minutes or Less          | 18.1%      | 17.0%      | 18.0%      |
| TRAVEL TIME            | 2020 Travel to Work in 15 to 29 Minutes            | 47.1%      | 41.6%      | 39.0%      |
|                        | 2020 Travel to Work in 30 to 59 Minutes            | 26.0%      | 26.2%      | 29.0%      |
|                        | 2020 Travel to Work in 60 Minutes or More          | 6.2%       | 7.0%       | 6.4%       |
|                        | 2020 Average Travel Time to Work                   | 23.8       | 24.0       | 24.2       |
|                        | 2020 Average Travel Time to Work                   | 23.8       | 24.0       | 24.2       |
| CONSUMER EXPENDITURE   | 2020 Est. Total Household Expenditure              | \$162.44 M | \$1.67 B   | \$6.33 B   |
|                        | 2020 Est. Apparel                                  | \$5.66 M   | \$58.41 M  | \$222.01 M |
|                        | 2020 Est. Contributions, Gifts                     | \$8.39 M   | \$86.25 M  | \$347.53 M |
|                        | 2020 Est. Education, Reading                       | \$4.78 M   | \$49.47 M  | \$197.95 M |
|                        | 2020 Est. Entertainment                            | \$8.78 M   | \$90.24 M  | \$349.09 M |
|                        | 2020 Est. Food, Beverages, Tobacco                 | \$25.76 M  | \$265.52 M | \$987.32 M |
|                        | 2020 Est. Furnishings, Equipment                   | \$5.47 M   | \$56.08 M  | \$216.77 M |
|                        | 2020 Est. Health Care, Insurance                   | \$15.17 M  | \$155.7 M  | \$584.24 M |
|                        | 2020 Est. Household Operations, Shelter, Utilities | \$54.04 M  | \$557.05 M | \$2.08 B   |
|                        | 2020 Est. Miscellaneous Expenses                   | \$3.04 M   | \$31.2 M   | \$119.21 M |
|                        | 2020 Est. Personal Care                            | \$2.17 M   | \$22.37 M  | \$84.81 M  |
|                        | 2020 Est. Transportation                           | \$29.18 M  | \$299.83 M | \$1.14 B   |
|                        | 2020 Est. Transportation                           | \$29.18 M  | \$299.83 M | \$1.14 B   |

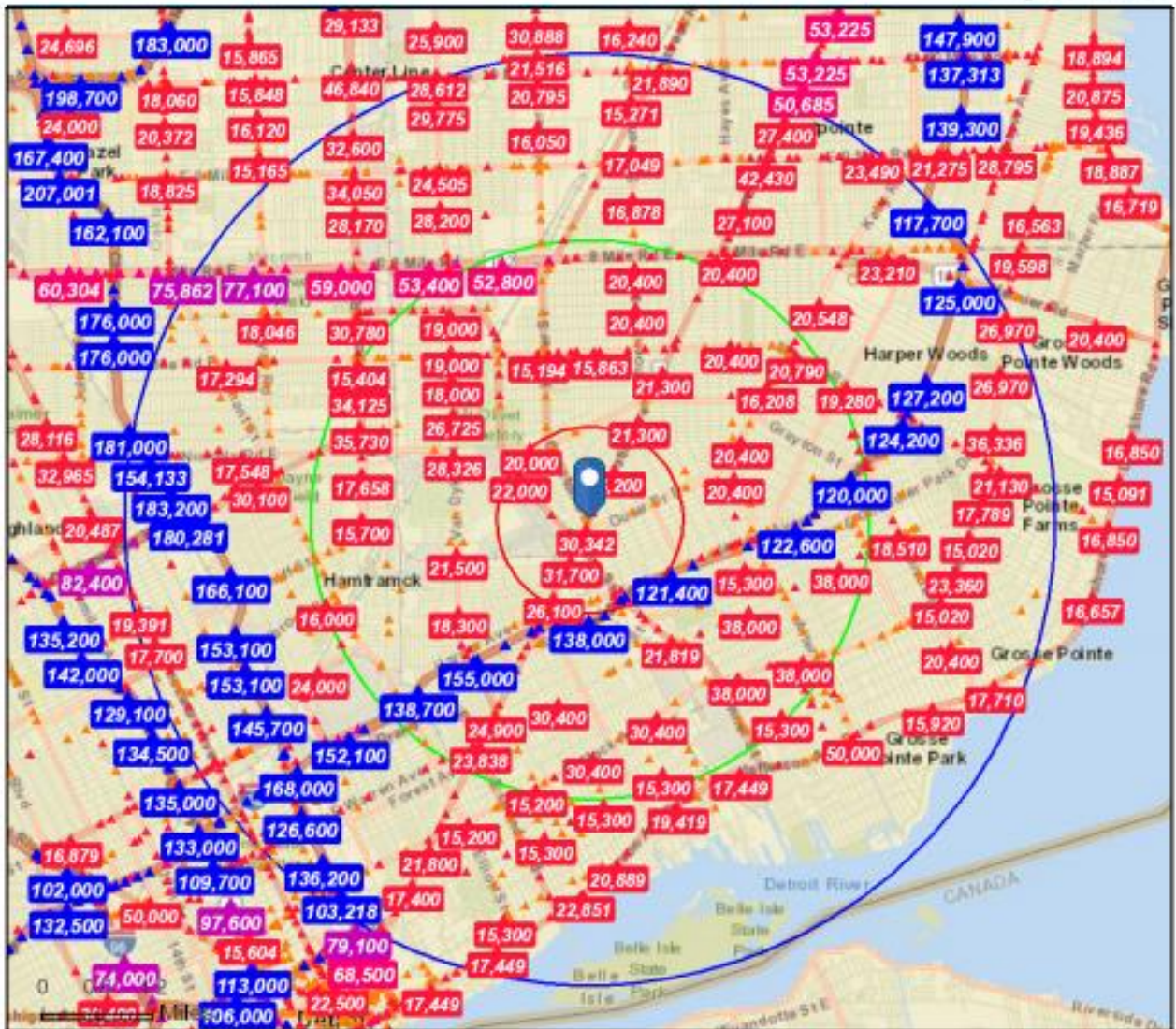
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## Traffic Count Map

11180 Gratiot Ave, Detroit, Michigan, 48213  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 42.40846  
Longitude: -82.99511



**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



Source: ©2017 Kalibrate Technologies

December 13, 2017

