

LAND FOR SALE



17737 FENKELL AVENUE

DETROIT, MI 48227



1111 W. Oakley Park Road
Suite 220

Commerce, Michigan 48390
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LAND FOR SALE

**17737 FENKELL AVENUE
DETROIT, MI 48227**

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DISCLAIMER/DISCLOSURE

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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.



SUMMARY

Location: 17737 Fenkell Ave.
Detroit, MI 48227

Parcel I.D.: 22010771-4

Land Size: 0.594 Acres

Sale Price: Contact Broker

Zoning: B4: General Business District

Demographics in 5 Mile Radius:	Population:	394,967 people
	Households:	153,408 homes
	Avg. HH Income:	\$66,900 USD
	Traffic Counts:	12,479 VPD (E/W Fenkell)

Property Highlights:

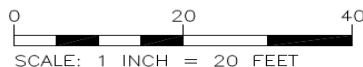
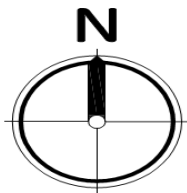
- Vacant lot located on Fenkell Avenue, just east of the Southfield Freeway.
- Easy access to Grand River Ave and Southfield Freeway.
- Surrounded by a number a national users including Bank Of America, Popeye's and Checkers.
- B-4 General Business Zoning allows for multiple different uses.
- Seller has due diligence documents completed.
- Contact Broker for additional information.

For Information Contact:
ZAK SHEPLER / KYLE NELSON
248-359-9000 x5



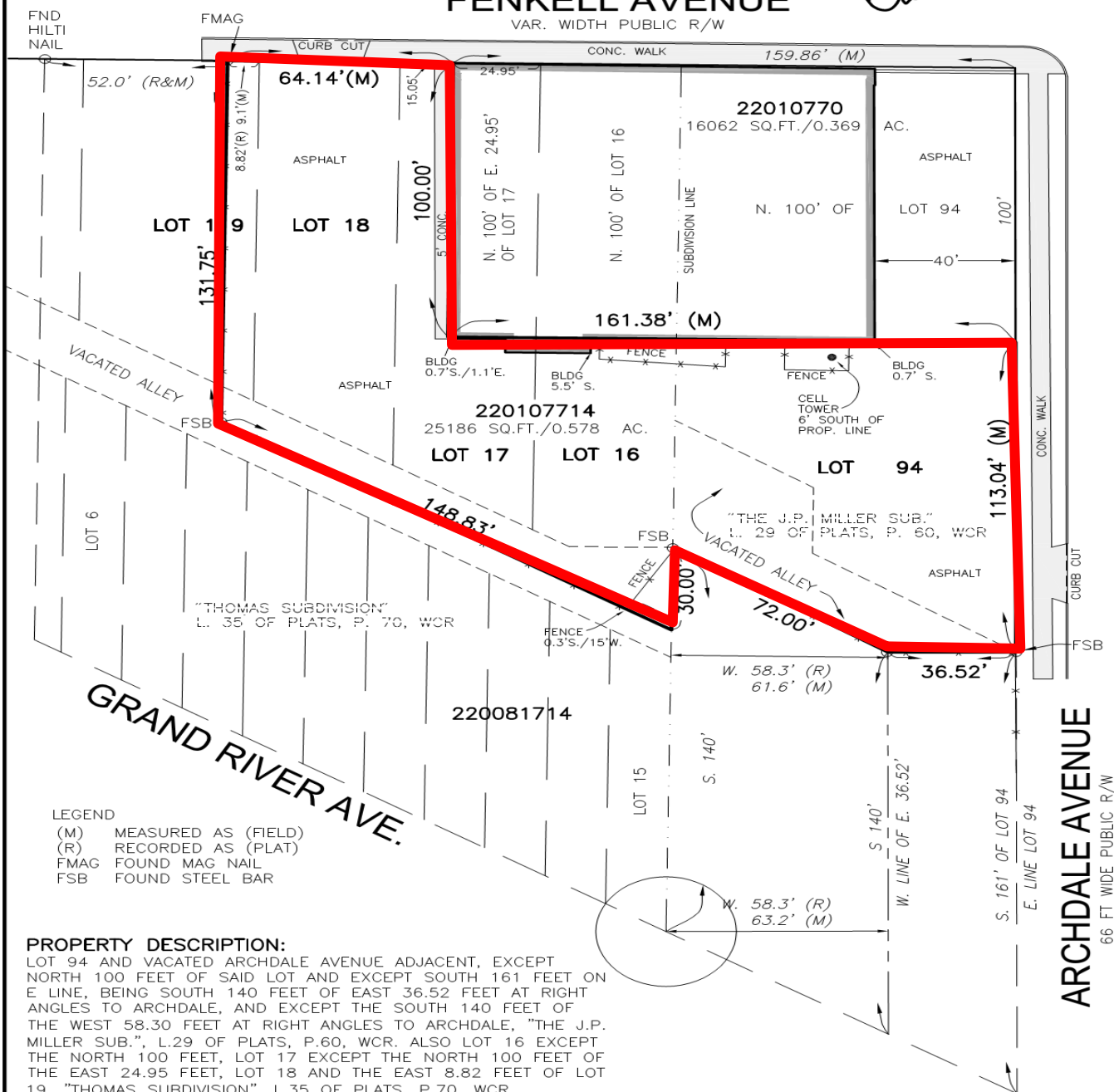
OFFICE | INDUSTRIAL | RETAIL | **LAND** | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES

TAX ITEM #220107714
17737 FENKELL, DETROIT



FENKELL AVENUE

VAR. WIDTH PUBLIC R/W



PROPERTY DESCRIPTION:

LOT 94 AND VACATED ARCHDALE AVENUE ADJACENT, EXCEPT NORTH 100 FEET OF SAID LOT AND EXCEPT SOUTH 161 FEET ON E LINE, BEING SOUTH 140 FEET OF EAST 36.52 FEET AT RIGHT ANGLES TO ARCHDALE, AND EXCEPT THE SOUTH 140 FEET OF THE WEST 58.30 FEET AT RIGHT ANGLES TO ARCHDALE, "THE J.P. MILLER SUB.", L.29 OF PLATS, P.60, WCR. ALSO LOT 16 EXCEPT THE NORTH 100 FEET, LOT 17 EXCEPT THE NORTH 100 FEET OF THE EAST 24.95 FEET, LOT 18 AND THE EAST 8.82 FEET OF LOT 19, "THOMAS SUBDIVISION", L.35 OF PLATS, P.70, WCR.

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PREPARED FOR:
PETE ADAMO



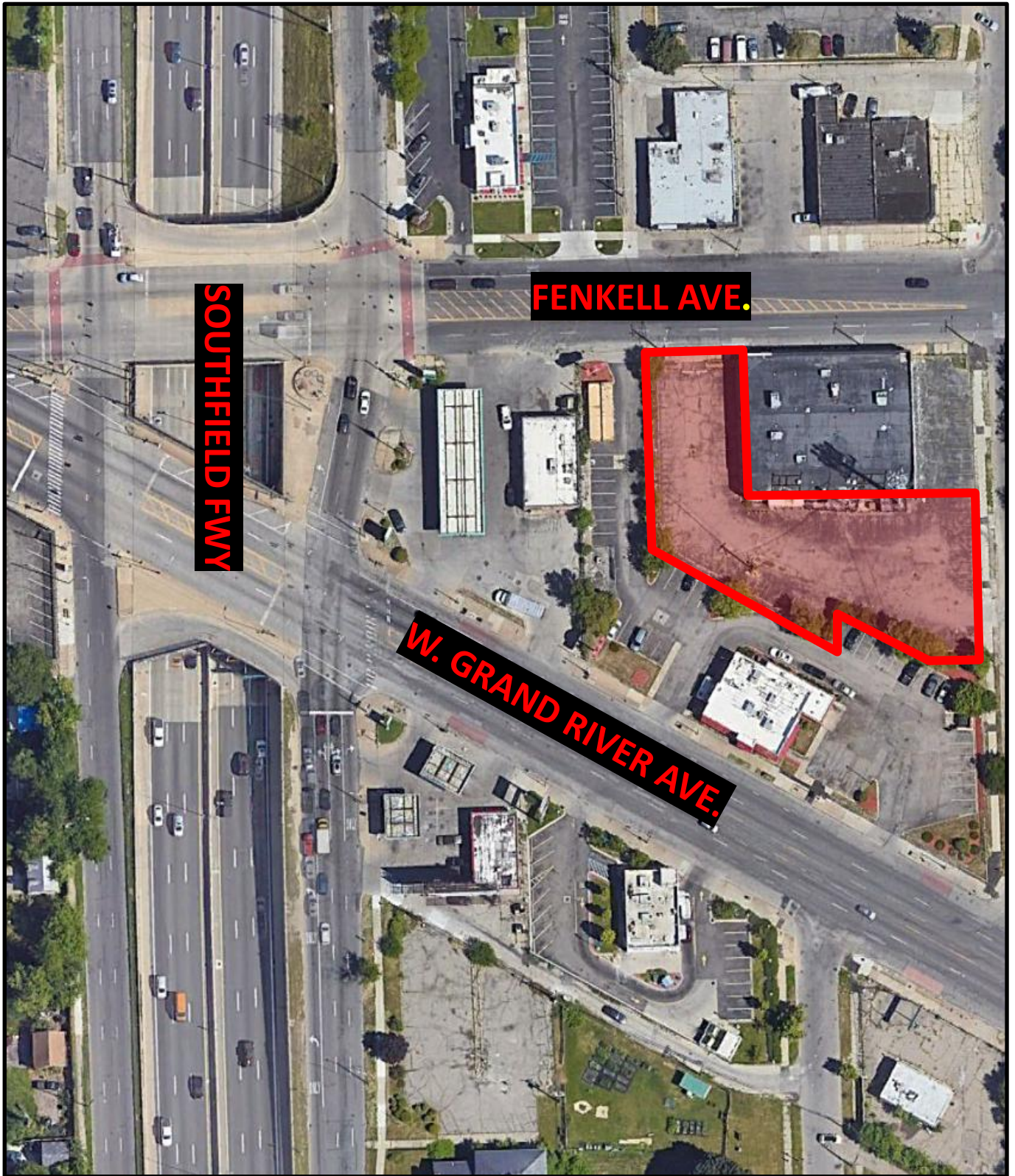
David White Land Surveying, PLLC
Boundary · Topographic · Construction · ALTA
44 DENNISON STREET, OXFORD, MI 48371
Professional Land Surveyor

724 252 0125 066 571 5701 fax: duynguyennha@gmail.com

JOB NO.: 210701
DATE: 7/13/21
FIELD: 7/2021
DRAWN: DPW
SHEET: 1 OF 1

AERIAL

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



AREA MAP

Nearby
Retail



DEMOGRAPHICS

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.4008/-83.2167

17737 Fenkell Ave Detroit, MI 48227	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	21,764	146,957	394,967
2028 Projected Population	19,996	136,546	370,562
2020 Census Population	22,324	147,537	400,987
2010 Census Population	22,406	158,968	417,611
Projected Annual Growth 2023 to 2028	-1.6%	-1.4%	-1.2%
Historical Annual Growth 2010 to 2023	-0.2%	-0.6%	-0.4%
Households			
2023 Estimated Households	8,341	56,679	153,408
2028 Projected Households	7,799	53,533	146,170
2020 Census Households	8,707	57,602	156,066
2010 Census Households	8,464	59,717	157,729
Projected Annual Growth 2023 to 2028	-1.3%	-1.1%	-0.9%
Historical Annual Growth 2010 to 2023	-0.1%	-0.4%	-0.2%
Age			
2023 Est. Population Under 10 Years	11.3%	12.6%	12.7%
2023 Est. Population 10 to 19 Years	12.2%	12.7%	12.8%
2023 Est. Population 20 to 29 Years	11.5%	12.3%	12.9%
2023 Est. Population 30 to 44 Years	16.3%	17.5%	18.5%
2023 Est. Population 45 to 59 Years	19.7%	18.1%	18.0%
2023 Est. Population 60 to 74 Years	23.5%	20.2%	18.0%
2023 Est. Population 75 Years or Over	5.4%	6.5%	7.1%
2023 Est. Median Age	42.7	39.3	38.5
Marital Status & Gender			
2023 Est. Male Population	47.2%	46.3%	46.7%
2023 Est. Female Population	52.8%	53.7%	53.3%
2023 Est. Never Married	50.3%	54.6%	51.2%
2023 Est. Now Married	26.7%	20.0%	24.4%
2023 Est. Separated or Divorced	16.0%	18.4%	17.9%
2023 Est. Widowed	7.0%	7.0%	6.6%
Income			
2023 Est. HH Income \$200,000 or More	3.8%	2.1%	3.6%
2023 Est. HH Income \$150,000 to \$199,999	5.3%	3.7%	4.5%
2023 Est. HH Income \$100,000 to \$149,999	11.6%	9.3%	11.1%
2023 Est. HH Income \$75,000 to \$99,999	11.6%	10.2%	10.7%
2023 Est. HH Income \$50,000 to \$74,999	15.2%	17.1%	16.8%
2023 Est. HH Income \$35,000 to \$49,999	15.3%	14.3%	14.5%
2023 Est. HH Income \$25,000 to \$34,999	10.7%	10.5%	10.2%
2023 Est. HH Income \$15,000 to \$24,999	8.6%	10.8%	9.9%
2023 Est. HH Income Under \$15,000	17.9%	22.0%	18.8%
2023 Est. Average Household Income	\$75,631	\$60,028	\$66,900
2023 Est. Median Household Income	\$50,603	\$42,975	\$49,436
2023 Est. Per Capita Income	\$29,015	\$23,214	\$26,089
2023 Est. Total Businesses	660	4,272	13,276
2023 Est. Total Employees	3,331	24,755	92,400

DEMOGRAPHICS

Full Profile

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Detroit, MI 48227			
Race			
2023 Est. White	19.0%	18.7%	29.3%
2023 Est. Black	76.5%	76.8%	64.7%
2023 Est. Asian or Pacific Islander	1.1%	1.0%	1.6%
2023 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2023 Est. Other Races	3.2%	3.3%	4.3%
Hispanic			
2023 Est. Hispanic Population	373	2,634	11,402
2023 Est. Hispanic Population	1.7%	1.8%	2.9%
2028 Proj. Hispanic Population	1.7%	1.8%	3.0%
2020 Hispanic Population	1.9%	1.8%	2.7%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	15,419	100,873	269,411
2023 Est. Elementary (Grade Level 0 to 8)	2.1%	3.0%	4.0%
2023 Est. Some High School (Grade Level 9 to 11)	7.0%	9.9%	9.1%
2023 Est. High School Graduate	29.2%	34.3%	32.0%
2023 Est. Some College	29.3%	28.0%	25.7%
2023 Est. Associate Degree Only	9.0%	9.2%	9.2%
2023 Est. Bachelor Degree Only	11.8%	8.8%	12.3%
2023 Est. Graduate Degree	11.5%	6.8%	7.8%
Housing			
2023 Est. Total Housing Units	9,307	66,159	177,306
2023 Est. Owner-Occupied	55.8%	51.9%	53.5%
2023 Est. Renter-Occupied	33.9%	33.7%	33.0%
2023 Est. Vacant Housing	10.4%	14.3%	13.5%
Homes Built by Year			
2023 Homes Built 2010 or later	1.2%	1.3%	1.7%
2023 Homes Built 2000 to 2009	0.7%	1.1%	2.0%
2023 Homes Built 1990 to 1999	0.8%	1.1%	1.7%
2023 Homes Built 1980 to 1989	2.0%	2.5%	2.5%
2023 Homes Built 1970 to 1979	2.4%	4.3%	5.6%
2023 Homes Built 1960 to 1969	4.9%	6.7%	8.5%
2023 Homes Built 1950 to 1959	23.4%	29.7%	29.3%
2023 Homes Built Before 1949	54.1%	39.1%	35.1%
Home Values			
2023 Home Value \$1,000,000 or More	0.5%	0.5%	0.7%
2023 Home Value \$500,000 to \$999,999	2.0%	2.6%	3.4%
2023 Home Value \$400,000 to \$499,999	1.8%	2.1%	3.0%
2023 Home Value \$300,000 to \$399,999	4.3%	4.9%	5.9%
2023 Home Value \$200,000 to \$299,999	10.8%	10.7%	13.2%
2023 Home Value \$150,000 to \$199,999	25.0%	13.2%	14.6%
2023 Home Value \$100,000 to \$149,999	18.7%	14.3%	16.5%
2023 Home Value \$50,000 to \$99,999	23.8%	27.7%	23.2%
2023 Home Value \$25,000 to \$49,999	6.7%	12.6%	9.9%
2023 Home Value Under \$25,000	6.4%	11.5%	9.6%
2023 Median Home Value	\$125,751	\$94,902	\$119,383
2023 Median Rent	\$798	\$752	\$784

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Lat/Lon: 42.4008/-83.2167

17737 Fenkell Ave

Detroit, MI 48227

1 mi radius 3 mi radius 5 mi radius

Labor Force			
2023 Est. Labor Population Age 16 Years or Over	17,593	116,643	313,604
2023 Est. Civilian Employed	50.0%	48.7%	52.2%
2023 Est. Civilian Unemployed	4.7%	4.4%	4.1%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	45.2%	46.9%	43.7%
2023 Labor Force Males	46.3%	45.2%	45.6%
2023 Labor Force Females	53.7%	54.8%	54.4%
Occupation			
2023 Occupation: Population Age 16 Years or Over	8,800	56,792	163,618
2023 Mgmt, Business, & Financial Operations	13.4%	10.9%	12.3%
2023 Professional, Related	21.1%	17.1%	19.5%
2023 Service	19.9%	22.6%	20.3%
2023 Sales, Office	20.2%	20.3%	20.9%
2023 Farming, Fishing, Forestry	0.3%	0.2%	0.2%
2023 Construction, Extraction, Maintenance	4.7%	5.3%	5.7%
2023 Production, Transport, Material Moving	20.5%	23.8%	21.2%
2023 White Collar Workers	54.7%	48.2%	52.7%
2023 Blue Collar Workers	45.3%	51.8%	47.3%
Transportation to Work			
2023 Drive to Work Alone	62.1%	66.7%	66.5%
2023 Drive to Work in Carpool	7.4%	8.1%	7.7%
2023 Travel to Work by Public Transportation	2.1%	2.7%	2.3%
2023 Drive to Work on Motorcycle	-	-	-
2023 Walk or Bicycle to Work	1.7%	1.6%	1.6%
2023 Other Means	1.5%	1.5%	1.4%
2023 Work at Home	25.2%	19.4%	20.5%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	14.9%	15.1%	18.4%
2023 Travel to Work in 15 to 29 Minutes	50.9%	48.2%	46.7%
2023 Travel to Work in 30 to 59 Minutes	31.0%	31.4%	30.1%
2023 Travel to Work in 60 Minutes or More	3.1%	5.4%	4.8%
2023 Average Travel Time to Work	22.9	23.6	23.0
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$481.93 M	\$2.78 B	\$8.1 B
2023 Est. Apparel	\$16.85 M	\$96.84 M	\$283.15 M
2023 Est. Contributions, Gifts	\$26.55 M	\$150.2 M	\$446.15 M
2023 Est. Education, Reading	\$14.98 M	\$84.46 M	\$250.86 M
2023 Est. Entertainment	\$26.8 M	\$153.18 M	\$449.38 M
2023 Est. Food, Beverages, Tobacco	\$74.86 M	\$435.46 M	\$1.26 B
2023 Est. Furnishings, Equipment	\$16.67 M	\$95.32 M	\$279.47 M
2023 Est. Health Care, Insurance	\$44.78 M	\$259.92 M	\$752.13 M
2023 Est. Household Operations, Shelter, Utilities	\$157.74 M	\$917.08 M	\$2.66 B
2023 Est. Miscellaneous Expenses	\$9.14 M	\$52.64 M	\$153.43 M
2023 Est. Personal Care	\$6.47 M	\$37.37 M	\$108.78 M
2023 Est. Transportation	\$87.1 M	\$501.32 M	\$1.46 B

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TRAFFIC COUNTS

