

RETAIL BUILDING FOR SALE



**10506 West Jefferson Avenue
River Rouge, MI 48218**

**Insite**
COMMERCIAL
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RETAIL BUILDING FOR SALE

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River Rouge, MI 48218**

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Commerce, Michigan 48390
(248) 359-9000

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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: 10506 West Jefferson Avenue
River Rouge, MI 48218

Total Building Size: 2,574 SF

Lot Size: 0.07 Acres (3,049 SF)

Parcel ID: 50-008-06-0077-303

Sale Price: \$300,000.00 (\$116.55/SF)

Zoning: DMU: Downtown Mixed Use

Year Built: 1934

**Demographics in
5 Mile Radius:** Population: 219,440 People
Households: 80,776 Homes
Avg. HH Income: \$74,427 USD
Traffic Counts: 7,490 VPD

Property Highlights: Building for sale in downtown River Rouge, located on Jefferson Ave, just north of Coolidge Hwy. Former marijuana processing facility with active license. Renovated in 2023; building is equipped with an ADA restroom, new lighting, and updated HVAC. Contact broker for additional information.

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



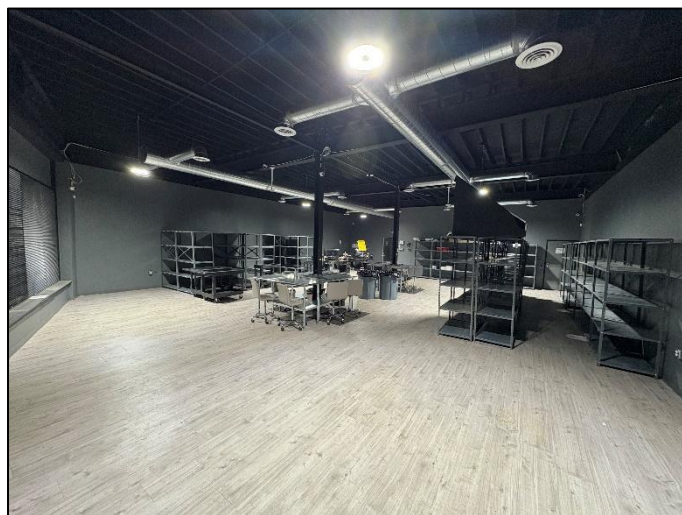
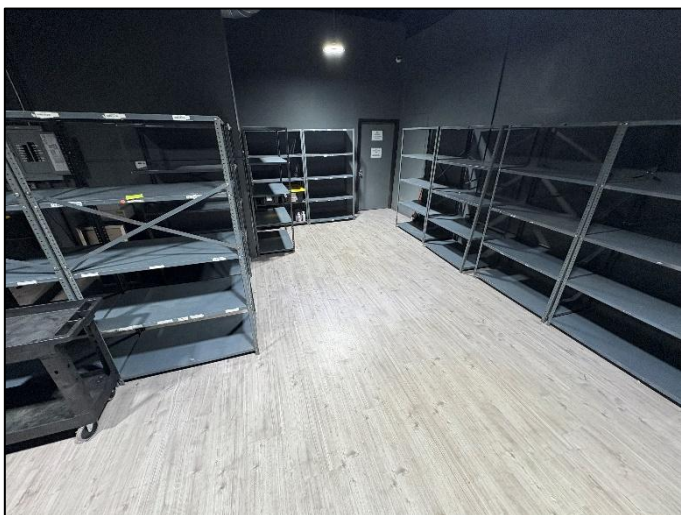
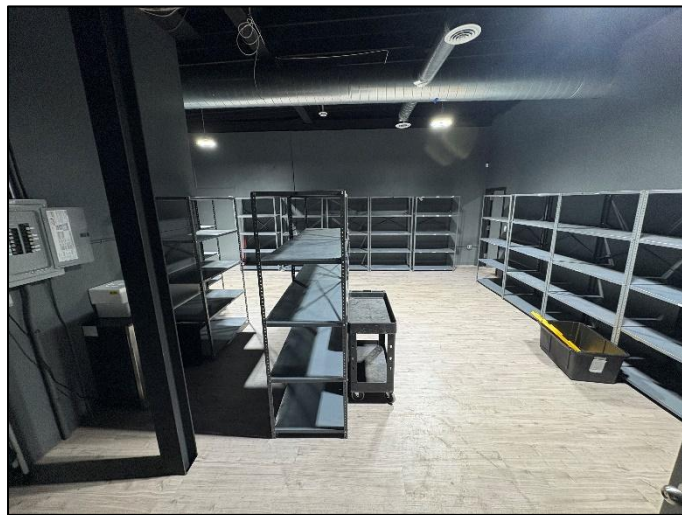
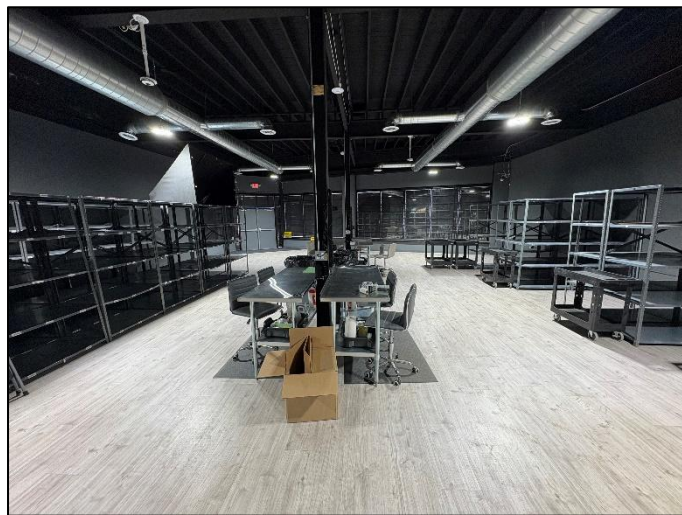
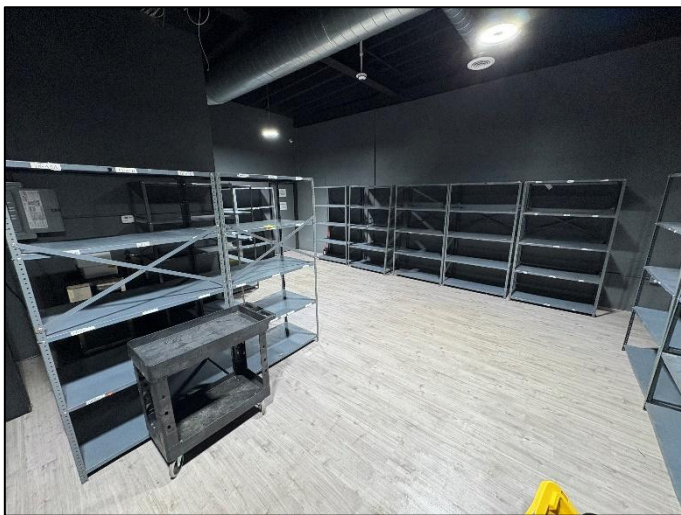
PHOTOGRAPHS

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

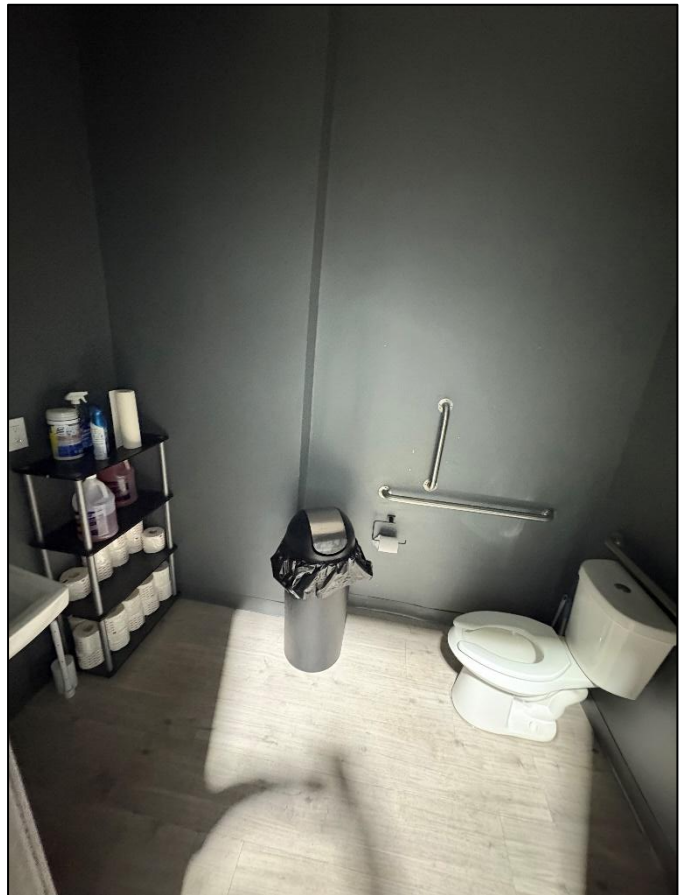


PHOTOGRAPHS

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



PHOTOGRAPHS



FLOOR PLAN

PACKAGING FACILITY

10506 W JEFFERSON AVE, RIVER
ROUGE, MI 48218

ARCHITECT OF RECORD:
J & A ARCHITECTURAL ENGINEERING
3250 WEST BIG BEAVER RD.
TROY, MI 48064
P: 248.590.0227
F: 248.590.0227
WWW.JAARCHITECTURAL.COM

OWNER:
PRIME PACKAGING & DISTRIBUTION, LLC
13470 WOOD
PATERA AVE. #2
TROY, MI 48064

CODES OF JURISDICTION:
2015 MICHIGAN REHABILITATION CODE
2017 MICHIGAN ELECTRIC CODE
2015 MICHIGAN MECHANICAL CODE
2018 MICHIGAN PLUMBING CODE

LOCATION MAP N.T.S.



PACKAGING FACILITY

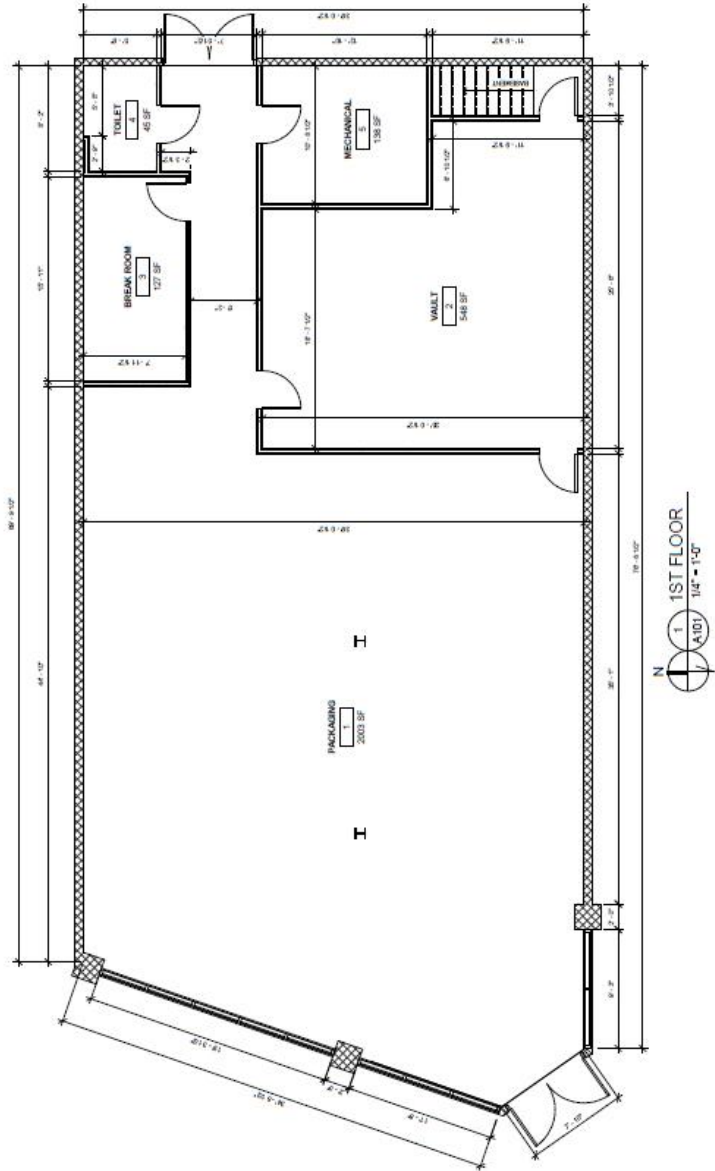
PROJECT TITLE
SITE ADDRESS
10506 W JEFFERSON AVE
RIVER ROUGE, MI 48218

PREPARED FOR
PRIME PACKAGING &
DISTRIBUTION, LLC

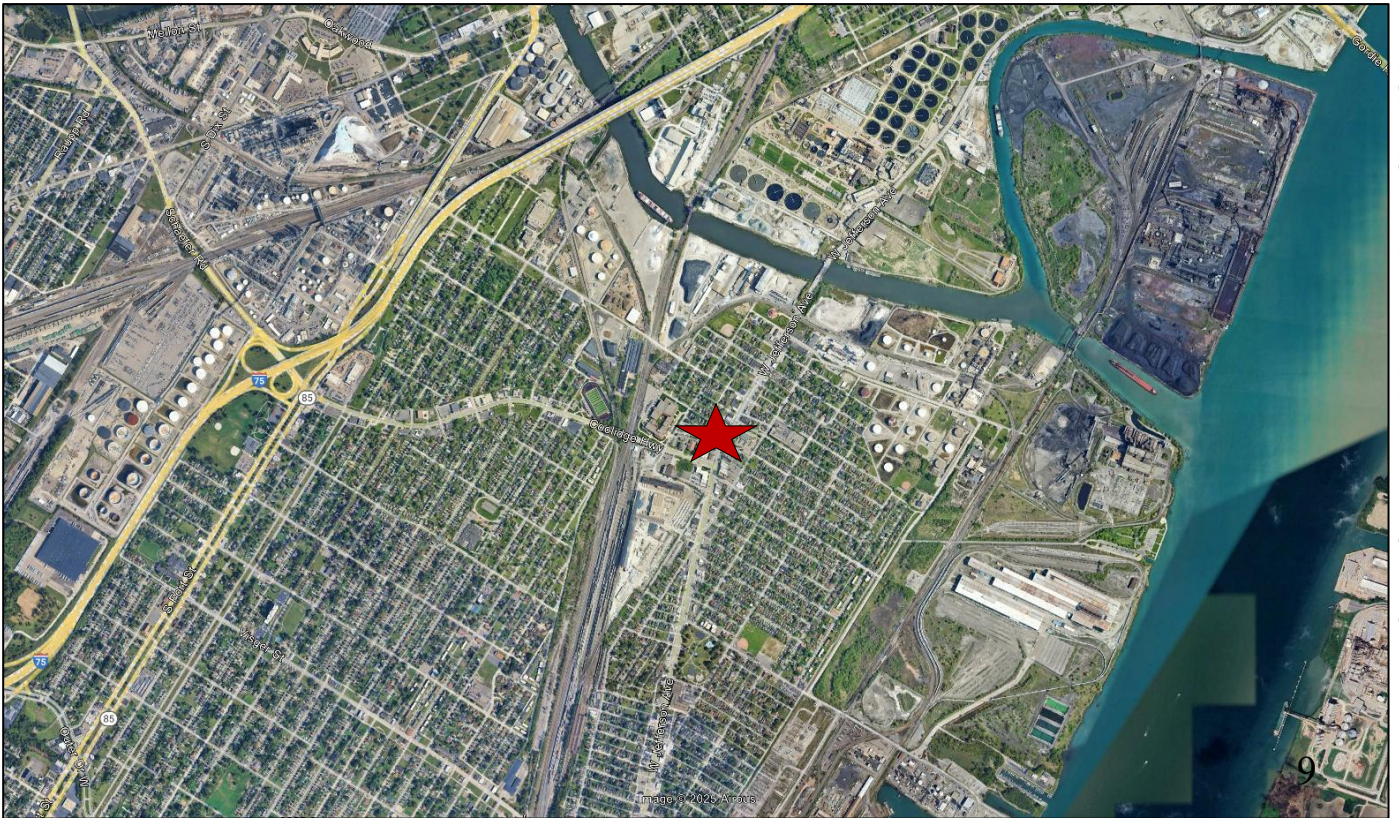
DATE	
REVISION	
DESCRIPTION	
BY	
CHECKED	
DATE	

PROFESSIONAL SEAL
J & A ARCHITECTURAL ENGINEERING
3250 WEST BIG BEAVER RD.
TROY, MI 48064
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1ST FLOOR PLAN
A101
SCALE: 1/4" = 1'-0"



AERIAL



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



DEMOGRAPHICS

Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.2743/-83.1342

10506 W Jefferson Ave River Rouge, MI 48218	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	9,703	73,372	219,440
2030 Projected Population	9,532	71,014	212,424
2020 Census Population	9,153	73,623	223,305
2010 Census Population	10,177	77,327	224,930
Projected Annual Growth 2025 to 2030	-0.4%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2025	-0.3%	-0.3%	-0.2%
Households			
2025 Estimated Households	3,739	26,482	80,776
2030 Projected Households	3,695	25,940	79,187
2020 Census Households	3,524	26,040	80,455
2010 Census Households	3,845	27,394	80,582
Projected Annual Growth 2025 to 2030	-0.2%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2025	-0.2%	-0.2%	-
Age			
2025 Est. Population Under 10 Years	14.5%	15.3%	14.3%
2025 Est. Population 10 to 19 Years	14.4%	15.8%	15.1%
2025 Est. Population 20 to 29 Years	12.4%	14.2%	14.0%
2025 Est. Population 30 to 44 Years	21.1%	20.7%	20.6%
2025 Est. Population 45 to 59 Years	17.3%	16.7%	16.7%
2025 Est. Population 60 to 74 Years	15.2%	12.9%	13.7%
2025 Est. Population 75 Years or Over	5.0%	4.5%	5.6%
2025 Est. Median Age	34.6	32.2	33.8
Marital Status & Gender			
2025 Est. Male Population	48.8%	50.1%	50.3%
2025 Est. Female Population	51.2%	49.9%	49.7%
2025 Est. Never Married	47.1%	45.5%	40.6%
2025 Est. Now Married	23.6%	29.4%	36.8%
2025 Est. Separated or Divorced	20.0%	18.8%	16.5%
2025 Est. Widowed	9.3%	6.2%	6.0%
Income			
2025 Est. HH Income \$200,000 or More	2.2%	3.0%	4.8%
2025 Est. HH Income \$150,000 to \$199,999	4.6%	4.1%	5.1%
2025 Est. HH Income \$100,000 to \$149,999	7.5%	10.1%	13.6%
2025 Est. HH Income \$75,000 to \$99,999	6.6%	9.4%	11.0%
2025 Est. HH Income \$50,000 to \$74,999	21.8%	20.0%	18.9%
2025 Est. HH Income \$35,000 to \$49,999	13.0%	15.5%	13.7%
2025 Est. HH Income \$25,000 to \$34,999	7.1%	8.7%	8.5%
2025 Est. HH Income \$15,000 to \$24,999	10.3%	10.6%	9.8%
2025 Est. HH Income Under \$15,000	26.9%	18.7%	14.5%
2025 Est. Average Household Income	\$52,497	\$61,377	\$74,427
2025 Est. Median Household Income	\$43,520	\$50,108	\$57,922
2025 Est. Per Capita Income	\$20,235	\$22,201	\$27,442
2025 Est. Total Businesses	250	2,008	6,104
2025 Est. Total Employees	2,243	20,929	70,147

DEMOGRAPHICS

Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.2743/-83.1342

10506 W Jefferson Ave River Rouge, MI 48218	1 mi radius	3 mi radius	5 mi radius
Race			
2025 Est. White	32.5%	46.2%	60.9%
2025 Est. Black	51.3%	24.9%	15.0%
2025 Est. Asian or Pacific Islander	0.3%	0.7%	1.3%
2025 Est. American Indian or Alaska Native	0.8%	1.2%	0.9%
2025 Est. Other Races	15.1%	27.0%	21.9%
Hispanic			
2025 Est. Hispanic Population	1,602	23,562	56,745
2025 Est. Hispanic Population	16.5%	32.1%	25.9%
2030 Proj. Hispanic Population	16.6%	30.6%	25.1%
2020 Hispanic Population	11.2%	28.4%	23.8%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	6,321	45,405	139,781
2025 Est. Elementary (Grade Level 0 to 8)	6.1%	10.7%	8.8%
2025 Est. Some High School (Grade Level 9 to 11)	13.3%	16.0%	12.9%
2025 Est. High School Graduate	40.6%	36.7%	31.8%
2025 Est. Some College	22.2%	18.9%	20.1%
2025 Est. Associate Degree Only	7.6%	6.4%	7.5%
2025 Est. Bachelor Degree Only	7.5%	7.4%	12.1%
2025 Est. Graduate Degree	2.8%	4.0%	6.9%
Housing			
2025 Est. Total Housing Units	4,372	29,978	90,762
2025 Est. Owner-Occupied	48.3%	48.9%	55.1%
2025 Est. Renter-Occupied	37.2%	39.5%	33.9%
2025 Est. Vacant Housing	14.5%	11.7%	11.0%
Homes Built by Year			
2025 Homes Built 2010 or later	1.2%	1.8%	1.6%
2025 Homes Built 2000 to 2009	1.3%	3.2%	3.5%
2025 Homes Built 1990 to 1999	1.7%	3.1%	3.3%
2025 Homes Built 1980 to 1989	1.4%	2.0%	2.6%
2025 Homes Built 1970 to 1979	4.5%	7.4%	5.9%
2025 Homes Built 1960 to 1969	10.9%	10.0%	9.4%
2025 Homes Built 1950 to 1959	18.2%	17.2%	22.7%
2025 Homes Built Before 1949	46.3%	43.6%	39.9%
Home Values			
2025 Home Value \$1,000,000 or More	0.4%	0.6%	0.6%
2025 Home Value \$500,000 to \$999,999	2.5%	2.2%	2.1%
2025 Home Value \$400,000 to \$499,999	1.8%	1.6%	1.9%
2025 Home Value \$300,000 to \$399,999	2.5%	3.5%	4.9%
2025 Home Value \$200,000 to \$299,999	10.5%	8.9%	16.5%
2025 Home Value \$150,000 to \$199,999	5.7%	11.0%	22.1%
2025 Home Value \$100,000 to \$149,999	6.0%	20.4%	21.0%
2025 Home Value \$50,000 to \$99,999	38.6%	34.0%	20.8%
2025 Home Value \$25,000 to \$49,999	16.7%	9.0%	4.6%
2025 Home Value Under \$25,000	15.4%	8.8%	5.5%
2025 Median Home Value	\$79,121	\$98,648	\$141,125
2025 Median Rent	\$699	\$798	\$886

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DEMOGRAPHICS



Full Profile

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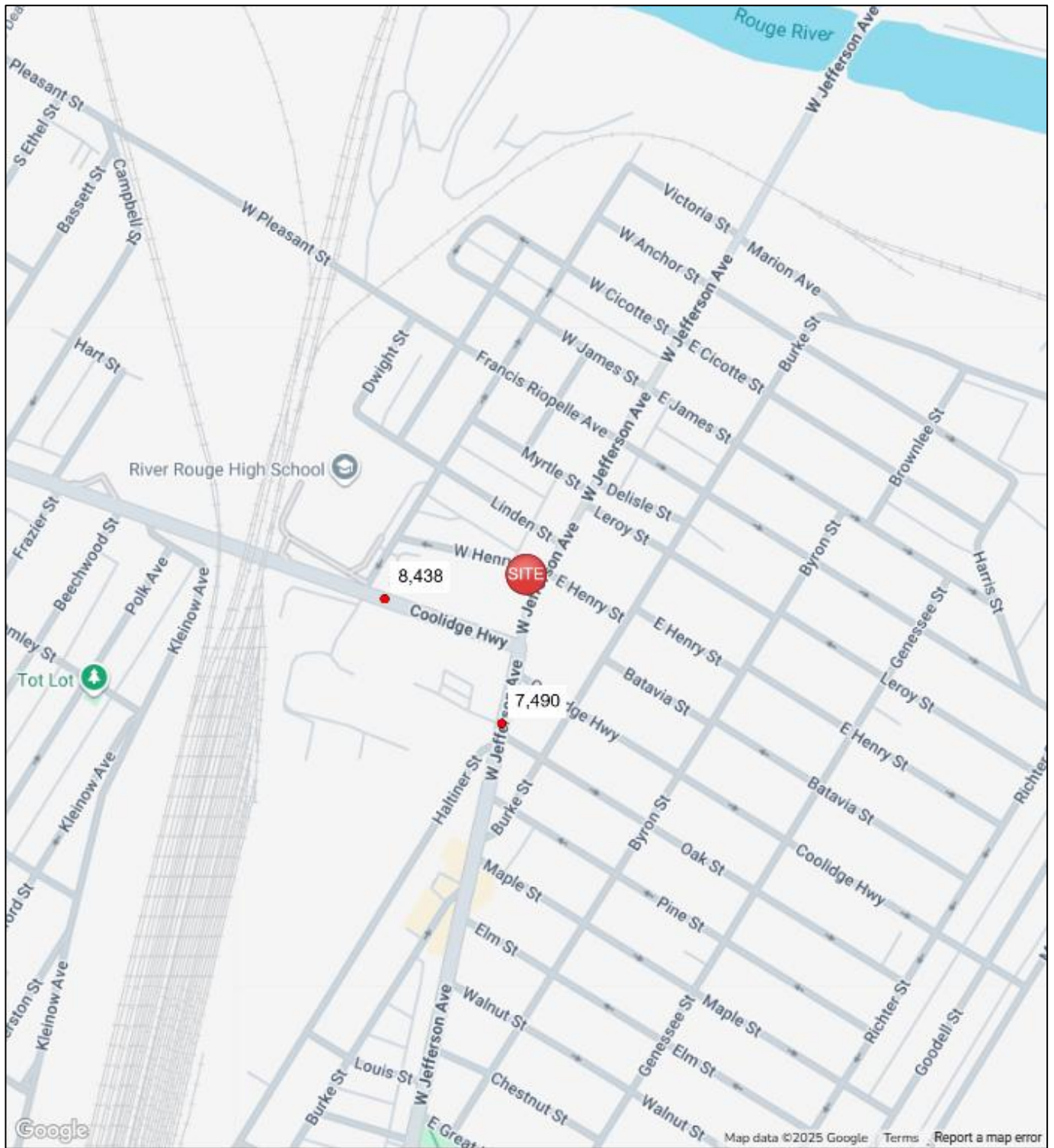
10506 W Jefferson Ave River Rouge, MI 48218	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2025 Est. Labor Population Age 16 Years or Over	7,428	55,044	167,631
2025 Est. Civilian Employed	51.5%	53.8%	54.3%
2025 Est. Civilian Unemployed	3.8%	3.7%	3.5%
2025 Est. in Armed Forces	-	-	-
2025 Est. not in Labor Force	44.7%	42.5%	42.1%
2025 Labor Force Males	48.1%	49.6%	49.9%
2025 Labor Force Females	51.9%	50.4%	50.1%
Occupation			
2025 Occupation: Population Age 16 Years or Over	3,828	29,591	91,083
2025 Mgmt, Business, & Financial Operations	16.3%	11.1%	12.6%
2025 Professional, Related	11.4%	13.9%	18.1%
2025 Service	22.5%	20.5%	17.8%
2025 Sales, Office	15.8%	18.3%	18.3%
2025 Farming, Fishing, Forestry	-	0.2%	0.2%
2025 Construction, Extraction, Maintenance	8.0%	10.6%	10.2%
2025 Production, Transport, Material Moving	26.0%	25.5%	22.8%
2025 White Collar Workers	43.5%	43.2%	49.1%
2025 Blue Collar Workers	56.5%	56.8%	50.9%
Transportation to Work			
2025 Drive to Work Alone	77.5%	77.6%	75.9%
2025 Drive to Work in Carpool	10.6%	10.8%	10.5%
2025 Travel to Work by Public Transportation	2.0%	2.0%	1.9%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	1.7%	1.8%	1.7%
2025 Other Means	1.6%	1.5%	1.5%
2025 Work at Home	6.6%	6.2%	8.4%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	15.5%	23.3%	25.9%
2025 Travel to Work in 15 to 29 Minutes	48.0%	43.4%	42.2%
2025 Travel to Work in 30 to 59 Minutes	31.9%	28.8%	27.8%
2025 Travel to Work in 60 Minutes or More	4.6%	4.5%	4.0%
2025 Average Travel Time to Work	23.9	22.6	21.5
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$266.47 M	\$2.04 B	\$6.73 B
2025 Est. Apparel	\$5.2 M	\$39.61 M	\$128.97 M
2025 Est. Contributions, Tax and Retirement	\$50.07 M	\$400.97 M	\$1.51 B
2025 Est. Education	\$5.53 M	\$43 M	\$146.74 M
2025 Est. Entertainment	\$16.32 M	\$123.91 M	\$402 M
2025 Est. Food, Beverages, Tobacco	\$39.46 M	\$295.28 M	\$918.16 M
2025 Est. Health Care	\$24.1 M	\$168.01 M	\$520.08 M
2025 Est. Household Furnishings and Equipment	\$7.19 M	\$55.06 M	\$181.55 M
2025 Est. Household Operations, Shelter, Utilities	\$72.17 M	\$542.16 M	\$1.68 B
2025 Est. Miscellaneous Expenses	\$4.67 M	\$35.7 M	\$117.51 M
2025 Est. Personal Care	\$4.32 M	\$32.25 M	\$99.51 M
2025 Est. Transportation	\$37.44 M	\$300.08 M	\$1.02 B

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TRAFFIC COUNTS



10506 W Jefferson Ave

River Rouge, MI 48218

September 2025



ZONING ORDINANCE

Regulated Uses		ZONING DISTRICTS							
		NR	MFR	NMU	DMU	C	LI	GI	RC
One-Family Detached Dwellings		P							
Multifamily Dwellings: Duplexes, Triplexes, Quadplexes, Rowhouses, Stacked Flats	Two-Family Units		P*	P*					
	Three-Family Units		P*	P*					
	Four-Family Units		P*	P*					
	Five or More Family Units		P*	P*					
Bungalow / Cottage Courts		P*	P*						
Residential Above 1 st Floor Commercial				P	P	P			
Boarding & Rooming Houses			S	S					
Manufactured Home Developments (See Article 10)			S						
Live/Work Units				P	P	P	P		
Home Occupations		P*	P*	P*	P*	P*			
State Licensed Residential Facilities	Adult Day Care Home	P	P						
	Adult Foster Care Family Home	P	P						
	Adult Foster Care Small Group Home	P	P						
	Adult Foster Care Large Group Home		P						
	Adult Foster Care Congregate Facility		P						
	Family Child Care Home	P	P						
	Group Child Care Home	P	P						
	Foster Family Home	P	P						
	Foster Family Group Home	P	P						
	Convalescent & Nursing Home		S*	S*		S*			
	Senior Living Facility		S*	S*		S*			
PUBLIC & SEMI-PRIVATE USES									
Cemeteries									P
Cultural Centers				P	P	P			P
Educational Institutions	Elementary	S*			S*	P*			P*
	Junior High	S*			S*	P*			P*
	Senior High	S*			S*	P*			P*
	College/University	S*			S*	P*			P*
Marinas & Boat Launches									S*
Private Clubs, Lodges & Fraternal Organizations				P	P	P	P		
Public Use (Critical, Essential, Supporting)		P	P	P	P	P	P	P	P
Religious Institutions		P*		P*	P*	P*			P*
TRANSPORTATION & UTILITY USES									
Marihuana Secure Transporter						P*	P*		

ZONING ORDINANCE

Regulated Uses		ZONING DISTRICTS							
		NR	MFR	NMU	DMU	C	LI	GI	RC
Marine Shipping Facilities								S	
Energy Generation Facilities								S	
Public or Private Parking Facilities				P*	P*	P*			P*
Public Transit Stops		P	P	P	P	P	P	P	P
Public Transit Transfer Stations				S	S	S			S
Railroad Freight Terminals								S	
Renewable Energy Systems	Personal Solar Energy Conversion System	P*	P*	P*	P*	P*	P*	P*	P*
	Commercial Solar Energy Conversion System					S*	S*	S*	S*
	Commercial Wind Energy Conversion System						S*	S*	S*
Wireless Communications	Collocated Antenna	P*	P*	P*	P*	P*	P*	P*	P*
	Freestanding/Tower						S*	S*	
	Small Cell Wireless	P*	P*	P*	P*	P*	P*	P*	P*
COMMERCIAL USES									
Adult Day Care Facilities		S	S	P	P	P			
Amusement Parks						P			
Assembly Facilities	Principal Use			S	P	P			
	Accessory Use	P	P	P	P	P	P	P	P
Automobile and Vehicle Major Repair							S*	S*	
Automobile and Vehicle Minor Repair						S*	P*	P*	
Automobile Sales and Rental						S*	S*		
Automobile Service Stations						S*	S*		
Business Services				P	P	P	P		
Child Care Centers		S*	S*	P*	P*	P*	P*		
Commercial Entertainment, Indoors				S	S	S			
Commercial Entertainment, Outdoors						S			
Drinking Establishments				P	P	P	P		
Drive-In or Drive-Thru Services						S*			
Financial Services				P	P	P			
For-Profit Schools				P	P	P	P		
Health Care Services				P	P	P			
Hospitals						S*			
Hotels or Motels					S*	P*			
Kennels						S*	S*		
Marihuana Facilities	Marihuana Retailer			P*	P*	P*	P*		
	Medical Marihuana Provisioning Center			P*	P*	P*	P*		
Microbreweries				P	P	P	P		
Outdoor Dining				P*	P*	P*			
Outdoor Sales & Display				P*	P*	P*	P*		
Personal Services				P	P	P			
Professional Services				P	P	P	P		
Private Recreation Facilities, Indoors				P*	P*	P*	P*		
Private Recreation Facilities, Outdoors				S*	S*	S*	S*		
	Department					P			

ZONING ORDINANCE

Regulated Uses		ZONING DISTRICTS							
		NR	MFR	NMU	DMU	C	LI	GI	RC
Retail Establishments	Food & Beverage			P	P	P			
	General			P	P	P			
	Products Produced On-Site			P	P	P	P		
Restaurants & Eatery Establishments				P	P	P			
Sexually Oriented Businesses							S*	S*	
Small Distilleries				P	P	P	P		
Small Wineries				P	P	P	P		
Tasting Rooms				P	P	P	P		
Veterinary Services				P*	P*	P*	P*		
INDUSTRIAL USES									
Breweries							P	P	
Central Cleaning Facilities							P	P	
Contractor Establishments						P	P	P	
Contractor Storage Yards							P*	P*	
Data Processing Facilities							P	P	
Distilleries							P	P	
Distribution Centers							P	P	
Equipment Rental Establishments							P	P	
Greenhouses & Nurseries							P	P	
Manufacturing, Food							P	P	
Manufacturing, Heavy								S	
Manufacturing, Light							P	P	
Marihuana Facilities	Marihuana Grower						P*	P*	
	Marihuana Processor						P*	P*	
	Marihuana Safety Compliance Facility						P*	P*	
Outdoor Storage, Materials & Equipment							S*	S*	
Recycling Facilities							P	P	
Research & Development Facilities							P	P	
Salvage Yard								S*	
Self-Storage Facilities							P*	P*	
Support Laboratories						P	P	P	
Warehousing & Distribution							P	P	
Wholesale Activities							P	P	
Wineries							P	P	