



Ground Lease or
Build to Suit
 1.57 Acres

3720 Gratiot Ave

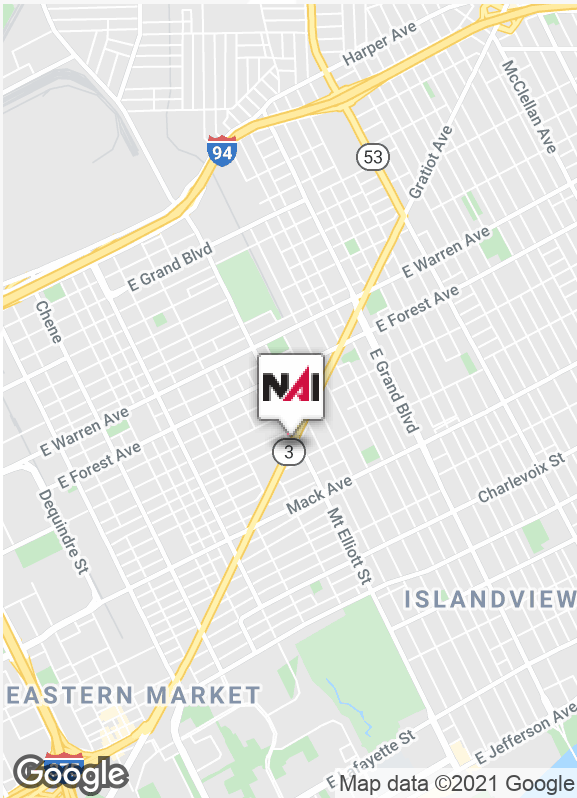
Detroit, Michigan 48207

Property Highlights

- Ground Lease Available
- Available 1,000-34,848 SF
- Built to Suit Opportunity
- Retail / Office / Medical
- Site Size: 1.57 Acres
- Zoning: B2, R2 and R3

Traffic Counts

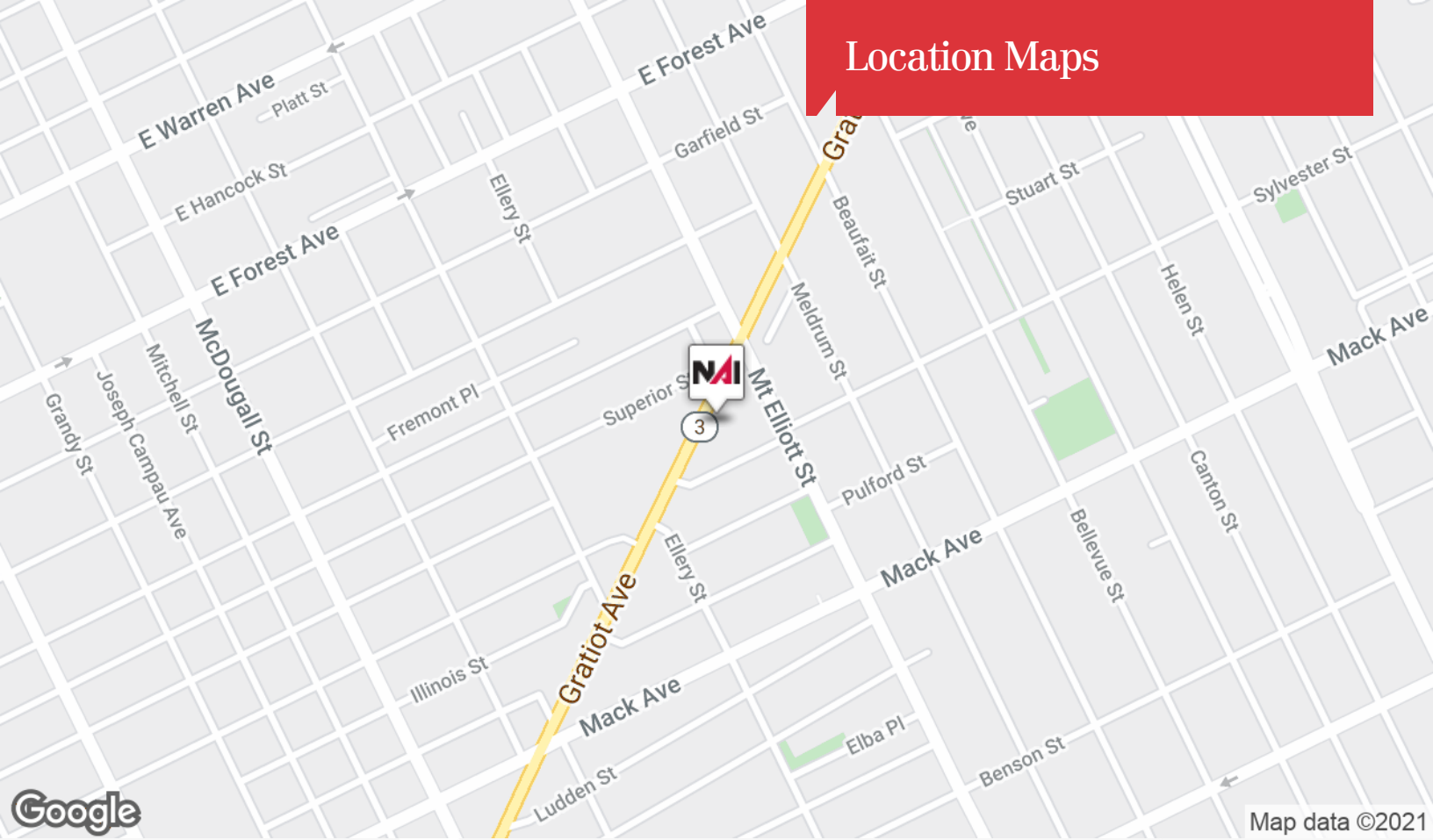
Roads	Daily Traffic
Gratiot Ave & Concord St	33,715
Gratiot Ave & Meldrum St	20,624
Gratiot Ave & Sylvester St	19,006

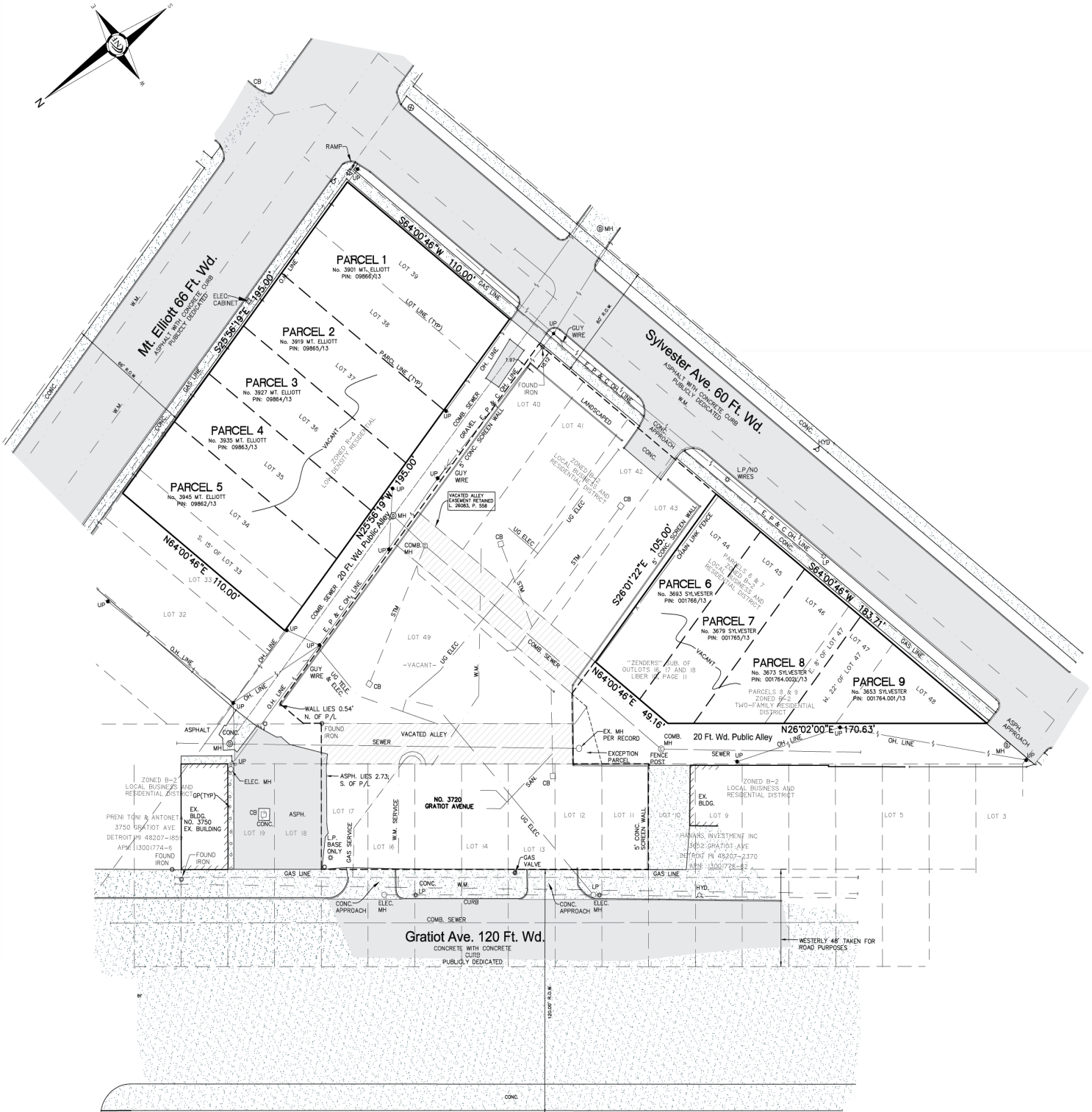


For more information

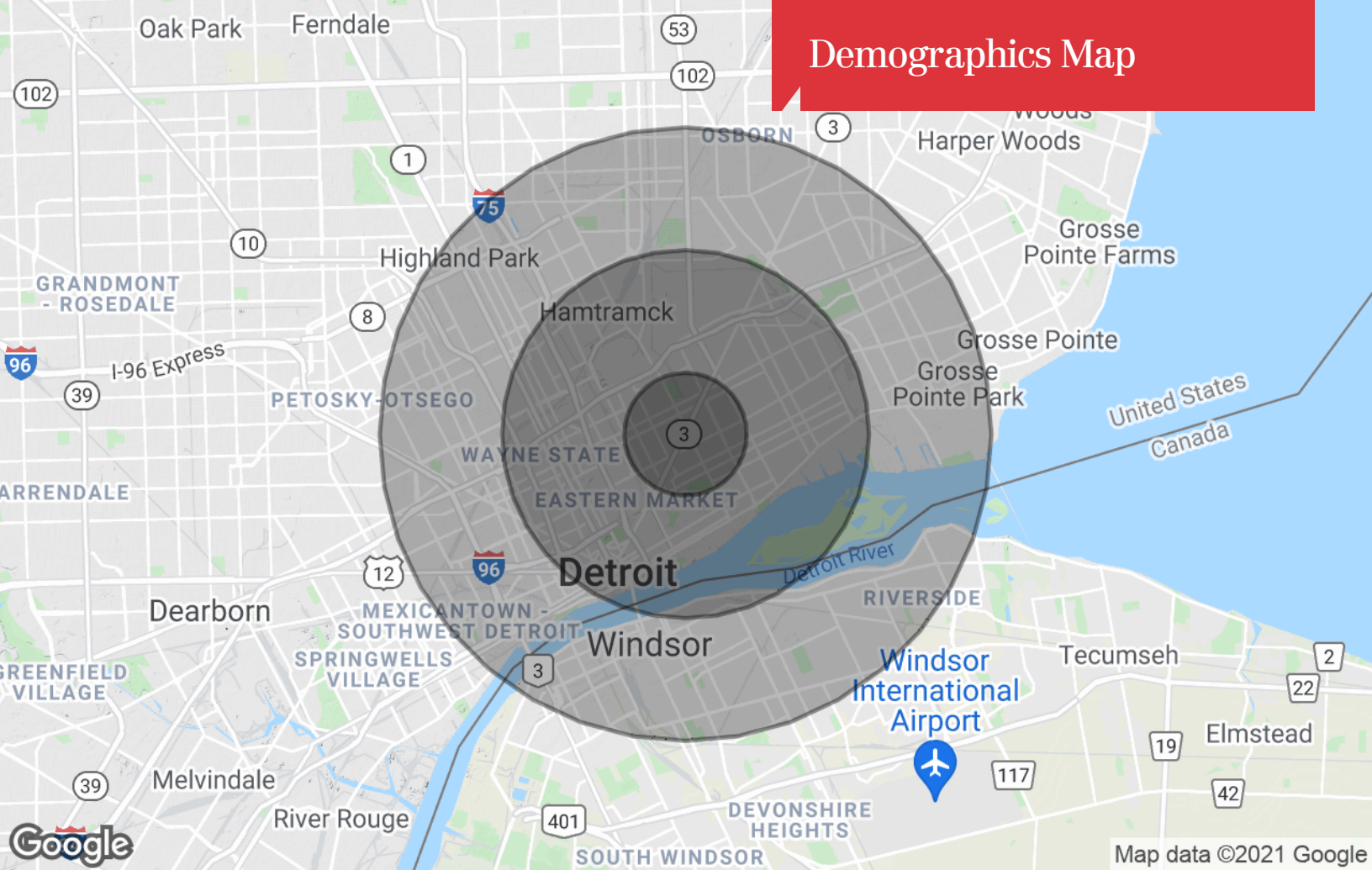
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Location Maps





Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	10,851	103,263	262,181
MEDIAN AGE	42.5	37.7	34.6
MEDIAN AGE (MALE)	39.8	34.6	32.2
MEDIAN AGE (FEMALE)	44.9	40.1	36.3

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,035	43,618	99,558
# OF PERSONS PER HH	2.7	2.4	2.6
AVERAGE HH INCOME	\$30,127	\$33,627	\$33,774
AVERAGE HOUSE VALUE	\$51,439	\$85,727	\$83,408

Race

	1 Mile	3 Miles	5 Miles
% WHITE	2.4%	14.7%	15.5%
% BLACK	96.9%	81.9%	77.6%
% ASIAN	0.4%	2.7%	5.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.3%	0.3%
% OTHER	0.2%	0.4%	0.7%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	0.2%	0.9%	1.4%

* Demographic data derived from 2010 US Census