



FOR LEASE

GATEWAY VILLAGE SHOPPES

15405 GRATIOT AVE, DETROIT, MI 48205

**FOR
LEASE**

**AVAILABLE
1,600 SF**



LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

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PROPERTY DETAILS

Location:	15405 Gratiot Ave Detroit, MI 48205
Property Type:	Neighborhood Center
Date Available:	Immediately
Rent:	\$18.00/SF NNN
NNN:	\$5.00/SF
Available Space:	Unit 4 – 1,600 SF
GLA:	56,624 SF
Traffic Count:	E. 8 Mile Rd = 41,838 cpd Gratiot Ave = 27,183 cpd
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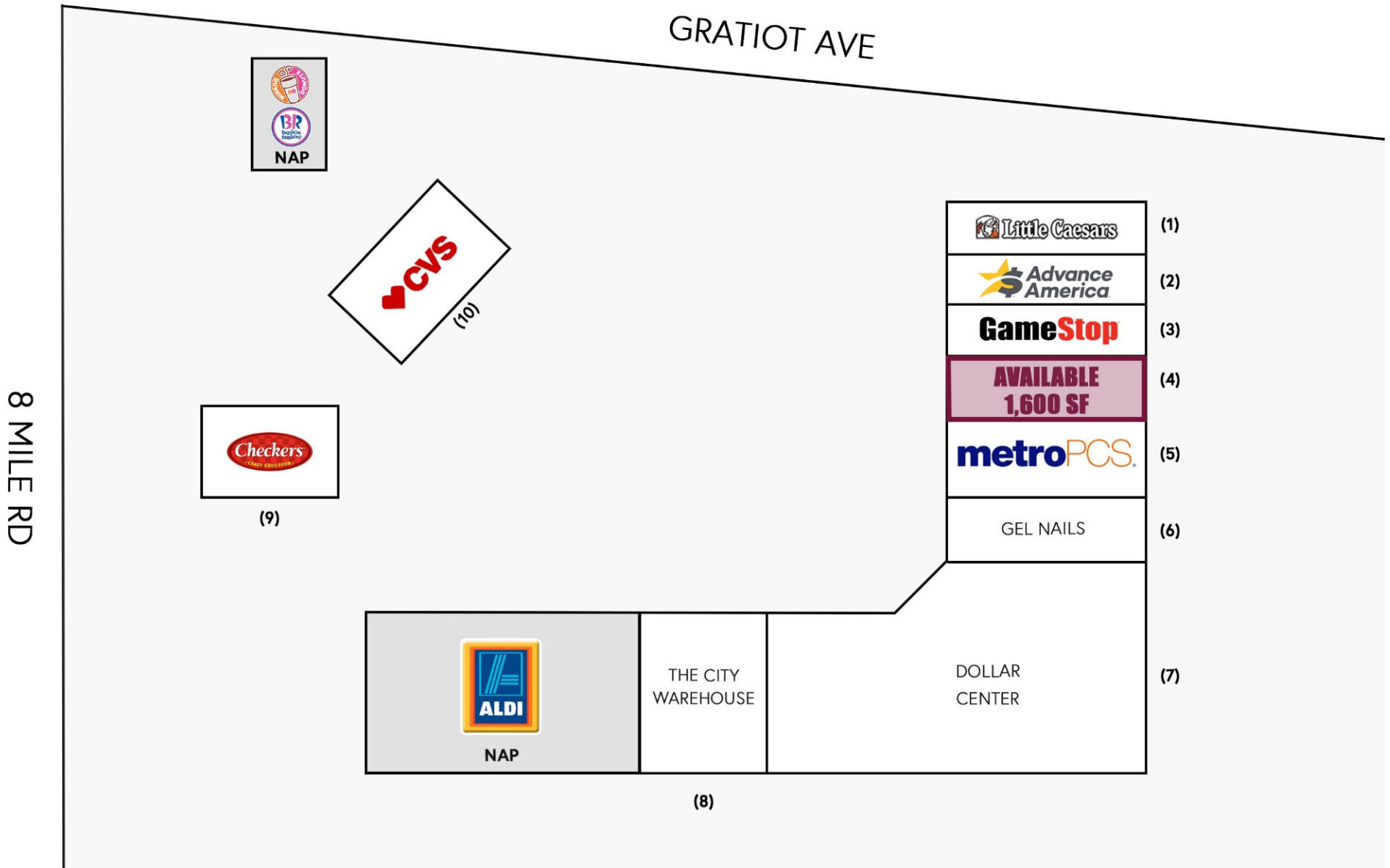
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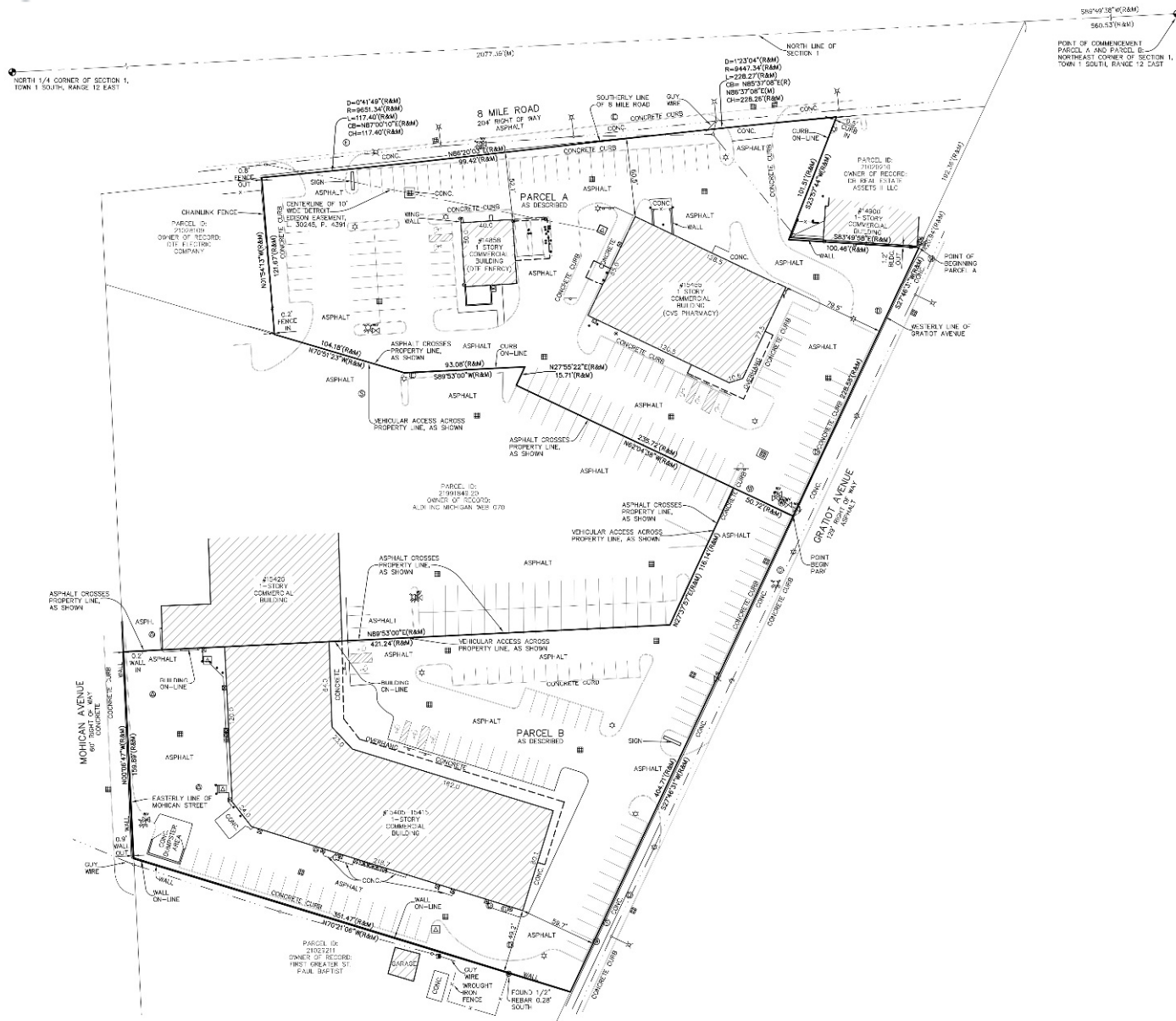
DESCRIPTION

- Located on the heavily traveled southwest corner of 8 Mile Road and Gratiot Avenue in Detroit, Michigan
- Great visibility and accessibility
- Join national retailers: Checkers, Little Caesars Pizza, Metro PCS and GameStop

SITE PLAN



SURVEY



MICRO



8 MILE RD (41,838 CPD)

(29,517 CPD)

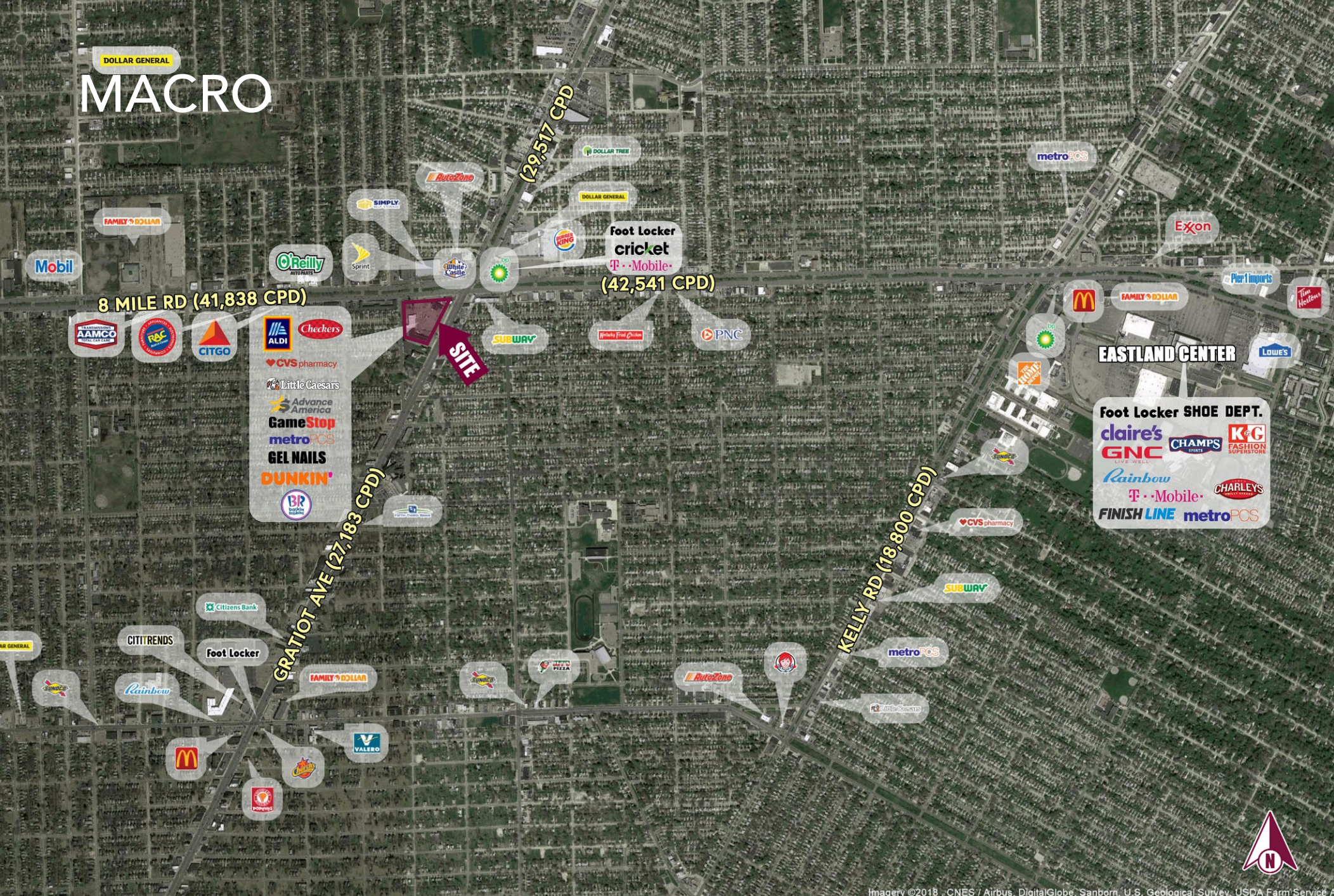
(42,541 CPD)



GRATIOT AVE (27,183 CPD)



MACRO

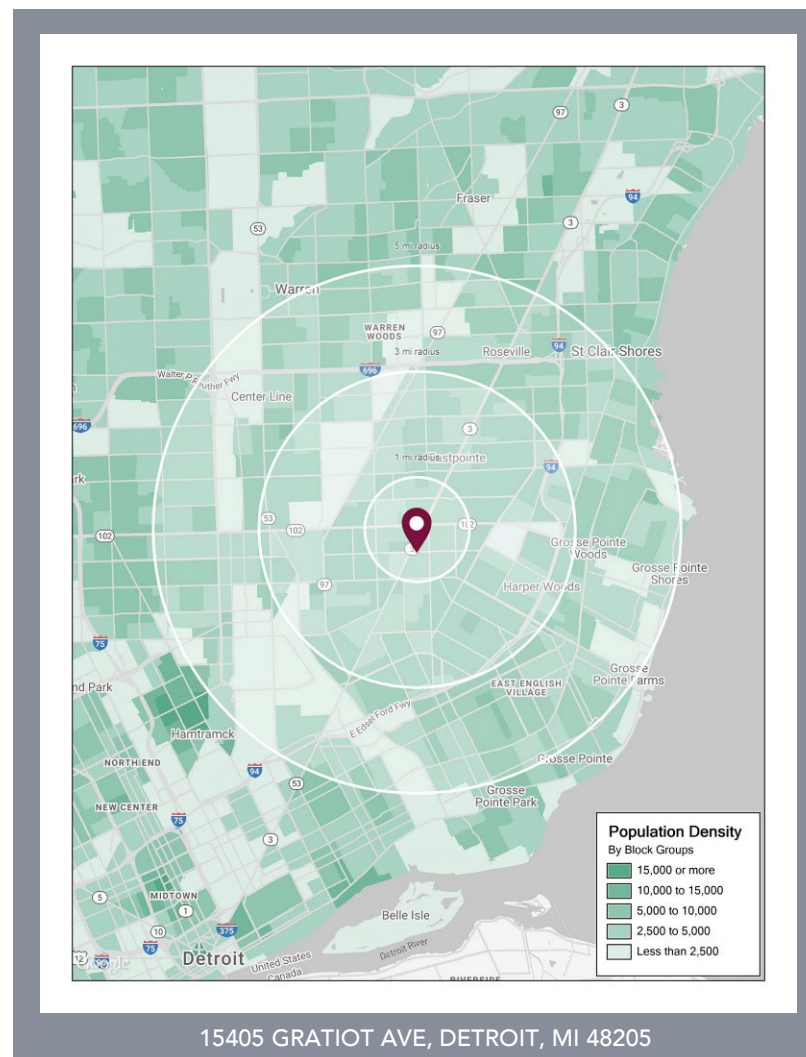


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DEMOGRAPHICS

DESCRIPTION		1 MILE	3 MILE	5 MILE
POPULATION	2019 Estimated Population	19,829	160,687	378,524
	2024 Projected Population	20,769	167,810	391,515
	2010 Census Population	21,071	168,023	394,339
	2000 Census Population	25,135	206,254	468,840
	Projected Annual Growth 2019 to 2024	0.9%	0.9%	0.7%
	Historical Annual Growth 2000 to 2019	-1.1%	-1.2%	-1.0%
HOUSEHOLDS	2019 Estimated Households	7,014	61,198	150,812
	2024 Projected Households	7,363	63,905	156,211
	2010 Census Households	7,021	60,325	148,390
	2000 Census Households	8,410	71,484	170,141
	Projected Annual Growth 2019 to 2024	1.0%	0.9%	0.7%
	Historical Annual Growth 2000 to 2019	-0.9%	-0.8%	-0.6%
RACE	2019 Est. White	29.3%	38.3%	50.4%
	2019 Est. Black	64.3%	55.7%	43.3%
	2019 Est. Asian or Pacific Islander	2.7%	2.3%	2.8%
	2019 Est. American Indian or Alaska Native	0.4%	0.3%	0.3%
	2019 Est. Other Races	3.2%	3.3%	3.1%
INCOME	2019 Est. Average Household Income	\$49,916	\$49,952	\$63,522
	2019 Est. Median Household Income	\$40,700	\$42,515	\$51,844
	2019 Est. Per Capita Income	\$17,699	\$19,072	\$25,479
BUSINESS	2019 Est. Total Businesses	448	3,919	11,508
	2019 Est. Total Employees	3,233	36,269	112,654



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