

FOR LEASE



11200 – 11340 E Jefferson Ave | Detroit, MI

THE SHOPS AT JEFFERSON VILLAGE

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PROPERTY OVERVIEW

PROPERTY INFORMATION

| | |
|---------------------------|----------------------------------|
| Property Address | 11200 – 11340 E Jefferson Avenue |
| City/Township | Detroit, MI |
| Building Size | 92,392 SF |
| Space Available | 3,000 SF |
| Asking Rental Rate | \$12.00 PSF |
| Estimated NNN's | \$4.50 PSF |

DEMOGRAPHICS (5-MILE RADIUS)

 220,362
PEOPLE

 \$66,859
AVG. HOUSEHOLD INCOME

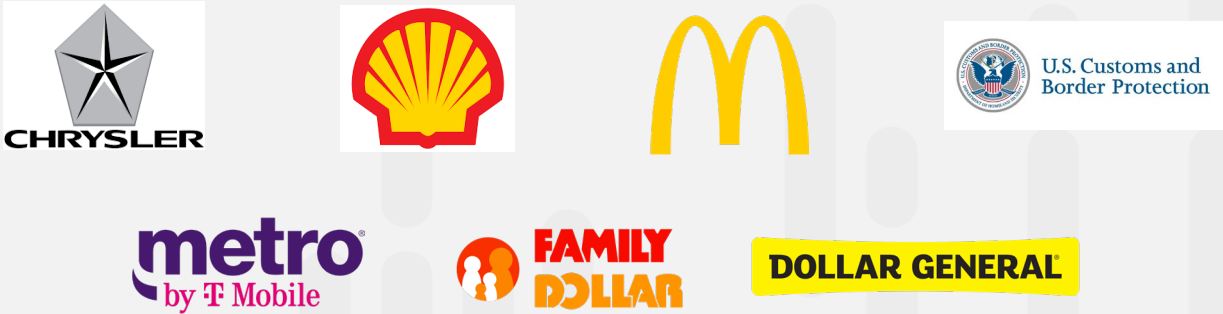
 91,781
HOUSEHOLDS

 \$2 B
OF CONSUMER SPENDING

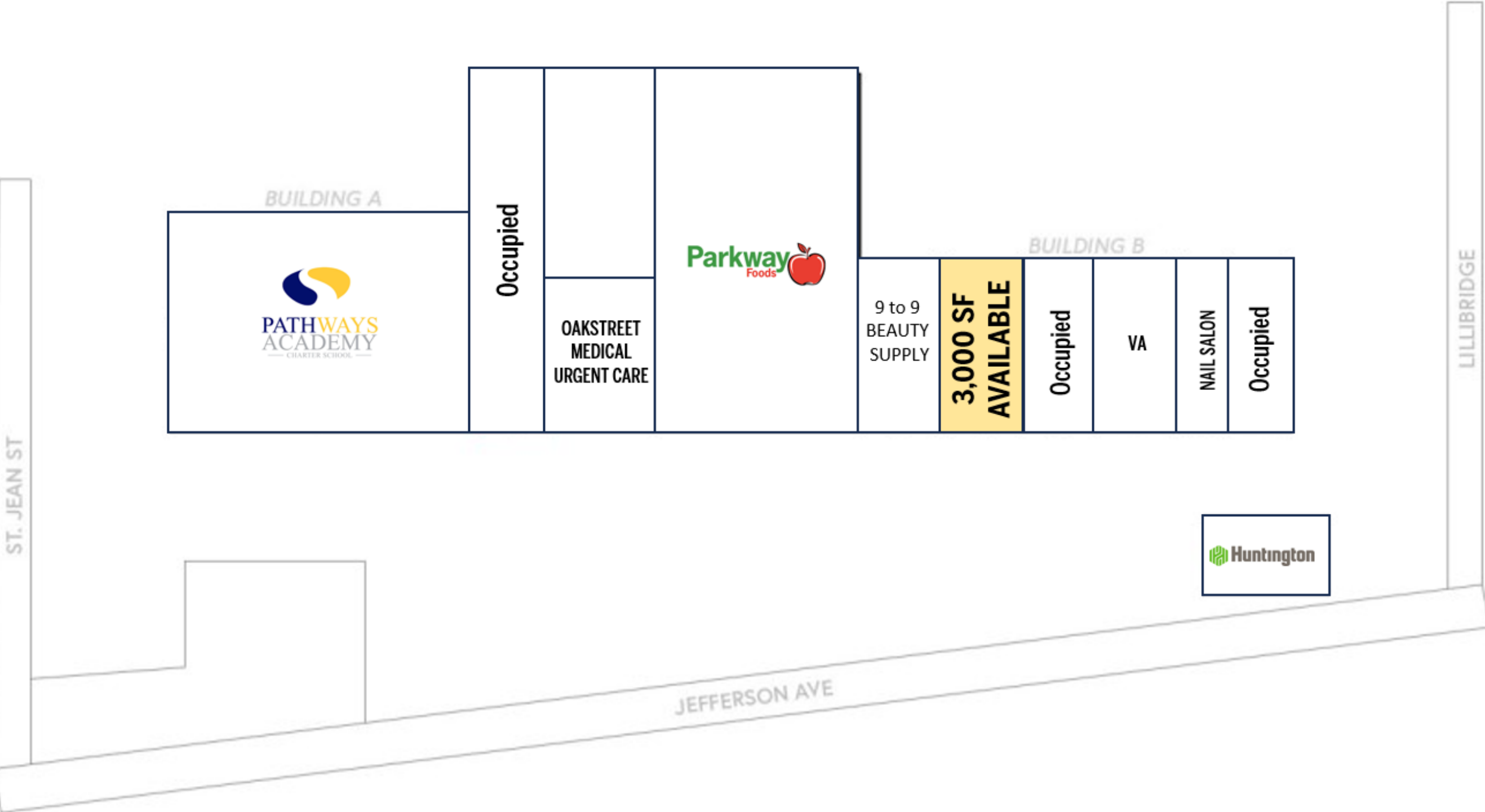
PROPERTY HIGHLIGHTS

- Great Opportunity to join a Strong Grocery Anchored Neighborhood Center with excellent retail synergy.
- The Shops at Jefferson Village is located among 200,000 + residents in a 5-mile radius.
- Situated less than one mile from Chrysler's Stellantis Assembly Plant with over 5,000 daytime employees.
- Great visibility from East Jefferson Road.
- Ample Parking with 394 spaces for tenants to take advantage of.

AREA TENANTS



FLOOR PLAN



PHOTOS



AERIAL



DEMOGRAPHICS

| POPULATION | 1 MILES | 3 MILES | 5 MILES |
|----------------------------|----------|----------|----------|
| 2020 Population | 6,205 | 68,154 | 201,512 |
| 2024 Population | 6,647 | 78,341 | 220,362 |
| 2029 Population Projection | 6,606 | 78,829 | 219,821 |
| Annual Growth 2020-2024 | 1.8% | 3.7% | 2.3% |
| Annual Growth 2024-2029 | -0.1% | 0.1% | -0.1% |
| HOUSEHOLDS | | | |
| 2020 Households | 3,122 | 30,333 | 84,491 |
| 2024 Households | 3,236 | 34,447 | 91,781 |
| 2029 Household Projection | 3,197 | 34,588 | 91,438 |
| Annual Growth 2020-2024 | 1.5% | 2.6% | 1.7% |
| Annual Growth 2024-2029 | -0.2% | 0.1% | -0.1% |
| Avg Household Size | 2.00 | 2.20 | 2.30 |
| Avg Household Vehicles | 1.00 | 1.00 | 1.00 |
| HOUSEHOLD INCOME | | | |
| Avg Household Income | \$65,174 | \$66,204 | \$66,859 |
| Median Household Income | \$39,419 | \$38,679 | \$41,708 |

| HOUSING DETAILS | 1 MILES | 3 MILES | 5 MILES |
|----------------------------|-----------|-----------|-----------|
| Median Home Value | \$200,192 | \$140,819 | \$111,244 |
| Median Year Built | 1953 | 1948 | 1950 |
| Owner Occupied Households | 1,192 | 16,017 | 40,491 |
| Renter Occupied Households | 2,004 | 18,571 | 50,947 |
| HOUSING COMPOSITION | | | |
| 1-Person Households | 1,600 | 15,024 | 38,782 |
| 2-Person Households | 831 | 9,294 | 23,453 |
| 3-Person Households | 416 | 4,441 | 11,864 |
| 4-Person Households | 195 | 2,887 | 8,432 |
| 5-Person Households | 98 | 1,538 | 4,760 |
| 6-Person Households | 62 | 743 | 2,453 |
| 7-Person Households | 34 | 519 | 2,038 |
| EMPLOYMENT | | | |
| Civilian Employed | 2,294 | 30,185 | 91,299 |
| Civilian Unemployed | 134 | 1,586 | 5,175 |
| Civilian Non-Labor Force | 2,952 | 31,954 | 78,583 |

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