

# SALE/LEASE

Industrial/Office – Highland Park

**Insite**  
COMMERCIAL

Established 2001

2019 Township Drive  
Suite 104  
Commerce, MI 48390



20 Bartlett Street  
Highland Park, MI 48203

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### PROPERTY OVERVIEW

Large Industrial/office building fronting Woodward Avenue. Centrally located - near I-75, Downtown Detroit, Oakland Co, and new Amazon site at 8 Mile & Woodward Avenue. Fenced lot. Zoning allows for multiple uses, including: Mixed-use development, workshop/showrooms, educational facilities, and several commercial/office uses. Contact Broker for additional information

#### OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$1,995,000 (\$53/SF)</b>
<b>Lease Rate:</b>	<b>\$5.00 PSF NNN</b>
<b>Building Size:</b>	<b>37,347 SF</b>
<b>Land Size:</b>	<b>1.25 AC</b>
<b>Zoning:</b>	<b>CBD</b>
<b>Parcel ID:</b>	<b>43-006-01-0020-000</b>

#### DEMOGRAPHICS (5-Mile Radius)

- **Population:** 383,255 Persons
- **Households:** 157,030 Homes
- **Avg. HH Income:** \$67,493 USD
- **Traffic Counts:** 22,162 VPD







20-30-32 Bartlett

Scale: 1" = 20'

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GLA1	First Floor	31836.78	31836.78
GLA2	Second Floor	2483.20	2483.20
GLA3	Third Floor	3027.20	3027.20
LAND	Land	23646.60	23646.60
<b>TOTAL LIVABLE (rounded)</b>			<b>37347</b>

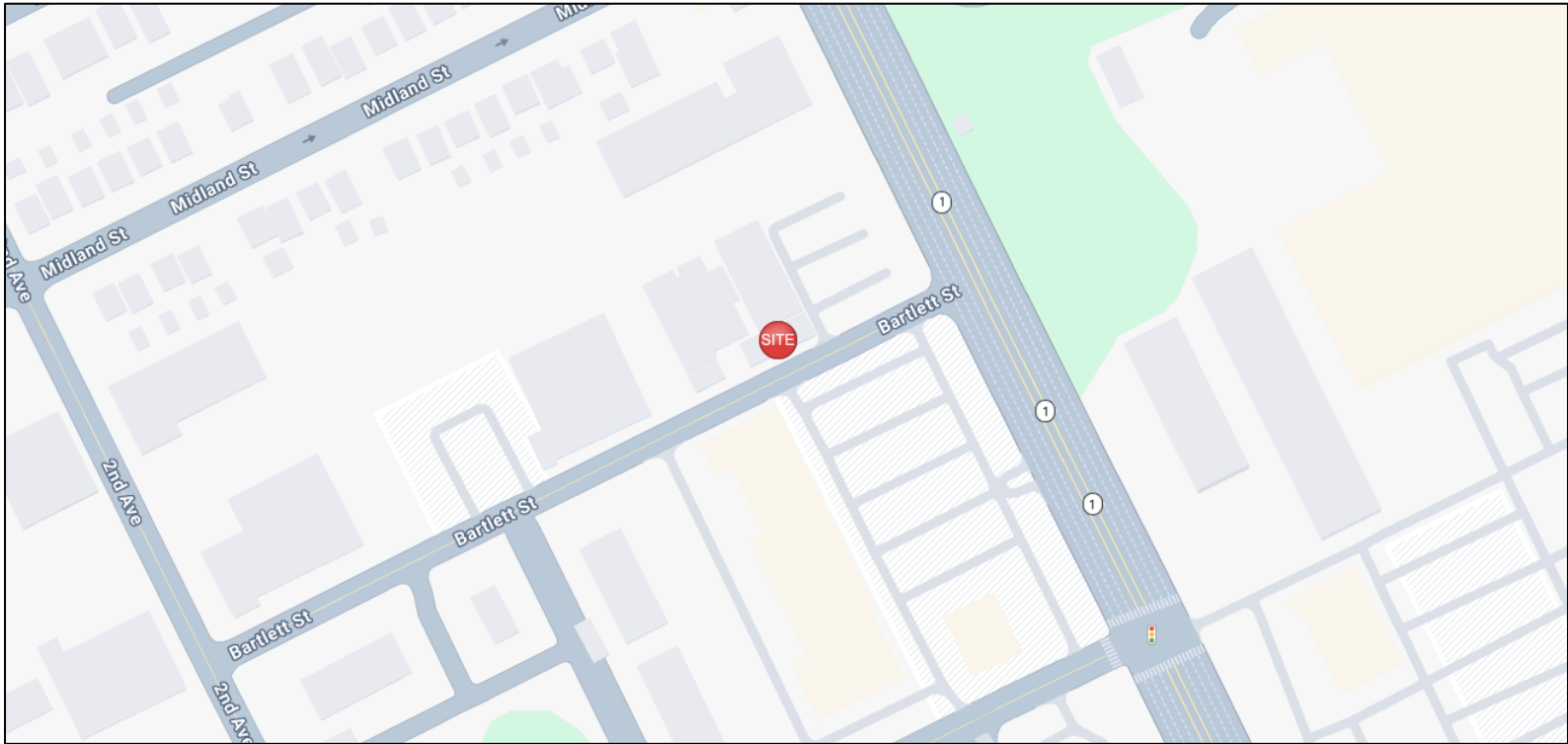
LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
First Floor		
	156.6 x 200.8	31445.28
	0.5 x 5.0 x 156.6	391.50
Second Floor		
	32.0 x 77.5	2483.20
Third Floor		
	32.0 x 94.6	3027.20
<b>4 Areas Total (rounded)</b>		<b>37347</b>

# LOCATION INFORMATION

## Retailer Map



### LOCAL



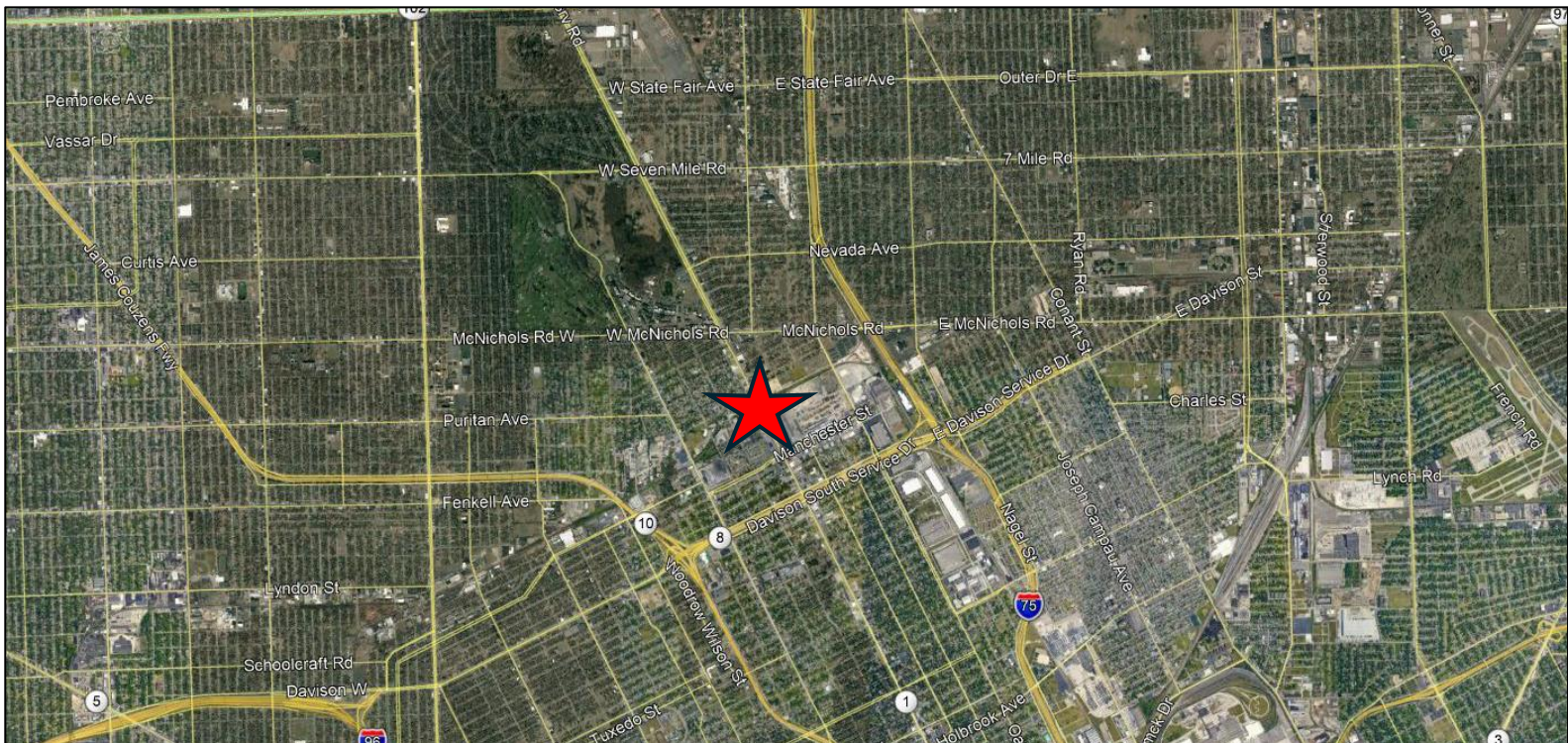
### REGIONAL



### LOCAL



### REGIONAL



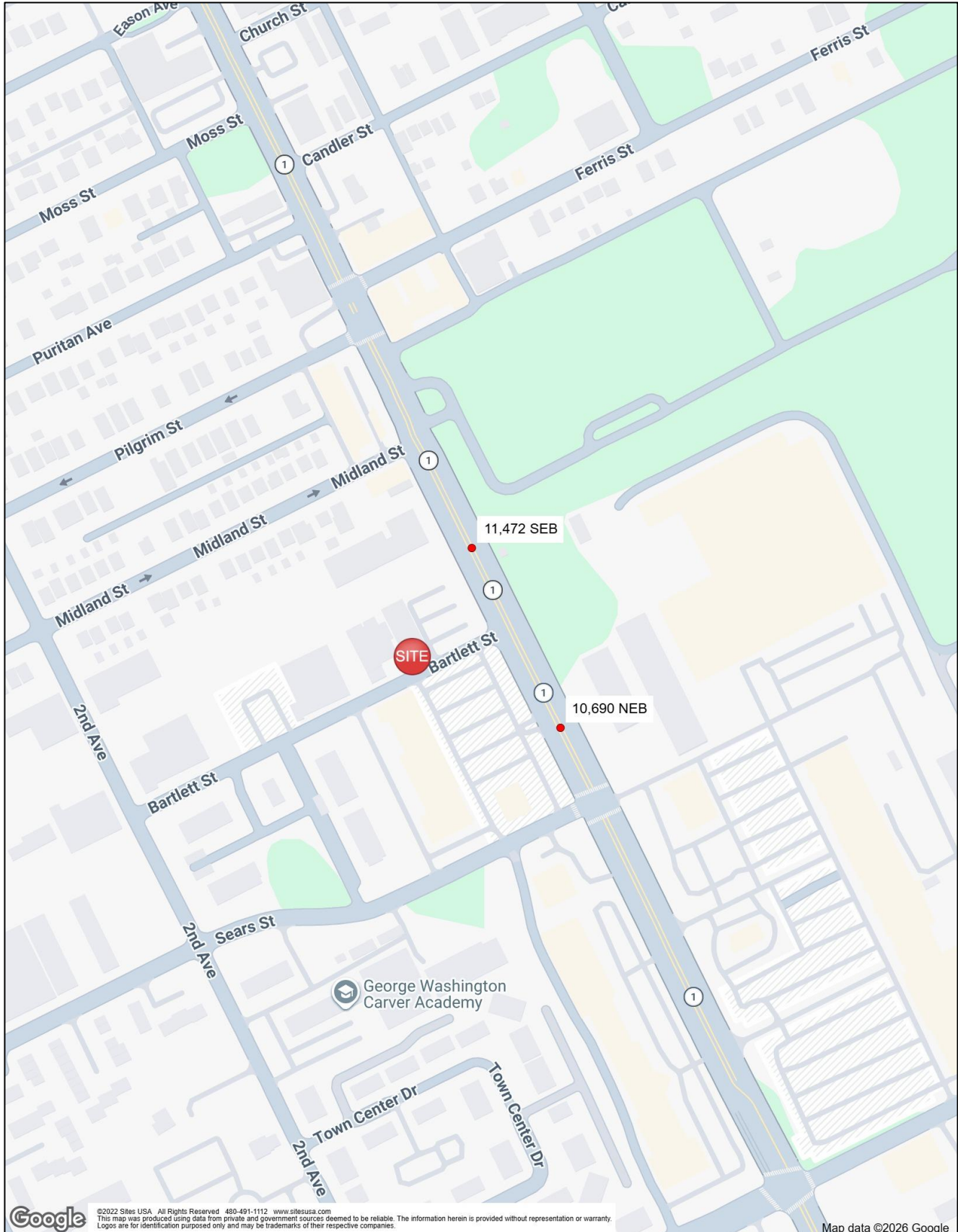
20 Bartlett St Highland Park, MI 48203	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	10,039	158,999	383,255
2030 Projected Population	9,843	154,606	374,809
2020 Census Population	9,260	151,070	369,871
2010 Census Population	11,815	165,961	399,120
Projected Annual Growth 2025 to 2030	-0.4%	-0.6%	-0.4%
Historical Annual Growth 2010 to 2025	-1.0%	-0.3%	-0.3%
<b>Households</b>			
2025 Estimated Households	4,714	61,988	157,030
2030 Projected Households	4,610	61,099	155,375
2020 Census Households	4,291	58,548	150,223
2010 Census Households	4,974	62,734	156,011
Projected Annual Growth 2025 to 2030	-0.4%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2025	-0.3%	-	-
<b>Age</b>			
2025 Est. Population Under 10 Years	11.8%	13.7%	13.0%
2025 Est. Population 10 to 19 Years	10.4%	12.7%	12.3%
2025 Est. Population 20 to 29 Years	12.6%	14.2%	14.7%
2025 Est. Population 30 to 44 Years	18.8%	21.0%	21.5%
2025 Est. Population 45 to 59 Years	19.6%	17.5%	17.4%
2025 Est. Population 60 to 74 Years	19.5%	15.0%	15.0%
2025 Est. Population 75 Years or Over	7.4%	6.0%	6.2%
2025 Est. Median Age	40.9	35.2	35.5
<b>Marital Status &amp; Gender</b>			
2025 Est. Male Population	49.2%	49.5%	49.4%
2025 Est. Female Population	50.8%	50.5%	50.6%
2025 Est. Never Married	51.0%	50.8%	51.5%
2025 Est. Now Married	21.4%	28.2%	27.2%
2025 Est. Separated or Divorced	21.0%	15.9%	15.6%
2025 Est. Widowed	6.6%	5.1%	5.7%
<b>Income</b>			
2025 Est. HH Income \$200,000 or More	5.1%	4.3%	4.6%
2025 Est. HH Income \$150,000 to \$199,999	1.8%	3.8%	4.6%
2025 Est. HH Income \$100,000 to \$149,999	6.5%	9.9%	10.8%
2025 Est. HH Income \$75,000 to \$99,999	9.1%	10.9%	11.0%
2025 Est. HH Income \$50,000 to \$74,999	16.5%	15.5%	15.7%
2025 Est. HH Income \$35,000 to \$49,999	11.6%	13.6%	13.4%
2025 Est. HH Income \$25,000 to \$34,999	10.2%	9.6%	9.6%
2025 Est. HH Income \$15,000 to \$24,999	12.4%	10.5%	10.0%
2025 Est. HH Income Under \$15,000	26.9%	22.0%	20.2%
2025 Est. Average Household Income	\$65,671	\$62,983	\$67,493
2025 Est. Median Household Income	\$41,691	\$46,610	\$50,192
2025 Est. Per Capita Income	\$31,210	\$24,726	\$27,920
2025 Est. Total Businesses	421	3,958	12,405
2025 Est. Total Employees	5,299	31,165	123,605

20 Bartlett St Highland Park, MI 48203	1 mi radius	3 mi radius	5 mi radius
<b>Race</b>			
2025 Est. White	17.4%	26.6%	29.7%
2025 Est. Black	77.3%	60.5%	59.9%
2025 Est. Asian or Pacific Islander	1.0%	8.5%	5.7%
2025 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2025 Est. Other Races	4.1%	4.2%	4.6%
<b>Hispanic</b>			
2025 Est. Hispanic Population	181	3,405	10,724
2025 Est. Hispanic Population	1.8%	2.1%	2.8%
2030 Proj. Hispanic Population	2.1%	2.5%	3.1%
2020 Hispanic Population	1.5%	2.1%	2.5%
<b>Education (Adults 25 &amp; Older)</b>			
2025 Est. Adult Population (25 Years or Over)	7,216	106,270	260,772
2025 Est. Elementary (Grade Level 0 to 8)	3.6%	6.8%	5.0%
2025 Est. Some High School (Grade Level 9 to 11)	11.0%	10.1%	9.6%
2025 Est. High School Graduate	28.3%	29.3%	30.3%
2025 Est. Some College	28.4%	23.9%	24.2%
2025 Est. Associate Degree Only	7.4%	7.1%	7.3%
2025 Est. Bachelor Degree Only	14.9%	14.5%	14.9%
2025 Est. Graduate Degree	6.3%	8.4%	8.7%
<b>Housing</b>			
2025 Est. Total Housing Units	5,801	74,674	184,364
2025 Est. Owner-Occupied	27.4%	41.0%	42.5%
2025 Est. Renter-Occupied	53.9%	42.0%	42.7%
2025 Est. Vacant Housing	18.7%	17.0%	14.8%
<b>Homes Built by Year</b>			
2025 Homes Built 2010 or later	0.7%	1.5%	2.3%
2025 Homes Built 2000 to 2009	7.0%	2.6%	3.3%
2025 Homes Built 1990 to 1999	3.9%	2.4%	2.6%
2025 Homes Built 1980 to 1989	4.0%	2.1%	2.5%
2025 Homes Built 1970 to 1979	9.2%	4.5%	6.0%
2025 Homes Built 1960 to 1969	6.8%	5.1%	6.8%
2025 Homes Built 1950 to 1959	10.5%	12.2%	16.4%
2025 Homes Built Before 1949	39.2%	52.7%	45.2%
<b>Home Values</b>			
2025 Home Value \$1,000,000 or More	1.4%	1.3%	1.0%
2025 Home Value \$500,000 to \$999,999	3.9%	3.4%	3.6%
2025 Home Value \$400,000 to \$499,999	6.3%	3.1%	3.5%
2025 Home Value \$300,000 to \$399,999	3.6%	7.5%	8.7%
2025 Home Value \$200,000 to \$299,999	9.2%	14.6%	14.5%
2025 Home Value \$150,000 to \$199,999	8.8%	14.3%	13.7%
2025 Home Value \$100,000 to \$149,999	20.0%	13.1%	12.9%
2025 Home Value \$50,000 to \$99,999	21.5%	25.4%	25.1%
2025 Home Value \$25,000 to \$49,999	11.3%	7.3%	7.5%
2025 Home Value Under \$25,000	14.0%	10.0%	9.5%
2025 Median Home Value	\$123,004	\$136,689	\$140,767
2025 Median Rent	\$767	\$788	\$858

20 Bartlett St Highland Park, MI 48203	1 mi radius	3 mi radius	5 mi radius
<b>Labor Force</b>			
2025 Est. Labor Population Age 16 Years or Over	8,249	125,141	305,998
2025 Est. Civilian Employed	47.6%	49.8%	52.1%
2025 Est. Civilian Unemployed	6.7%	6.3%	5.8%
2025 Est. in Armed Forces	-	-	-
2025 Est. not in Labor Force	45.6%	43.9%	42.1%
2025 Labor Force Males	48.7%	49.2%	49.1%
2025 Labor Force Females	51.3%	50.8%	50.9%
<b>Occupation</b>			
2025 Occupation: Population Age 16 Years or Over	3,927	62,267	159,262
2025 Mgmt, Business, & Financial Operations	12.1%	12.7%	14.5%
2025 Professional, Related	19.2%	19.6%	21.6%
2025 Service	22.3%	19.1%	18.8%
2025 Sales, Office	19.2%	19.7%	18.9%
2025 Farming, Fishing, Forestry	-	0.1%	0.1%
2025 Construction, Extraction, Maintenance	5.1%	6.0%	5.4%
2025 Production, Transport, Material Moving	22.1%	22.9%	20.7%
2025 White Collar Workers	50.4%	52.0%	55.0%
2025 Blue Collar Workers	49.6%	48.0%	45.0%
<b>Transportation to Work</b>			
2025 Drive to Work Alone	71.6%	73.3%	73.4%
2025 Drive to Work in Carpool	9.4%	9.8%	9.2%
2025 Travel to Work by Public Transportation	2.6%	2.1%	1.9%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	2.1%	1.9%	1.9%
2025 Other Means	1.6%	1.5%	1.3%
2025 Work at Home	12.6%	11.4%	12.2%
<b>Travel Time</b>			
2025 Travel to Work in 14 Minutes or Less	20.6%	20.6%	20.5%
2025 Travel to Work in 15 to 29 Minutes	47.6%	44.0%	45.0%
2025 Travel to Work in 30 to 59 Minutes	24.6%	30.2%	28.7%
2025 Travel to Work in 60 Minutes or More	7.2%	5.2%	5.8%
2025 Average Travel Time to Work	22.1	22.6	22.6
<b>Consumer Expenditure</b>			
2025 Est. Total Household Expenditure	\$314.02 M	\$4.61 B	\$11.98 B
2025 Est. Apparel	\$5.98 M	\$88.7 M	\$229 M
2025 Est. Contributions, Tax and Retirement	\$67.57 M	\$978.77 M	\$2.66 B
2025 Est. Education	\$6.7 M	\$98.74 M	\$259.83 M
2025 Est. Entertainment	\$18.68 M	\$277.36 M	\$714.95 M
2025 Est. Food, Beverages, Tobacco	\$43.17 M	\$645.51 M	\$1.64 B
2025 Est. Health Care	\$30.56 M	\$399.76 M	\$1 B
2025 Est. Household Furnishings and Equipment	\$8.38 M	\$124.13 M	\$322.14 M
2025 Est. Household Operations, Shelter, Utilities	\$83.72 M	\$1.21 B	\$3.07 B
2025 Est. Miscellaneous Expenses	\$5.43 M	\$80.48 M	\$208.8 M
2025 Est. Personal Care	\$4.68 M	\$70.19 M	\$177.16 M
2025 Est. Transportation	\$39.14 M	\$639.42 M	\$1.69 B

# LOCATION INFORMATION

## Traffic Counts





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