

Prime Retail Location— Land Lease Opportunity

Approximately 1.08 AC Available



17161 Mack Ave.
Detroit, Michigan 48224

For additional information, contact:

Bunia Parker
(M) 313-282-1630
parker@summitcommercialllc.com



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Property Overview

This land lease opportunity sits on the border of Grosse Pointe and Detroit. It is located in a dense residential area, surrounded by retail, schools, and hospitals. The site has curb cuts and great visibility on both Mack Ave. and Bluehill Ave. There is a potential opportunity for prominent signage. This is a great retail location for a restaurant, drug store, bank, or other retailer that desires a hard corner in a growing area. This site is located on the corner of Mack Avenue and Bluehill Ave, just east of Cadieux. This is the main route for population traveling from I-94 into the neighborhoods. It is easily accessible to I-94. Property is already paved and has all utilities onsite.



Property Description

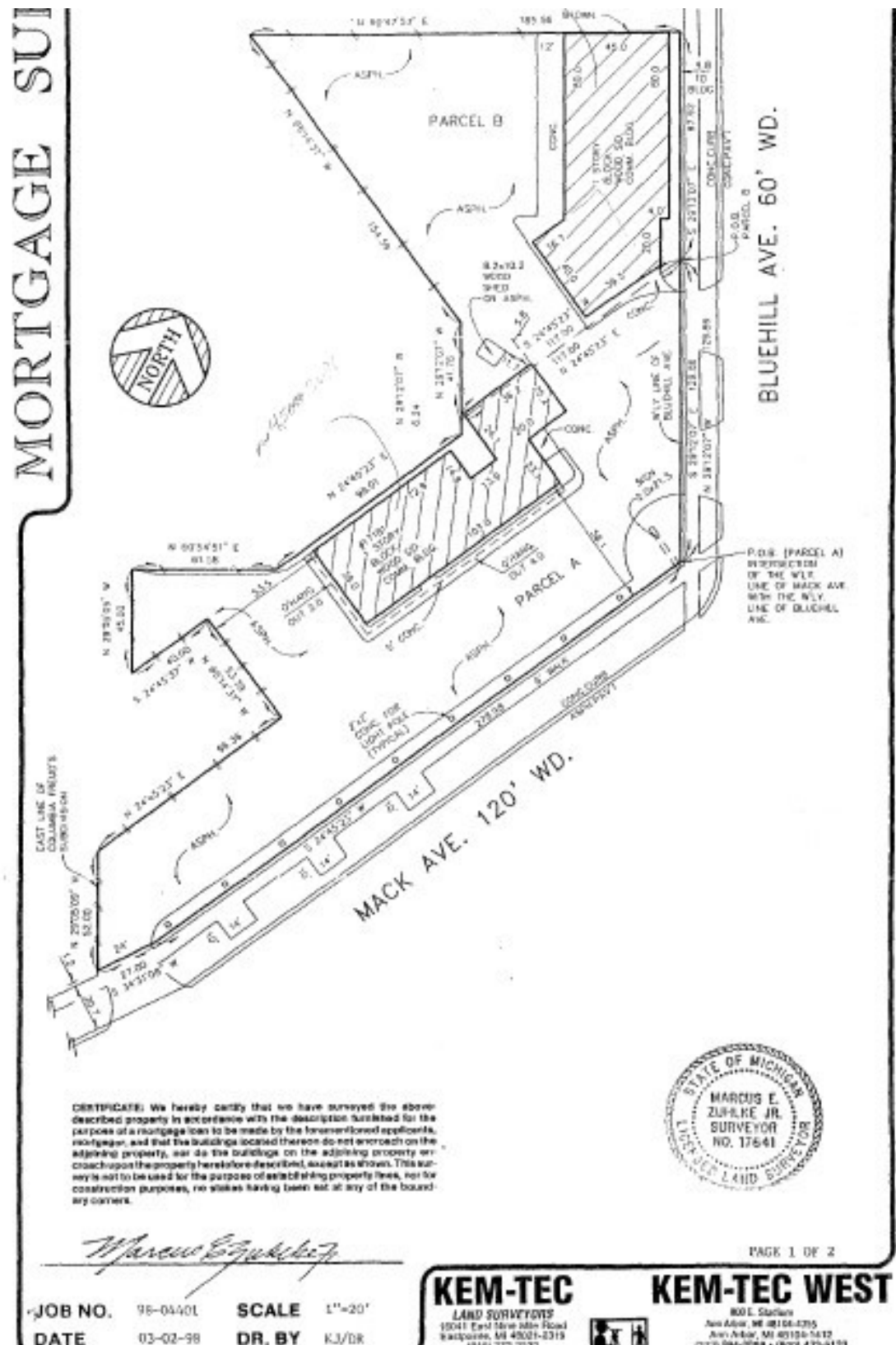
Address:	17161 Mack Ave.
Location:	NWC Mack Ave and Bluehill Ave.
County:	Wayne
Zoning:	B4
Acreage:	Approximately 1.08 Acres
Building Sizes:	Building 1—Approx. 4,500sf; Building 2—Approx. 5,100sf
Land Lease Terms:	Negotiable

Property Features:

- Vacant Land with Two Existing Buildings
- Excellent visibility on the border of Grosse Pointe and Detroit
- Across the street from Staples
- Within a half-mile of Kroger, Starbucks, McDonalds, Rite-Aid, St. John Hospital, and much more
- Dense Population Density
- High Household Income



Site Plan



Demographics

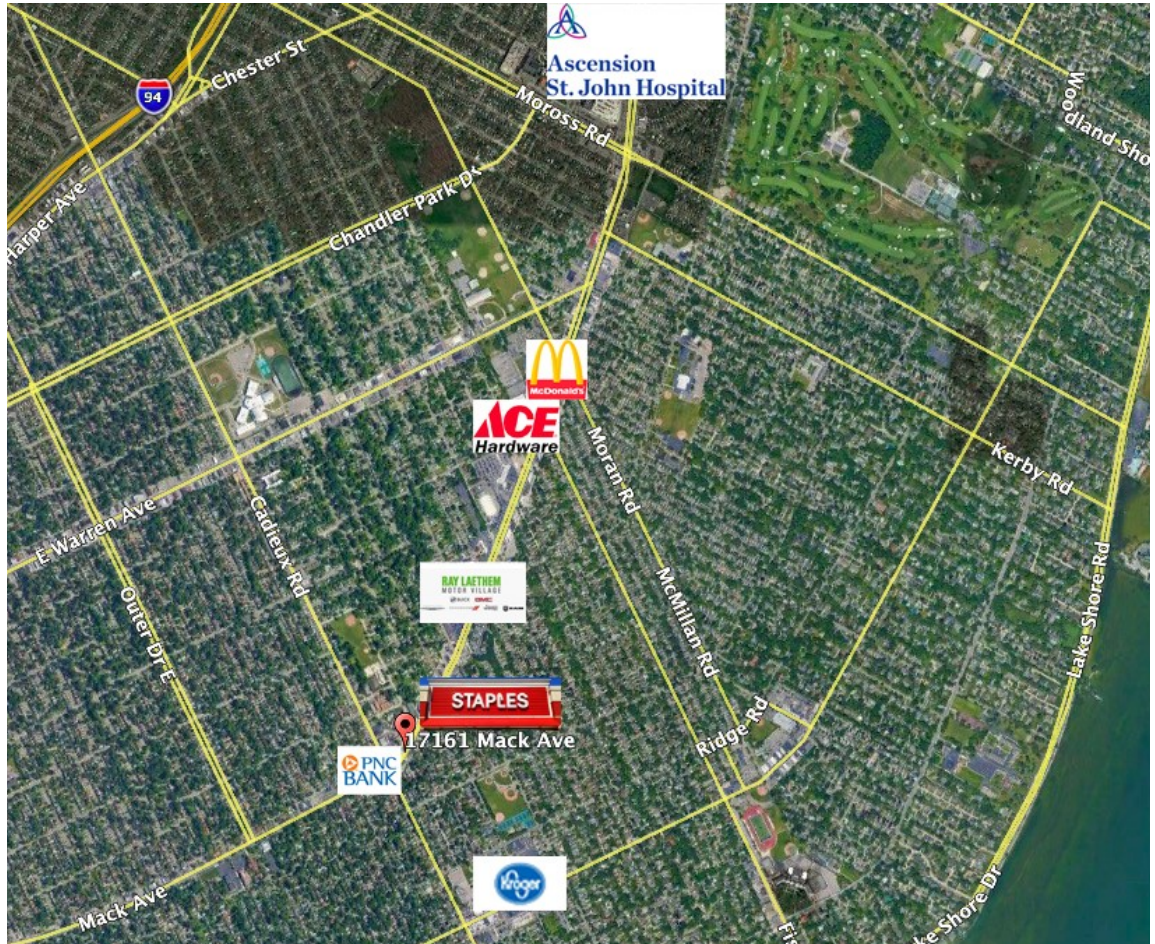
Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	17,704		104,220		233,665	
2019 Estimate	18,140		105,381		234,194	
2010 Census	20,336		111,226		238,227	
Growth 2019 - 2024	-2.40%		-1.10%		-0.23%	
Growth 2010 - 2019	-10.80%		-5.26%		-1.69%	
2019 Population by Hispanic Origin	403		1,764		3,618	
2019 Population	18,140		105,381		234,194	
White	10,776	59.40%	39,088	37.09%	77,886	33.26%
Black	6,696	36.91%	62,630	59.43%	147,045	62.79%
Am. Indian & Alaskan	38	0.21%	301	0.29%	728	0.31%
Asian	220	1.21%	1,192	1.13%	3,681	1.57%
Hawaiian & Pacific Island	1	0.01%	10	0.01%	14	0.01%
Other	408	2.25%	2,161	2.05%	4,840	2.07%
U.S. Armed Forces	1		32		76	
Households						
2024 Projection	6,617		38,103		87,050	
2019 Estimate	6,782		38,573		87,303	
2010 Census	7,615		40,932		89,158	
Growth 2019 - 2024	-2.43%		-1.22%		-0.29%	
Growth 2010 - 2019	-10.94%		-5.76%		-2.08%	
Owner Occupied	5,184	76.44%	25,729	66.70%	56,625	64.86%
Renter Occupied	1,598	23.56%	12,844	33.30%	30,679	35.14%
2019 Households by HH Income	6,782		38,573		87,302	
Income: <\$25,000	1,330	19.61%	11,649	30.20%	27,953	32.02%
Income: \$25,000 - \$50,000	1,175	17.33%	7,979	20.69%	21,235	24.32%
Income: \$50,000 - \$75,000	896	13.21%	5,282	13.69%	13,210	15.13%
Income: \$75,000 - \$100,000	717	10.57%	3,702	9.60%	8,122	9.30%
Income: \$100,000 - \$125,000	521	7.68%	2,629	6.82%	5,177	5.93%
Income: \$125,000 - \$150,000	527	7.77%	1,681	4.36%	3,257	3.73%
Income: \$150,000 - \$200,000	548	8.08%	2,031	5.27%	3,384	3.88%
Income: \$200,000+	1,068	15.75%	3,620	9.38%	4,964	5.69%
2019 Avg Household Income	\$109,001		\$80,152		\$66,661	
2019 Med Household Income	\$74,714		\$48,715		\$42,370	



Location Map



Aerial View



Street View



Street View



Street View

