

**INDUSTRIAL/OFFICE BUILDING**

# FOR SALE OR LEASE



**20 BARTLETT STREET**

**HIGHLAND PARK, MICHIGAN 48203**

**Insite**  
**COMMERCIAL**

1111 W. Oakley Park Road  
Suite 220

Commerce, Michigan 48390  
(248) 359-9000 – Detroit Office  
(616) 241-2200 – Grand Rapids Office

[www.insitecommercial.com](http://www.insitecommercial.com)

# INDUSTRIAL/OFFICE FOR SALE OR LEASE

**20 BARTLETT STREET  
HIGHLAND PARK, MICHIGAN 48203**

<b>DISCLAIMER / DISCLOSURE</b>	<b>page 3</b>
<b>SUMMARY</b>	<b>page 4</b>
<b>PHOTOGRAPHS</b>	<b>pages 5-6</b>
<b>LAYOUT</b>	<b>page 7</b>
<b>AERIAL</b>	<b>page 8</b>
<b>AREA MAP</b>	<b>page 9</b>
<b>DEMOGRAPHICS</b>	<b>pages 10-12</b>
<b>TRAFFIC COUNTS</b>	<b>page 13</b>



# DISCLAIMER/DISCLOSURE

Information contained herein was obtained from sources deemed to be reliable, but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third party independent professionals selected by such prospective purchaser/investor/tenant.

All financial data should be verified by the prospective purchaser/investor/tenant including obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Insite Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Insite Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations, as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions from the prospective purchaser/investor/tenant should be discussed with an attorney. Tax questions from the prospective purchaser/investor/tenant should be discussed with a certified public accountant or tax attorney. Title questions from the prospective purchaser/investor/tenant should be discussed with a title officer or attorney. Questions from the prospective purchaser/investor/tenant regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Insite Commercial in compliance with all applicable fair housing and equal opportunity laws.



# SUMMARY

**Location:** 20 Bartlett St.  
Highland Park, Michigan 48203

**Parcel I.D.:** 43-006-01-0020-000

**Building Size:** 37,347 SF

**Land Size:** 1.25 Acres

**List Price:** \$1,490,000 (\$39.90 PSF)

**Lease Rate:** \$4.00 PSF + \$1.00 PSF for Tax reimbursement  
\*Tenant responsible for Insurance and CAM

**Zoning:** CBD: Central Business District

<b>Demographics in 5 Mile Radius:</b>	Population:	374,236 people
	Households:	147,711 homes
	Avg. HH Income:	\$52,567 USD
	Traffic Counts:	22,404 VPD

- Property Highlights:**
- Large Industrial/office building along Woodward Avenue
  - Centrally located - near I-75, Downtown Detroit, Oakland Co, and new Amazon site at 8 Mile & Woodward.
  - 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

**For Information Contact:**  
**KYLE NELSON or RANDY THOMAS**  
**248-359-9000**





# PHOTOGRAPHS

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES





# PHOTOGRAPHS

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES





# LAYOUT



20-30-32 Bartlett

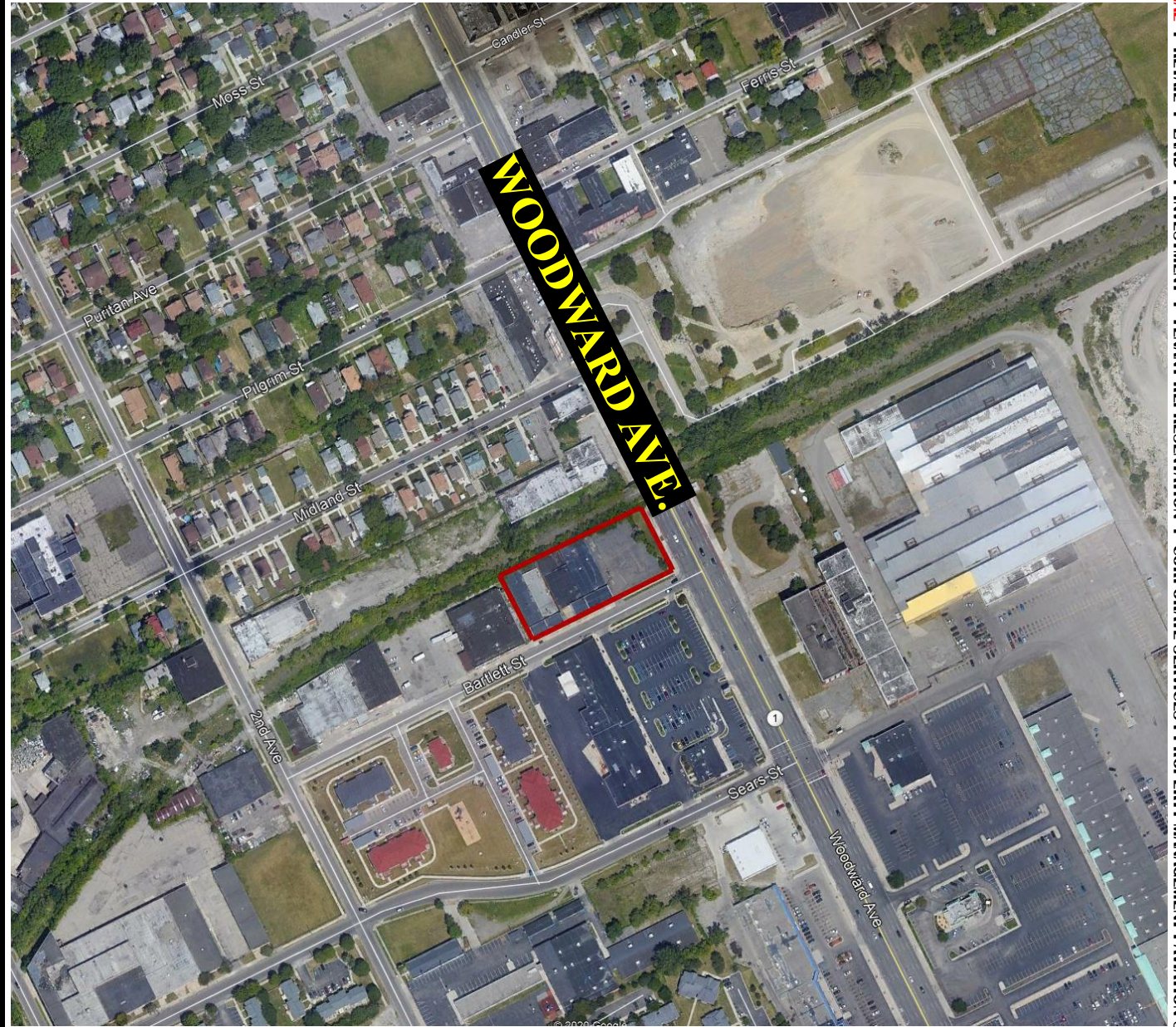
Scale: 1" = 80'

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
TOTAL LIVABLE (rounded)			37347

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 77.6	2483.20
Third Floor		
	32.0 x 94.6	3027.20
4 Areas Total (rounded)		37347

# AERIAL

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES





# AREA MAP



# DEMOGRAPHICS

## FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.4107/-83.1016

RF1

20 Bartlett St

Highland Park, MI 48203

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2020 Estimated Population	11,165	153,619	374,236
	2025 Projected Population	12,330	169,942	400,879
	2010 Census Population	11,600	166,463	398,672
	2000 Census Population	17,144	222,596	517,047
	Projected Annual Growth 2020 to 2025	2.1%	2.1%	1.4%
	Historical Annual Growth 2000 to 2020	-1.7%	-1.5%	-1.4%
	<b>HOUSEHOLDS</b>	2020 Estimated Households	4,635	58,170
2025 Projected Households		5,089	65,279	159,893
2010 Census Households		4,792	62,813	155,928
2000 Census Households		6,637	80,523	190,961
Projected Annual Growth 2020 to 2025		2.0%	2.4%	1.6%
Historical Annual Growth 2000 to 2020		-1.5%	-1.4%	-1.1%
<b>AGE</b>		2020 Est. Population Under 10 Years	11.5%	12.7%
	2020 Est. Population 10 to 19 Years	11.6%	12.4%	12.0%
	2020 Est. Population 20 to 29 Years	13.4%	15.0%	15.5%
	2020 Est. Population 30 to 44 Years	16.0%	17.9%	18.4%
	2020 Est. Population 45 to 59 Years	21.2%	18.7%	18.5%
	2020 Est. Population 60 to 74 Years	17.9%	15.8%	16.0%
	2020 Est. Population 75 Years or Over	8.4%	7.5%	7.4%
	2020 Est. Median Age	41.7	37.4	37.4
<b>MARITAL STATUS &amp; GENDER</b>	2020 Est. Male Population	48.9%	48.2%	47.8%
	2020 Est. Female Population	51.1%	51.8%	52.2%
	2020 Est. Never Married	56.3%	51.7%	52.9%
	2020 Est. Now Married	14.6%	21.2%	21.1%
	2020 Est. Separated or Divorced	20.8%	20.0%	18.8%
	2020 Est. Widowed	8.3%	7.1%	7.1%
<b>INCOME</b>	2020 Est. HH Income \$200,000 or More	1.2%	1.7%	1.9%
	2020 Est. HH Income \$150,000 to \$199,999	0.9%	1.9%	2.1%
	2020 Est. HH Income \$100,000 to \$149,999	4.0%	6.7%	7.7%
	2020 Est. HH Income \$75,000 to \$99,999	5.2%	8.1%	8.9%
	2020 Est. HH Income \$50,000 to \$74,999	11.7%	14.7%	16.0%
	2020 Est. HH Income \$35,000 to \$49,999	9.7%	13.0%	12.7%
	2020 Est. HH Income \$25,000 to \$34,999	11.7%	12.7%	12.6%
	2020 Est. HH Income \$15,000 to \$24,999	14.7%	12.4%	12.1%
	2020 Est. HH Income Under \$15,000	41.0%	28.7%	26.1%
	2020 Est. Average Household Income	\$32,156	\$47,761	\$52,567
	2020 Est. Median Household Income	\$23,295	\$35,393	\$38,791
	2020 Est. Per Capita Income	\$14,220	\$18,555	\$21,090
2020 Est. Total Businesses	390	3,930	12,199	
2020 Est. Total Employees	5,752	36,159	143,503	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES



# DEMOGRAPHICS

## FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.4107/-83.1016

RF1

20 Bartlett St

Highland Park, MI 48203

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
<b>RACE</b>	2020 Est. White	11.9%	20.5%	26.9%
	2020 Est. Black	83.8%	68.6%	64.6%
	2020 Est. Asian or Pacific Islander	0.8%	6.8%	4.3%
	2020 Est. American Indian or Alaska Native	0.4%	0.4%	0.4%
	2020 Est. Other Races	3.1%	3.8%	3.8%
<b>HISPANIC</b>	2020 Est. Hispanic Population	235	3,313	9,609
	2020 Est. Hispanic Population	2.1%	2.2%	2.6%
	2025 Proj. Hispanic Population	2.4%	2.5%	2.8%
	2010 Hispanic Population	1.2%	1.2%	1.6%
<b>EDUCATION (Adults 25 or Older)</b>	2020 Est. Adult Population (25 Years or Over)	7,920	104,657	257,700
	2020 Est. Elementary (Grade Level 0 to 8)	4.8%	5.4%	4.4%
	2020 Est. Some High School (Grade Level 9 to 11)	13.8%	12.3%	11.6%
	2020 Est. High School Graduate	35.7%	34.2%	33.0%
	2020 Est. Some College	23.3%	23.8%	24.4%
	2020 Est. Associate Degree Only	6.8%	7.0%	7.5%
	2020 Est. Bachelor Degree Only	10.4%	10.3%	11.6%
	2020 Est. Graduate Degree	5.2%	7.1%	7.4%
<b>HOUSING</b>	2020 Est. Total Housing Units	6,421	80,957	192,018
	2020 Est. Owner-Occupied	22.7%	35.3%	39.9%
	2020 Est. Renter-Occupied	49.5%	36.6%	37.1%
	2020 Est. Vacant Housing	27.8%	28.1%	23.1%
<b>HOMES BUILT BY YEAR</b>	2020 Homes Built 2010 or later	1.0%	0.8%	1.0%
	2020 Homes Built 2000 to 2009	3.5%	2.0%	2.4%
	2020 Homes Built 1990 to 1999	4.0%	2.1%	2.5%
	2020 Homes Built 1980 to 1989	4.0%	2.2%	2.9%
	2020 Homes Built 1970 to 1979	7.2%	4.0%	4.9%
	2020 Homes Built 1960 to 1969	6.0%	5.7%	6.6%
	2020 Homes Built 1950 to 1959	11.9%	13.1%	17.0%
	2020 Homes Built Before 1949	34.6%	42.0%	39.7%
<b>HOME VALUES</b>	2020 Home Value \$1,000,000 or More	0.8%	0.7%	0.7%
	2020 Home Value \$500,000 to \$999,999	3.1%	2.1%	2.6%
	2020 Home Value \$400,000 to \$499,999	1.2%	2.0%	2.4%
	2020 Home Value \$300,000 to \$399,999	2.7%	3.9%	5.0%
	2020 Home Value \$200,000 to \$299,999	6.0%	9.1%	10.6%
	2020 Home Value \$150,000 to \$199,999	8.9%	10.1%	10.8%
	2020 Home Value \$100,000 to \$149,999	10.1%	13.3%	13.4%
	2020 Home Value \$50,000 to \$99,999	19.6%	25.0%	23.7%
	2020 Home Value \$25,000 to \$49,999	19.8%	17.0%	15.7%
	2020 Home Value Under \$25,000	28.0%	16.9%	15.1%
	2020 Median Home Value	\$69,653	\$93,660	\$101,360
	2020 Median Rent	\$579	\$592	\$631

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES

# DEMOGRAPHICS

## FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.41077-83.1016

RF1

20 Bartlett St

Highland Park, MI 48203

		1 mi radius	3 mi radius	5 mi radius	
LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	9,183	123,238	302,790	
	2020 Est. Civilian Employed	38.1%	42.4%	45.9%	
	2020 Est. Civilian Unemployed	7.2%	7.1%	6.8%	
	2020 Est. in Armed Forces	-	-	-	
	2020 Est. not in Labor Force	54.7%	50.5%	47.3%	
	2020 Labor Force Males	48.5%	47.4%	47.0%	
	2020 Labor Force Females	51.5%	52.6%	53.0%	
	OCCUPATION	2020 Occupation: Population Age 16 Years or Over	3,501	52,214	139,061
2020 Mgmt, Business, & Financial Operations		9.3%	10.4%	11.6%	
2020 Professional, Related		19.7%	18.3%	19.4%	
2020 Service		27.9%	23.6%	22.6%	
2020 Sales, Office		21.7%	21.4%	21.6%	
2020 Farming, Fishing, Forestry		0.1%	0.1%	0.1%	
2020 Construction, Extraction, Maintenance		5.4%	5.3%	5.1%	
2020 Production, Transport, Material Moving		15.9%	20.8%	19.7%	
2020 White Collar Workers		50.7%	50.1%	52.6%	
2020 Blue Collar Workers		49.3%	49.9%	47.4%	
TRANSPORTATION TO WORK		2020 Drive to Work Alone	71.5%	73.3%	74.5%
		2020 Drive to Work in Carpool	10.3%	12.5%	11.0%
	2020 Travel to Work by Public Transportation	11.4%	6.3%	5.5%	
	2020 Drive to Work on Motorcycle	-	-	-	
	2020 Walk or Bicycle to Work	2.1%	2.5%	3.4%	
	2020 Other Means	1.4%	0.9%	1.0%	
	2020 Work at Home	3.4%	4.5%	4.5%	
	TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	19.8%	15.9%	16.8%
2020 Travel to Work in 15 to 29 Minutes		34.2%	36.4%	39.1%	
2020 Travel to Work in 30 to 59 Minutes		19.3%	25.4%	26.7%	
2020 Travel to Work in 60 Minutes or More		6.4%	6.5%	6.3%	
2020 Average Travel Time to Work		22.4	23.5	23.4	
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$153.47 M	\$2.43 B	\$6.58 B	
	2020 Est. Apparel	\$5.33 M	\$84.87 M	\$229.42 M	
	2020 Est. Contributions, Gifts	\$7.96 M	\$129.57 M	\$352.95 M	
	2020 Est. Education, Reading	\$4.79 M	\$74.89 M	\$201.02 M	
	2020 Est. Entertainment	\$8.16 M	\$132.42 M	\$359.69 M	
	2020 Est. Food, Beverages, Tobacco	\$24.45 M	\$382.49 M	\$1.03 B	
	2020 Est. Furnishings, Equipment	\$5.06 M	\$82.26 M	\$223.63 M	
	2020 Est. Health Care, Insurance	\$14.19 M	\$225.3 M	\$611.29 M	
	2020 Est. Household Operations, Shelter, Utilities	\$52.09 M	\$807.29 M	\$2.18 B	
	2020 Est. Miscellaneous Expenses	\$2.87 M	\$45.65 M	\$123.78 M	
	2020 Est. Personal Care	\$2.05 M	\$32.58 M	\$88.29 M	
	2020 Est. Transportation	\$26.53 M	\$432.55 M	\$1.18 B	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



# TRAFFIC COUNTS

