

INDUSTRIAL FOR SALE



10570 Gratiot Avenue

Detroit, MI

**Insite**
COMMERCIAL

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CONFIDENTIAL SALE

INDUSTRIAL FOR SALE

**10570 Gratiot Avenue
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DISCLAIMER/DISCLOSURE

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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.



PROPERTY SUMMARY

Location:	10570 Gratiot Detroit, MI 48213
Parcel ID#:	19001585 – Building 1 & 2 19003698 – Building 3 19003699 – Vacant land
List Price:	\$1,600,000 (\$30.20 PSF)
Total Site Size:	3.74 Acres
Building 1:	28,879 SF warehouse/ retail; 14; 16' ceiling heights; (5) truck docks; (1) grade level; 2nd story office; new roof
Building 2:	3,360 SF warehouse; 14 – 16' ceiling heights; (3) grade level
Building 3:	20,735 SF warehouse; 21' ceiling heights; (2) truck docks; fully sprinkled; new roof and lighting
Zoning:	M2 – Restricted Industrial District
Demographics in 5-mile Radius:	Population: 345,751 people Households: 131,028 homes Avg. HH Income: \$57,932 USD Traffic Counts: 30,037 VPD – Gratiot Ave. 3,257 VPD – French Rd.
Comments:	Three buildings totaling 53,000 SF, including a retail / warehouse building fronting Gratiot Avenue, and (2) warehouse buildings fronting French Road. The complete site totals 3.74 acres at the northeast corner of Gratiot and French Roads, in Detroit, MI. The site consists of (2) rail spurs and neighbors the future 680,000 SF Lear Seating manufacturing facility site, as well as Detroit City Airport.

For Information Contact:

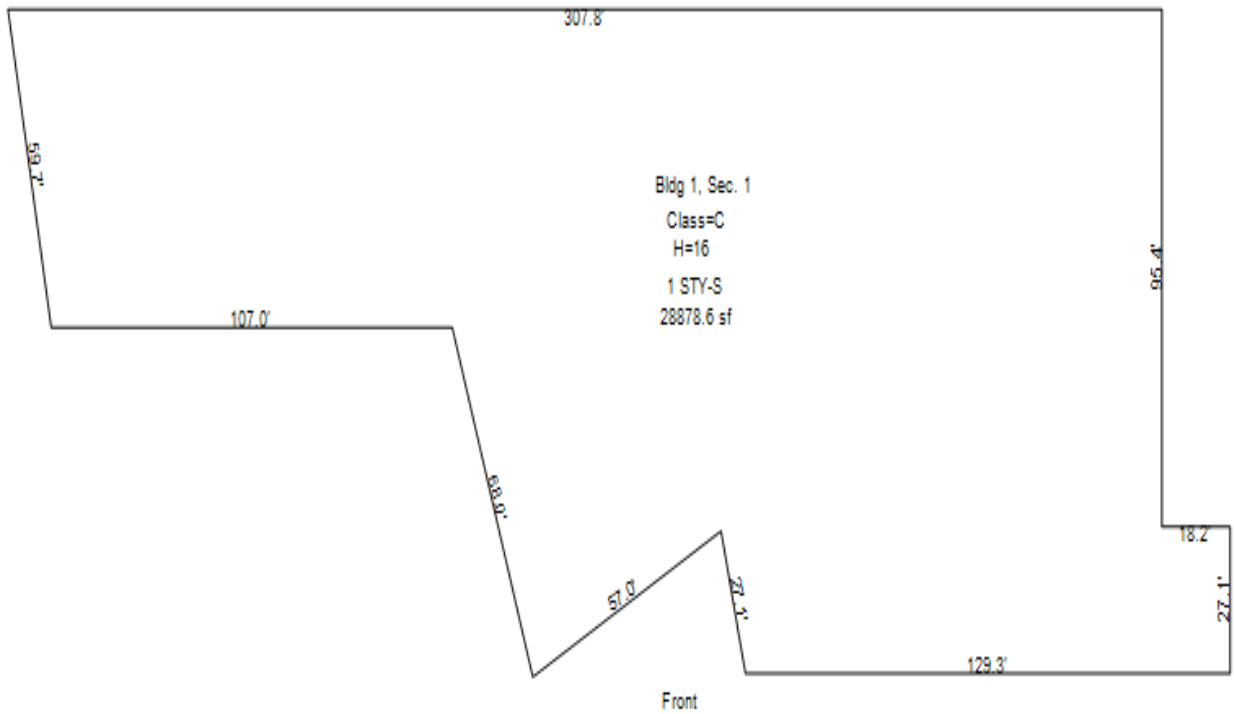
KYLE NELSON & RANDY THOMAS
248-359-9000



AERIAL



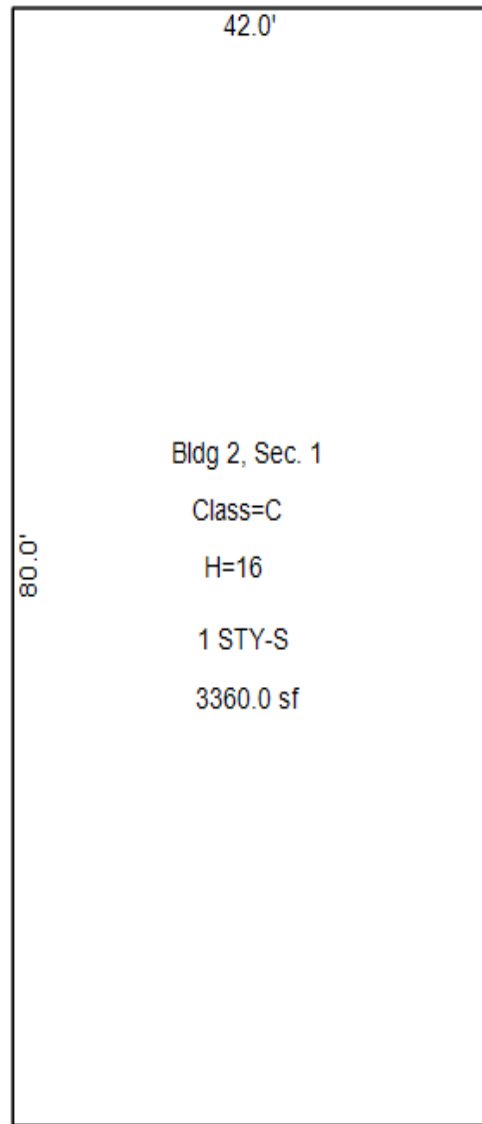
BUILDING 1 – EXTERIOR LAYOUT



BUILDING 1



BUILDING 2 – EXTERIOR LAYOUT



Front

BUILDING 2



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

BUILDING 3 – EXTERIOR LAYOUT

186.8'

111.0'

Bldg 1, Sec. 1

Class=C

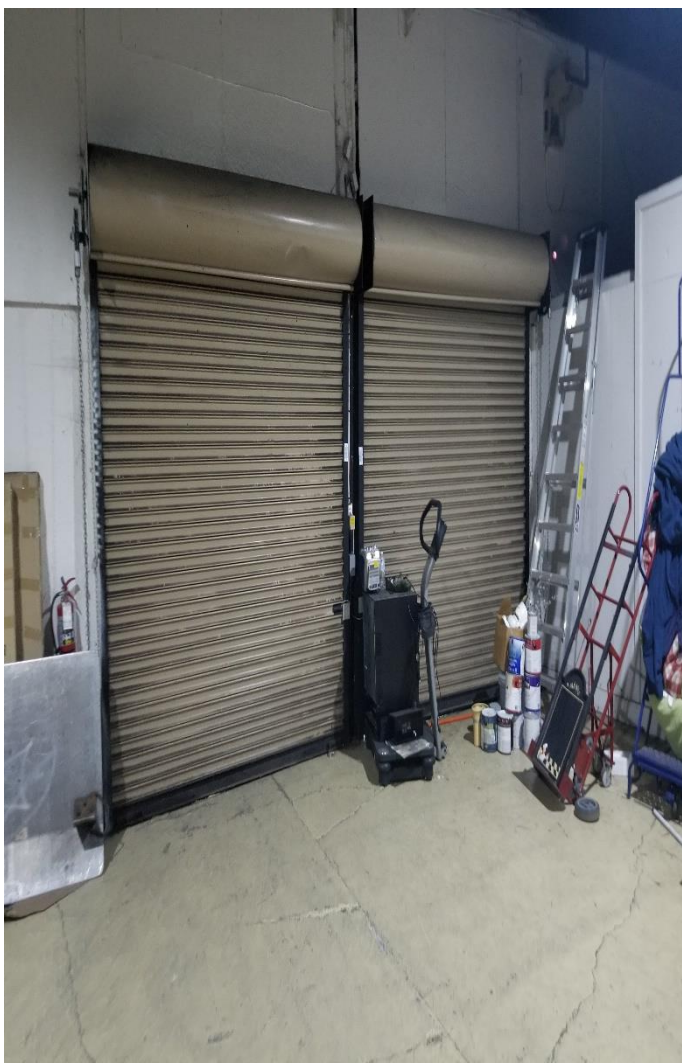
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1 STY-S

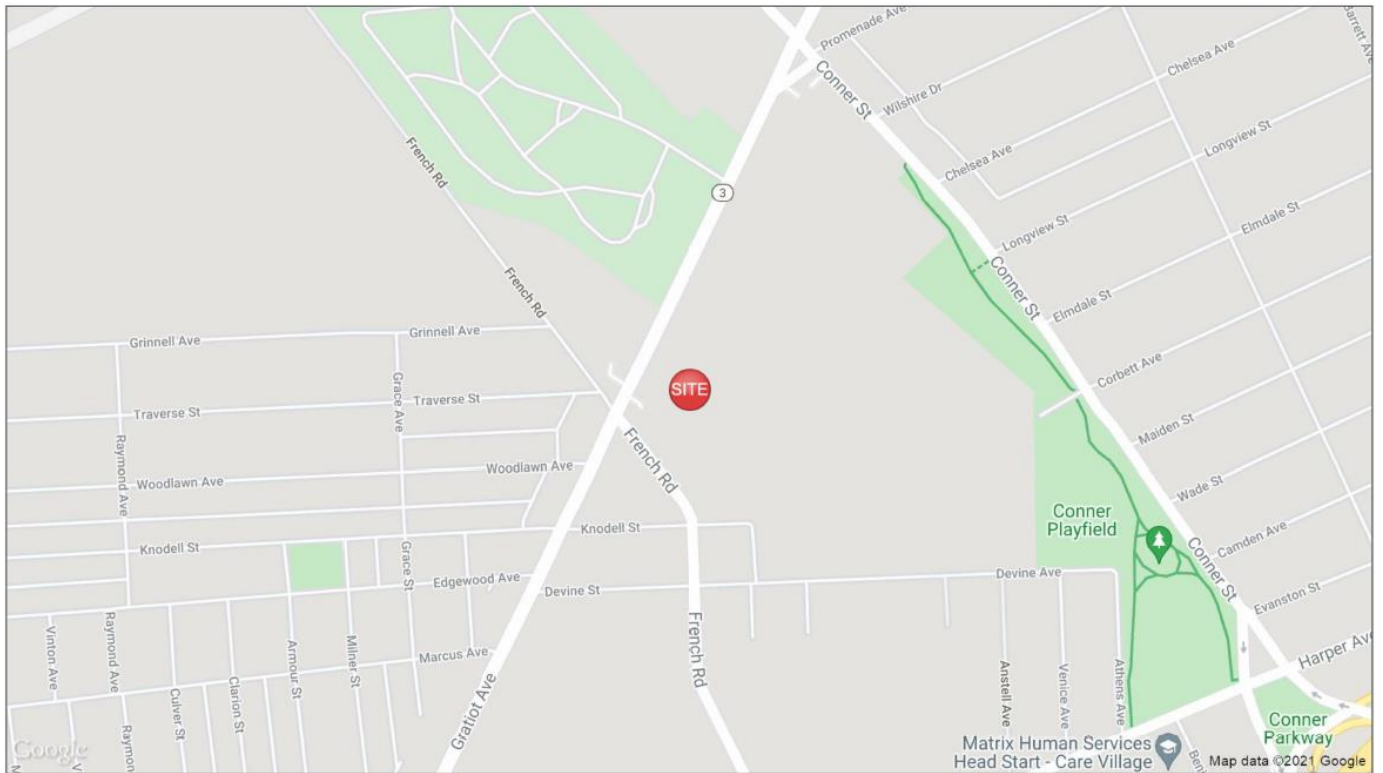
20734.8 sf

Front

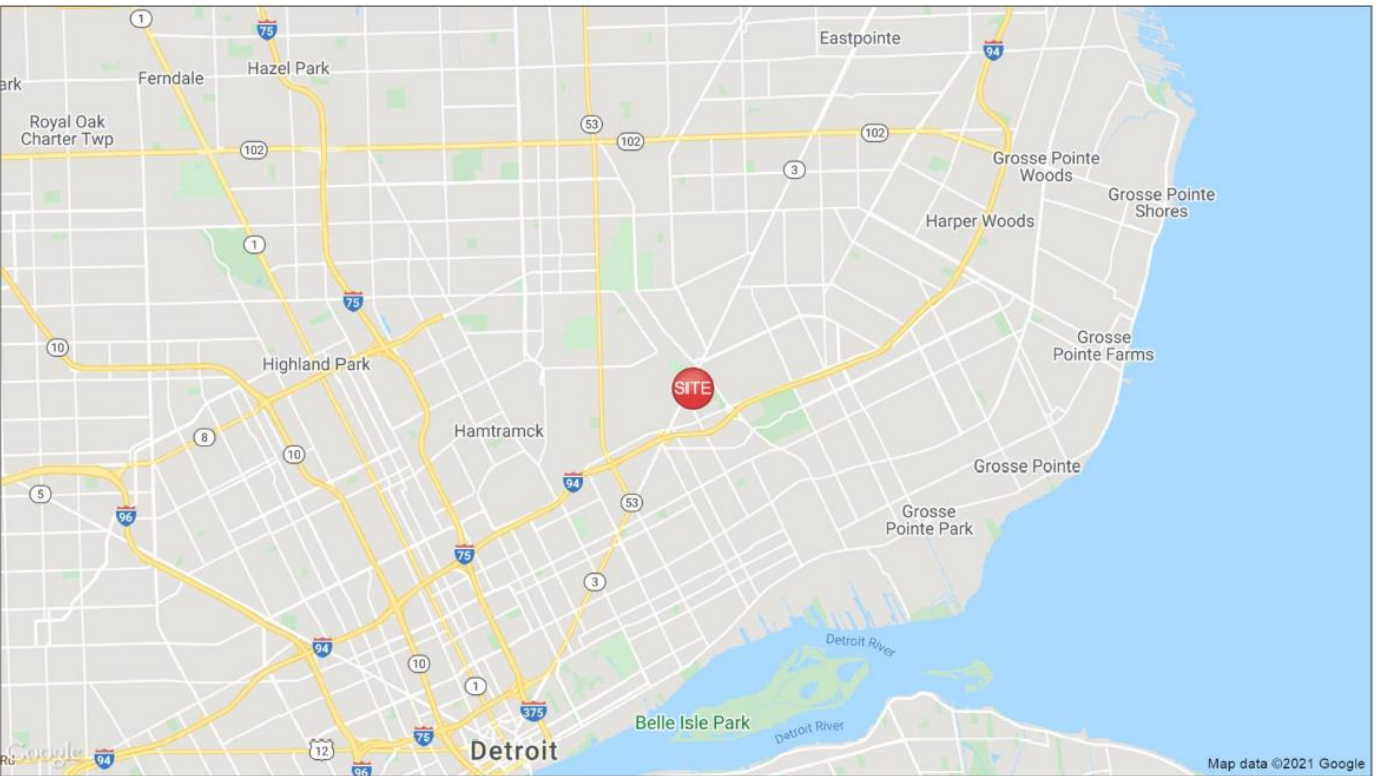
BUILDING 3



AREA MAPS



Local Map



Regional Map

DEMOGRAPHICS

Full Profile

2000-2010 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.4007/-82.9992

10570 Gratiot Ave
Detroit, MI 48213

1 mi radius 3 mi radius 5 mi radius

Population

2021 Estimated Population	9,924	122,295	345,751
2026 Projected Population	9,388	116,487	334,723
2010 Census Population	10,637	132,773	363,652
2000 Census Population	16,933	199,260	469,586
Projected Annual Growth 2021 to 2026	-1.1%	-0.9%	-0.6%
Historical Annual Growth 2000 to 2021	-2.0%	-1.8%	-1.3%

Households

2021 Estimated Households	3,405	41,274	131,028
2026 Projected Households	3,233	39,449	127,889
2010 Census Households	3,644	44,753	136,027
2000 Census Households	5,232	62,091	166,974
Projected Annual Growth 2021 to 2026	-1.0%	-0.9%	-0.5%
Historical Annual Growth 2000 to 2021	-1.7%	-1.6%	-1.0%

Age

2021 Est. Population Under 10 Years	13.1%	14.5%	13.3%
2021 Est. Population 10 to 19 Years	12.2%	13.6%	13.1%
2021 Est. Population 20 to 29 Years	14.9%	15.3%	15.1%
2021 Est. Population 30 to 44 Years	17.3%	17.9%	18.4%
2021 Est. Population 45 to 59 Years	19.2%	18.5%	18.9%
2021 Est. Population 60 to 74 Years	16.5%	14.5%	15.2%
2021 Est. Population 75 Years or Over	6.7%	5.8%	6.1%
2021 Est. Median Age	37.4	34.5	36.0

Marital Status & Gender

2021 Est. Male Population	48.3%	48.2%	48.1%
2021 Est. Female Population	51.7%	51.8%	51.9%
2021 Est. Never Married	61.2%	59.3%	54.6%
2021 Est. Now Married	14.0%	17.8%	22.3%
2021 Est. Separated or Divorced	16.5%	16.1%	17.0%
2021 Est. Widowed	8.3%	6.8%	6.1%

Income

2021 Est. HH Income \$200,000 or More	0.6%	0.7%	3.0%
2021 Est. HH Income \$150,000 to \$199,999	0.9%	1.4%	2.3%
2021 Est. HH Income \$100,000 to \$149,999	4.4%	4.9%	7.2%
2021 Est. HH Income \$75,000 to \$99,999	7.5%	7.3%	8.9%
2021 Est. HH Income \$50,000 to \$74,999	16.4%	16.2%	17.0%
2021 Est. HH Income \$35,000 to \$49,999	14.0%	15.0%	13.9%
2021 Est. HH Income \$25,000 to \$34,999	15.6%	15.1%	13.1%
2021 Est. HH Income \$15,000 to \$24,999	14.8%	13.7%	11.6%
2021 Est. HH Income Under \$15,000	25.9%	25.7%	23.0%
2021 Est. Average Household Income	\$32,912	\$40,765	\$57,932
2021 Est. Median Household Income	\$31,979	\$32,588	\$42,378
2021 Est. Per Capita Income	\$11,701	\$14,053	\$22,297
2021 Est. Total Businesses	256	2,780	11,266
2021 Est. Total Employees	6,123	33,170	153,819

DEMOGRAPHICS

Full Profile

2000-2010 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.4007/-82.9992

10570 Gratiot Ave Detroit, MI 48213	1 mi radius	3 mi radius	5 mi radius
Race			
2021 Est. White	12.0%	17.0%	28.4%
2021 Est. Black	84.6%	74.8%	62.8%
2021 Est. Asian or Pacific Islander	1.0%	4.6%	4.8%
2021 Est. American Indian or Alaska Native	0.2%	0.3%	0.3%
2021 Est. Other Races	2.2%	3.3%	3.6%
Hispanic			
2021 Est. Hispanic Population	139	2,256	8,019
2021 Est. Hispanic Population	1.4%	1.8%	2.3%
2026 Proj. Hispanic Population	1.6%	2.1%	2.6%
2010 Hispanic Population	0.5%	0.8%	1.3%
Education (Adults 25 & Older)			
2021 Est. Adult Population (25 Years or Over)	6,720	79,311	230,640
2021 Est. Elementary (Grade Level 0 to 8)	3.3%	5.0%	4.1%
2021 Est. Some High School (Grade Level 9 to 11)	15.6%	14.1%	11.4%
2021 Est. High School Graduate	41.2%	38.2%	33.0%
2021 Est. Some College	24.9%	24.7%	24.0%
2021 Est. Associate Degree Only	7.4%	7.5%	7.6%
2021 Est. Bachelor Degree Only	4.4%	6.5%	11.4%
2021 Est. Graduate Degree	3.1%	3.9%	8.4%
Housing			
2021 Est. Total Housing Units	4,744	57,528	167,165
2021 Est. Owner-Occupied	37.8%	36.8%	40.1%
2021 Est. Renter-Occupied	34.0%	35.0%	38.3%
2021 Est. Vacant Housing	28.2%	28.3%	21.6%
Homes Built by Year			
2021 Homes Built 2010 or later	0.9%	1.5%	1.9%
2021 Homes Built 2000 to 2009	2.3%	2.8%	2.9%
2021 Homes Built 1990 to 1999	1.6%	1.6%	2.7%
2021 Homes Built 1980 to 1989	1.0%	1.6%	2.6%
2021 Homes Built 1970 to 1979	2.3%	2.8%	5.1%
2021 Homes Built 1960 to 1969	4.7%	5.4%	7.3%
2021 Homes Built 1950 to 1959	13.6%	14.2%	17.9%
2021 Homes Built Before 1949	45.3%	41.9%	38.0%
Home Values			
2021 Home Value \$1,000,000 or More	0.4%	0.7%	0.8%
2021 Home Value \$500,000 to \$999,999	1.6%	2.3%	3.8%
2021 Home Value \$400,000 to \$499,999	1.8%	1.5%	2.7%
2021 Home Value \$300,000 to \$399,999	3.6%	3.6%	6.2%
2021 Home Value \$200,000 to \$299,999	6.4%	7.6%	11.6%
2021 Home Value \$150,000 to \$199,999	6.4%	8.5%	10.3%
2021 Home Value \$100,000 to \$149,999	10.2%	10.5%	11.9%
2021 Home Value \$50,000 to \$99,999	18.1%	24.0%	22.8%
2021 Home Value \$25,000 to \$49,999	20.0%	18.8%	15.2%
2021 Home Value Under \$25,000	31.5%	22.5%	14.7%
2021 Median Home Value	\$57,750	\$76,305	\$117,480
2021 Median Rent	\$611	\$624	\$692

TRAFFIC COUNTS

