

RETAIL & BILLBOARD FOR SALE



**20404 Woodward Ave
Detroit, MI**

**Insite
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RETAIL & BILLBOARD FOR SALE

**20404 Woodward Ave
Detroit, MI**

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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: 20404 Woodward Ave
Detroit, MI 48203

Total Building Size: 4,286 SF

Zoning: B3 – Shopping District

Sale Price: \$550,000

Demographics within 5 Mile Radius:

Population:	411,870 people
Households:	166,671 homes
Avg. HH Income:	\$67,300 USD
Traffic Count:	26,823 VPD – Woodward Ave 58,397 VPD – 8 Mile Rd

Comments: Building and Billboard For Sale. Billboard currently leased by OUTFRONT Media. Property sits just north of the new Amazon fulfillment site, formerly the Michigan State Fairgrounds. Property has excellent visibility on Woodward Ave.

For Information Contact:

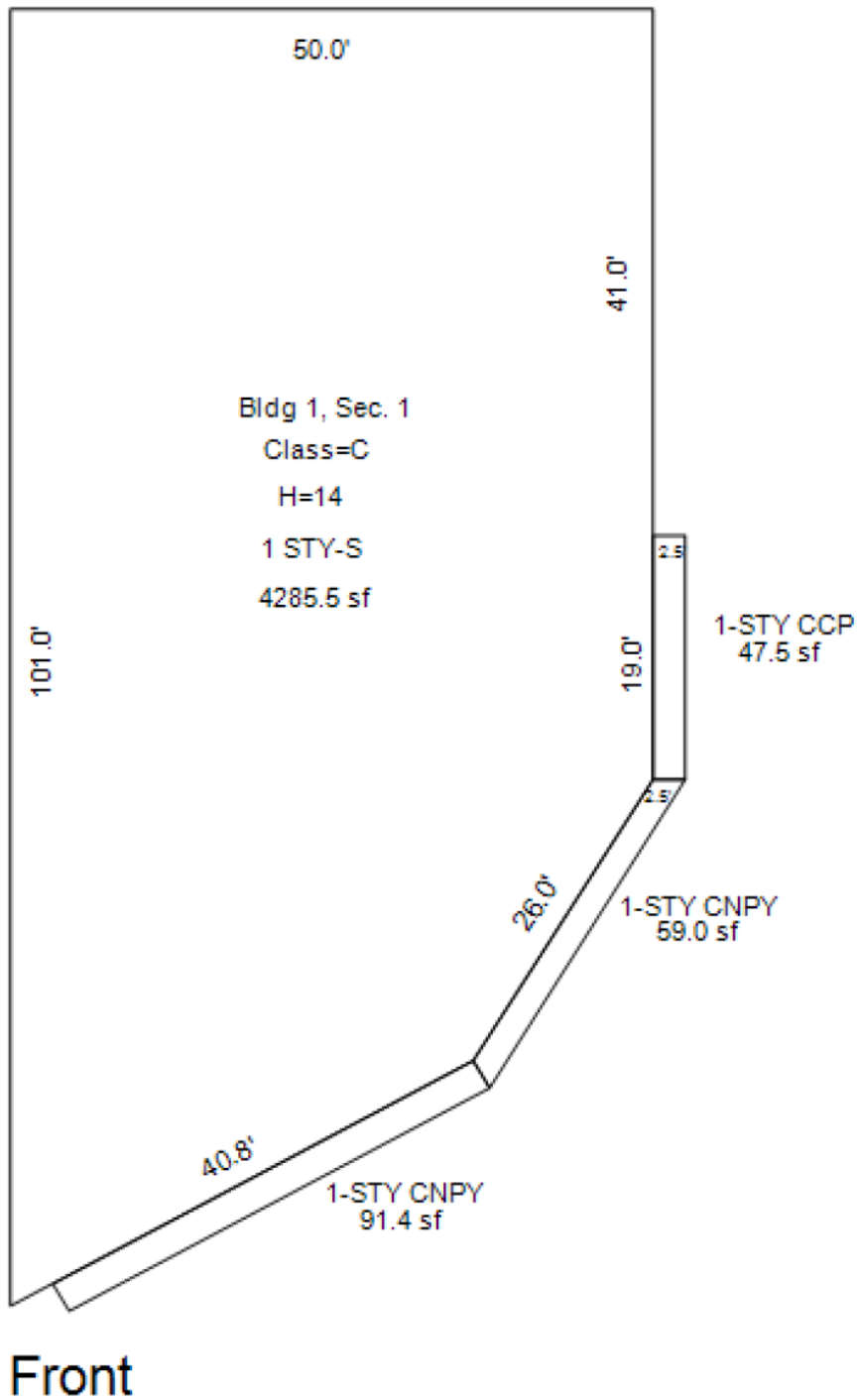
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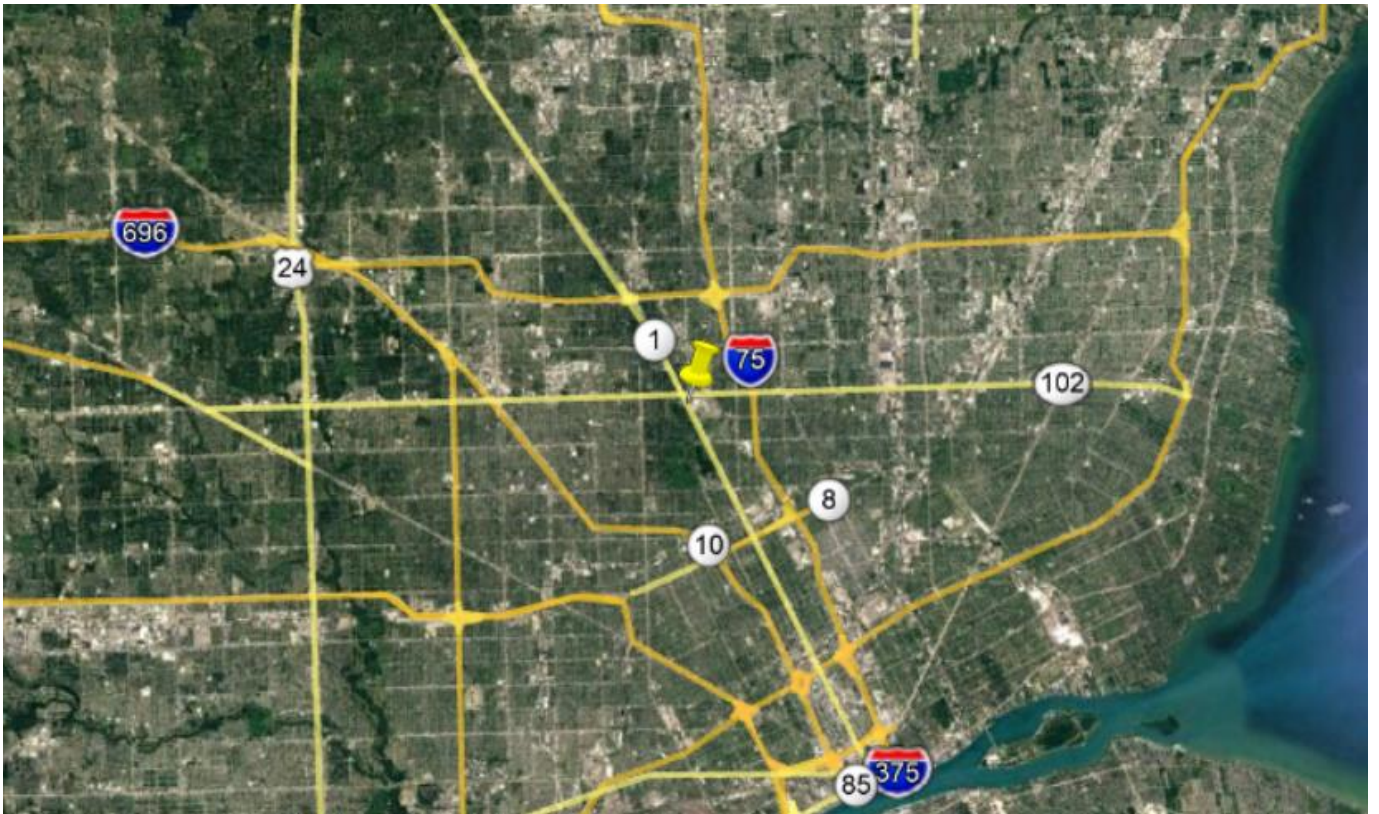
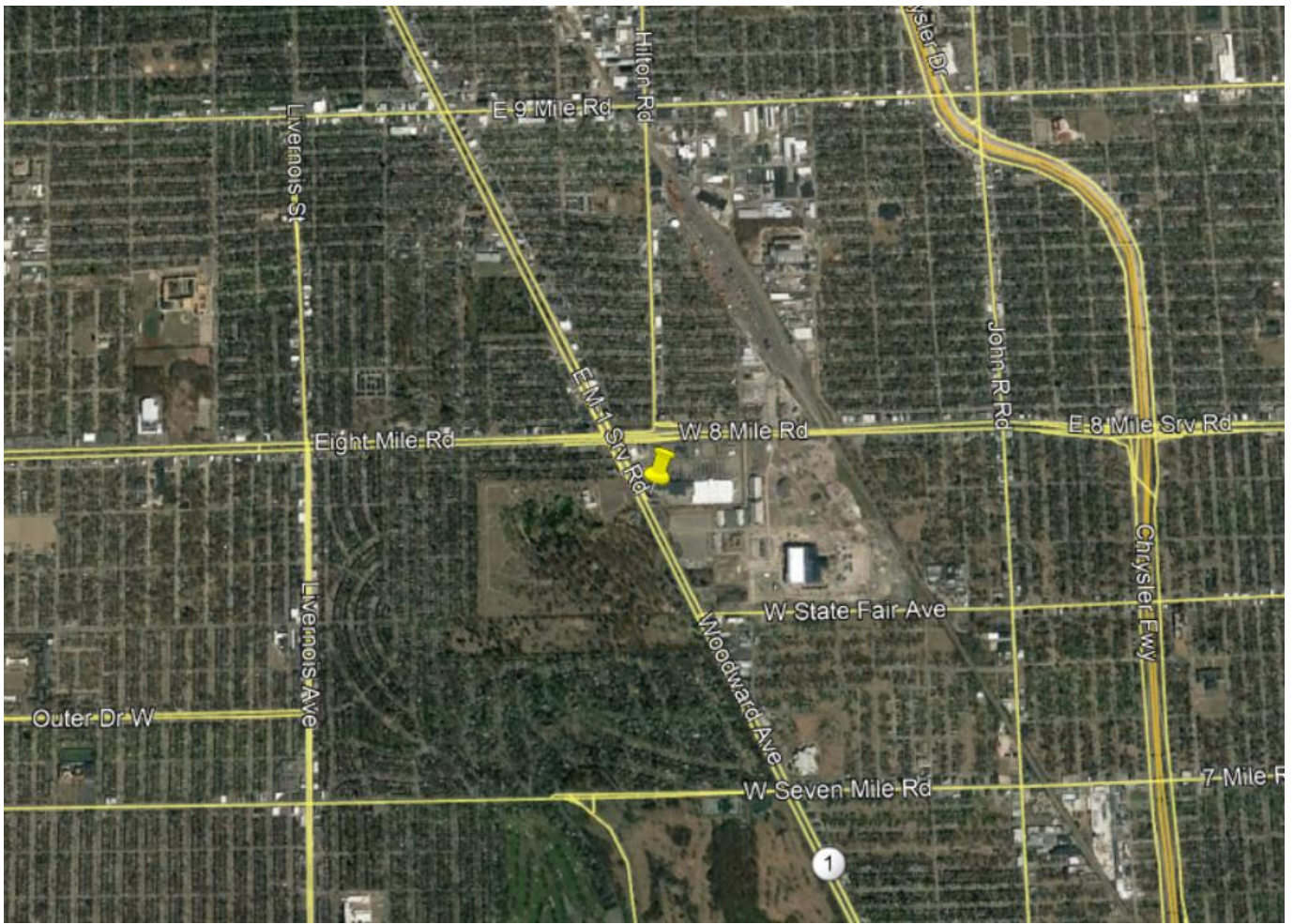




BUILDING SKETCH







Full Profile

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

Mo Abubars
 Lat/Lon: 42.4442/-83.1228



20404 Woodward Ave Detroit, MI 48203	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	10,331	144,450	411,870
2026 Projected Population	10,092	140,748	401,144
2010 Census Population	10,690	150,527	427,705
2000 Census Population	13,050	184,337	515,028
Projected Annual Growth 2021 to 2026	-0.5%	-0.5%	-0.5%
Historical Annual Growth 2000 to 2021	-1.0%	-1.0%	-1.0%
Households			
2021 Estimated Households	4,787	60,613	166,671
2026 Projected Households	4,743	59,949	164,655
2010 Census Households	4,890	62,303	170,815
2000 Census Households	5,255	71,494	196,923
Projected Annual Growth 2021 to 2026	-0.2%	-0.2%	-0.2%
Historical Annual Growth 2000 to 2021	-0.4%	-0.7%	-0.7%
Age			
2021 Est. Population Under 10 Years	10.1%	11.2%	11.6%
2021 Est. Population 10 to 19 Years	9.3%	11.2%	11.3%
2021 Est. Population 20 to 29 Years	17.0%	15.2%	14.8%
2021 Est. Population 30 to 44 Years	22.2%	19.9%	19.3%
2021 Est. Population 45 to 59 Years	17.9%	18.2%	18.4%
2021 Est. Population 60 to 74 Years	17.6%	16.7%	16.8%
2021 Est. Population 75 Years or Over	5.8%	7.6%	8.0%
2021 Est. Median Age	38.5	38.4	38.6
Marital Status & Gender			
2021 Est. Male Population	48.9%	47.3%	47.7%
2021 Est. Female Population	51.1%	52.7%	52.3%
2021 Est. Never Married	50.9%	50.6%	48.1%
2021 Est. Now Married	28.7%	25.8%	27.9%
2021 Est. Separated or Divorced	15.4%	16.7%	17.1%
2021 Est. Widowed	5.0%	6.9%	6.8%
Income			
2021 Est. HH Income \$200,000 or More	5.4%	3.4%	3.6%
2021 Est. HH Income \$150,000 to \$199,999	4.8%	3.7%	3.4%
2021 Est. HH Income \$100,000 to \$149,999	13.6%	11.1%	10.6%
2021 Est. HH Income \$75,000 to \$99,999	15.6%	11.6%	11.1%
2021 Est. HH Income \$50,000 to \$74,999	18.5%	17.1%	17.8%
2021 Est. HH Income \$35,000 to \$49,999	12.2%	13.7%	12.8%
2021 Est. HH Income \$25,000 to \$34,999	8.4%	11.1%	11.5%
2021 Est. HH Income \$15,000 to \$24,999	7.2%	9.8%	10.2%
2021 Est. HH Income Under \$15,000	14.5%	18.4%	19.0%
2021 Est. Average Household Income	\$103,189	\$70,671	\$67,300
2021 Est. Median Household Income	\$65,342	\$52,025	\$50,669
2021 Est. Per Capita Income	\$47,837	\$29,783	\$27,447
2021 Est. Total Businesses	422	5,136	14,848
2021 Est. Total Employees	3,240	41,047	150,556

DEMOGRAPHICS



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Race			
2021 Est. White	52.3%	41.4%	39.4%
2021 Est. Black	40.4%	51.6%	52.0%
2021 Est. Asian or Pacific Islander	2.3%	2.6%	4.6%
2021 Est. American Indian or Alaska Native	0.4%	0.4%	0.4%
2021 Est. Other Races	4.6%	4.0%	3.6%
Hispanic			
2021 Est. Hispanic Population	360	4,246	10,379
2021 Est. Hispanic Population	3.5%	2.9%	2.5%
2026 Proj. Hispanic Population	3.7%	3.1%	2.7%
2010 Hispanic Population	2.3%	1.7%	1.5%
Education (Adults 25 & Older)			
2021 Est. Adult Population (25 Years or Over)	7,666	102,614	291,264
2021 Est. Elementary (Grade Level 0 to 8)	1.5%	2.6%	3.5%
2021 Est. Some High School (Grade Level 9 to 11)	6.6%	8.2%	8.8%
2021 Est. High School Graduate	18.5%	28.1%	30.1%
2021 Est. Some College	23.1%	25.2%	23.9%
2021 Est. Associate Degree Only	7.1%	7.6%	7.8%
2021 Est. Bachelor Degree Only	23.3%	17.7%	15.9%
2021 Est. Graduate Degree	19.8%	10.7%	10.0%
Housing			
2021 Est. Total Housing Units	5,538	72,378	199,400
2021 Est. Owner-Occupied	51.6%	51.3%	50.5%
2021 Est. Renter-Occupied	34.8%	32.4%	33.1%
2021 Est. Vacant Housing	13.6%	16.3%	16.4%
Homes Built by Year			
2021 Homes Built 2010 or later	2.1%	2.0%	1.8%
2021 Homes Built 2000 to 2009	3.3%	2.8%	2.4%
2021 Homes Built 1990 to 1999	2.4%	3.2%	3.1%
2021 Homes Built 1980 to 1989	2.9%	3.2%	3.2%
2021 Homes Built 1970 to 1979	9.8%	6.3%	6.7%
2021 Homes Built 1960 to 1969	8.2%	7.8%	9.4%
2021 Homes Built 1950 to 1959	13.8%	20.9%	22.4%
2021 Homes Built Before 1949	43.9%	37.5%	34.6%
Home Values			
2021 Home Value \$1,000,000 or More	1.8%	1.0%	0.8%
2021 Home Value \$500,000 to \$999,999	5.2%	3.7%	3.8%
2021 Home Value \$400,000 to \$499,999	4.1%	3.6%	3.4%
2021 Home Value \$300,000 to \$399,999	7.9%	7.3%	7.1%
2021 Home Value \$200,000 to \$299,999	18.5%	16.3%	15.9%
2021 Home Value \$150,000 to \$199,999	19.3%	14.7%	15.0%
2021 Home Value \$100,000 to \$149,999	23.4%	14.8%	15.0%
2021 Home Value \$50,000 to \$99,999	13.8%	20.9%	20.3%
2021 Home Value \$25,000 to \$49,999	3.5%	9.4%	10.0%
2021 Home Value Under \$25,000	2.6%	8.4%	8.7%
2021 Median Home Value	\$180,590	\$139,949	\$137,946
2021 Median Rent	\$745	\$760	\$756

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Labor Force			
2021 Est. Labor Population Age 16 Years or Over	8,741	119,063	337,041
2021 Est. Civilian Employed	62.3%	55.4%	52.1%
2021 Est. Civilian Unemployed	3.5%	3.5%	3.4%
2021 Est. in Armed Forces	-	-	-
2021 Est. not in Labor Force	34.2%	41.0%	44.4%
2021 Labor Force Males	48.6%	46.5%	46.8%
2021 Labor Force Females	51.4%	53.5%	53.2%
Occupation			
2021 Occupation: Population Age 16 Years or Over	5,446	66,005	175,732
2021 Mgmt, Business, & Financial Operations	18.4%	14.8%	14.1%
2021 Professional, Related	29.3%	23.3%	22.5%
2021 Service	17.3%	19.3%	20.2%
2021 Sales, Office	19.1%	20.8%	20.2%
2021 Farming, Fishing, Forestry	-	-	0.1%
2021 Construction, Extraction, Maintenance	4.3%	4.7%	4.4%
2021 Production, Transport, Material Moving	11.6%	17.1%	18.5%
2021 White Collar Workers	66.8%	58.8%	56.7%
2021 Blue Collar Workers	33.2%	41.2%	43.3%
Transportation to Work			
2021 Drive to Work Alone	83.4%	80.2%	80.4%
2021 Drive to Work in Carpool	6.8%	8.6%	9.2%
2021 Travel to Work by Public Transportation	2.7%	3.1%	2.8%
2021 Drive to Work on Motorcycle	0.3%	-	-
2021 Walk or Bicycle to Work	1.6%	2.3%	2.0%
2021 Other Means	0.9%	0.9%	1.0%
2021 Work at Home	4.4%	4.8%	4.6%
Travel Time			
2021 Travel to Work in 14 Minutes or Less	15.7%	17.6%	17.4%
2021 Travel to Work in 15 to 29 Minutes	56.6%	47.6%	43.6%
2021 Travel to Work in 30 to 59 Minutes	37.2%	29.8%	28.8%
2021 Travel to Work in 60 Minutes or More	4.7%	5.7%	5.4%
2021 Average Travel Time to Work	23.9	23.1	23.2
Consumer Expenditure			
2021 Est. Total Household Expenditure	\$342.53 M	\$3.3 B	\$8.76 B
2021 Est. Apparel	\$12.03 M	\$115.36 M	\$306.22 M
2021 Est. Contributions, Gifts	\$19.66 M	\$182.71 M	\$485.33 M
2021 Est. Education, Reading	\$10.94 M	\$102.05 M	\$271.74 M
2021 Est. Entertainment	\$19.31 M	\$183.51 M	\$486.53 M
2021 Est. Food, Beverages, Tobacco	\$52.6 M	\$512.77 M	\$1.36 B
2021 Est. Furnishings, Equipment	\$12.01 M	\$114.19 M	\$302.54 M
2021 Est. Health Care, Insurance	\$31.47 M	\$306.44 M	\$812.4 M
2021 Est. Household Operations, Shelter, Utilities	\$111.25 M	\$1.08 B	\$2.87 B
2021 Est. Miscellaneous Expenses	\$6.5 M	\$62.45 M	\$165.54 M
2021 Est. Personal Care	\$4.6 M	\$44.37 M	\$117.64 M
2021 Est. Transportation	\$62.17 M	\$597.03 M	\$1.58 B

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