



FOR LEASE

# Prime Downtown Retail

1427 – 1431 Times Square, Detroit, MI

## Property Highlights

- Prime 2,000 SF Retail Opportunity in the Heart of Detroit's Vibrant Times Square District
- Shared Building Presence with an Upscale Restaurant and Trendy Speakeasy Destination
- High-visibility Storefront Location Surrounded by Downtown Entertainment, Dining, and Nightlife
- Ideal for Boutique Retail, Experiential Concepts, Salon/Spa, Café, or Service-oriented Users
- Positioned Within a Dynamic Mixed-Use Environment with Strong Pedestrian Traffic and Urban Energy
- \$24/SF NNN

### CONTACT US



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#### Colliers Detroit

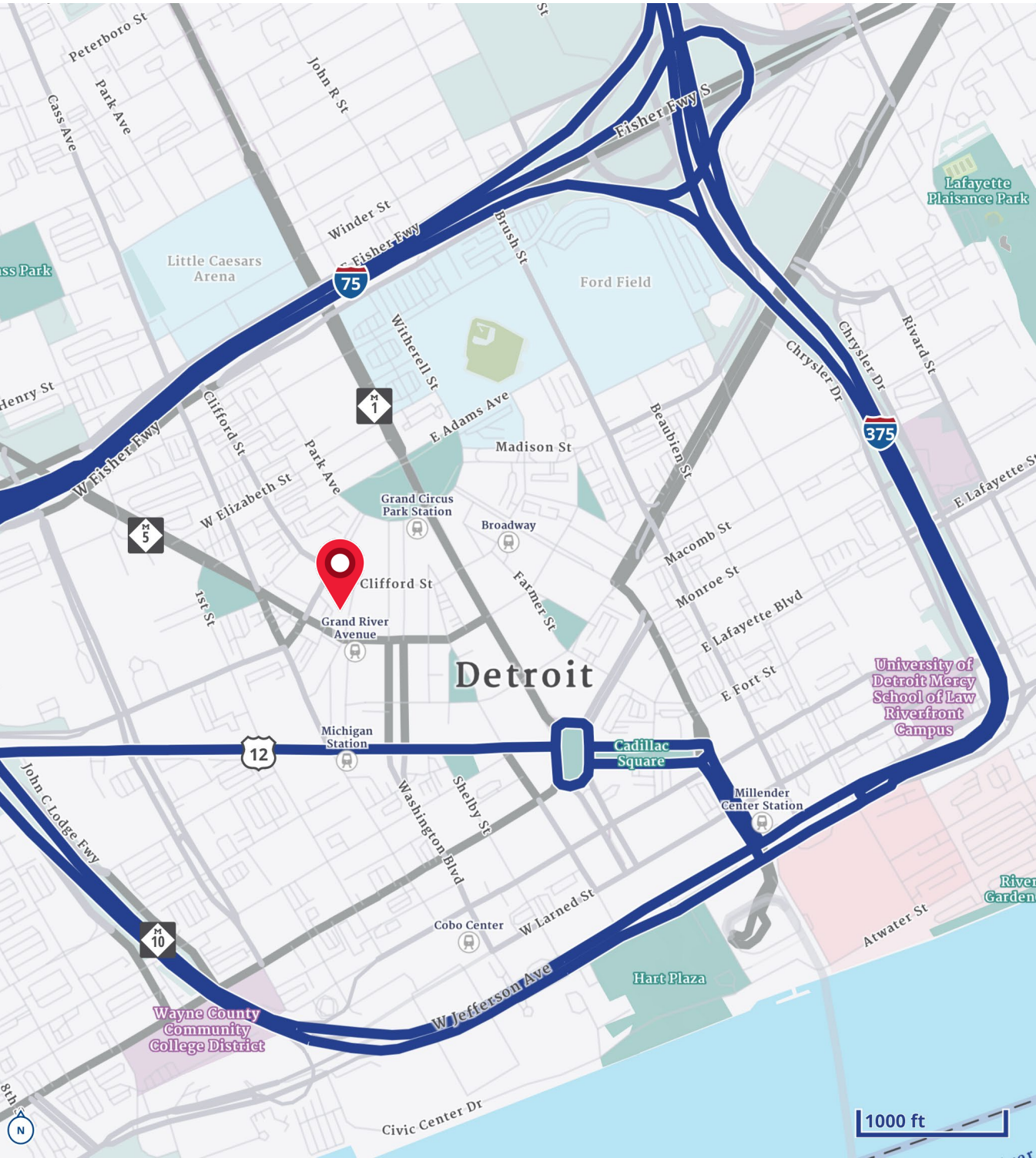
400 W 4<sup>th</sup> Street, Suite 350

Royal Oak, MI 48067

[colliers.com/detroit](https://colliers.com/detroit)



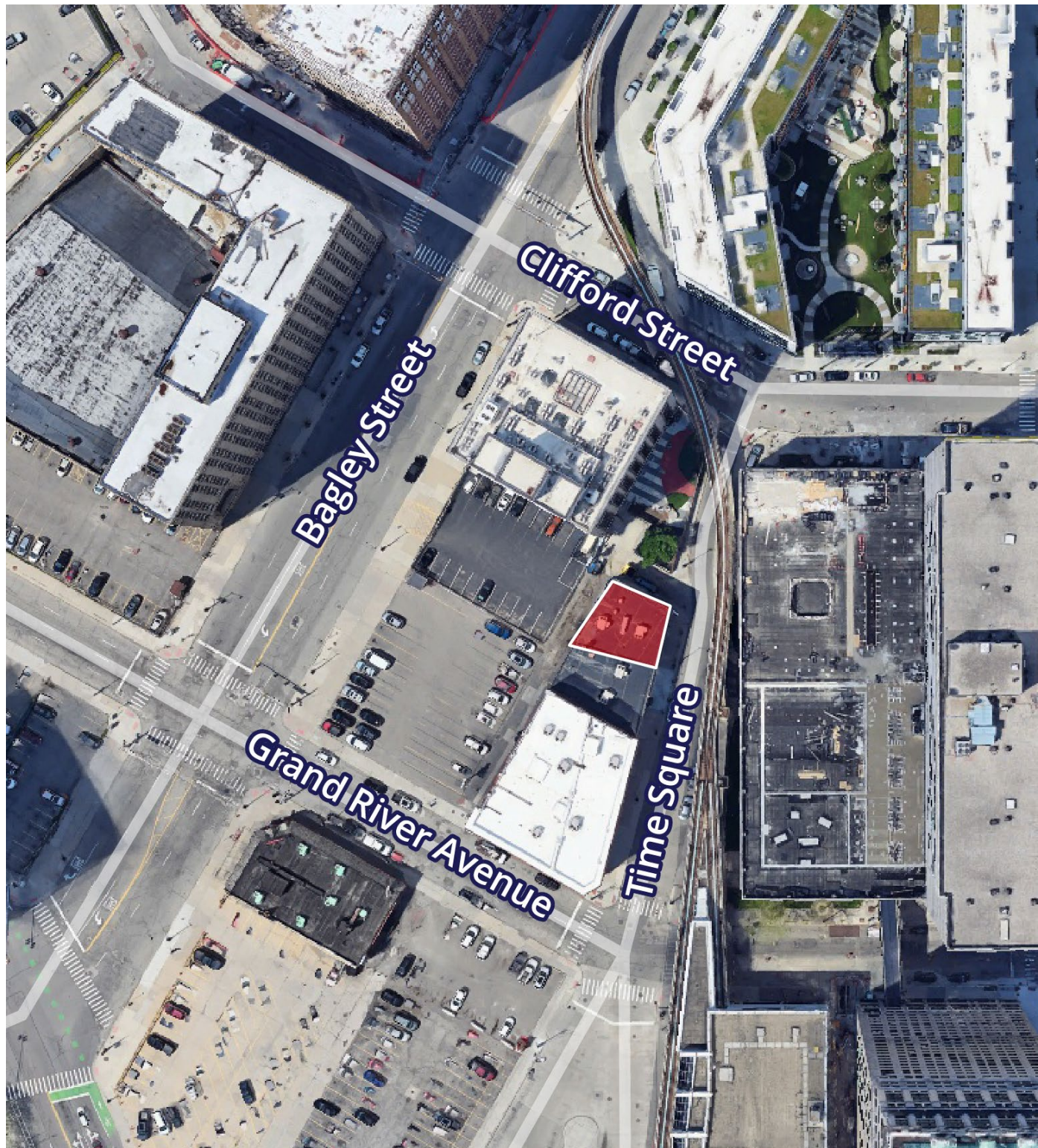
# Location Map



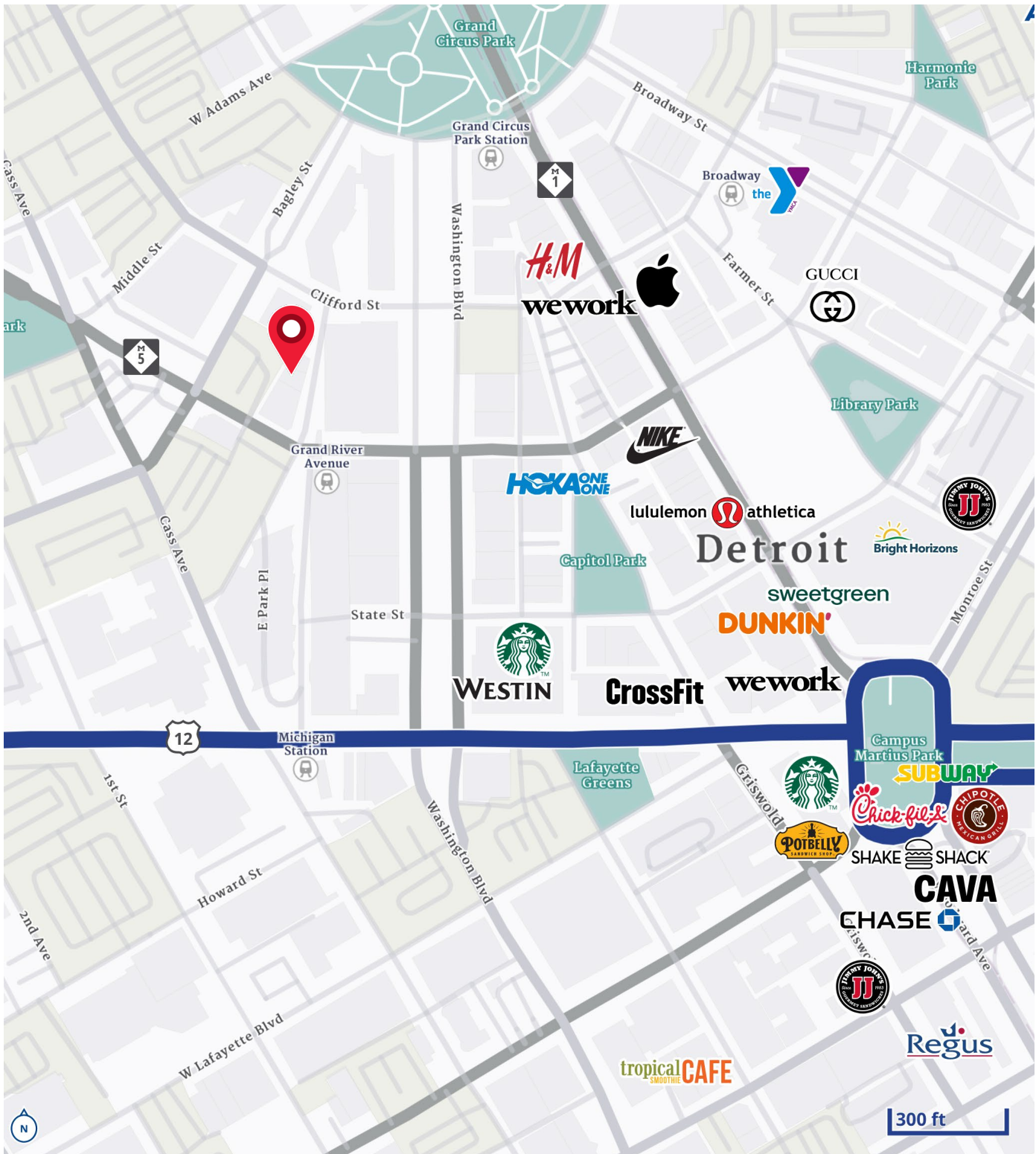
RETAIL SPACE FOR LEASE

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## Property Aerial



# Merchant Map



# Demographics

| CURRENT YEAR SUMMARY                                 | 1 MILE RADIUS | 3 MILE RADIUS  | 5 MILE RADIUS   |
|------------------------------------------------------|---------------|----------------|-----------------|
| Total Population                                     | 13,316        | 75,248         | 207,670         |
| Total Households                                     | 8,497         | 39,672         | 89,868          |
| Total Family Households                              | 1,802         | 12,341         | 39,559          |
| Average Household Size                               | 1.41          | 1.75           | 2.23            |
| Median Age                                           | 36.7          | 35.5           | 34.7            |
| Population Age 25+                                   | 10,970        | 54,325         | 139,137         |
| 2010 – 2020 Population:<br>Annual Growth Rate (CAGR) | 1.26%         | 0.00%          | -0.89%          |
| 2020 – 2025 Population:<br>Annual Growth Rate (CAGR) | 1.87%         | 0.34%          | -0.19%          |
| <b>5 YEAR PROJECTED TRENDS: ANNUAL RATE</b>          |               |                |                 |
| Population                                           | 0.91%         | 0.20%          | -0.12%          |
| Households                                           | 1.28%         | 0.54%          | 0.22%           |
| Families                                             | 1.03%         | 0.16%          | -0.13%          |
| Median Household Income                              | 1.79%         | 1.74%          | 2.10%           |
| <b>CURRENT YEAR POPULATION BY SEX</b>                |               |                |                 |
| Male Population / % Male                             | 7,523 / 56.5% | 37,582 / 49.9% | 207,671 / 25.6% |
| Female Population / % Female                         | 5,793 / 43.5% | 37,666 / 50.1% | 102,879 / 49.5% |
| <b>INCOME &amp; HOUSEHOLDS SUMMARY</b>               |               |                |                 |
| Median Household Income                              | \$58,478      | \$40,283       | \$38,710        |
| Average Household Income                             | \$87,640      | \$66,959       | \$60,121        |
| Per Capita Income                                    | \$55,821      | \$35,574       | \$26,136        |
| <b>SUMMARY BUSINESS DATA</b>                         |               |                |                 |
| Total Businesses                                     | 2,711         | 5,852          | 8,467           |
| Total Daytime Population                             | 80,660        | 199,173        | 320,671         |
| Daytime Population: Workers                          | 74,829        | 154,917        | 187,879         |
| Daytime Population: Residents                        | 5,831         | 44,256         | 132,792         |

## Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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