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Lease Rate:

\$18 / SF, NNN

(NNN = ~\$4.00/SF)

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RETAIL FOR LEASE

Former CVS

13580 Grand River Avenue, Detroit, MI

Property Highlights

- ±10,842 SF – Rare, Second-Generation Freestanding Retail Opportunity
- Fully Built Drive-Thru Infrastructure Ideal for Pharmacies, Medical Users, Coffee Concepts, Quick-Service Restaurants, Financial Institutions, and Other Drive-Thru Operators
- On Prominent Signalized Intersection at Grand River and Schaefer Highway
- Excellent Freeway Access, Located Immediately Off I-96
- 50 Dedicated Parking Spaces

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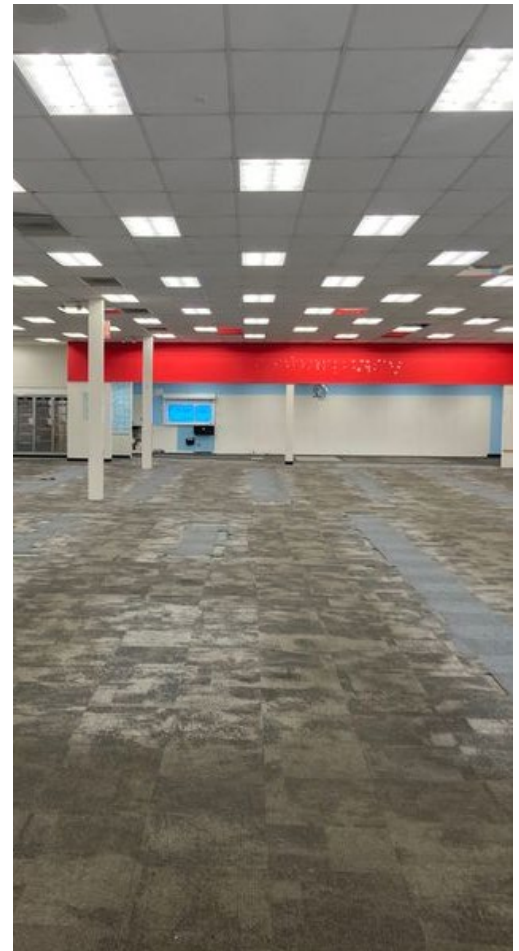
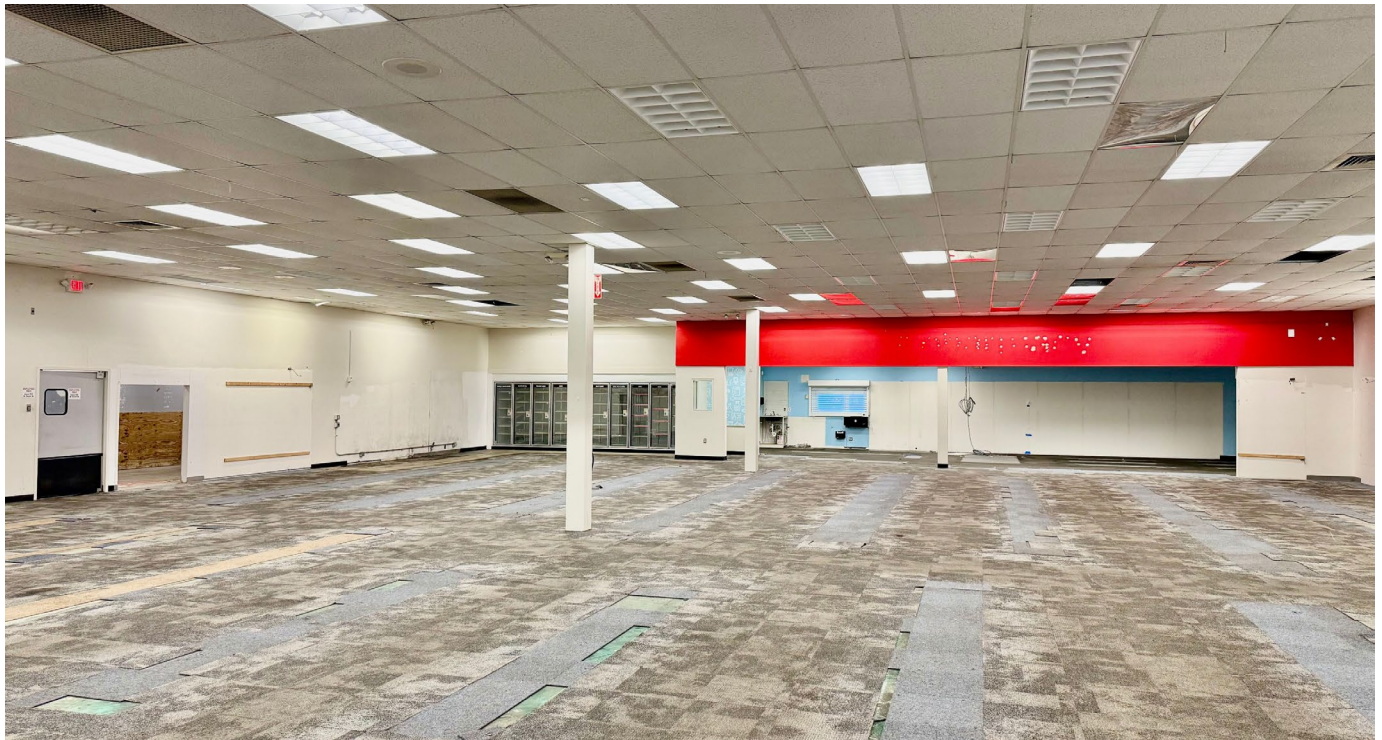
Exterior Photos



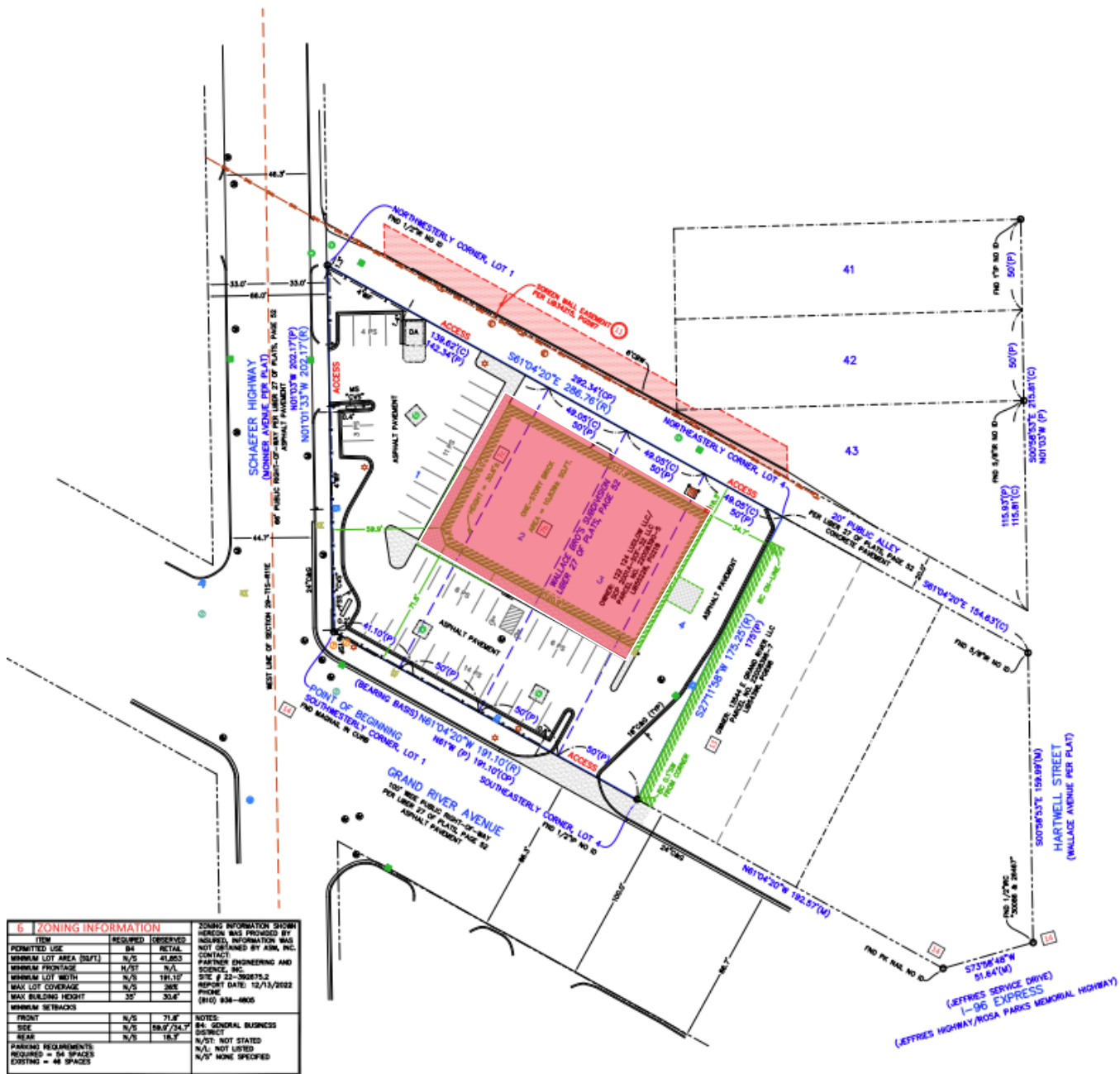
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Interior Photos



Floor Plan



6 ZONING INFORMATION			
ITEM	REQUIRED	DESIGNED	NOTES
PERMITTED USE	BA	RETAIL	
MINIMUM LOT AREA (SQFT)	N/A	41,063	
MINIMUM FRONTAGE	N/A	N/A	
MINIMUM LOT WIDTH	N/A	191.10'	
MINIMUM LOT DEPTH	N/A	308'	
MINIMUM BUILDING HEIGHT	N/A	30.0'	
MINIMUM SETBACKS			
FRONT	N/A	71.8'	
SIDE	N/A	59.7'/34.7'	
REAR	N/A	18.7'	
PARKING REQUIREMENTS			
REQUIRED - 54 SPACES			
EXISTING - 48 SPACES			

ZONING INFORMATION SHOWN HEREON WAS PROVIDED BY AERIAL INFORMATION WAS NOT OBTAINED BY AERIAL, INC. CONTACT: PARTNER ENGINEERING AND SCIENCE, INC. SITE # 22-392875.2 REPORT DATE: 12/15/2022 PHONE: (910) 636-4800

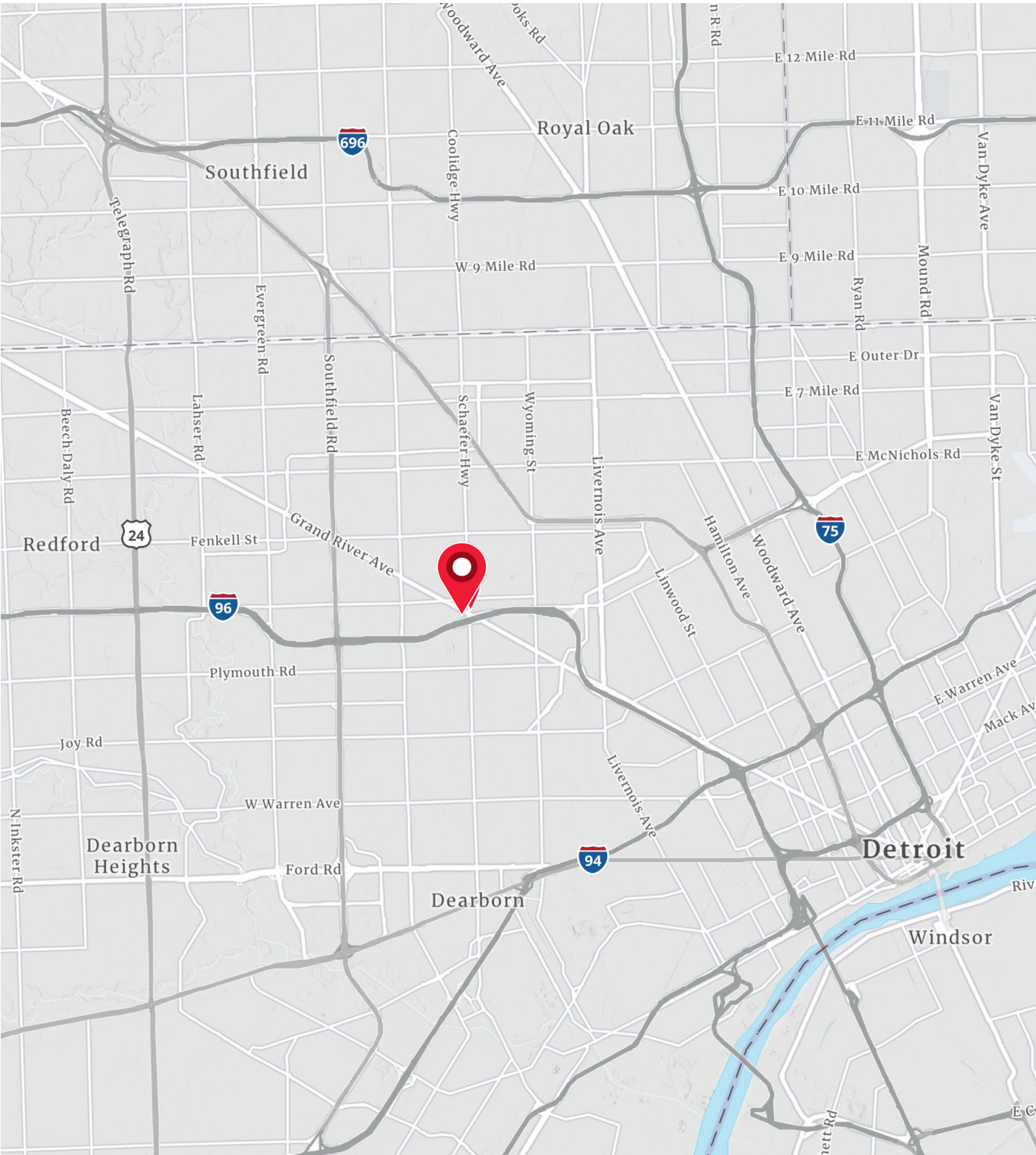
BA - GENERAL BUSINESS DISTRICT

N/A: NOT STATED

N/A: NOT LISTED

N/A: NONE SPECIFIED

Location Map



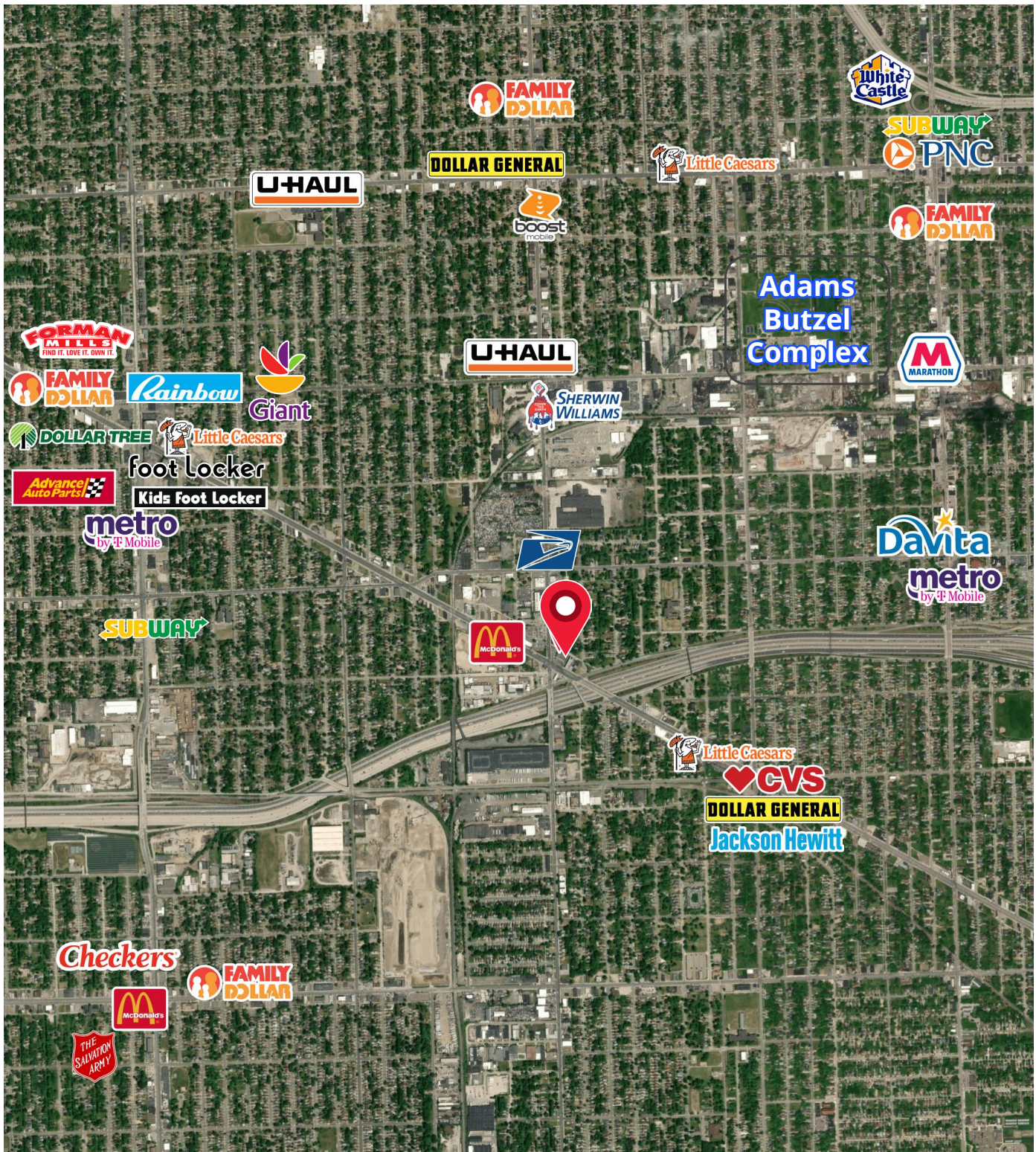
RETAIL FOR LEASE

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Property Aerial



Merchant Map



Demographics

CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	10,621	156,367	402,040
Total Households	4,232	60,799	155,004
Total Family Households	2,477	36,368	91,828
Average Household Size	2.50	2.54	2.57
Median Age	37.1	36.2	35.5
Population Age 25+	7,056	102,301	261,062
2010 – 2020 Population: Annual Growth Rate (CAGR)	-2.30%	-0.79%	-0.61%
2020 – 2025 Population: Annual Growth Rate (CAGR)	-0.42%	-0.50%	-0.48%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	-0.21%	-0.33%	-0.18%
Households	-0.13%	-0.04%	-0.14%
Families	-0.09%	-0.25%	-0.12%
Median Household Income	2.73%	2.35%	2.36%
CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	5,198 / 48.9%	74,575 / 47.7%	194,287 / 48.3%
Female Population / % Female	5,423 / 51.1%	81,792 / 52.3%	207,753 / 51.7%
INCOME & HOUSEHOLDS SUMMARY			
Median Household Income	\$30,347	\$37,991	\$40,613
Average Household Income	\$46,580	\$53,214	\$57,913
Per Capita Income	\$18,715	\$20,747	\$22,350
SUMMARY BUSINESS DATA			
Total Businesses	252	3,271	9,041
Total Daytime Population	9,587	141,618	383,355
Daytime Population: Workers	1,961	35,038	117,253
Daytime Population: Residents	7,626	106,580	266,102

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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