

# FOR LEASE



## 700 Seward Avenue • Detroit, MI

Retail & Office Suites at The Abington



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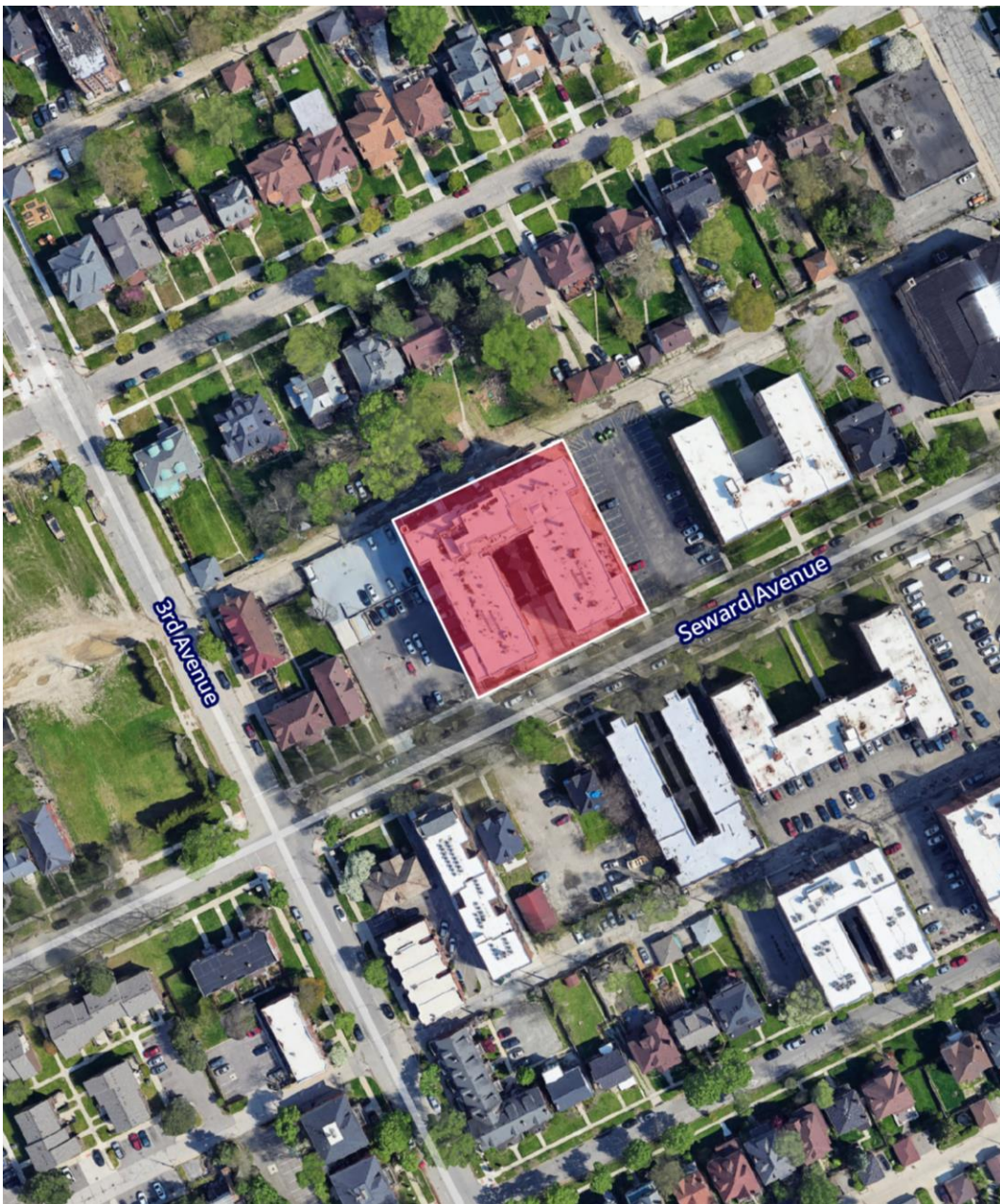
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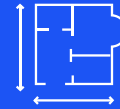




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## PROPERTY HIGHLIGHTS



1,586 SF & 4,365 SF (Divisible) Retail / Office Suites Available



Located in New Center



Join Saturn Coffee and Student Advocacy Group



Close to The Lodge Freeway and Woodward Ave



Ground Floor Space – 132 Unit Albert Kahn Designed – Renovated Sleek & Modern Apartments

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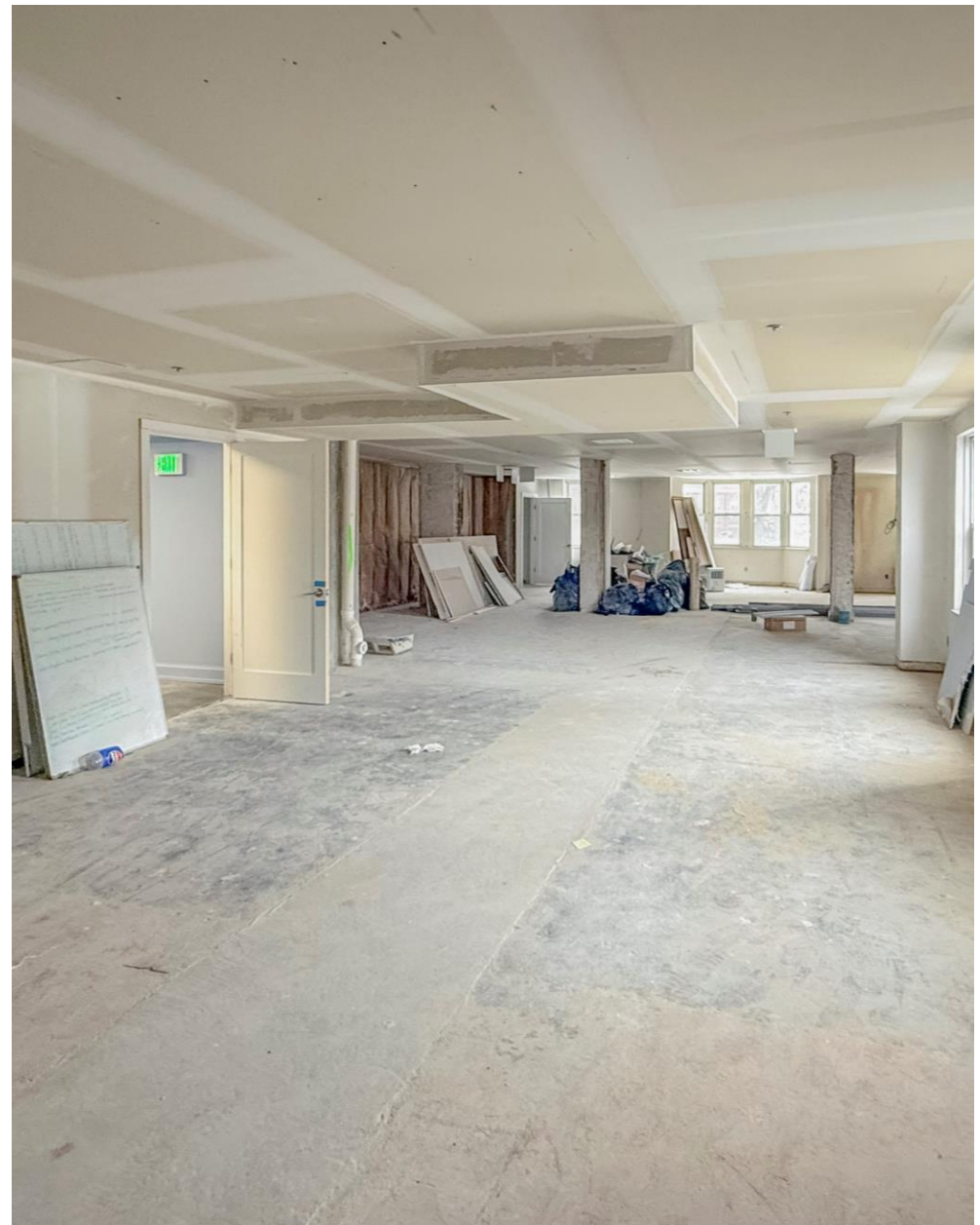


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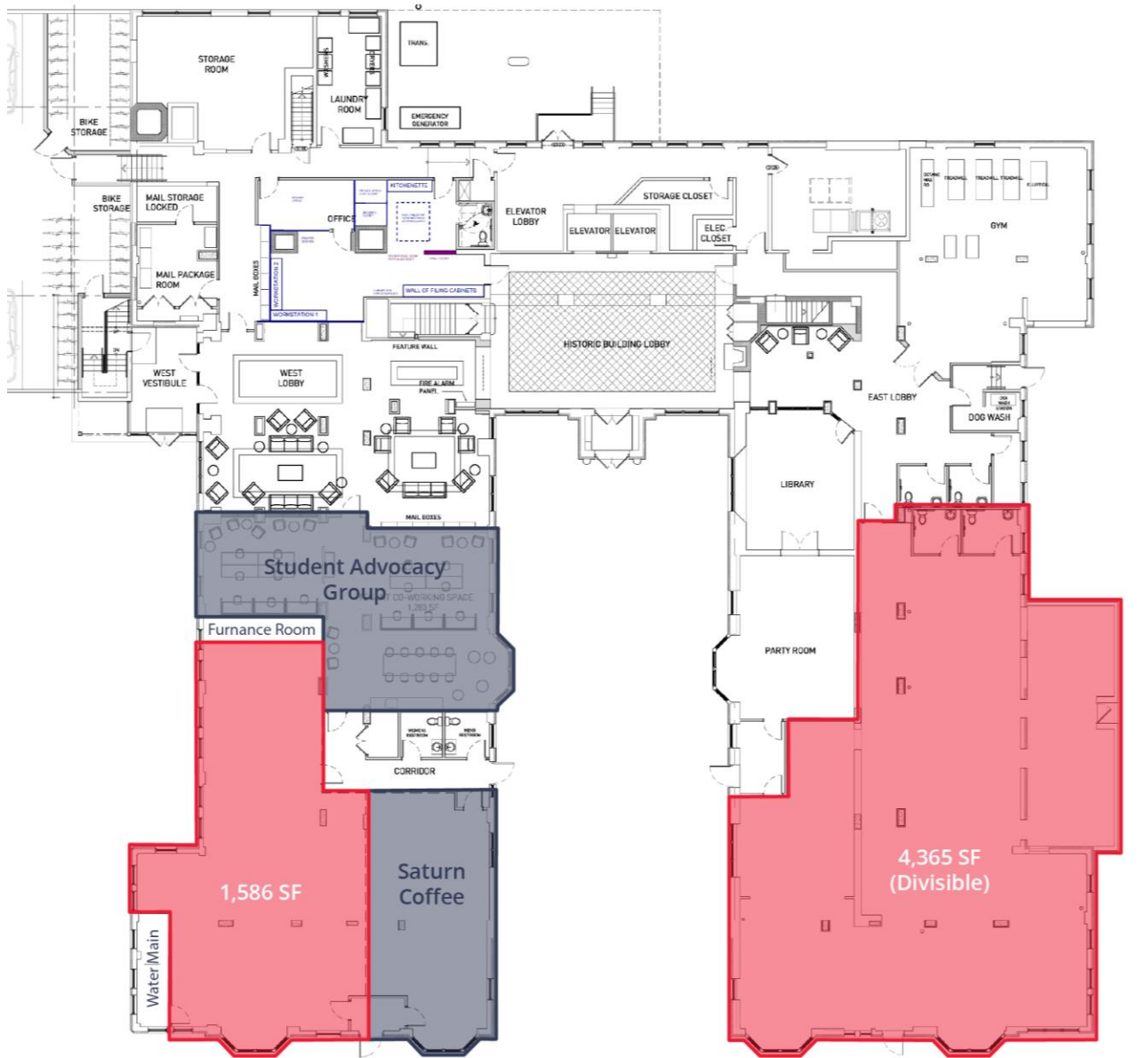
West



# FOR LEASE

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### Alternative East Side Layout

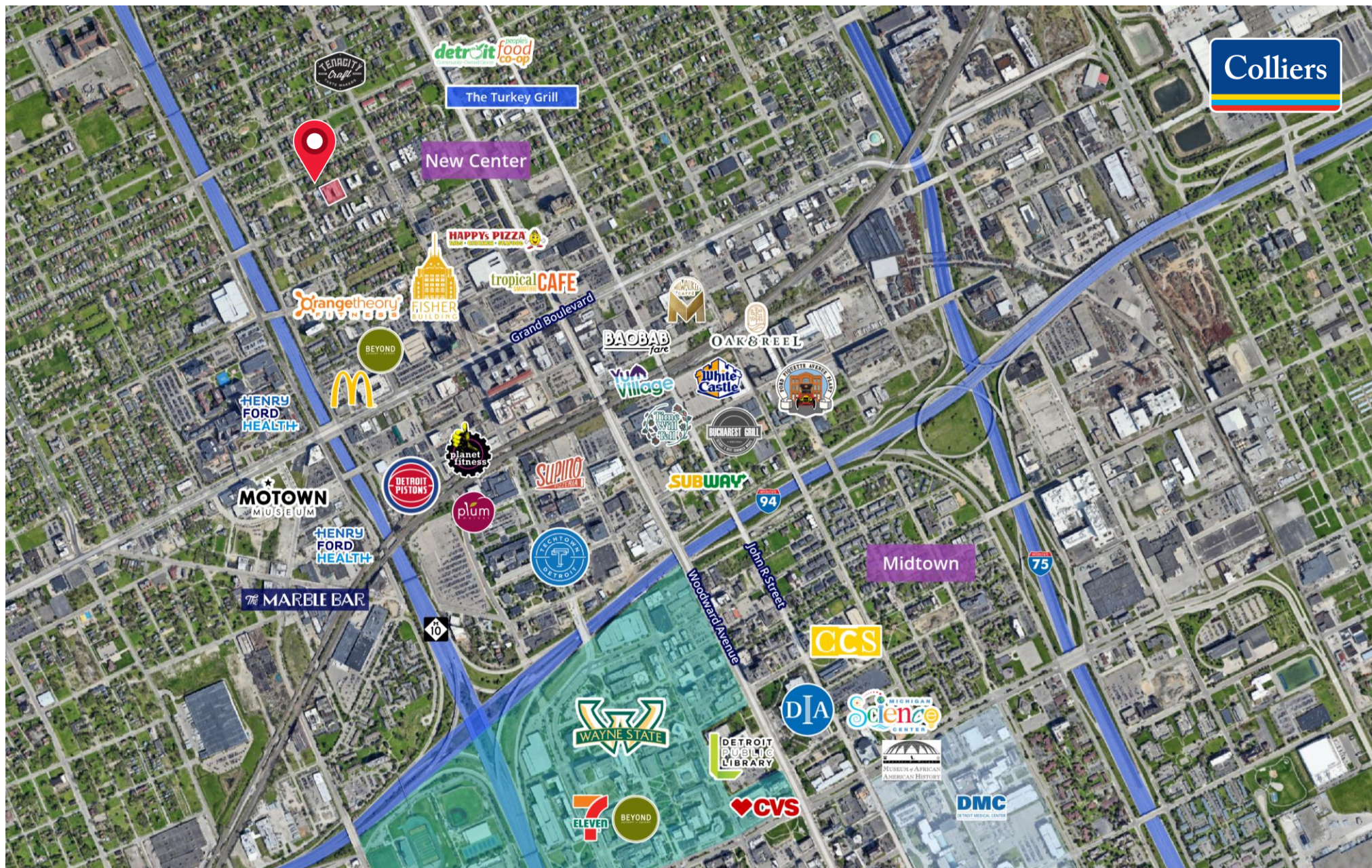
Space A: 1,107 SF

Space B: 3,258 SF



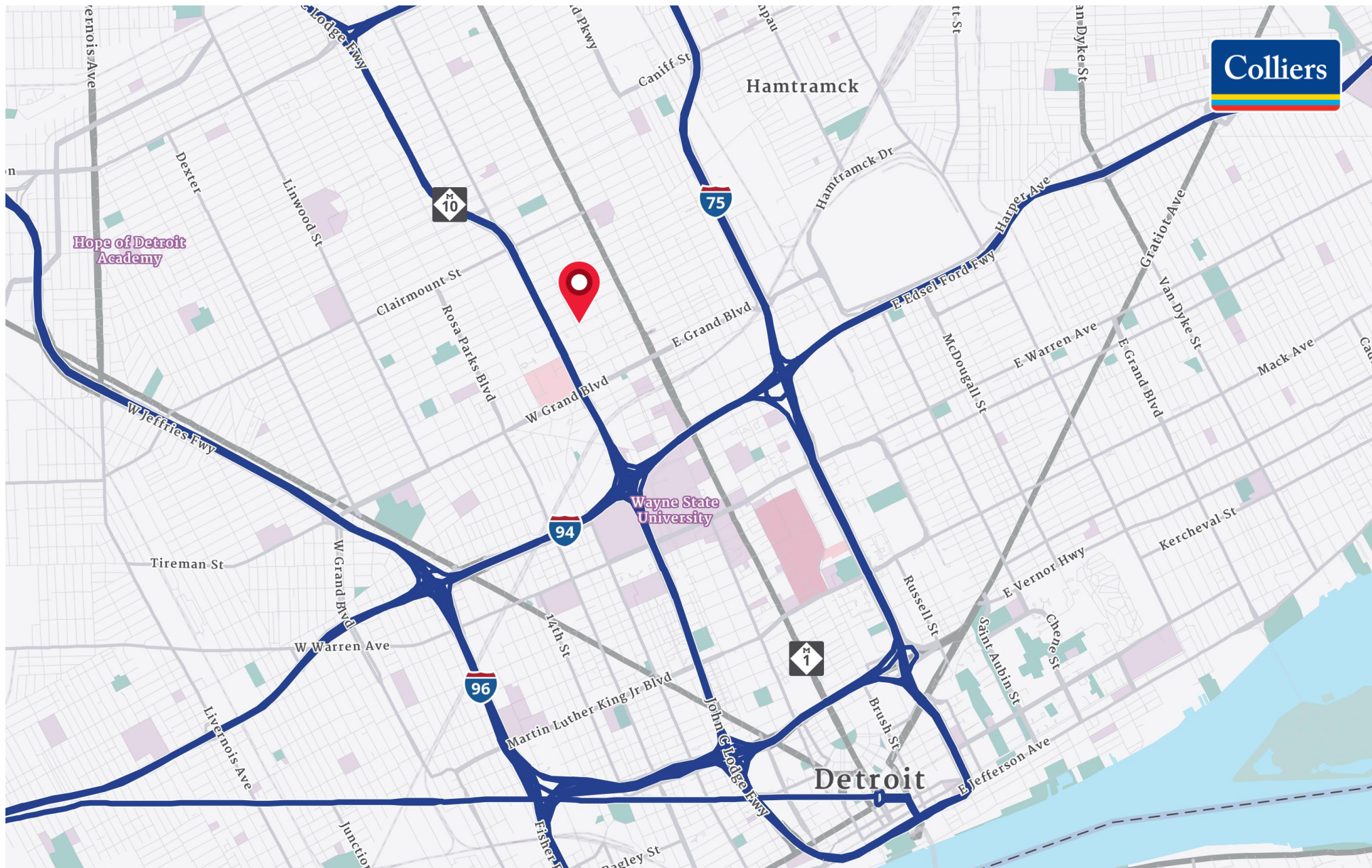
# FLOOR PLAN

Retail & Office Suites at The Abington



# MERCHANT MAP

Retail & Office Suites at The Abington



# LOCATION MAP

Retail & Office Suites at The Abington

# DEMOGRAPHICS

## Retail & Office Suites at The Abington



| CURRENT YEAR SUMMARY                              | 1 MILE RADIUS | 3 MILE RADIUS  | 5 MILE RADIUS   |
|---------------------------------------------------|---------------|----------------|-----------------|
| Total Population                                  | 14,393        | 127,595        | 322,115         |
| Total Households                                  | 7,452         | 52,439         | 132,388         |
| Total Family Households                           | 2,660         | 24,036         | 64,387          |
| Average Household Size                            | 1.88          | 2.33           | 2.36            |
| Median Age                                        | 36.8          | 33.8           | 35.1            |
| Population Age 25+                                | 10,591        | 83,494         | 214,071         |
| 2010 – 2021 Population: Annual Growth Rate (CAGR) | -0.35%        | -0.75%         | -1.10%          |
| 2022 – 2023 Population: Annual Growth Rate (CAGR) | 0.24%         | 0.04%          | -0.24%          |
| <b>5 YEAR PROJECTED TRENDS: ANNUAL RATE</b>       |               |                |                 |
| Population                                        | 0.65%         | -0.03%         | -0.21%          |
| Households                                        | 0.92%         | 0.38%          | 0.23%           |
| Families                                          | 0.68%         | 0.04%          | -0.09%          |
| Median Household Income                           | 2.88%         | 3.07%          | 2.85%           |
| <b>CURRENT YEAR POPULATION BY SEX</b>             |               |                |                 |
| Male Population / % Male                          | 7,224 / 5.2%  | 64,127 / 50.3% | 161,005 / 50.0% |
| Female Population / % Female                      | 7,169 / 49.8% | 63,468 / 49.7% | 161,110 / 50.0% |
| <b>INCOME &amp; HOUSEHOLDS SUMMARY</b>            |               |                |                 |
| 2020 Median Household Income                      | \$32,596      | \$30,512       | \$35,813        |
| Average Household Income                          | \$57,416      | \$53,248       | \$57,558        |
| Per Capita Income                                 | \$30,142      | \$22,167       | \$23,815        |
| <b>SUMMARY BUSINESS DATA</b>                      |               |                |                 |
| Total Businesses                                  | 886           | 4,577          | 11,308          |
| Total Daytime Population                          | 40,478        | 192,956        | 439,905         |
| Daytime Population: Workers                       | 32,133        | 108,386        | 232,553         |
| Daytime Population: Residents                     | 8,345         | 84,570         | 207,352         |

### 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.

We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

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