

FOR LEASE

Colliers

Unique Office Opportunity

2920 E Jefferson Avenue
Detroit, MI



BEN AND BENJI
COLLIERS DETROIT REAL ESTATE

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PROPERTY HIGHLIGHTS

- Completely Remodeled 3-Story Historic House with Basement
- Close Proximity to Downtown CBD, Riverwalk, Greektown, and Dennis Archer Greenway

Additional Features

- Central AC Throughout
- Skylights
- Stairwell Sprinklered
- Multiple Fireplaces
- Alarm System
- Rear Concrete Parking Lot With 12 Striped Spaces and Electronic Gates



Ground Floor – 2,429 SF

- Lobby Entrance
- Conference Room
- 3 Large Offices
- Bathroom
- Kitchen
- Elevator Access

Second Floor – 2,429 SF

- 5 Offices
- Bathroom
- Elevator Access

Third Floor – 2,189 SF

- 7 Offices
- Bathroom with Shower
- Elevator Access

Basement – 2,429 SF

- 3 General Rooms
- Storage Room
- 2 Utility Rooms
- Drywall Ceiling with Recessed Lighting
- Epoxy Floors
- Elevator Access / Egress Access

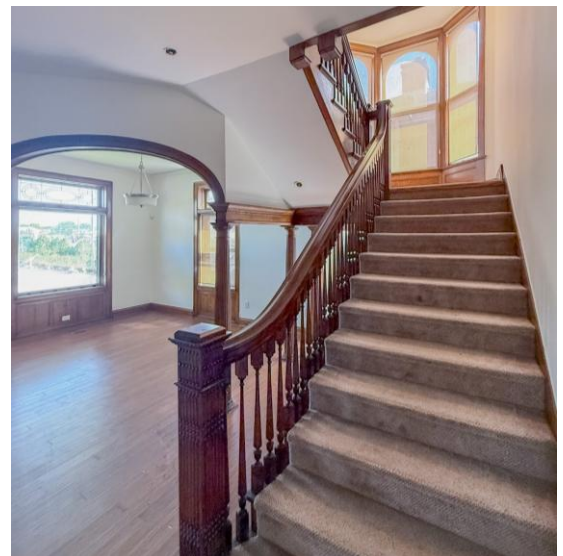
PROPERTY PHOTOS



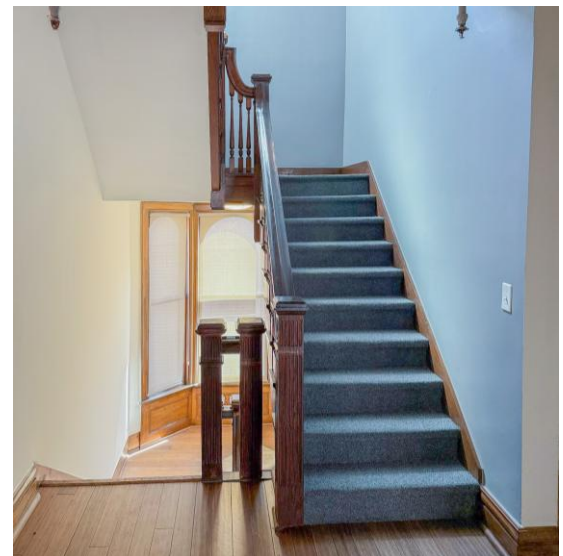
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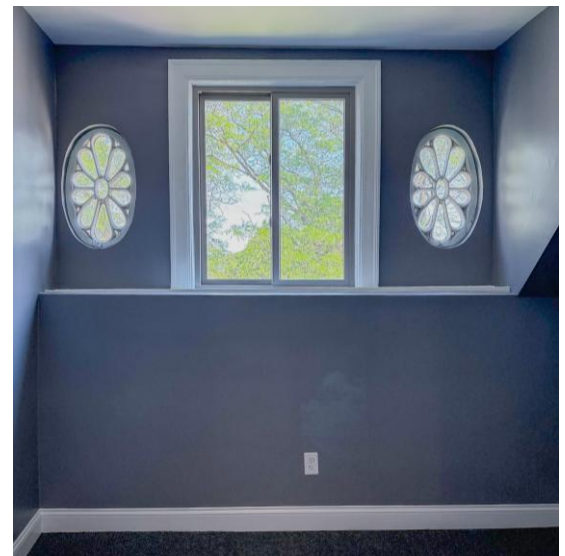
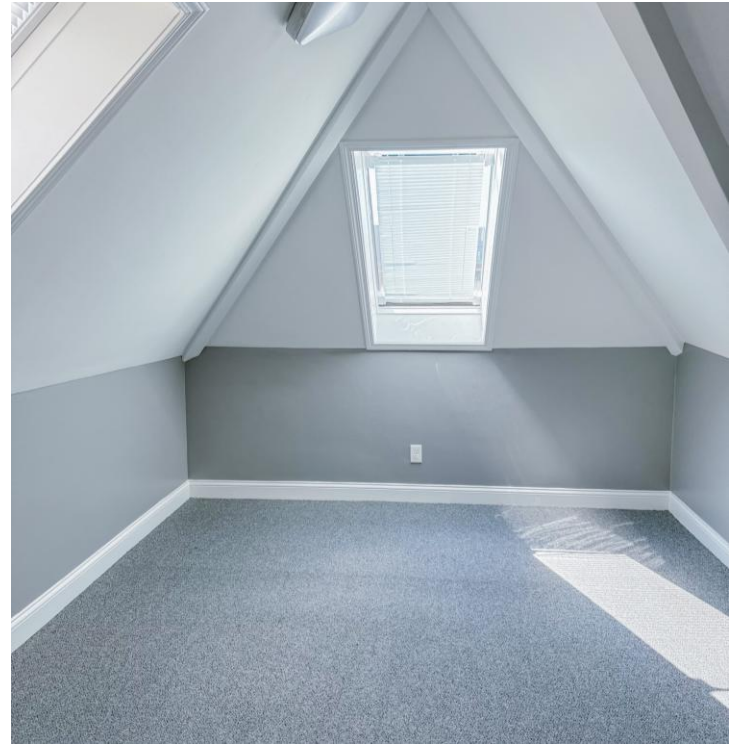
PROPERTY PHOTOS • GROUND FLOOR



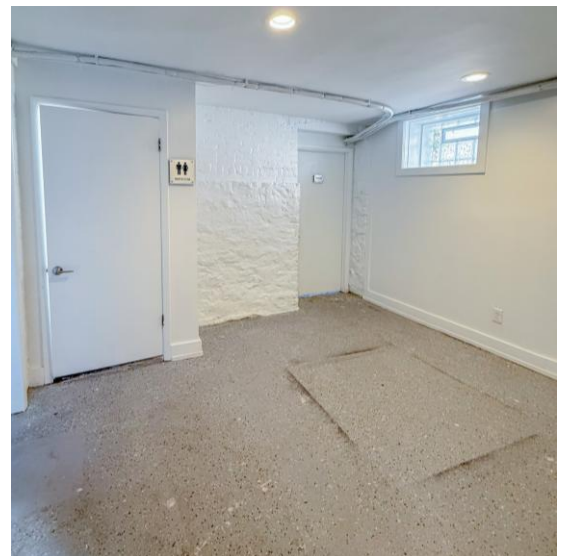
PROPERTY PHOTOS • SECOND FLOOR



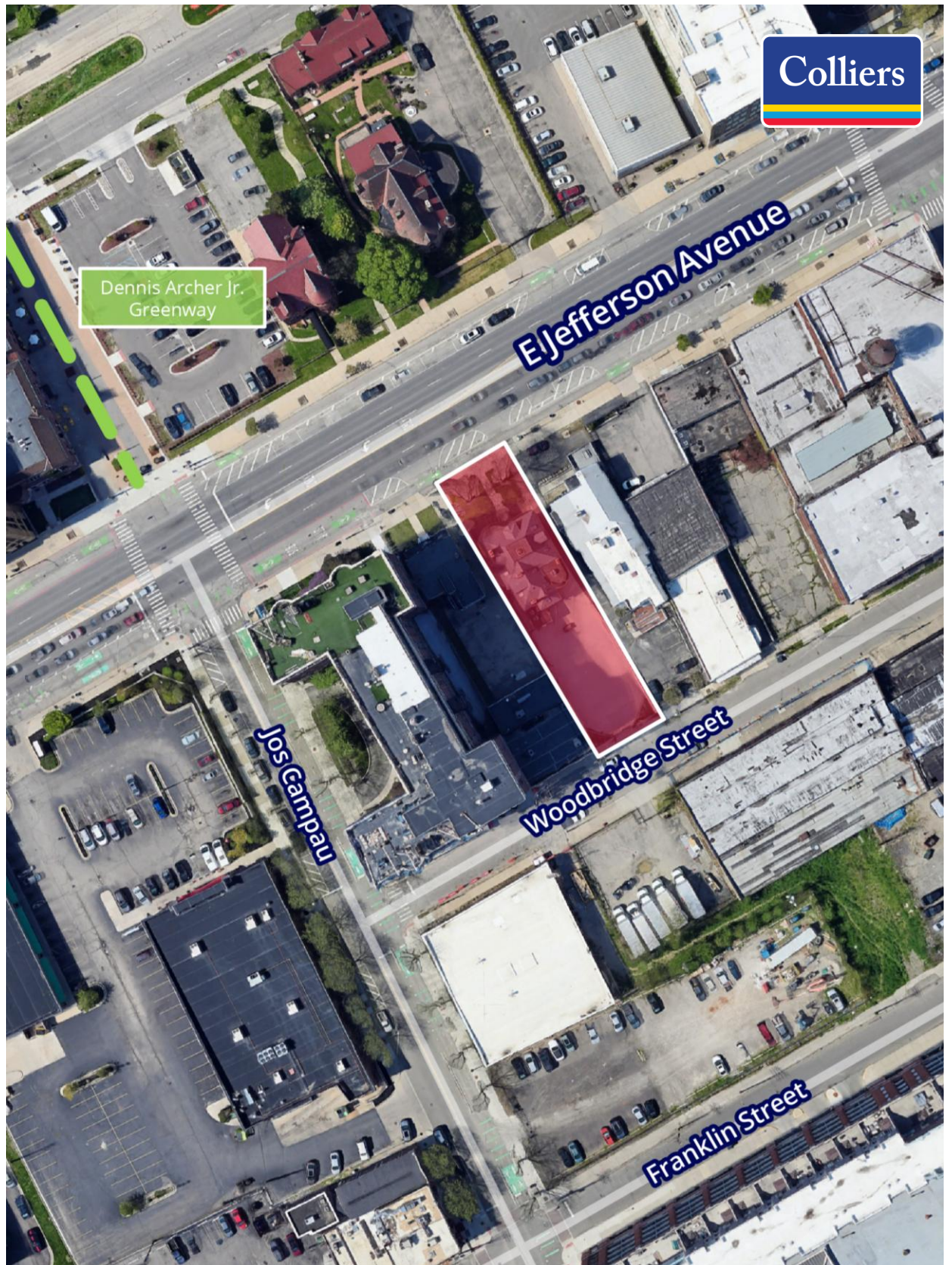
PROPERTY PHOTOS • THIRD FLOOR



PROPERTY PHOTOS • BASEMENT



AERIAL MAP



GREENWAYS & DEVELOPMENTS



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Eastern Market

Dequindre Cut

Lafayette Park

Lafayette West

Ducharme Place Apartments

Rivertown Market - DETROIT

Rivertown - Warehouse District

Aretha Franklin Amphitheatre

William Milliken State Park & Harbor

GM Renaissance Center

Greektown

CBD

Little Caesars arena

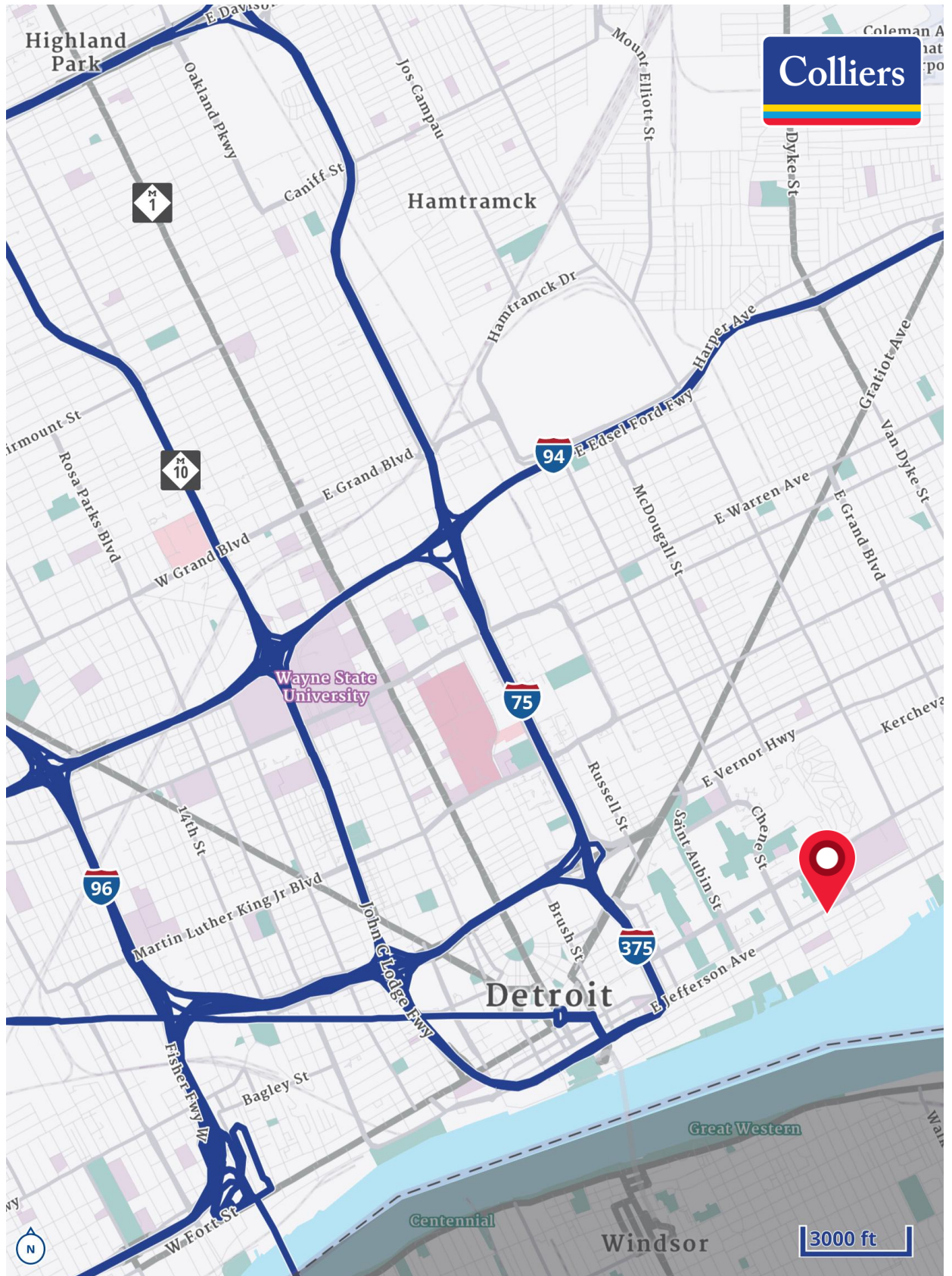
Comerica Park

Ford Field

Detroit River



LOCATION MAP



CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	15,078	68,271	167,250
Total Households	9,805	38,065	76,215
Total Family Households	2,644	10,998	30,933
Average Household Size	1.51	1.66	2.10
Median Age	42.6	38.3	35.9
Population Age 25+	12,175	52,269	116,568
2010 – 2021 Population: Annual Growth Rate (CAGR)	2.07%	0.12%	-0.65%
2022 – 2023 Population: Annual Growth Rate (CAGR)	-0.71%	0.22%	-0.09%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	-0.40%	0.14%	-0.08%
Households	0.05%	0.59%	0.37%
Families	-0.37%	0.19%	-0.01%
Median Household Income	2.82%	4.09%	3.52%
CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	6,920 / 45.9%	34,083 / 49.9%	84,048 / 50.3%
Female Population / % Female	8,158 / 54.1%	34,188 / 50.1%	83,203 / 49.8%
INCOME & HOUSEHOLDS SUMMARY			
2020 Median Household Income	\$47,220	\$40,936	\$37,333
Average Household Income	\$75,577	\$69,031	\$63,985
Per Capita Income	\$48,901	\$38,909	\$29,341
SUMMARY BUSINESS DATA			
Total Businesses	507	5,013	8,176
Total Daytime Population	14,933	170,455	299,355
Daytime Population: Workers	6,814	132,749	196,616
Daytime Population: Residents	8,119	37,706	102,739

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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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.