

FORMER DOLLAR GENERAL FOR LEASE



4705-B Conner Street, Detroit, MI 48215



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INVESTMENT SUMMARY

Lease Rate

\$14.00 SF NNN/YR

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Retail Strip Center
Zoning	Commercial
Traffic Count	20800
Traffic Count Street	Conner St & E Forest Ave NW
Amenities	Freeway Visibility, Signage, Signalized Intersection, Tenant Controlled HVAC

BUILDING INFORMATION

Building Size	8,288 SF
Occupancy %	0.0%
Tenancy	Single
Number of Floors	1
Year Built	1961
Year Last Renovated	2008
Construction Status	Existing

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	132



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LOCATION / CITY SUMMARY

LOCATION DESCRIPTION

Detroit is the largest and most populous city in the U.S. , State of Michigan, the largest U.S. city on the United States– Canada border, and the seat of Wayne County. The municipality of Detroit had a 2019 estimated population of 670,031, making it the 24th-most populous city in the United States. The metropolitan area, known as Metro Detroit, is home to 4.3 million people, making it the second-largest in the Midwest after the Chicago metropolitan area, and 14th largest in the United States. Regarded as a major cultural center, Detroit is known for its contributions to music and as a repository for art, architecture and design. Detroit is a major port on the Detroit River, one of the four major straits that connect the Great Lakes system to the Saint Lawrence Seaway. The Detroit Metropolitan Airport is among the most important hubs in the United States. The City of Detroit anchors the second-largest regional economy in the Midwest, behind Chicago and ahead of Minneapolis Saint Paul, and the 13th-largest in the United States. Detroit and its neighboring Canadian city Windsor are connected through a highway tunnel, railway tunnel, and the Ambassador Bridge, which is the second busiest international crossing in North America, after San Diego–Tijuana. Detroit is best known as the center of the U.S. automobile industry, and the "Big Three" auto manufacturers General Motors, Ford, and Fiat Chrysler are all headquartered in Metro Detroit.

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LITTLE CAESARS ARENA



COMERICA PARK



DETROIT SKYLINE



DEMOGRAPHICS MAP & REPORT

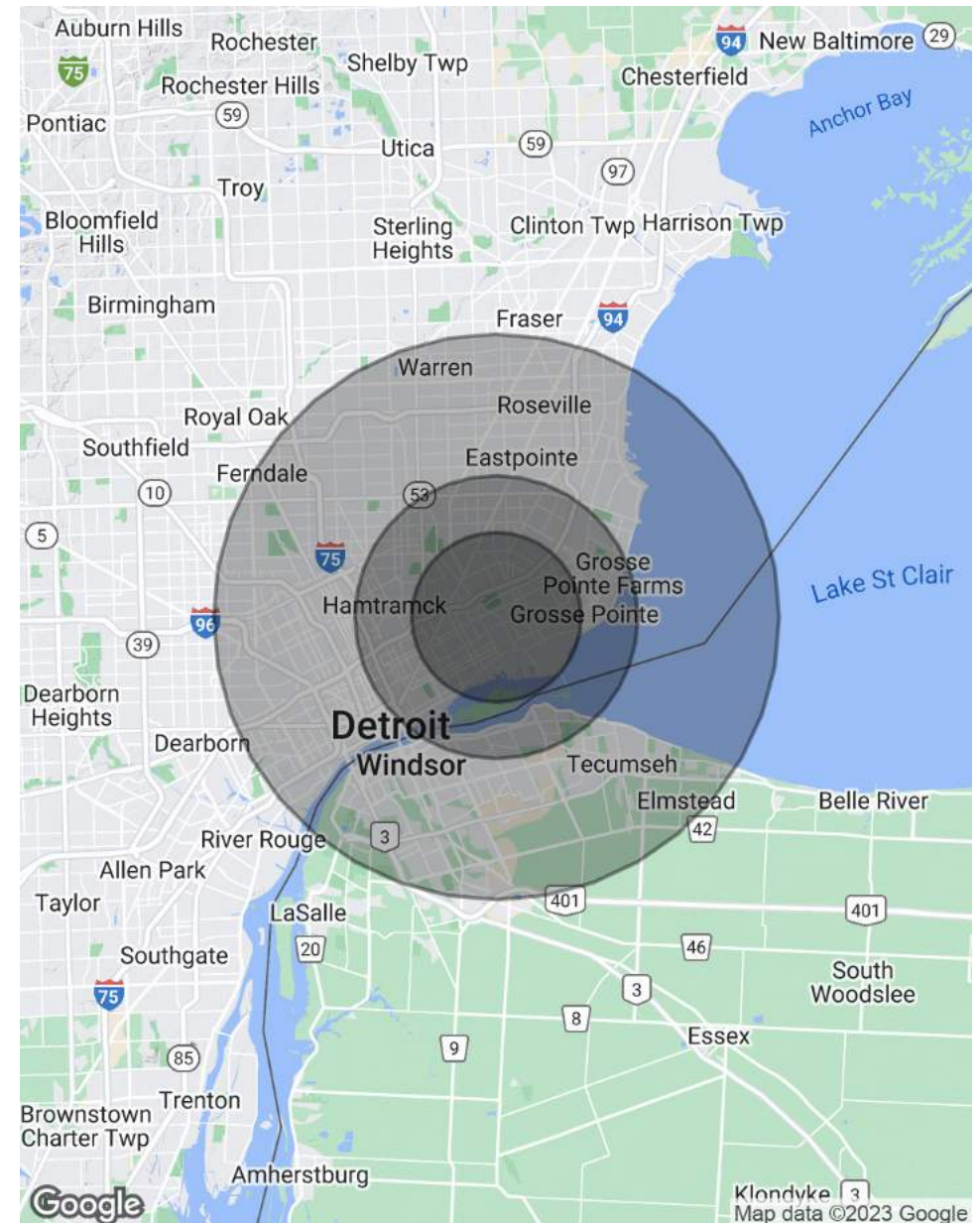
POPULATION	3 MILES	5 MILES	10 MILES
Total Population	111,242	272,214	811,868
Average Age	37.1	35.6	37.3
Average Age (Male)	35.0	34.0	35.8
Average Age (Female)	38.9	37.4	39.1

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	62,158	138,024	412,775
# of Persons per HH	1.8	2.0	2.0
Average HH Income	\$41,906	\$47,638	\$48,255
Average House Value	\$94,844	\$105,238	\$108,474

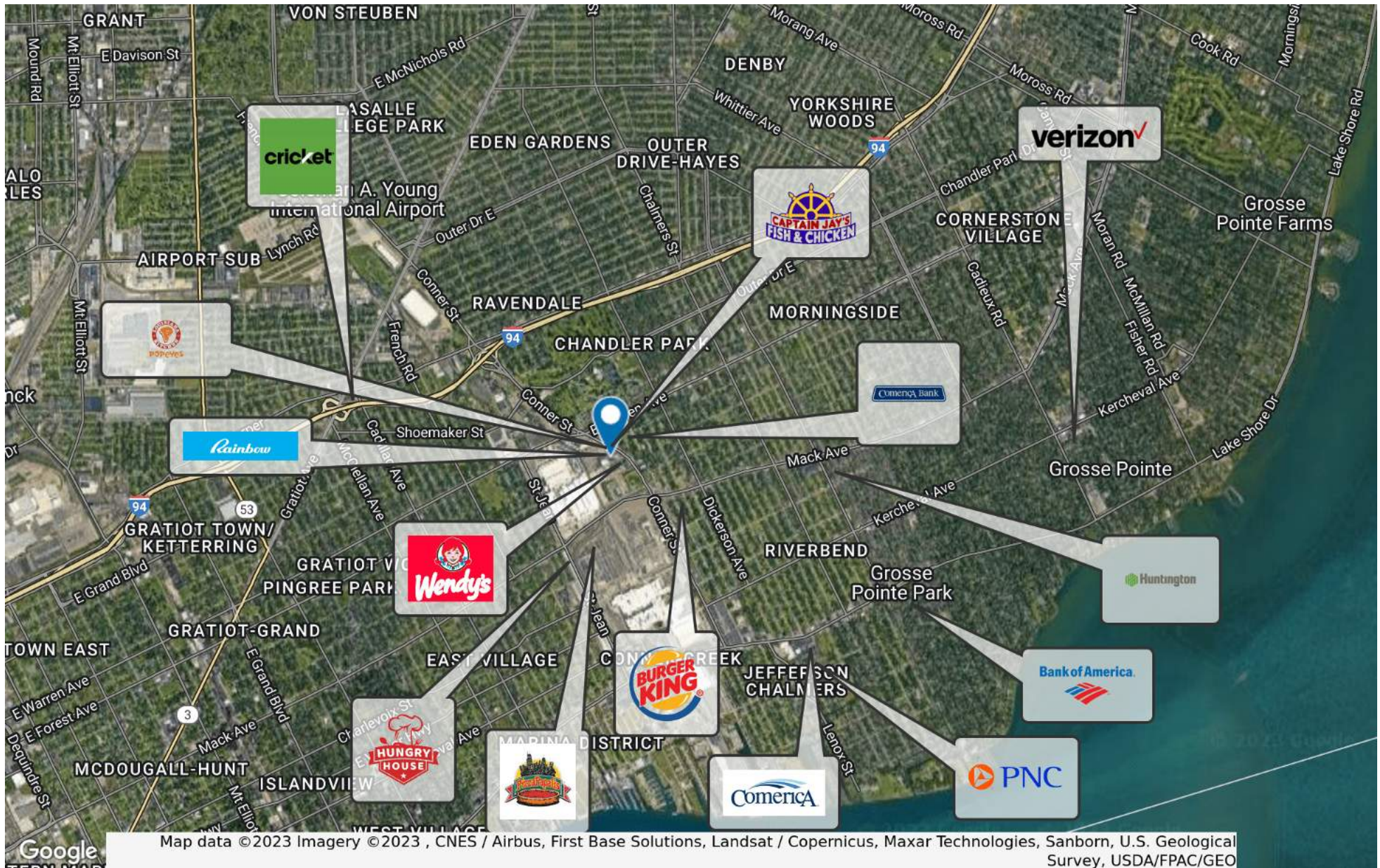
TRAFFIC COUNTS

Conner St & E Forest Ave NW 20,800/day

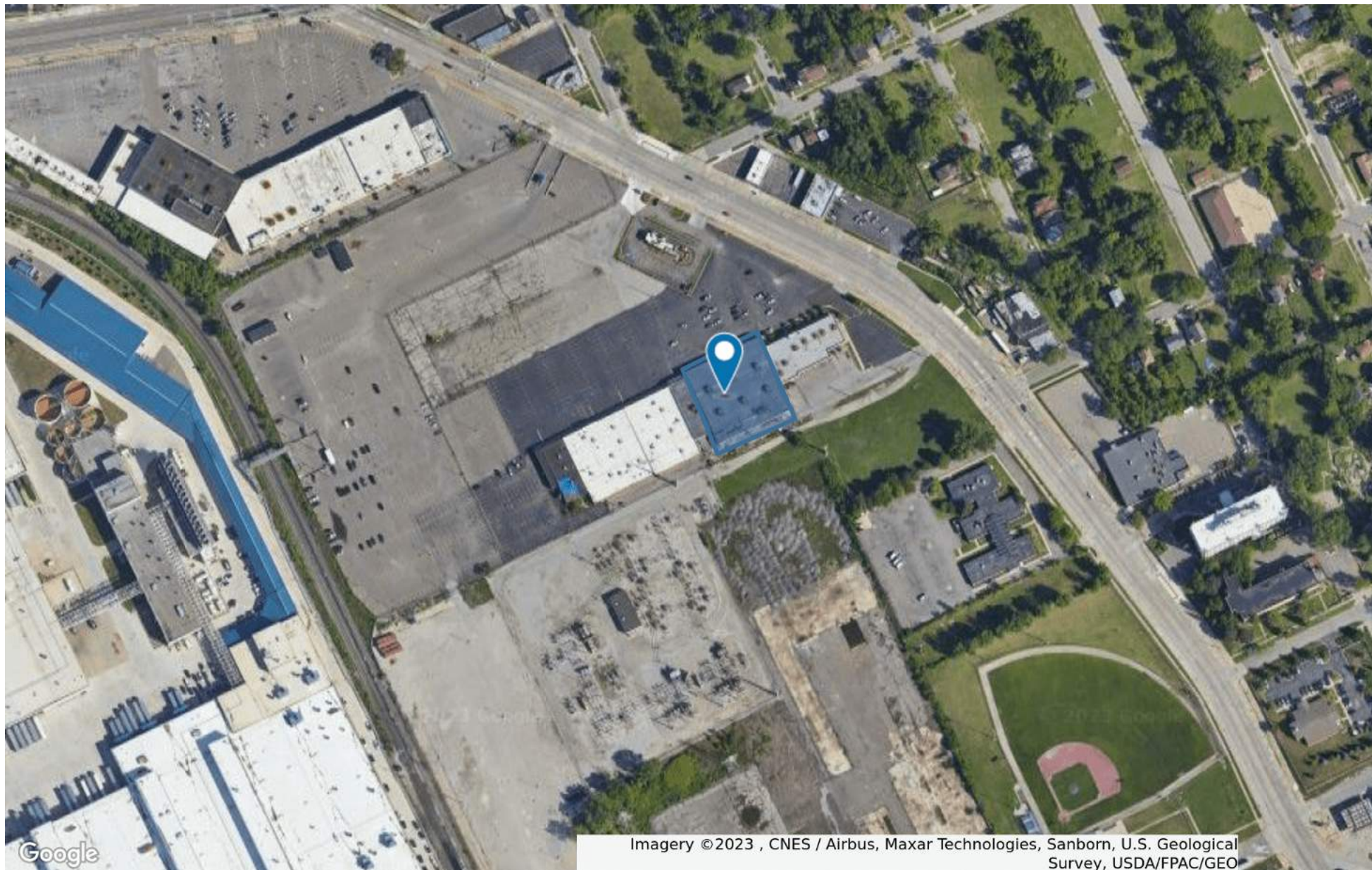
** Demographic data derived from 2020 ACS - US Census*



RETAILER MAP



AERIAL MAP



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MEET THE TEAM



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