

# FOR LEASE

6923 East Jefferson Avenue  
Detroit, Michigan 48207

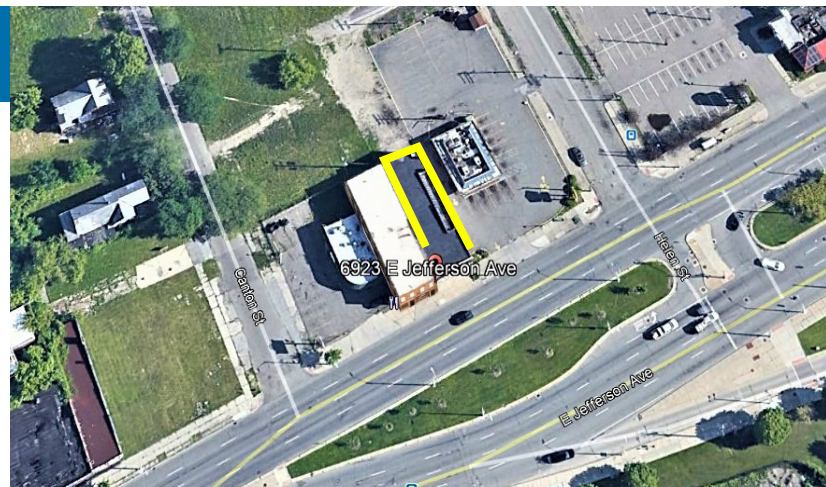


**EXCLUSIVE**  
— REALTY —



## PROPERTY FEATURES:

- 5,485 SF Office Building on 0.07 Acres of Land
- 2,943 SF Available for Lease on Second Floor
- Former Art Studio
- Surface Parking
- Close Proximity to Belle Isle
- Over 32,285 Vehicles Per Day
- 60,285 Residents within a 3 Mile Radius



**FOR MORE INFO CONTACT: TERRY EDMONDSON**

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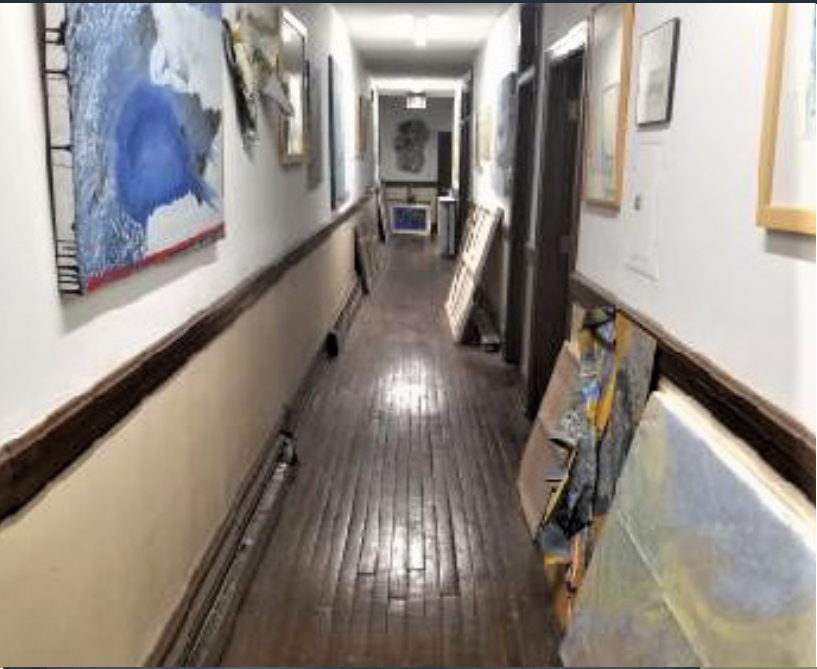
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— R E A L T Y —

## DISCLOSURE:

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ER in compliance with all applicable fair housing and equal opportunity laws.

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## TRAFFIC COUNTS

## DEMOGRAPHICS

| INTERSECTION                     | CARS PER DAY |                   | 1 MILE   | 3 MILES  | 5 MILES  |
|----------------------------------|--------------|-------------------|----------|----------|----------|
| E Jefferson Ave & Townsend St NE | 21,290       | Total Households  | 6,283    | 29,490   | 74,370   |
| E Jefferson Ave & Field St NE    | 17,177       | Total Population  | 11,367   | 60,146   | 179,366  |
| E Jefferson Ave & Bellevue St NE | 32,502       | Average HH Income | \$51,136 | \$44,495 | \$47,414 |

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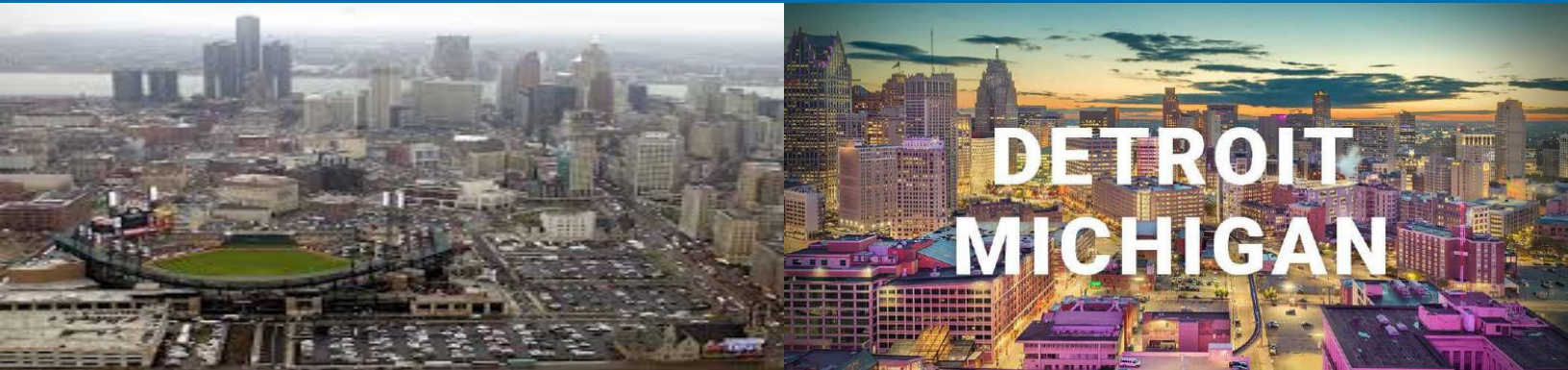


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Detroit is the largest and most populous city in the U.S. , State of Michigan, the largest U.S. city on the United States– Canada border, and the seat of Wayne County. The municipality of Detroit had a 2019 estimated population of 670,031, making it 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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