

# FOR LEASE TURNKEY SCHOOL



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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 Exclusive Realty in compliance with all applicable fair housing and equal opportunity laws.

# INVESTMENT SUMMARY

## PROPERTY DESCRIPTION

Exclusive Realty is pleased to present this 60,000 SF building that was previously occupied by a Charter School. The subject property is strategically positioned in close proximity to Interstate 94 Highway and Van Dyke Avenue making it easily accessible.

## PROPERTY HIGHLIGHTS

- Building sf: 60,000 sq. ft.
- Building Description: Three Story
- 20,000 sq. ft. per floor
- 3 Offices
- 25 Classrooms
- Full Gymnasium
- Completely equipped Cafeteria
- 4 Men/Boy Restrooms
- 5 Women/Girl Restrooms
- Abundant Parking
- Outside Playground

## LEASE RATE

**\$25,000/MO**



| DEMOGRAPHICS      | 0.5 MILES | 1 MILE   | 1.5 MILES |
|-------------------|-----------|----------|-----------|
| Total Households  | 1,341     | 5,370    | 13,474    |
| Total Population  | 1,995     | 9,828    | 25,845    |
| Average HH Income | \$20,214  | \$27,994 | \$28,739  |



# LOCATION SUMMARY



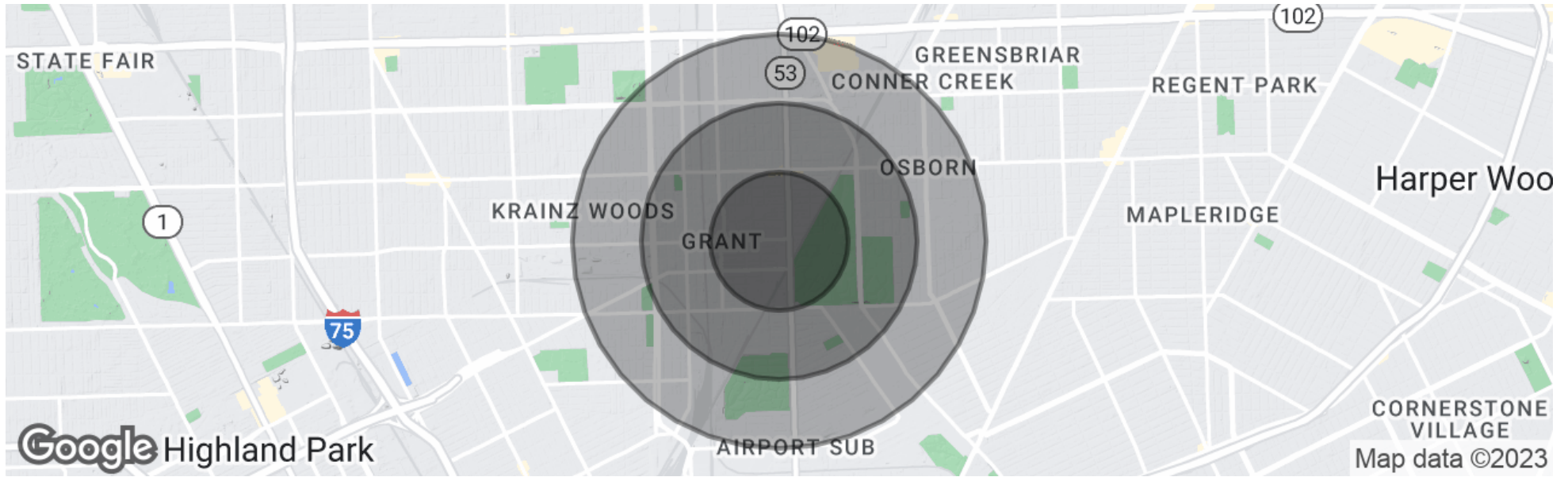
## LOCATION DESCRIPTION

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.



# DEMOGRAPHICS MAP & REPORT



| POPULATION           | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population     | 1,995     | 9,828  | 25,845    |
| Average Age          | 36.0      | 33.5   | 32.1      |
| Average Age (Male)   | 35.1      | 31.6   | 30.2      |
| Average Age (Female) | 39.6      | 36.9   | 36.4      |

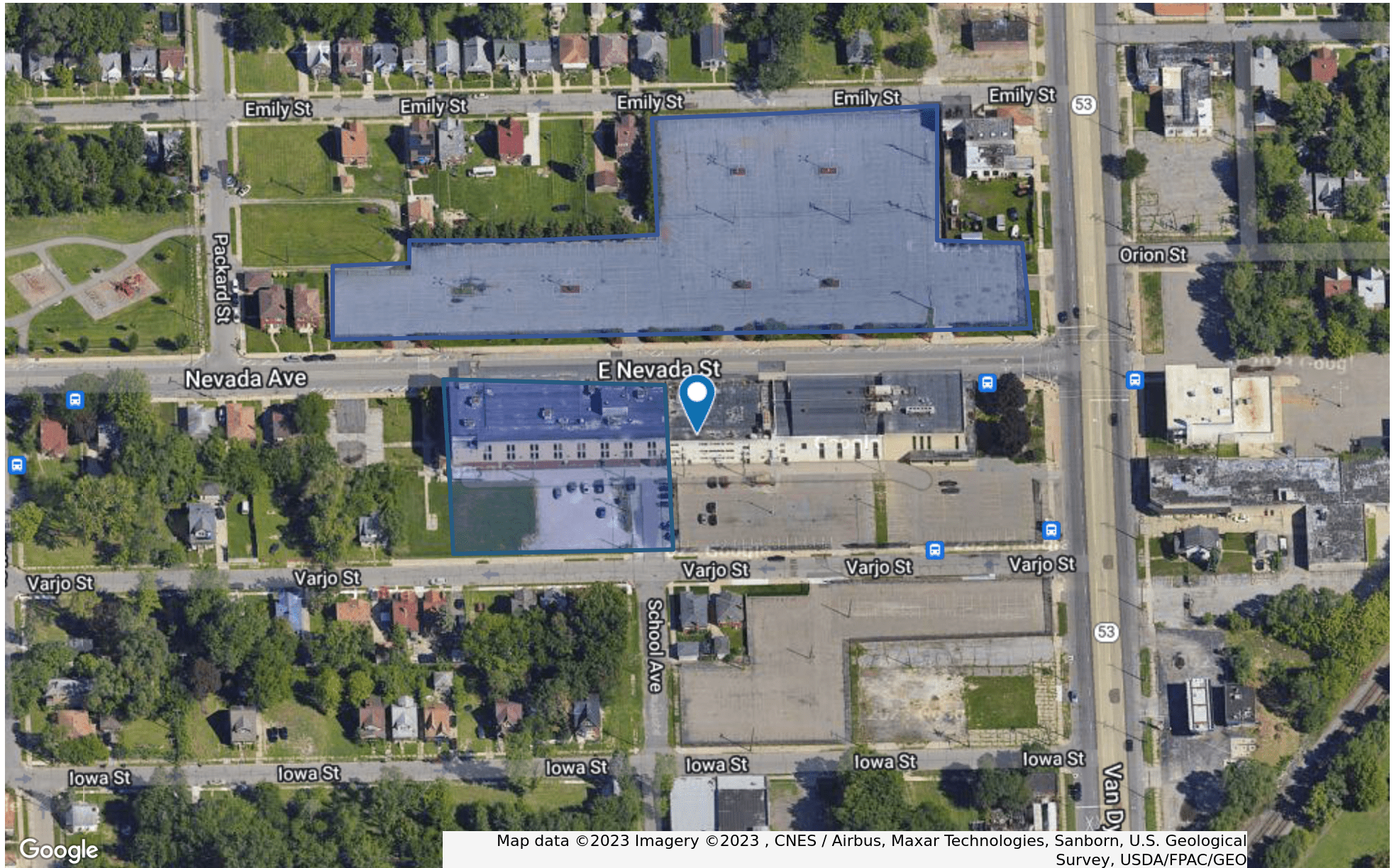
  

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE   | 1.5 MILES |
|---------------------|-----------|----------|-----------|
| Total Households    | 1,341     | 5,370    | 13,474    |
| # of Persons per HH | 1.5       | 1.8      | 1.9       |
| Average HH Income   | \$20,214  | \$27,994 | \$28,739  |
| Average House Value | \$58,907  | \$51,136 | \$52,441  |

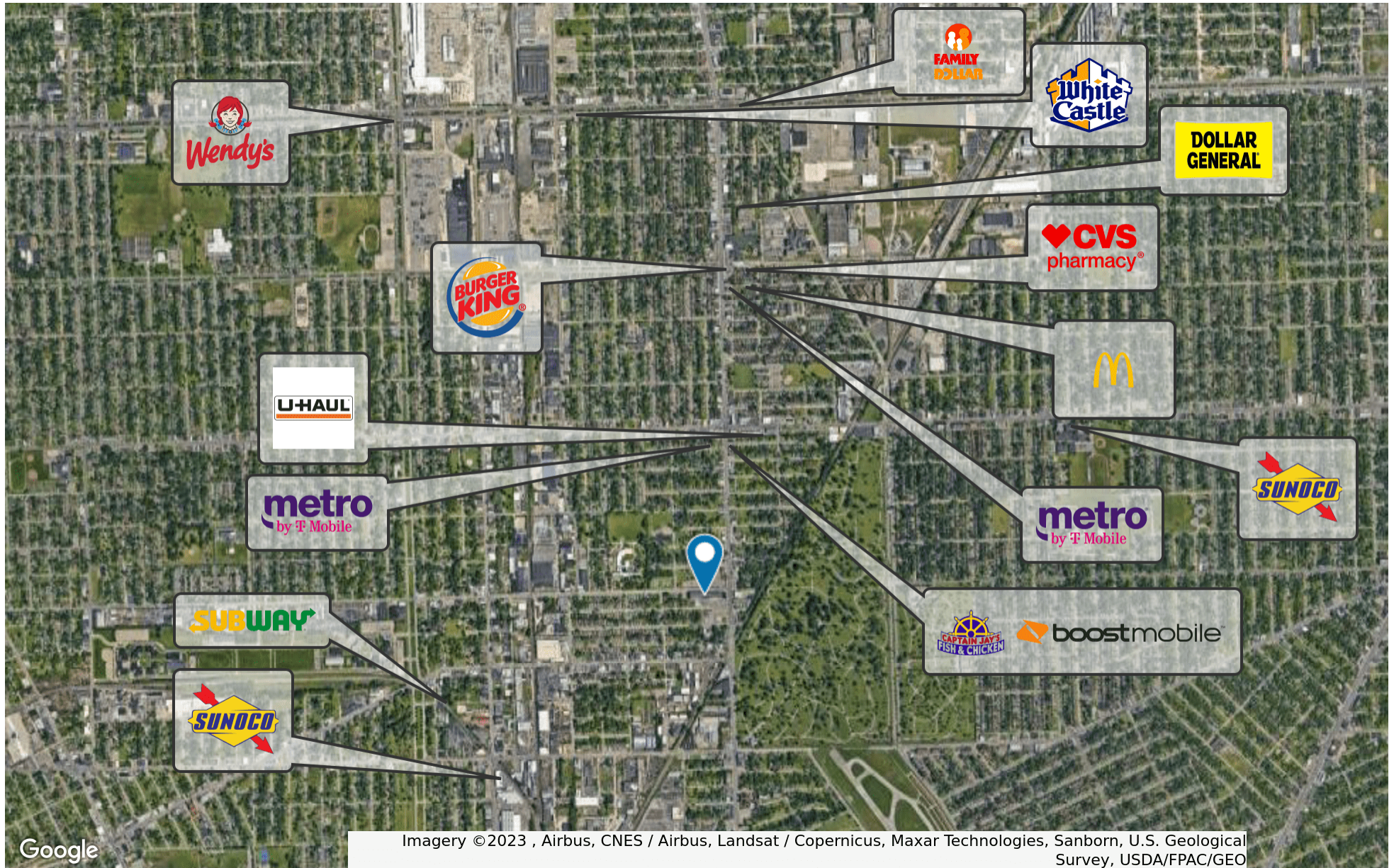
*\* Demographic data derived from 2020 ACS - US Census*



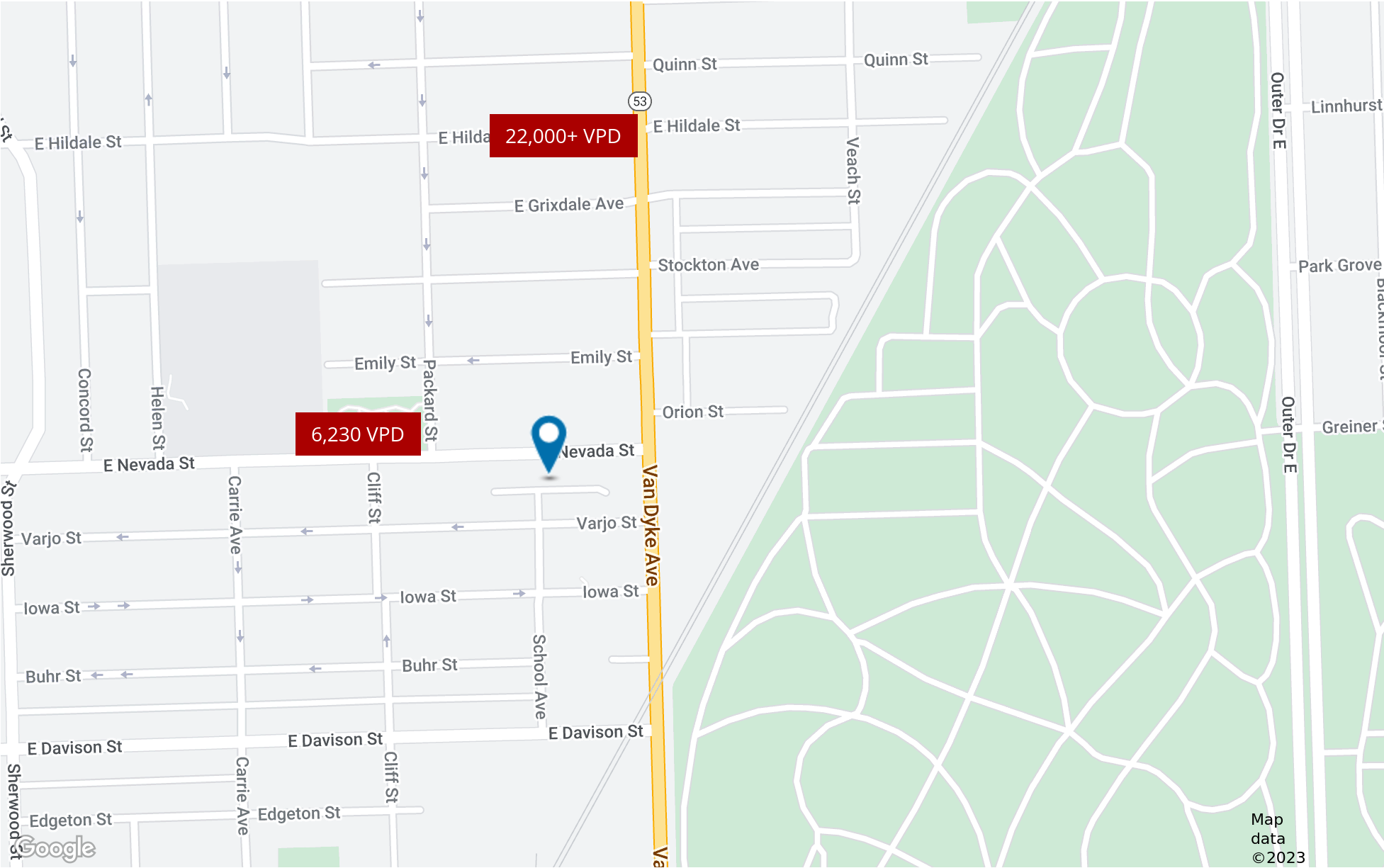
# AERIAL MAP



# RETAILER MAP



# PARCEL AND TRAFFIC COUNTS



# MEET THE TEAM



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