



For Sale | Hygrade Deli

Property Highlights

3640 Michigan Avenue | Detroit, MI

- 2,741 SF Building with Great Michigan Avenue Location
- Business is Thriving with Sales up 20% Due to COVID
- Less Than a Mile From Michigan Central Station and Downtown Corktown
- Newly Paved 14 Space Parking Lot
- Sale Includes Real Estate, Business, Furniture, Fixtures and Equipment
- Short-term Lease on Adjacent Suite



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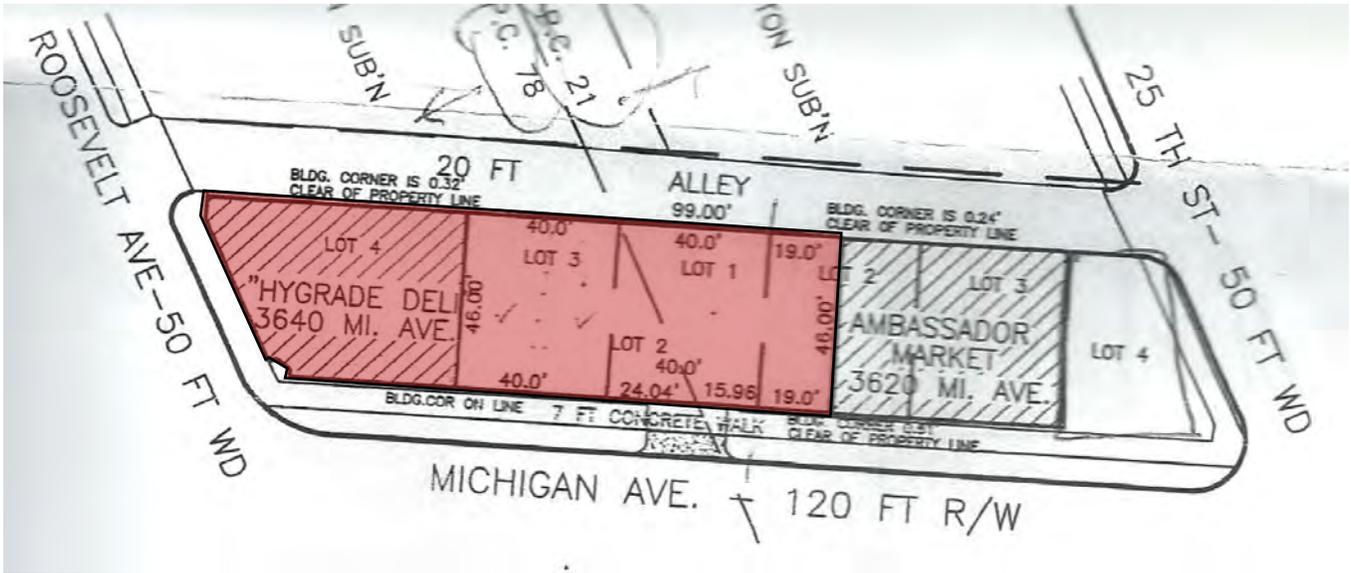


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Site Plan & Aerial

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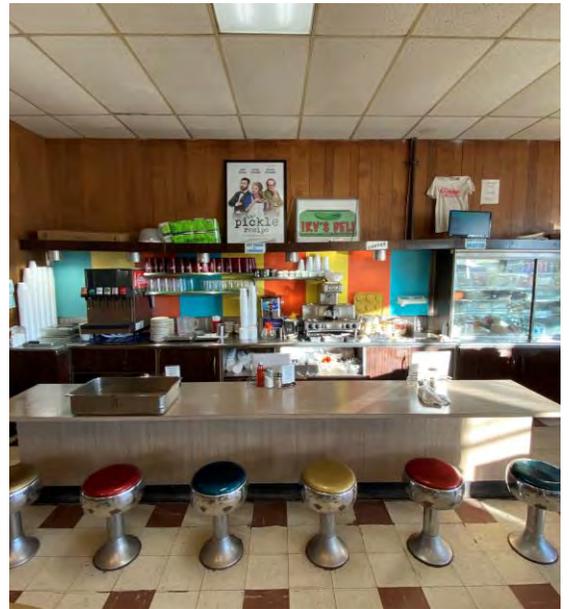
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Property Photos

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Rental Tenant Space

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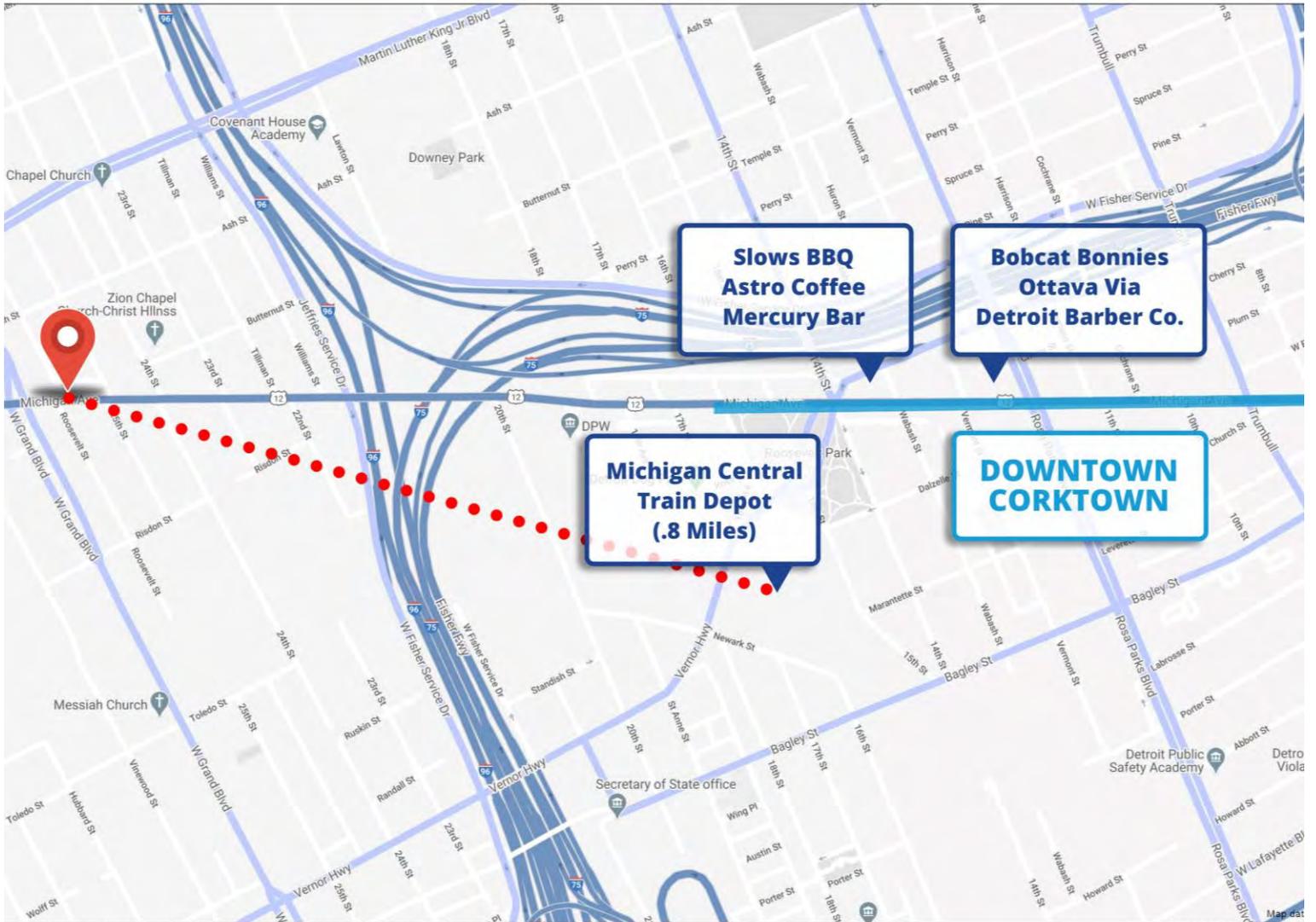
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Area Map

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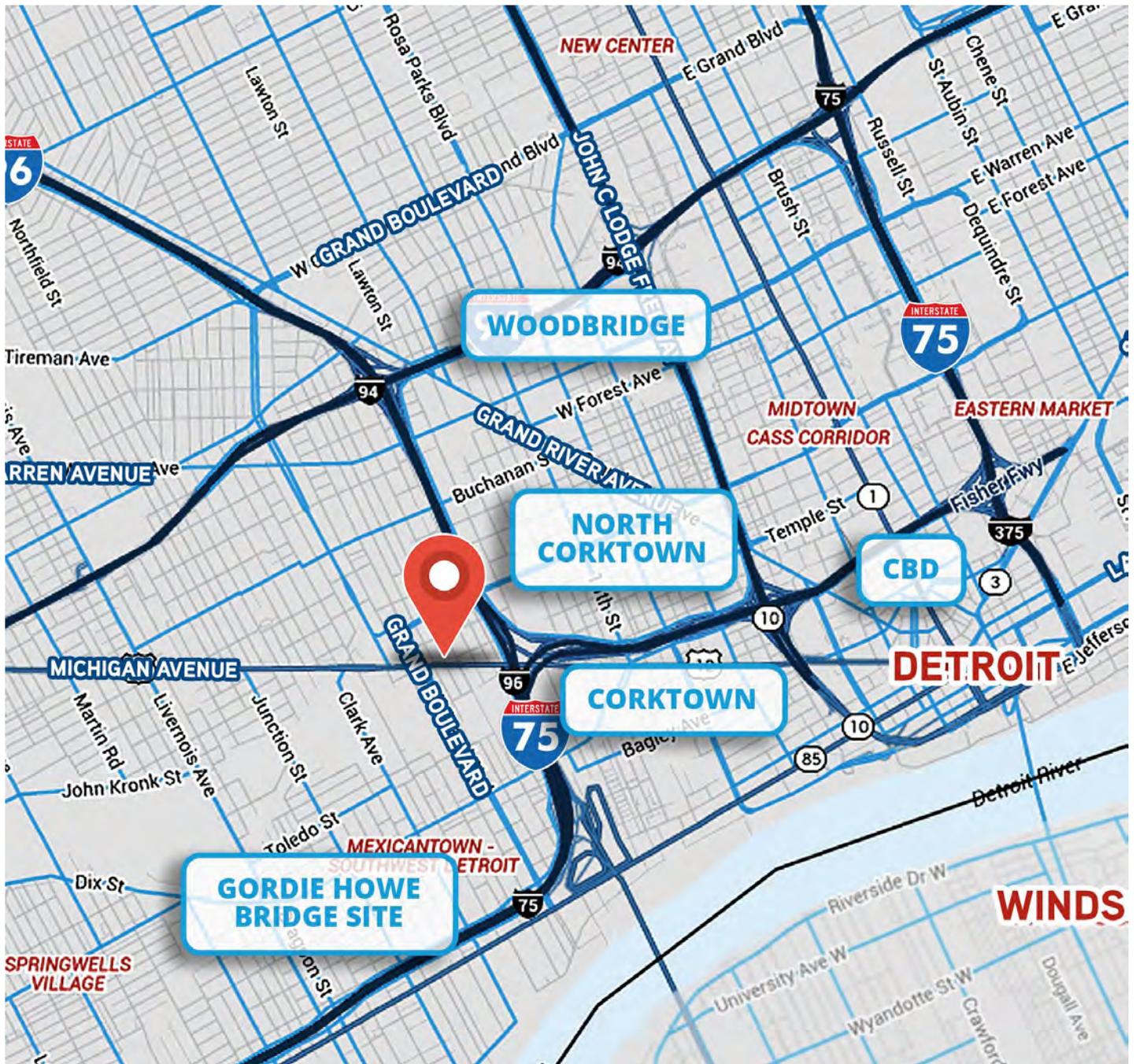
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Location Map

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Demographic One Page Summary

3640 Michigan Ave, Detroit, Michigan, 48216
1,3,5 mile radius rings

Prepared by Colliers International

Latitude: 42.331653

Longitude: -83.094134

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	11,954	118,011	268,568
Total Households	4,139	46,749	102,548
Total Family Households	2,460	22,364	53,902
Average Household Size	2.79	2.43	2.54
Median Age	31.7	32.7	33.9
Population Age 25+	7,160	74,045	171,053
2010-2020 Population: Annual Growth Rate	-0.36%	-0.34%	-0.44%
Five Year Projected Trends: Annual Rate			
Population	-0.23%	0.18%	0.01%
Households	-0.16%	0.61%	0.28%
Families	-0.28%	-0.03%	-0.15%
Median Household Income	1.24%	1.06%	1.10%
Current Year Population by Sex			
Male Population	5,836	59,321	132,626
% Male	49%	50%	49%
Female Population	6,118	58,690	135,942
% Female	51%	50%	51%
Current Year Race and Ethnicity			
Total	11,953	118,011	268,567
White Alone	30.3%	30.8%	32.9%
Black Alone	41.9%	44.7%	51.5%
American Indian Alone	0.9%	0.8%	0.5%
Asian Alone	0.3%	2.3%	2.5%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	22.9%	17.0%	8.0%
Two or More Races	3.7%	4.4%	4.5%
Hispanic Origin	46.8%	35.5%	17.3%
Diversity Index	86.6	84.0	73.3
Current Year Educational Attainment			
Total	7,158	74,040	171,053
Less than 9th Grade	15.9%	12.4%	10.9%
9th - 12th Grade, No Diploma	16.4%	15.6%	14.0%
High School Graduate	20.4%	21.9%	23.5%
GED/Alternative Credential	8.9%	6.7%	6.4%
Some College, No Degree	19.5%	19.3%	21.0%
Associate Degree	7.5%	4.9%	5.9%
Bachelor's Degree	7.2%	11.4%	11.0%
Graduate/Professional Degree	4.1%	7.9%	7.3%
Income and Households Summary			
2020 Median Household Income	\$26,481	\$25,308	\$26,982
Average Household Income	\$41,891	\$41,006	\$41,986
Per Capita Income	\$14,808	\$16,308	\$16,136
Summary Business Data			
Total Businesses	283	5,312	9,165
Total Daytime Population	11,631	178,425	332,988
Daytime Population: Workers	2,876	94,862	138,607
Daytime Population: Residents	8,755	83,563	194,381

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.
- Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.