



For Sale

Vacant Land Availability • 3.11 Acres • Property Highlights

4207 W Jefferson Avenue | Ecorse, MI

- 3.11 Acres available
- Zoning: Corridor Core
- Traffic counts of 20,500 on Jefferson and 18,600 on Outer Drive
- Signalized intersection

Demographics

	1 MILE	2 MILE	3 MILE
POPULATION	8,531	40,976	79,623
AVG. INCOME	\$42,835	\$48,877	\$56,423
HOUSEHOLDS	3,210	16,034	31,797

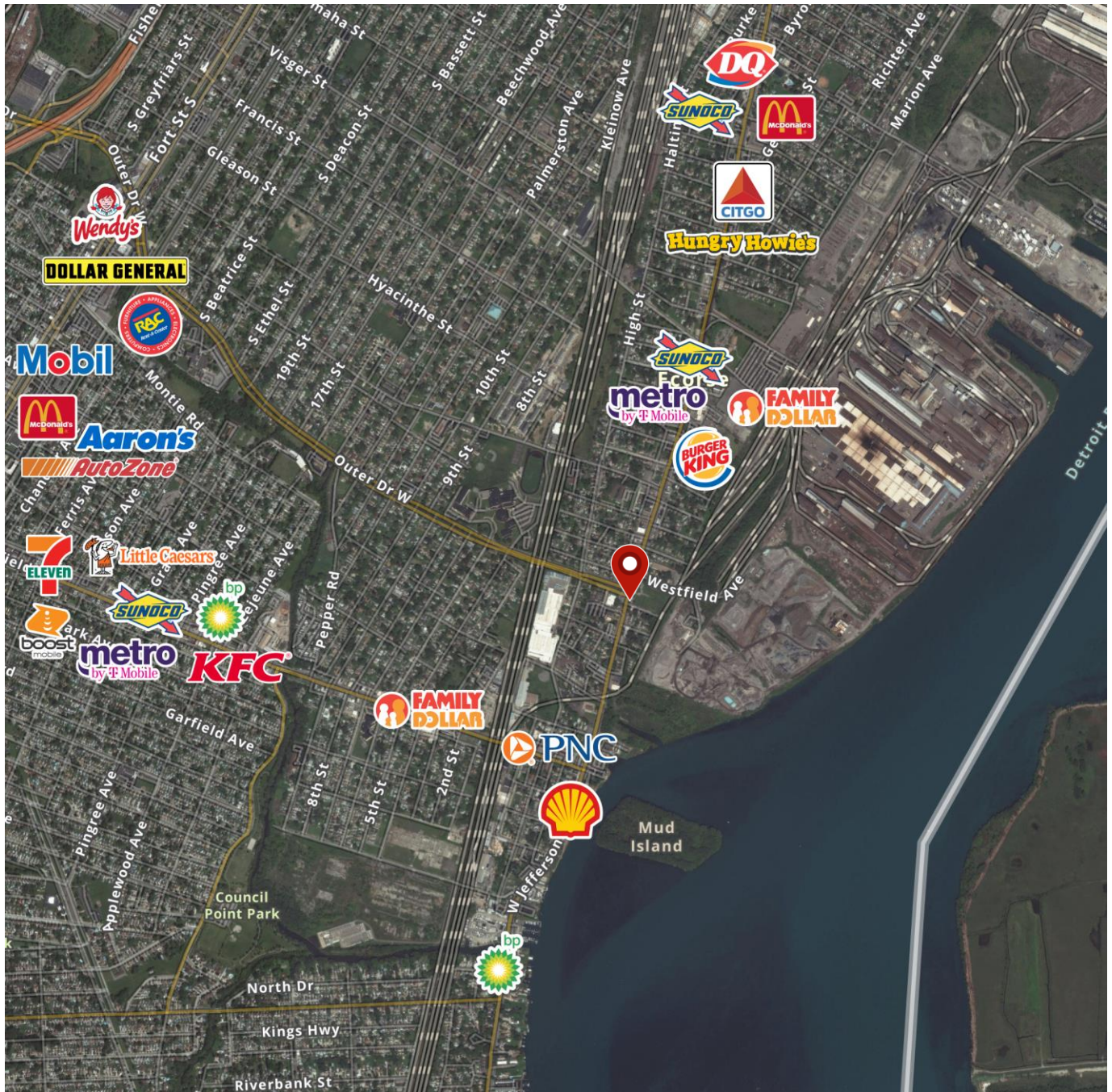


Lou Frango
Direct | +1 248 226 1678
lou.frango@colliers.com

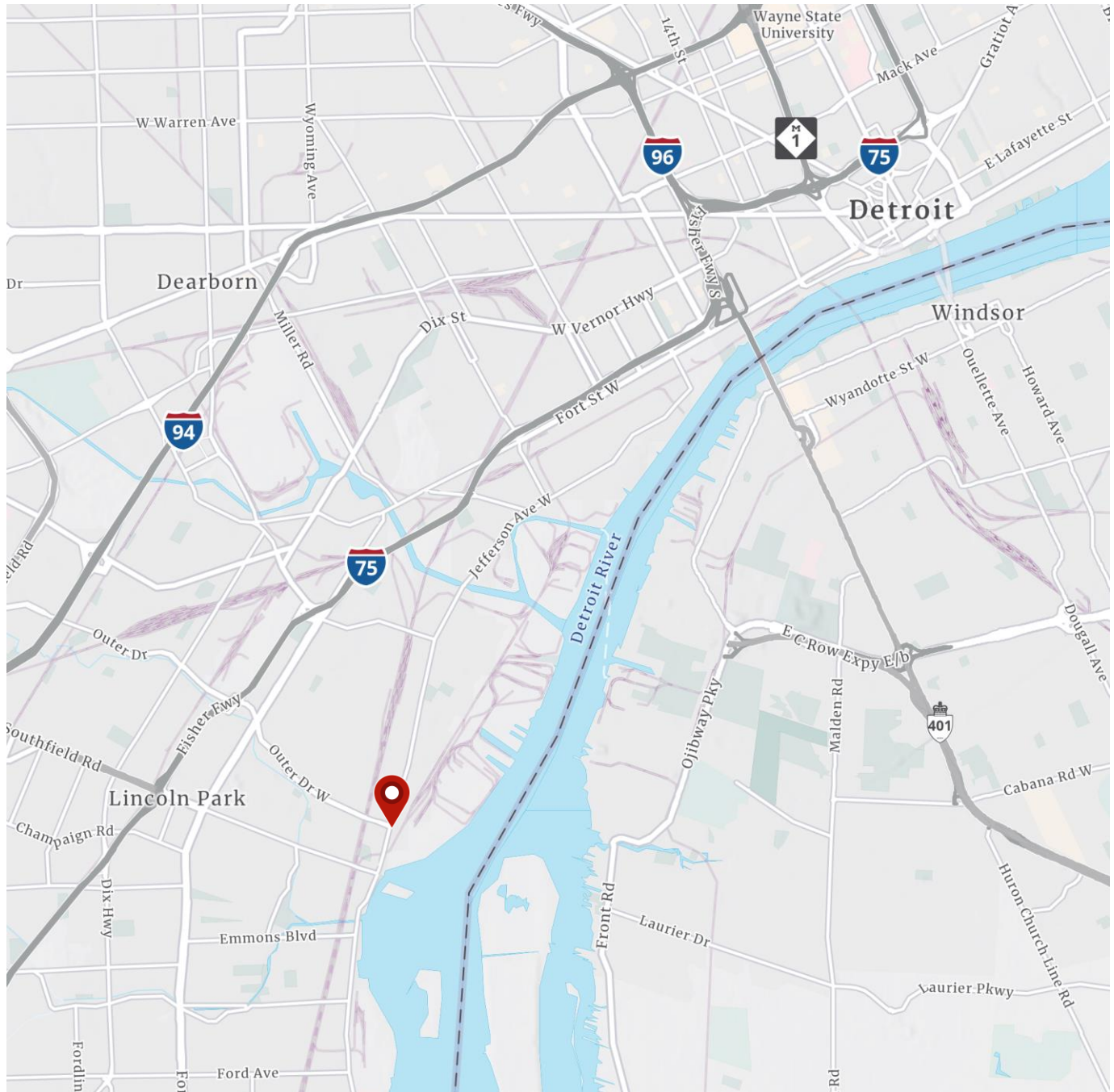
Birdseye Aerial



Merchant Map



Location Map



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Demographic One Page Summary

4207 W Jefferson Ave, Ecorse, Michigan, 48229
1,2,3 mile radius rings

Prepared by Colliers
Latitude: 42.247601
Longitude: -83.142465

	1 mile radius	2 mile radius	3 mile radius
Current Year Summary			
Total Population	8,531	40,976	79,623
Total Households	3,210	16,034	31,797
Total Family Households	1,969	9,897	19,506
Average Household Size	2.65	2.55	2.50
Median Age	35.8	38.4	39.3
Population Age 25+	5,596	27,950	55,352
2010-2021 Population: Annual Growth Rate (CAGR)	-0.52%	-0.34%	-0.29%
Five Year Projected Trends: Annual Rate (CAGR)			
Population	-0.36%	-0.29%	-0.22%
Households	-0.34%	-0.26%	-0.21%
Families	-0.46%	-0.38%	-0.33%
Median Household Income	2.64%	2.38%	2.62%
Current Year Population by Sex			
Male Population	4,061	19,618	38,515
% Male	47.6%	47.9%	48.4%
Female Population	4,470	21,358	41,109
% Female	52.4%	52.1%	51.6%
Current Year Race and Ethnicity			
Total	8,531	40,974	79,623
White Alone	47.8%	55.3%	68.5%
Black Alone	38.8%	33.0%	20.4%
American Indian Alone	0.8%	0.7%	0.7%
Asian Alone	0.4%	0.4%	0.6%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	6.2%	5.7%	5.6%
Two or More Races	5.9%	4.9%	4.1%
Hispanic Origin	19.1%	15.9%	15.8%
Diversity Index	73.8	69.6	62.5
Current Year Educational Attainment			
Total	5,595	27,950	55,351
Less than 9th Grade	6.3%	5.2%	5.0%
9th - 12th Grade, No Diploma	12.0%	13.0%	11.9%
High School Graduate	30.8%	32.5%	31.3%
GED/Alternative Credential	9.9%	6.8%	6.7%
Some College, No Degree	23.8%	22.3%	23.5%
Associate Degree	7.6%	8.3%	9.1%
Bachelor's Degree	6.7%	8.4%	8.4%
Graduate/Professional Degree	3.1%	3.5%	4.0%
Current Year Income and Households Summary			
Median Household Income	\$31,724	\$38,013	\$44,852
Average Household Income	\$42,835	\$48,877	\$56,423
Per Capita Income	\$16,285	\$19,167	\$22,515
Current Year Summary Business Data			
Total Businesses	139	615	1,563
Total Daytime Population	7,440	35,237	71,811
Daytime Population: Workers	1,424	8,993	23,846
Daytime Population: Residents	6,016	26,244	47,965

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.