



Colliers



PROPERTY VIDEO

FOR LEASE | BIRMINGHAM RAIL DISTRICT

#### PROPERTY HIGHLIGHTS

## 2006 Cole Avenue | Birmingham, MI

- 5,000 SF including Mezzanine
- 20 Private, Secured, Onsite Parking Spaces
- Stunning \$100/SF Interior Renovations Completed In 2018 (New Bathrooms and High-End Kitchen)
- Perfect for Tech, Office, Exercise or Retail
- Single-Tenant, Safe, Private Environment
- Premium Exposure at the Entrance to the Rail District

|                    | 1 Mile    | 3 Mile    | 5 Mile    |
|--------------------|-----------|-----------|-----------|
| Population         | 12,192    | 102,417   | 248,768   |
| Households         | 5,997     | 45,655    | 107,509   |
| Average Income     | \$140,302 | \$127,943 | \$123,082 |
| Daytime Population | 15,742    | 123,878   | 294,734   |

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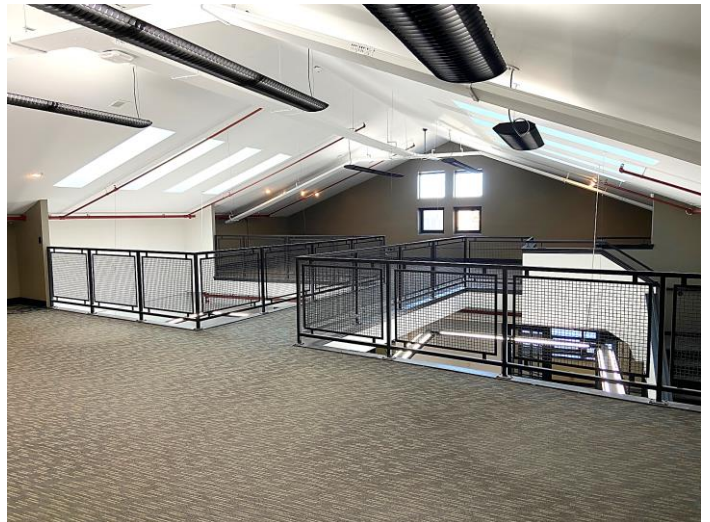
# PROPERTY PHOTOS

**FOR LEASE** | BIRMINGHAM RAIL DISTRICT  
2006 Cole Avenue | Birmingham, MI



# PROPERTY PHOTOS

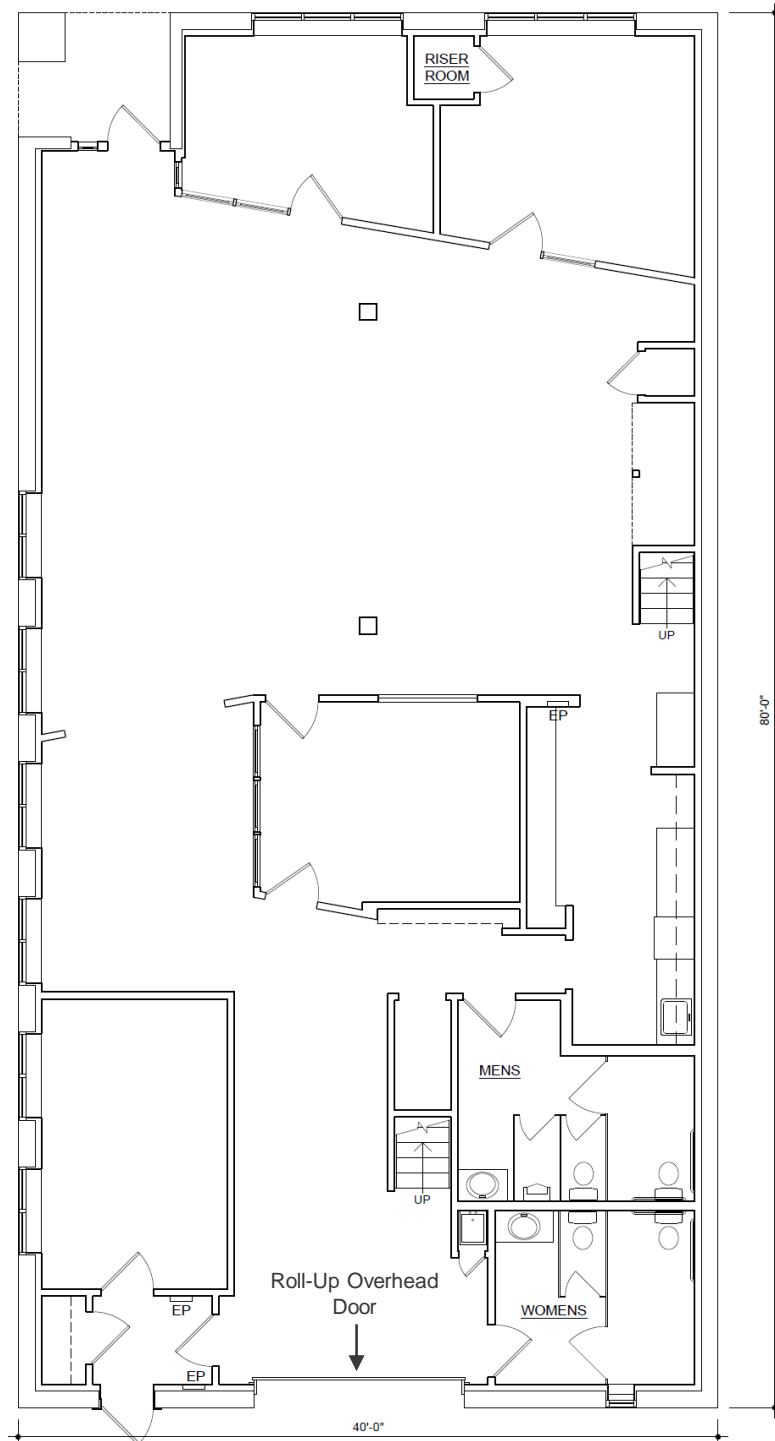
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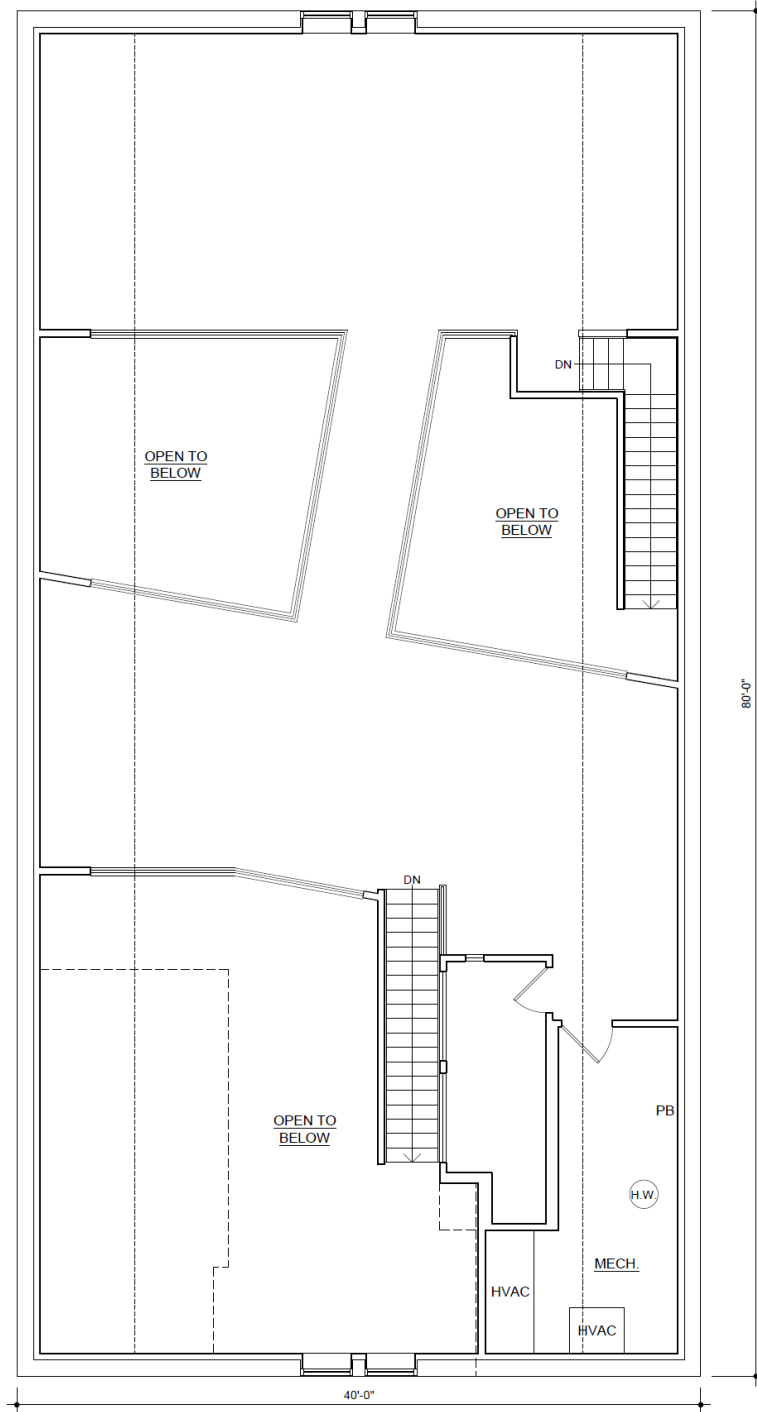
# FLOOR PLAN – 1<sup>ST</sup> FLOOR

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# FLOOR PLAN – 2<sup>ND</sup> FLOOR

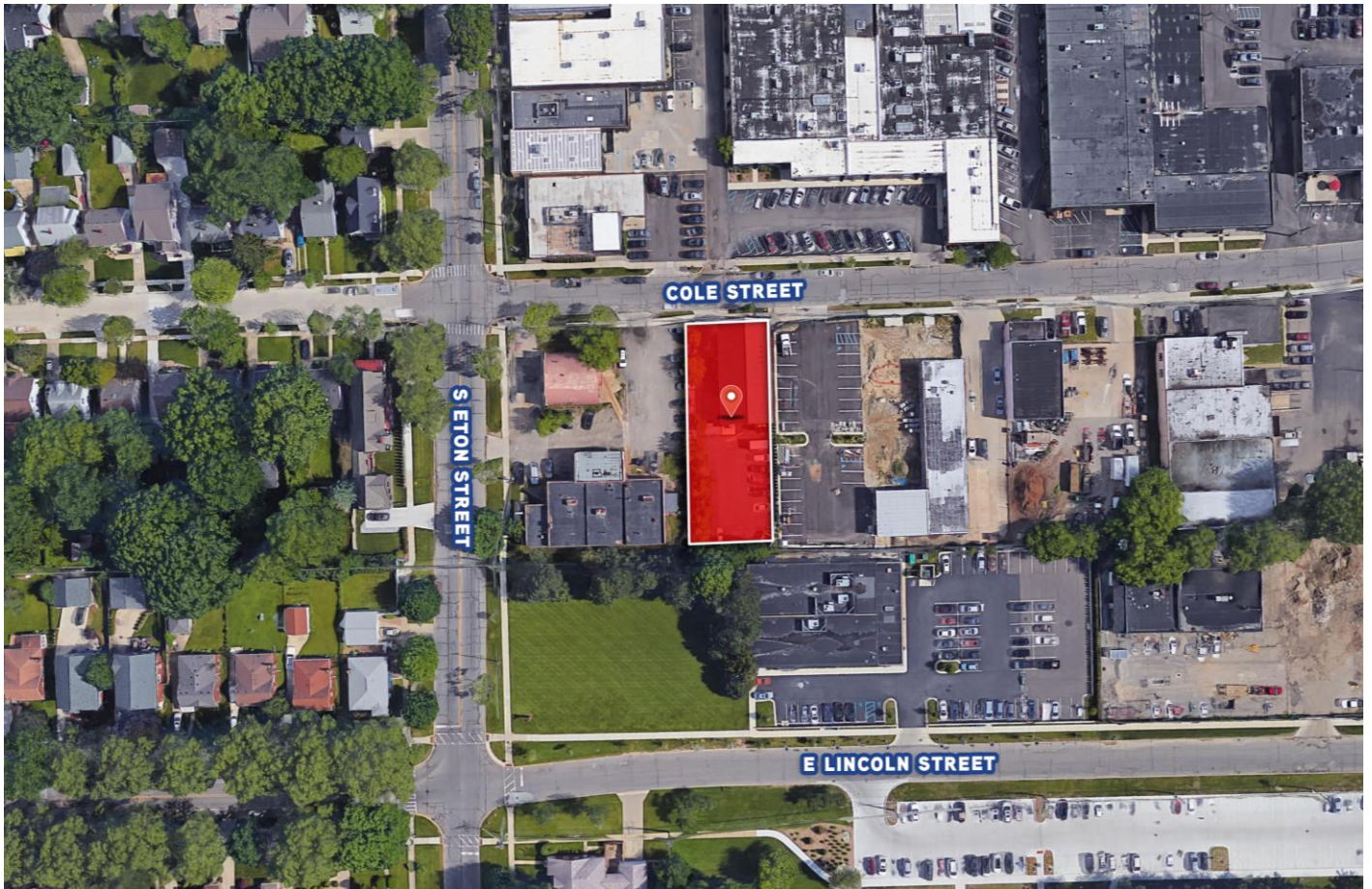
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# AERIAL

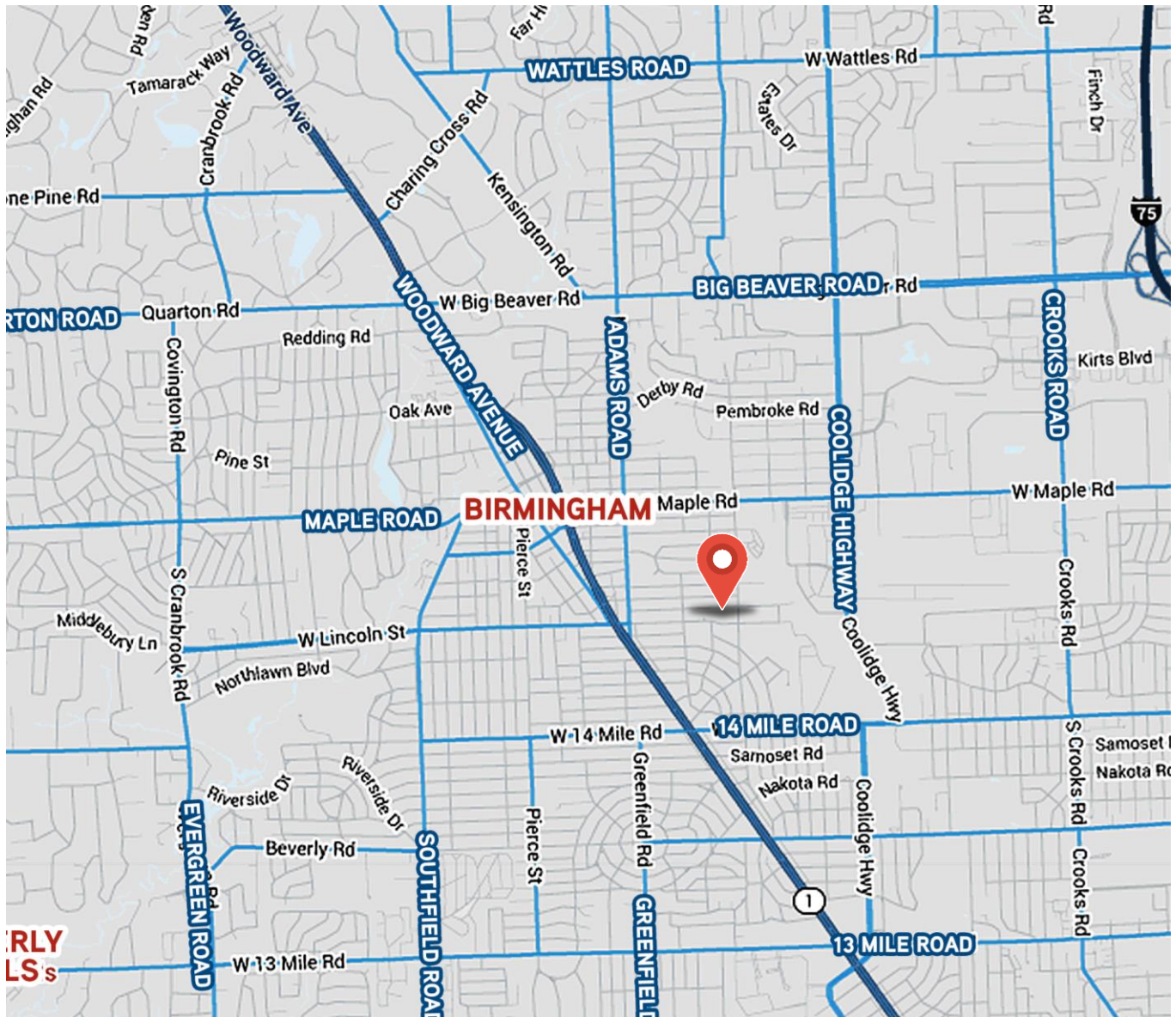
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# LOCATION MAP

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# MERCHANT MAP

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## Demographic One Page Summary

2006 Cole St, Birmingham, Michigan, 48009  
1,3,5 mile radius rings

Prepared by Colliers  
Latitude: 42.540144  
Longitude: -83.194718

|  | 1 mile radius | 3 mile radius | 5 mile radius |
|--|---------------|---------------|---------------|
| <b>Current Year Summary</b>                    |               |               |               |
| Total Population                               | 12,192        | 102,417       | 248,768       |
| Total Households                               | 5,997         | 45,655        | 107,509       |
| Total Family Households                        | 2,875         | 25,867        | 63,797        |
| Average Household Size                         | 2.03          | 2.23          | 2.30          |
| Median Age                                     | 39.8          | 42.9          | 43.6          |
| Population Age 25+                             | 8,814         | 75,085        | 182,520       |
| 2010-2020 Population: Annual Growth Rate       | 0.46%         | 0.41%         | 0.32%         |
| <b>Five Year Projected Trends: Annual Rate</b> |               |               |               |
| Population                                     | 0.40%         | 0.46%         | 0.37%         |
| Households                                     | 0.37%         | 0.47%         | 0.41%         |
| Families                                       | 0.20%         | 0.33%         | 0.27%         |
| Median Household Income                        | 1.73%         | 1.40%         | 1.43%         |
| <b>Current Year Population by Sex</b>          |               |               |               |
| Male Population                                | 5,864         | 49,499        | 119,702       |
| % Male   | 48%           | 48%           | 48%           |
| Female Population                              | 6,328         | 52,918        | 129,066       |
| % Female                                       | 52%           | 52%           | 52%           |
| <b>Current Year Race and Ethnicity</b>         |               |               |               |
| Total  | 12,192        | 102,418       | 248,768       |
| White Alone                                    | 84.0%         | 79.0%         | 72.0%         |
| Black Alone                                    | 5.0%          | 8.0%          | 15.0%         |
| American Indian Alone                          | 0.0%          | 0.0%          | 0.0%          |
| Asian Alone                                    | 8.0%          | 10.0%         | 10.0%         |
| Pacific Islander Alone                         | 0.0%          | 0.0%          | 0.0%          |
| Some Other Race Alone                          | 1.0%          | 1.0%          | 1.0%          |
| Two or More Races                              | 2.0%          | 2.0%          | 2.0%          |
| Hispanic Origin                                | 3.0%          | 3.0%          | 3.0%          |
| Diversity Index                                | 32.9          | 39.6          | 47.8          |
| <b>Current Year Educational Attainment</b>     |               |               |               |
| Total  | 8,815         | 75,088        | 182,519       |
| Less than 9th Grade                            | 1.0%          | 1.0%          | 2.0%          |
| 9th - 12th Grade, No Diploma                   | 1.0%          | 2.0%          | 2.0%          |
| High School Graduate                           | 8.0%          | 11.0%         | 12.0%         |
| GED/Alternative Credential                     | 1.0%          | 1.0%          | 1.0%          |
| Some College, No Degree                        | 14.0%         | 16.0%         | 17.0%         |
| Associate Degree                               | 5.0%          | 6.0%          | 7.0%          |
| Bachelor's Degree                              | 37.0%         | 33.0%         | 32.0%         |
| Graduate/Professional Degree                   | 34.0%         | 29.0%         | 27.0%         |
| <b>Income and Households Summary</b>           |               |               |               |
| 2020 Median Household Income                   | \$102,892     | \$90,661      | \$87,597      |
| Average Household Income                       | \$140,302     | \$127,943     | \$123,082     |
| Per Capita Income                              | \$69,109      | \$57,133      | \$53,196      |
| <b>Summary Business Data</b>                   |               |               |               |
| Total Businesses                               | 1,180         | 6,705         | 14,751        |
| Total Daytime Population                       | 15,742        | 123,878       | 294,734       |
| Daytime Population: Workers                    | 9,962         | 71,699        | 165,148       |
| Daytime Population: Residents                  | 5,780         | 52,179        | 129,586       |

### 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.