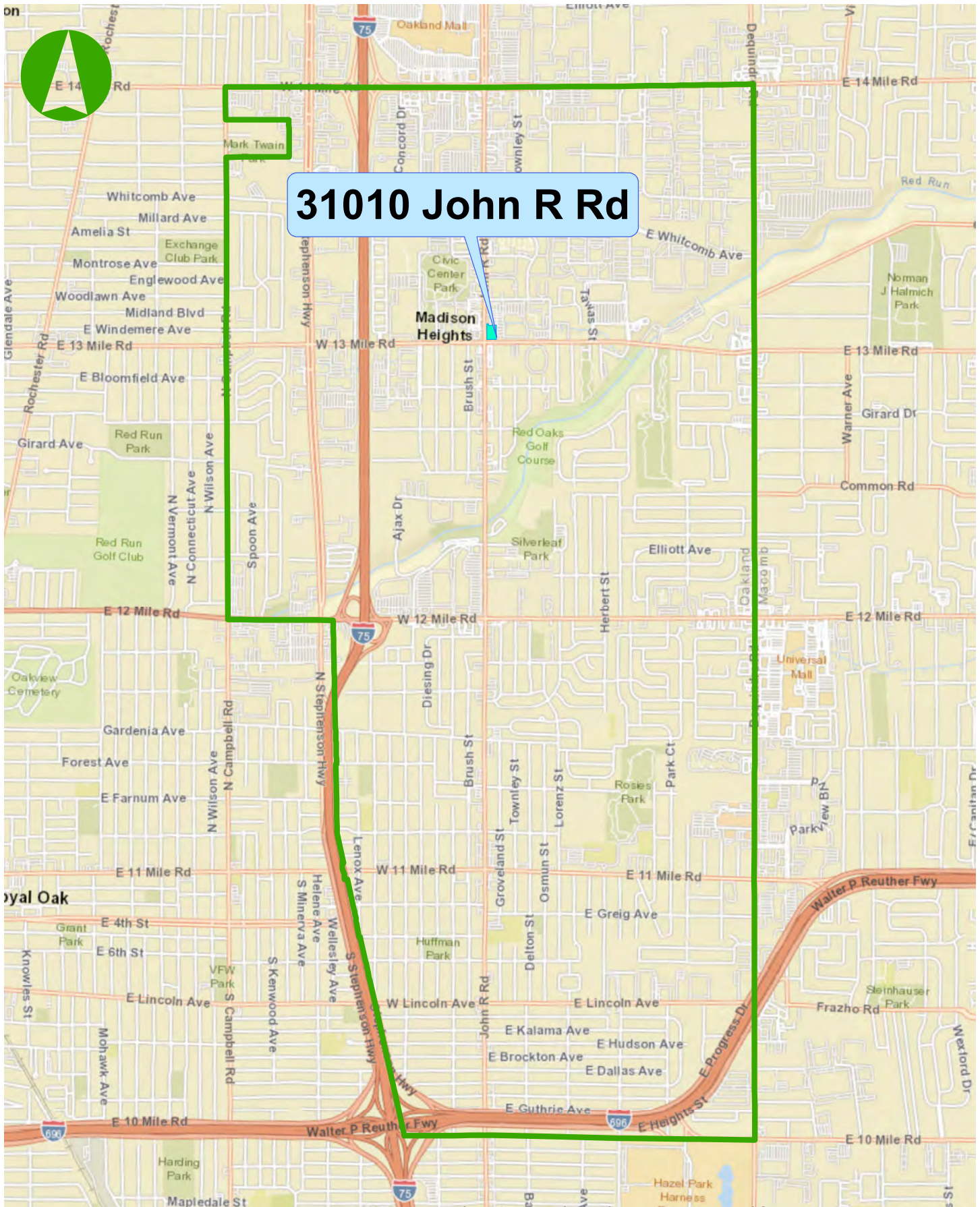


# PRZN CASE: 23 - 01

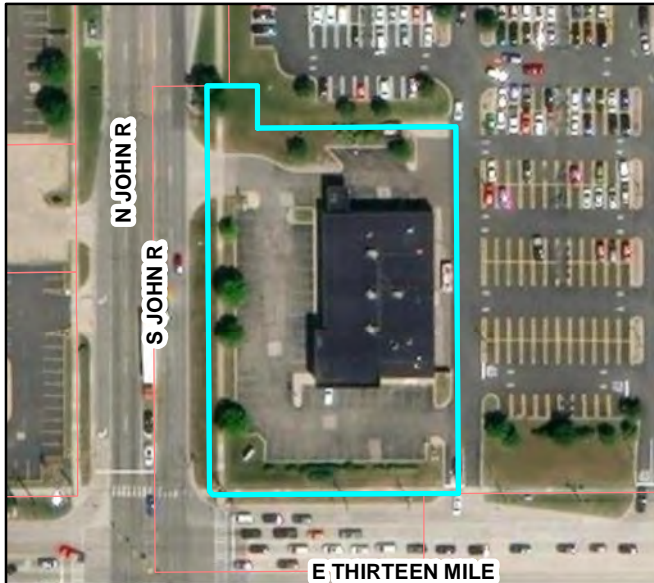


# Site Address: 31010 John R Road



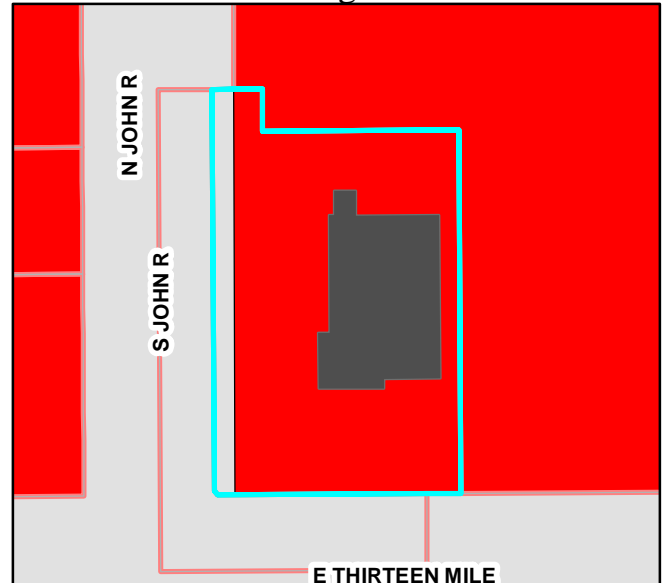
[Click for maps](#)

Aerial



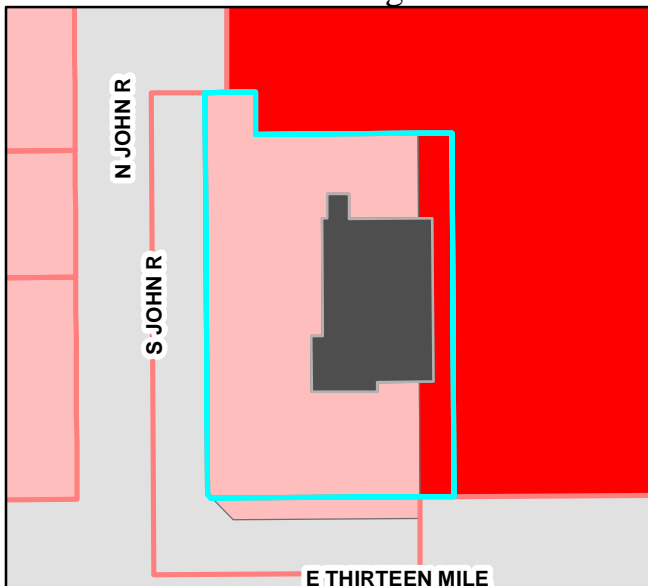
- 31010 John R Rd
- Parcels

Existing Land Use



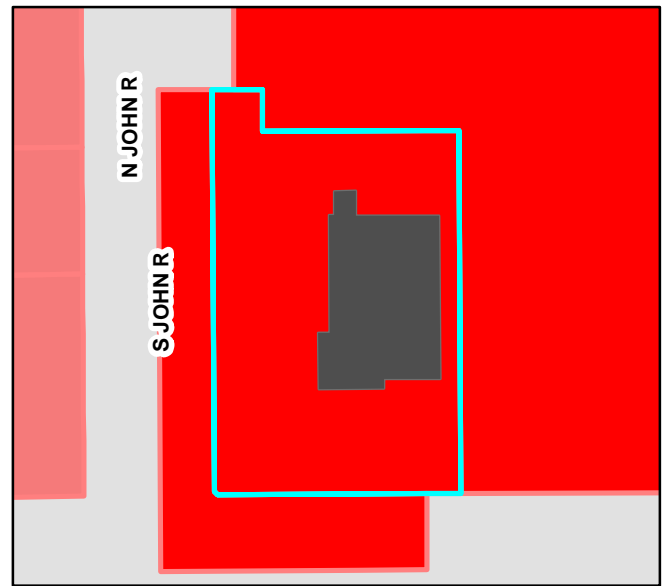
- 31010 John R Rd
- Buildings
- Commercial
- Parcels

Zoning



- 31010 John R Rd
- Buildings
- B-1 Local Business
- B-2 Planned Business
- Parcels

Future Land Use



- 31010 John R Rd
- Buildings
- Commercial
- Office



**31010 John R Rd**



## **NOTICE OF PUBLIC HEARING**

Notice is hereby given that the **City Council** for the City of Madison Heights will hold a public hearing on **Monday, April 10<sup>th</sup>, 2023 at 7:30 p.m.** in the City Hall Council Chambers, 300 West Thirteen Mile Road, Madison Heights, Michigan 48071, to consider the following rezoning requests:

**Rezoning Request No. PRZN 23-01** by Goodwill Industries of Greater Detroit to rezone one (1) parcel of land located at 31010 John R Road (TM# 44-25-01-351-017) from B-1, Local Business district, to B-2, Planned Business district.

The application and any supporting documents can be viewed during regular business hours at the Community and Economic Development Department. In addition, the agenda item can be viewed online after 4:00 p.m. on the Friday prior to the meeting at [www.madison-heights.org](http://www.madison-heights.org) in the Agenda Center.

For further information, please contact the Community and Economic Development Department at (248) 583-0831.

Cheryl Rottmann, CMC  
City Clerk  
(248) 583-0826

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the Madison Heights Planning Commission will hold a public hearing on **Tuesday, February 21<sup>st</sup>, 2023 at 5:30 p.m.** in the City Hall Council Chambers, 300 West Thirteen Mile Road, Madison Heights, Michigan 48071, to consider the following rezoning requests:

**Rezoning Request No. PRZN 23-01** by Goodwill Industries of Greater Detroit to rezone one (1) parcel of land located at 31010 John R Road (TM# 44-25-01-351-017) from B-1, Local Business district, to B-2, Planned Business district.

The application and any supporting documents can be viewed during regular business hours at the Community and Economic Development Department. In addition, the agenda item can be viewed online after 4:00 p.m. on the Friday prior to the meeting at [www.madison-heights.org](http://www.madison-heights.org) in the Agenda Center.

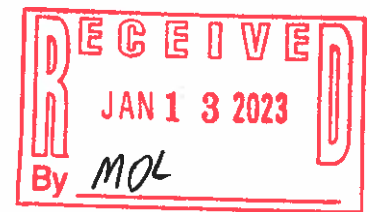
For further information, please contact the Community and Economic Development Department at (248) 583-0831.

Cheryl Rottmann, CMC  
City Clerk  
(248) 583-0826

Madison-Park News: January 25<sup>th</sup>, 2023.



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
300 W. THIRTEEN MILE RD.  
MADISON HEIGHTS, MI 48071  
(248) 583-0831



Application to Rezone Land

I (we) the undersigned do hereby respectfully apply and petition the City of Madison Heights to amend the Zoning Ordinance by changing the zoning map as hereinafter requested. As part of this application, the following facts are shown:

1. Request is hereby made that the following property be rezoned from **B-1** to **B-2**.
2. The property address is **31010 John R Rd** and the parcel is located on the **East** side of **John R Rd** street between **13 Mile Rd** and **E Irving Ave** streets.
3. The legal description of said property is as follows: (attach separately if necessary)  
**T1N, R11E, SEC 1 PART OF SW 1/4 BEG AT PT DIST N 379.50 FT & N 89-53-00 E 43 FT FROM SW SEC COR, TH N 89-53-00 E 39.50 FT, TH S 33 FT, TH N 89-53-00 E 154.98 FT, TH S 286.64 FT, TH S 89-54-00 W 191.44 FT, TH N 45-00-00 W 4.30 FT, TH N 316.50 FT TO BEG 1.31 A 2-11-04 FR 012 & 015**
4. The sidwell number for the property is: **44 25 01 351 017**
5. The owner of said property is:  
Name: **NADG NNN CPHARM (MH-MI) LP C/o Rob Shelto**  
Street Address: **3131 McKinney Ave, Suite L10**  
City, State, Zip: **Dallas, TX 75204**  
Phone: **(469) 906-7300** Email: **rshelton@nadg.com**
6. The Applicant is:  
Name: **Goodwill Industries of Greater Detroit, Inc. C/o Jeff Ukrainec**  
Street Address: **3111 Grand River Ave**  
City, State, Zip: **Detroit, MI 48208**  
Phone: **(313) 557-8773** Email: **jukrainec@goodwilldetroit.org**
7. The applicant is the:  
☐ Owner ☐ Legal Representative ☐ Purchaser ☒ Other **Proposed Lessee with Right of First Refusal to Purchase the Property**
8. Description of proposed use: **Goodwill retail store selling new and gently used clothing & accessories, electronics, furniture, home goods, movies, music, books and toys. Creating approximately 25 jobs. Goodwill's Mission is "We build pathways to independence through personal development and the power of work." Goodwill Detroit is a comprehensive social enterprise that use revenue generated to directly support many of life-changing programs, all while directly providing on-the-job training. Goodwill Detroit provides best in class personal and workforce development training program to Metro Detroit residents living with mental health challenges or developmental disabilities, returning citizens, and residents who have been chronically under or unemployed. Their work is cemented in its founding belief in helping people, and their families move from poverty and dependence to prosperity and independence.**

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
300 W. THIRTEEN MILE RD.  
MADISON HEIGHTS, MI 48071  
(248) 583-0831

9. Attached two (2) copies of the plot plan prepared in compliance with the requirements shown in item number three (3) of the "Procedure for Filing Rezoning Application" and the \$1,500.00 application fee.

Signature of Owner: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_

Date: \_\_\_\_\_

Notary's Signature: \_\_\_\_\_

Notary's Print Name: \_\_\_\_\_

Notary Public, State of Michigan, County of: \_\_\_\_\_

My Commission Expires on: \_\_\_\_\_

Acting in the County of: \_\_\_\_\_

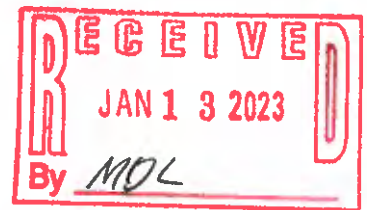
Note: All owners of the property must sign this application and all signatures must be notarized, or legal proof of authority to apply, such as a Power of Attorney, must be attached.

ANGELA V. MCKEITH  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF WAYNE  
MY COMMISSION EXPIRES Feb 12, 2027  
ACTING IN COUNTY OF Wayne





COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
300 W. THIRTEEN MILE RD.  
MADISON HEIGHTS, MI 48071  
(248) 583-0831



Application to Rezone Land

I (we) the undersigned do hereby respectfully apply and petition the City of Madison Heights to amend the Zoning Ordinance by changing the zoning map as hereinafter requested. As part of this application, the following facts are shown:

1. Request is hereby made that the following property be rezoned from **B-1** to **B-2**
2. The property address is **31010 John R Rd** and the parcel is located on the **East** side of **John R Rd** street between **13 Mile Rd** and **E Irving Ave** streets.
3. The legal description of said property is as follows: (attach separately if necessary)  
**T1N, R11E, SEC 1 PART OF SW 1/4 BEG AT PT DIST N 379.50 FT & N 89-53-00 E 43 FT FROM SW SEC COR, TH N 89-53-00 E 39.50 FT, TH S 33 FT, TH N 89-53-00 E 154.98 FT, TH S 286.64 FT, TH S 89-54-00 W 191.44 FT, TH N 45-00-00 W 4.30 FT, TH N 316.50 FT TO BEG 1.31 A 2-11-04 FR 012 & 015**
4. The sidwell number for the property is: **44 25 01 351 017**
5. The owner of said property is:  
Name: **NADG NNN CPHARM (MH-MI) LP C/o Rob Shelto**  
Street Address: **3131 McKinney Ave, Suite L10**  
City, State, Zip: **Dallas, TX 75204**  
Phone: **(469) 906-7300** Email: **rshelton@nadg.com**
6. The Applicant is:  
Name: **Goodwill Industries of Greater Detroit, Inc. C/o Jeff Ukrainec**  
Street Address: **3111 Grand River Ave**  
City, State, Zip: **Detroit, MI 48208**  
Phone: **(313) 557-8773** Email: **jukrainec@goodwilldetroit.org**
7. The applicant is the:  
☐ Owner ☐ Legal Representative ☐ Purchaser ☒ Other **Proposed Lessee with Right of First Refusal to Purchase the Property**

Description of proposed use: **Goodwill retail store selling new and gently used clothing & accessories, electronics, furniture, home goods, movies, music, books and toys. Creating approximately 25 jobs. Goodwill's Mission is "We build pathways to independence through personal development and the power of work." Goodwill Detroit is a comprehensive social enterprise that use revenue generated to directly support many of life-changing programs, all while directly providing on-the-job training. Goodwill Detroit provides best in class personal and workforce development training program to Metro Detroit residents living with mental health challenges or developmental disabilities, returning citizens, and residents who have been chronically under or unemployed. Their work is cemented in its founding belief in helping people, and their families move from poverty and dependence to prosperity and independence.**



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
300 W. THIRTEEN MILE RD.  
MADISON HEIGHTS, MI 48071  
(248) 583-0831

9. Attached two (2) copies of the plot plan prepared in compliance with the requirements shown in item number three (3) of the "Procedure for Filing Rezoning Application" and the \$1,500.00 application fee.

Signature of Owner: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_

Date: 1-12-23

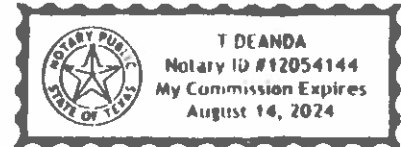
Notary's Signature: T. Deanda

Notary's Print Name: T. Deanda

Notary Public, State of Texas, County of: Dallas

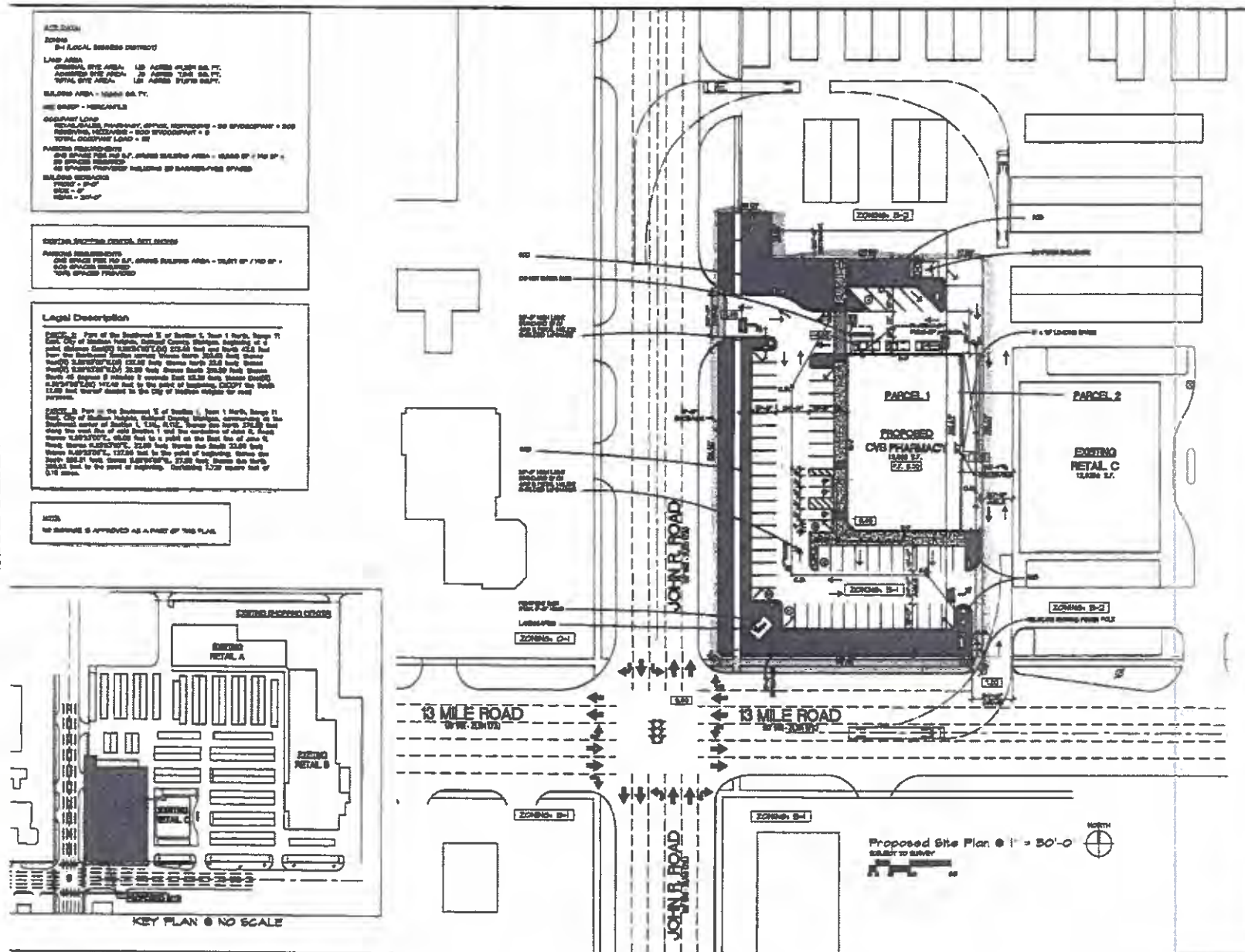
My Commission Expires on: 8-14-2024

Acting in the County of: Dallas



Note: All owners of the property must sign this application and all signatures must be notarized, or legal proof of authority to apply, such as a Power of Attorney, must be attached.

## SITE PLAN



**F Matthew Ray, Architect**

1034 N. Stephen Ave./Suite  
Durham, Georgia 30017

T. (770) 744-3384  
F. (770) 744-3385  
E. [FMRay@aol.com](mailto:FMRay@aol.com)



四、

[illegible]

**CVS**  
pharmacy  
Northern Left Prototype  
NAME ADDRESS CITY  
R.F.E. OF NEW ROAD AND  
ED ARLE 1089  
MAYNARD GREENE, N

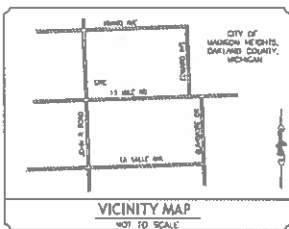
**RECEIVED**  
JUN 1970  
U.S. DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
WASHINGTON, D.C.  
JUN 18 1970  
TELETYPE UNIT

PLACING AIR	AD
CRATING BY:	AD
DATE:	MARCH 21, 2008
JOB NUMBER:	020
TITLE:	

**SITE PLAN**

**SP-1**

DO NOT SCALE DRAWING



## SCHEDULE B-2 EASEMENT NOTES

1. Right of Way in favor of the Drainage Board for the Madison-Cashan Drain recorded in Liber 9921, Page 631, Oakland County Records, this does cross or touch this parcel and is shown herein.
2. Right of Way in favor of Michigan Bell Telephone Company as recorded in Liber 1968, Page 537, Oakland County Records, this does cross or touch this parcel and is shown herein.
3. Easement for the right to lay, construct and maintain gas mains, with the same services, connections and accessories, for the purpose of transmitting and distributing gas within Madison Square Company, a Michigan corporation as recorded in Liber 7315, Page 631, Oakland County Records and further subject to the terms and provisions contained therein, this does not include this parcel and is not shown herein.
4. Easement for the right to lay, construct and maintain gas mains, with the same services, connections and accessories, for the purpose of transmitting and distributing gas within Madison Square Company, a Michigan corporation as recorded in Liber 7315, Page 631, Oakland County Records and further subject to the terms and provisions contained therein, this does not include this parcel and is not shown herein.
5. Easement for the right to lay, construct and maintain gas mains, with the same services, connections and accessories, for the purpose of transmitting and distributing gas within Madison Square Company, a Michigan corporation as recorded in Liber 7315, Page 631, Oakland County Records and further subject to the terms and provisions contained therein, this does not include this parcel and is not shown herein.
6. Declaration of Easement and the terms and conditions contained therein as recorded in Liber 8275, Page 631, Oakland County Records, this is located in nature and does not include this parcel.
7. Terms and conditions of an Easement Agreement between Madison Square Limited Partnership and Madison Square Associates as recorded in Liber 8664, Page 246, Oakland County Records, this is located in nature and does not include this parcel.
8. Underground Easement (Right of Way) for use of the Detroit Edison Company and Madison Square Telephone Company as recorded in Liber 14746, Page 444, Oakland County Records, this does not cross or touch this parcel and is shown herein.
9. Easement Agreement between Madison Square Partners, L.L.C., a Michigan limited liability company and L.H. Properties, L.L.C., a Michigan limited liability company dated January 1, 2001 and recorded February 16, 2001 in Liber 23174, Page 130, Oakland County Records, this is located in nature and does not include this parcel.
10. Easement granted to Detroit Edison Company recorded in Liber 33246, Page 342, Oakland County Records, this does cross or touch this parcel and is shown herein.

## General Survey Notes

1. This survey was made in accordance with the best professional standards of the State of Michigan.
2. The basis of bearing for this survey is due North on the line of Section 1, as shown herein.
3. The property described herein is the same as the property described in the Record of the Michigan Department of Transportation, No. 43-1903246-075, with an effective date of June 12, 2011, and that all easements, covenants and restrictions referred to in said file constitute or appear to constitute a part of the title or otherwise known to be in the public domain or otherwise known to be in the public domain.
4. Town described separately to be shown with an area having a Town Designation 1 by the Michigan Department of Transportation, No. 43-1903246-075, with an effective date of June 12, 2011, and that all easements, covenants and restrictions referred to in said file constitute or appear to constitute a part of the title or otherwise known to be in the public domain or otherwise known to be in the public domain.
5. The Property has direct access to the 13 Mile Road, a dedicated public street and highway, by way of the Access Easement recorded in Liber 14746, Page 444, Oakland County Records.
6. The total number of actual parking spaces on this subject property is 63, including a designated handicap space.
7. There is no observed evidence of current earth moving work, building construction or building additions.
8. There are no proposed changes to access rights of way, this, according to City of Madison Heights. There is no observed evidence of recent street or sidewalk construction or repairs.
9. Utility lines. Observed evidence of utilities has been shown pursuant to Section 1, Paragraph C (b) of the ALTA/NSPS Minimum Standard Detail Requirements.
10. There are no visible evidence flagging on this parcel at the time of survey. A note and disclaimers may not be provided therefore as without view, per above reason (Item 10, Table 1).
11. The building height, shown herein, was measured from the highest point in the building and the finished floor elevation in the appropriate location as depicted on the drawing.
12. Surveys and photographs shown herein were provided by the insurance company, no research has been conducted by Geometric Design Inc. to verify any additional surveys that may affect this parcel.

## ZONING INFORMATION

ZONING WAS NOT PROVIDED BY THE CLIENT, AND THEREFORE IS NOT SHOWN HEREIN.

## LIST OF POSSIBLE ENCROACHMENTS

The following list of encroachments is only the opinion of this surveyor and should not be interpreted as complete listing.

### NONE APPARENT

## ABBREVIATIONS:

H = RECORDED  
M = MEASURED  
C = CALCULATED  
N = NORTH  
S = SOUTH  
W = WEST

1/4 = TOWN 1 NORTH  
1/2 = TOWN 1 EAST  
SO = TOWN 1 SOUTH  
NE = NORTH-EAST  
SE = SOUTH-EAST  
SW = SOUTH-WEST  
NW = NORTH-WEST

AVE. = AVENUE  
BLVD. = BOULEVARD  
CT. = COURT  
RD. = ROAD  
ST. = STREET  
PMD = PARCEL AND OWNER IDENTIFICATION

## SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified and licensed Surveyor, do hereby certify that the map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18 of Table A Survey.

The field work was completed on: July 2, 2019

Date of Plot or Map: July 2, 2019



## RECORD LEGAL DESCRIPTION (from commitment)

The land referred to in this commitment is described as follows: City of Madison Heights, Oakland County, Michigan.

Part of the Southeast 1/4 Section 1, Town 1 North, Range 1 East, City of Madison Heights, Oakland County, Michigan, beginning at point distant North 37.35 feet and North 89 degrees 53 minutes 00 seconds East 41 feet from Southeast section corner; thence North 89 degrees 53 minutes 00 seconds East 39.36 feet; thence South 32 feet; thence North 89 degrees 53 minutes 00 seconds East 154.88 feet; thence South 32 feet; thence South 89 degrees 54 minutes 00 seconds West 154.88 feet; thence North 45 degrees 00 minutes 00 seconds West 4.38 feet; thence North 116.50 feet to beginning.

POB: 25-01-141-011

## LAND AREA:

3,031.69 SQ. FT. 1.000 ACRES

## COORDINATED BY:



3101 N. Grand River Ave., Suite A-1  
Livonia, MI 48150  
www.emqinc.com

## ALTA/NSPS LAND TITLE SURVEY

CYS - Madison Heights, Michigan  
3101 John R Road  
Madison Heights, Oakland County, Michigan



PREPARED BY:  
GEOMETRIC DESIGNS, INC.  
2300 N. GRAND RIVER AVE.  
LANSING, MI 48206  
PHONE: (313) 968-0008  
FAX: (313) 968-0009  
WWW.GEOMETRICDESIGNS.COM  
5110-2019

Sheet No. 1 of 1



February 10, 2023

Madison Heights Planning Commission  
City Hall  
300 West Thirteen Mile Road  
Madison Heights, MI 48071

**RE: Rezoning Request No. PRZN 23-01 at 31010 John R Road (TM# 44-25-01-351-017)**

Dear Commissioners:

Prior to our rezoning request hearing scheduled for Tuesday, February 21, 2023, I wanted to introduce myself and my organization, Goodwill Industries of Greater Detroit.

Goodwill of Greater Detroit has signed a letter of intent to lease a vacant property at 31010 John R Road (the former CVS at 13 Mile and John R) for what we hope will be our seventh thrift store in the metro Detroit area. We currently operate successful retail stores in Canton, Livonia, Commerce Township, Woodhaven, Dearborn and Ypsilanti.

Goodwill is best known for donated goods and thrift stores. What many do not know, however, is the significant impact of these stores on the mission of Goodwill and all of the communities we serve. Our mission is to **build pathways to independence through personal development and the power of work**. Our retail stores help to fund the training, development and job-placement programming that we provide to individuals across the five county metro Detroit region.

Here is what a new Goodwill store will bring to Madison Heights:

- **Employment and Inclusion** – Goodwill provides jobs. We will employ local residents, including those living with disabilities.
- **Cool Factor** – Thrifting is in! A store in Madison Heights will attract hip, young shoppers from surrounding areas to browse, buy and dine in your community.
- **Sustainability** – Goodwill is environmentally conscious, diverting goods from landfills. In support of your goals and ours, we reuse and recycle millions of tons annually.
- **Convenience** - Ninety percent of goods donated to Goodwill stores come from nearby residents. We provide an accessible, convenient, in-person experience, without the visual disruption of donation bins.

For your convenience, I have included a brochure with more information about Goodwill of Greater Detroit and our retail portfolio.

I appreciate your consideration and look forward to meeting each of you on February 21. Meanwhile, if you have any questions, please don't hesitate to reach out.

Sincerely,

Jeffrey J. Ukrainec  
Vice President, Donated Goods Retail  
Office: 313.557.8773 Mobile: 313.550.2268





# RETAIL PORTFOLIO 2023

---



---

We build pathways to independence  
through personal development  
and the power of work.

---

# Table of Contents

04

History & Timeline

05

Mission in Action

---

06

Programs &  
Subsidiaries

08

Quick Facts

---

09

Retail Footprint &  
Community Map

10

Who Shops & Why

---

11

The Secondhand  
Cycle

12

What to Expect

---

13

Photo Gallery

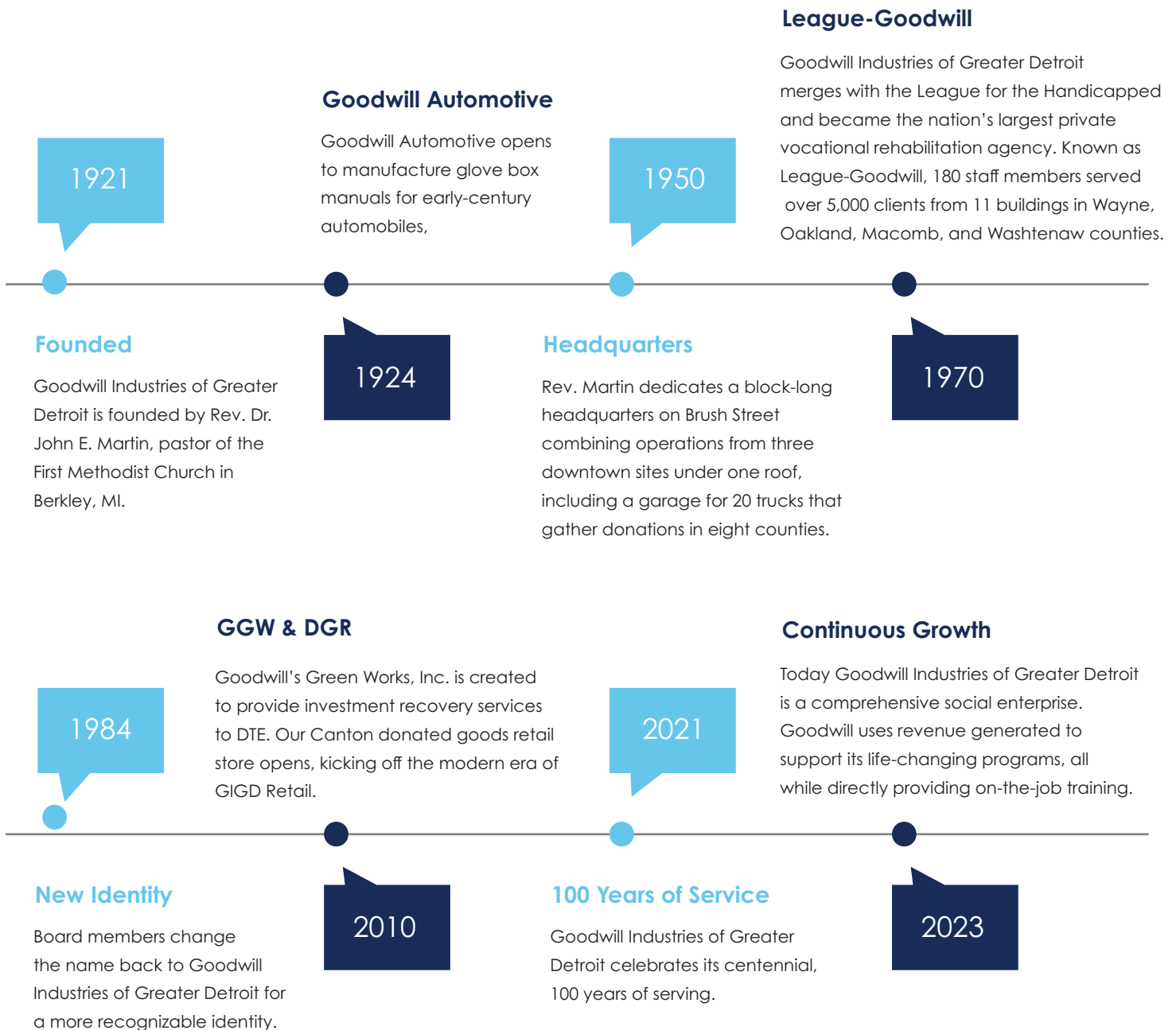
18

Contact Information



# Our History & Timeline

For over 100 years, Goodwill Industries of Greater Detroit has been a leader in making a difference in people's lives. We are committed to providing second chances, growing and restoring independence and dignity, and improving the quality of life for our community members.







# Our Mission In Action



"There's lots of good programs out there, but soon you're on your own. Goodwill helps you get established."

- Parlo, Goodwill's Flip the Script

Goodwill of Greater Detroit is far more than a second-hand clothing retailer. We are a comprehensive enterprise comprised of three distinct operations - Goodwill Donated Goods Retail stores, Goodwill's Green Works and Goodwill Integrated Solutions. Goodwill subsidiaries support life-changing mission programs and provide on the job training.



# Our Programs



## Flip the Script

Focuses on transforming the lives of justice involved individuals through life skills, education, job placement, financial coaching and post-employment retention services.



## Skill Building

Helps adults living with intellectual or developmental disabilities strengthen their functional skills in the areas of employment, financial literacy, communication, socialization, and daily life.



## Career Centers

Provide resources and workshops that prepare people for work and assist businesses with locating personnel.



## Welding Academy

A 12-week hands-on curriculum, through which participants earn American Welding Society Level-1 Certification.



## A Place of Our Own Clubhouse

Provides opportunities for people living with mental illness to engage in society through friendship, employment and support services.



## SURGE Center

From stable housing to child care, our coaches assist employees in managing personal and professional challenges that may impede their job performance.



# Our Subsidiaries



## Goodwill Integrated Solutions

Provides packaging, distribution, kitting, light assembly, rework, and audit/inspection services, shipping over one million pieces a month. As an extension of Goodwill of Greater Detroit, GIS is focused on helping individuals with significant employment barriers obtain and retain employment, earn a living wage, and start on a career path with opportunities for advancement.



## Goodwill's Green Works

An industrial recycling facility on Detroit's East Side, providing money-saving asset recovery services that are safe for the environment. Importantly, Green Works provides both transitional work experience and independent employment opportunities for individuals in Goodwill's mission programs and in our communities.

## MISSION IMPACT

Read about real stories. Real people. Real impact.



**11,700**

PEOPLE SERVED

Our mission **served**  
11,700 people in 2022.

**1,557**

JOBS PLACED

1,557 people obtained  
**competitive employment.**

**\$17.91**

AVG. STARTING  
HOURLY WAGES

Job-ready individuals  
who participate in  
Goodwill programs earn  
**competitive wages.**

**94%**

JOB  
RETENTION

The skills gained through  
Goodwill services help  
individuals **maintain**  
**employment** beyond 90  
days and 91% after 180 days.



# Quick Facts

## Goodwill International

- Is a network of **166 independent**, community-based organizations in the U.S.
- Total revenue by Goodwill organizations: \$5.4 billion annually, with **3,000+ retail stores**
- Total number of donors (includes repeat donations): **65+ million** annually
- Retail sales: **\$4 billion** annually
- **86% of revenues** funded employment programs and support services

## Goodwill of Greater Detroit Retail

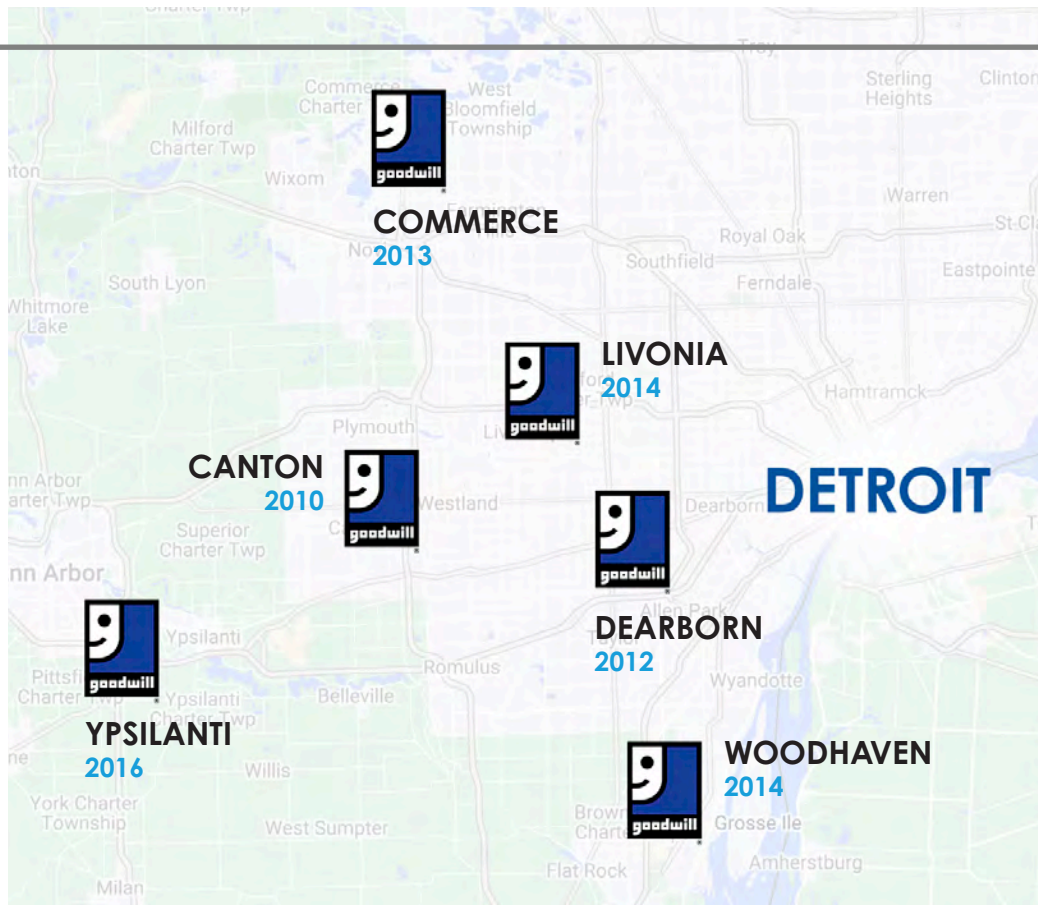
- Operates **6 retail stores** across Metro Detroit
- Engages with roughly **30,000 active shoppers** via email; 5,000 are enrolled in our Club Blue loyalty program
- In 2022, same store sales grew by **12%**
- In 2022, donation events up **8%**
- In 2022, **\$6 million in overall sales**







# Retail Footprint



Goodwill of Greater Detroit is dedicated to helping our communities. Our stores offer a sustainable solution to the environment, reselling gently-used clothing and household items that would otherwise end up in landfills. Proceeds support our mission programs, which help local residents find independence through personal development and the power of work.



# Who Shops & Why?



## Frugal Fashionistas

Specifically, Gen Z women looking to save money, find discounted high-end brands, and collect distinct-to-them clothing. They like to have fun while shopping, enjoy finding special items that complete outfits, and appreciate a more sustainable shopping option.



## Resellers

Many of our shoppers own local small businesses of their own. They hunt our stores picking unique items that they can use to fill their own shelves. This includes both brick and mortar businesses, as well as online resellers using platforms like eBay and Facebook Marketplace.



## Treasure Hunters

For these millenials and boomers, thrifting is in their DNA. Goodwill of Greater Detroit is just one stop on their weekly circuit. They enjoy the process and spend their leisure time looking for unique finds (home goods and clothing). When they find something cool, they tell people about it.



## Minimizers

The primary reason many people shop Goodwill of Greater Detroit is to help reduce their household spending. For families with young kids, it's a great place for clothes they will outgrow. Goodwill's everyday value and selection meets their needs.



# Secondhand Cycle



## Secondhand Shopping is Growing

- Secondhand shopping saw record growth in 2021, growing by 32%.
- The secondhand market is expected to more than double by 2026, reaching \$82 billion.
- Resale clothing is expected to grow 16X faster than the broader retail clothing sector from now until 2026.
- Resale clothing is expected to be larger than fast fashion by the year 2029.
- 41% of shoppers are looking at secondhand first; this grows to 62% for Gen Z and Millennials.



# What to Expect

**When a Goodwill of Greater Detroit store opens in your neighborhood, you're getting more than an exciting new thrift shopping experience. Ninety-two cents on every dollar spent at our stores supports personal and workforce development programming. When you shop second hand, you support the environment and you provide second chances for your community.**

---

## Site Specifications

- Preferred size: 11,000 - 21,000 square feet
- Co-tenants: Target, Walmart, Home Depot, Kohls, Meijer, and grocery anchors
- Free standing or end cap
- Drive-thru donation access required

## Goodwill of Greater Detroit Retail

- Increased customer traffic
- Mutually beneficial: your shoppers become our donors and our donors become your shoppers
- Potential/forecast for each store: 100K shoppers
- Potential/forecast for each store: 30K donors
- Market potential: \$45 - \$136 million in annual sales to support Goodwill's mission





# Photo Gallery





# Photo Gallery







# Photo Gallery





# Photo Gallery







# Photo Gallery





# **ALL FOLLOW-UP INQUIRIES SHOULD BE ADDRESSED TO:**

## **JEFF UKRAINEC**

Vice President, Donated Goods Operations

### **PHONE:**

Direct - 313.557.8773

Cell - 313.550.2268

Fax - 313.557.8577

### **EMAIL:**

Jeff.UkraineC@goodwilldetroit.org

---

**Goodwill Industries of Greater Detroit  
3111 Grand River Ave., Detroit, MI 48208**