## **0.50 ACRES** LAND







### **FOR SALE**



### 0.50 ACRES / Retail Store-Front

35164 W Michigan Ave Wayne, Michigan 48184

### **Property Description**

Trade area has been targeted for revitalization and redevelopment of the entire block. Exceptional retail investment opportunity with this distinguished property located at 35164 W Michigan Ave in Wayne, MI. Boasting a prime Store-Front (SF) zoning designation, this 0.50-acre parcel offers excellent visibility with 168 feet of frontage and 159 feet on Michigan Ave. Situated within the Southern I-275 Corridor Submarket and a Qualified Opportunity Zone (QOZ), this property presents an unparalleled opportunity for a retail investor. It's very walkable Walk Score of 86, proximity to a thriving local business district, and easy access to major thoroughfares such as I-275, I-94, and Michigan Ave (US12) further enhance its appeal, making it an attractive prospect for retail investment in Wayne.

### **Property Highlights**

- Zoning: Store-Front (SF)
- 0.50 ACRES / Lot Size 108' x 130' est. 159' on Michigan Ave
- · Excellent visibility with 168 ft frontage
- Southern I-275 Corridor Submarket
- Qualified Opportunity Zone (QOZ)
- Walk Score Very Walkable (86)
- · Surrounded by Local Business District
- Easy Access to I-275, I-94, Michigan Ave (US12)



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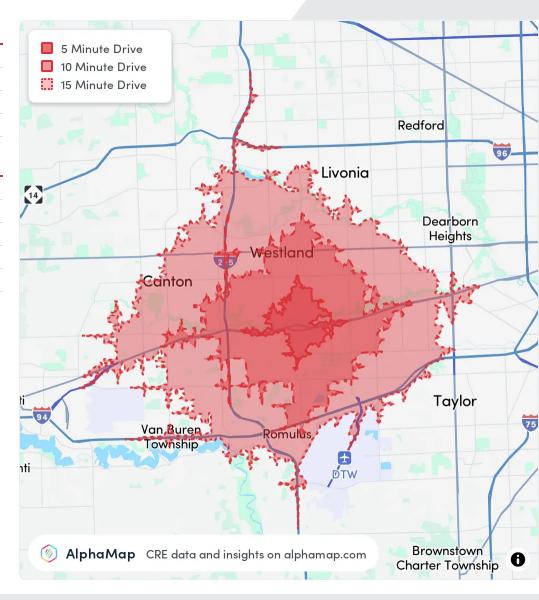




POPULATION	<b>5 MINUTES</b>	10 MINUTES	15 MINUTES
Total Population	18,992	101,915	267,780
Average Age	41	40	40
Average Age (Male)	40	39	39
Average Age (Female)	41	41	42

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	8,021	42,115	110,645
Persons per HH	2.4	2.4	2.4
Average HH Income	\$72,230	\$77,517	\$92,602
Average House Value	\$160,266	\$179,659	\$225,569
Per Capita Income	\$30,095	\$32,298	\$38,584

Map and demographics data derived from AlphaMap



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