



Colliers



For Sale | Former Detroit Hardware

Property Highlights

6432 Woodward Avenue | Detroit, MI

- 5,574 SF Building + 28 E Milwaukee Ave Entrance Parking Lot and Alley Way Easement
- Incremental Tax Abatement : 10 Years (Transferable)
- New HVAC cut-in's are Complete (No Interior Distribution)
- New Roof on the 2nd & 3rd Floors
- New Sewer Line
- New 800 amp Service – New Pole by DTE (No Interior Distribution)
- Updated all Building Structural Support
- Dug Out Basement & Poured New Walls for Additional Support for Potential Rooftop Use
- Exposed Natural Brick on Both Floors
- Removed all Debris
- Added Footings for an Additional Staircase



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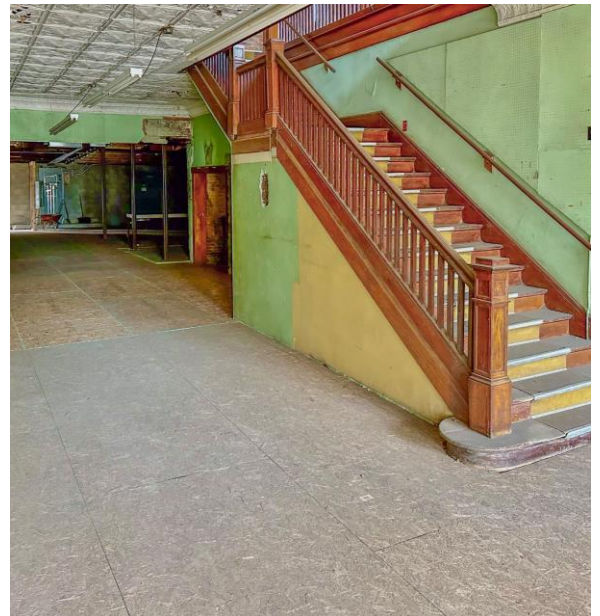
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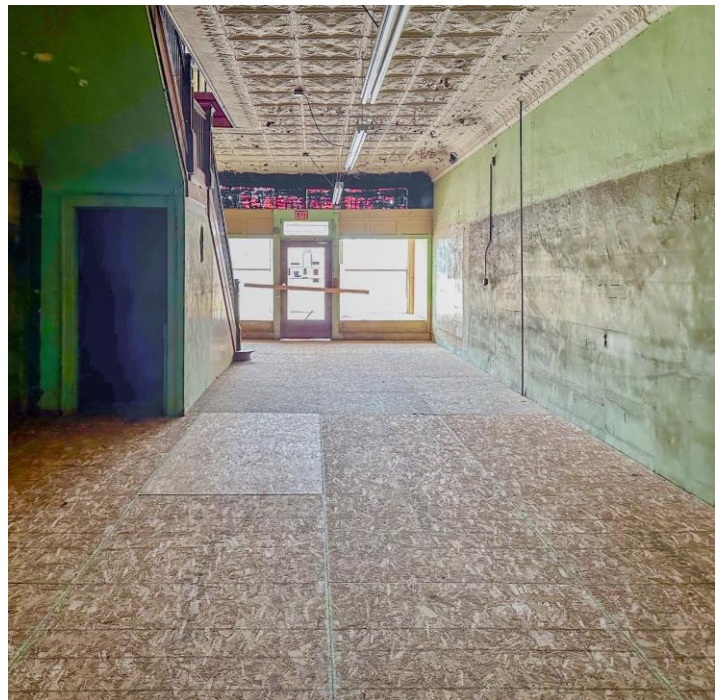
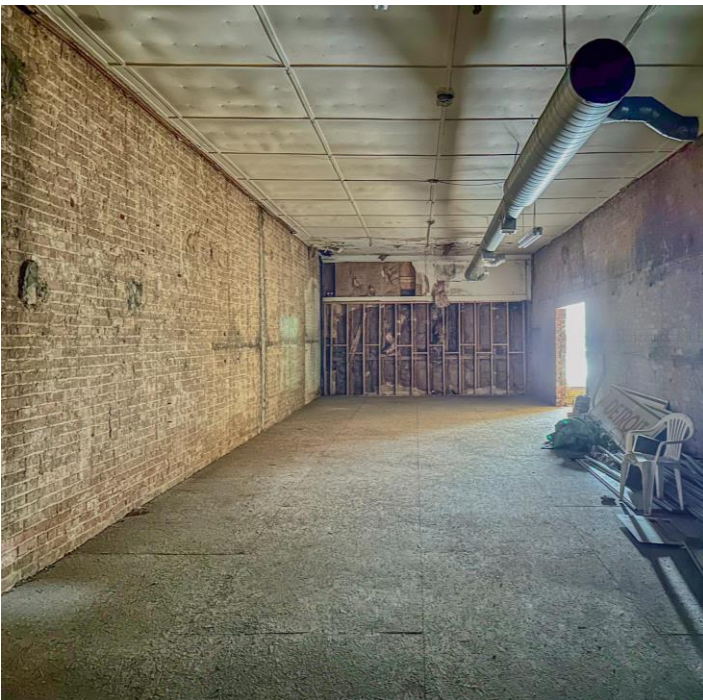
PROPERTY PHOTOS

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AERIAL MAP

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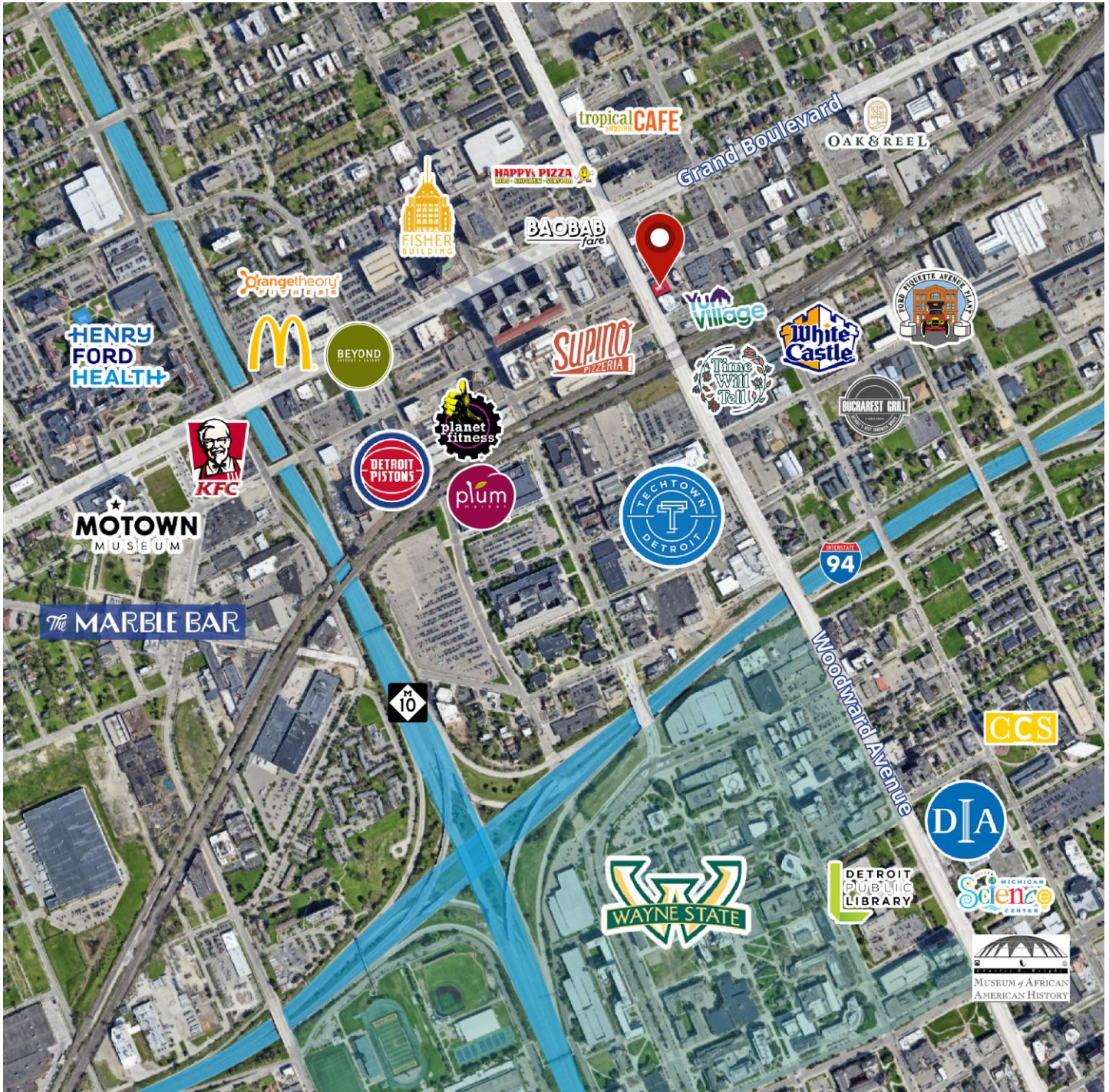


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AREA AMENITIES

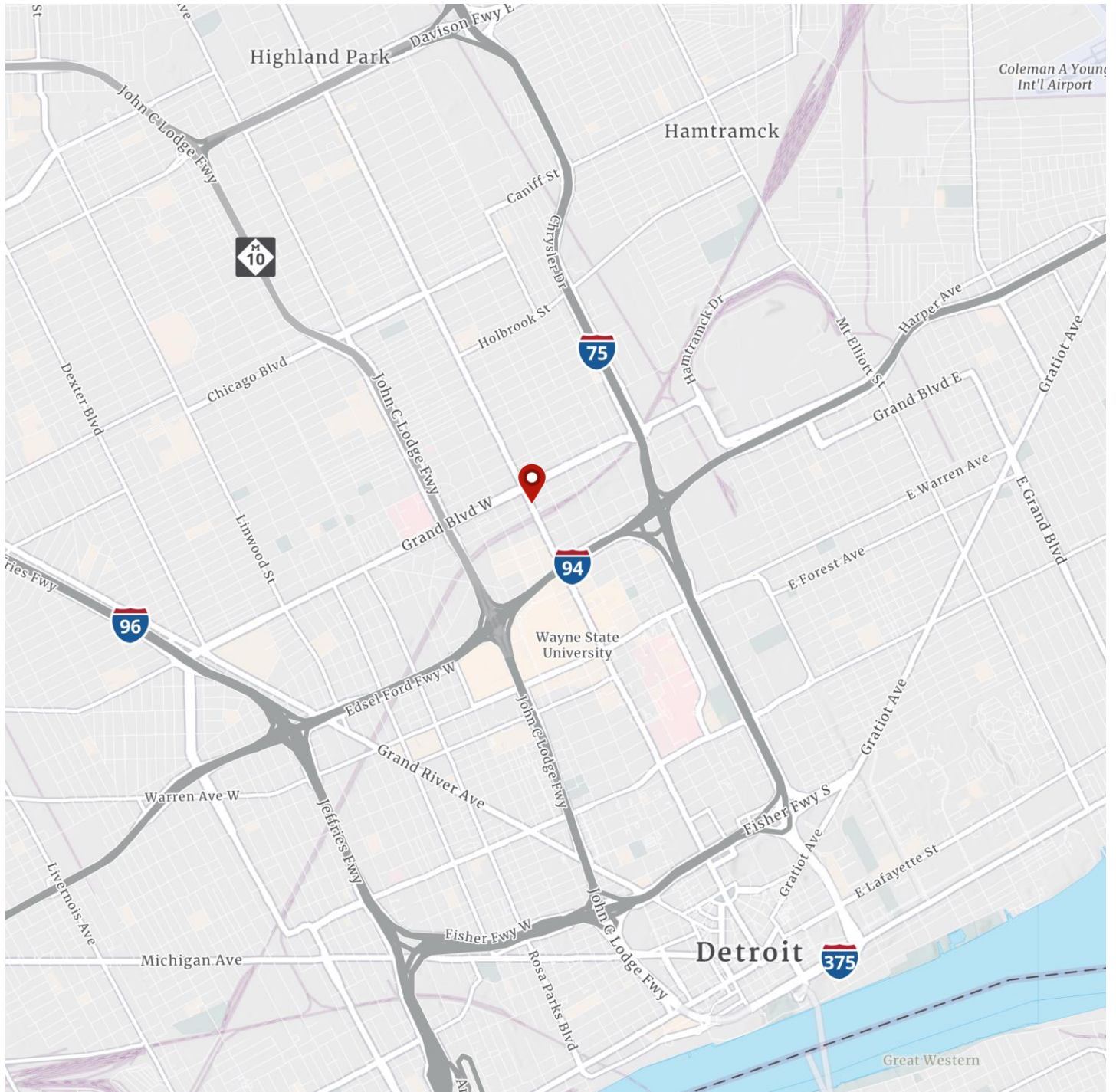
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LOCATION MAP

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DEMOGRAPHICS

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Current Year Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Population	15,368	128,544	302,685
Total Households	7,449	55,099	124,620
Total Family Households	2,527	23,414	61,691
Average Household Size	1.74	2.21	2.35
Median Age	32.8	36.5	36.5
Population Age 25+	9,462	85,725	200,091
2010 – 2021 Population: Annual Growth Rate (CAGR)	0.87%	-0.46%	-1.16%
2022 – 2023 Population: Annual Growth Rate (CAGR)	0.55%	0.21%	-0.12%
Five Year Projected Trends: Annual Rate(CAGR)	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	0.95%	0.10%	-0.07%
Households	1.17%	0.43%	0.22%
Families	1.30%	0.14%	0.00%
Median Household Income	3.04%	3.18%	2.59%
Current Year Population by Sex	1 Mile Radius	3 Mile Radius	5 Mile Radius
Male Population / % Male	7,431 / 48.4%	62,969 / 49.0%	146,798 / 48.5%
Female Population / % Female	7,937 / 51.7%	65,575 / 51.0%	155,887 / 51.5%
Income and Households Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
2020 Median Household Income	\$32,653	\$32,062	\$34,335
Average Household income	\$55,235	\$54,561	\$54,345
Per Capita Income	\$27,888	\$23,666	\$22,535
Summary Business Data	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Businesses	987	5,633	10,189
Total Daytime Population	48,077	230,446	424,264
Daytime Population: Workers	38,998	146,799	224,513
Daytime Population: Residents	9,079	83,647	199,751

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.

We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.