

APARTMENT & RETAIL PROPERTY // FOR SALE

## FREE-STANDING RETAIL W/APARTMENT ON GRATIOT AVE FOR SALE

12595 GRATIOT AVE

DETROIT, MI 48205



- 5,150 SF Stand Alone Apartment/Retail Building
- Corner Frontage on Gratiot Ave
- 24,150 Vehicles per Day
- Upper-Apartment with Separate Entrance
- Downstairs retail with tall ceilings and garage doors
- New HVAC systems installed throughout



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26555 Evergreen Road, Suite 1500  
Southfield, MI 48076

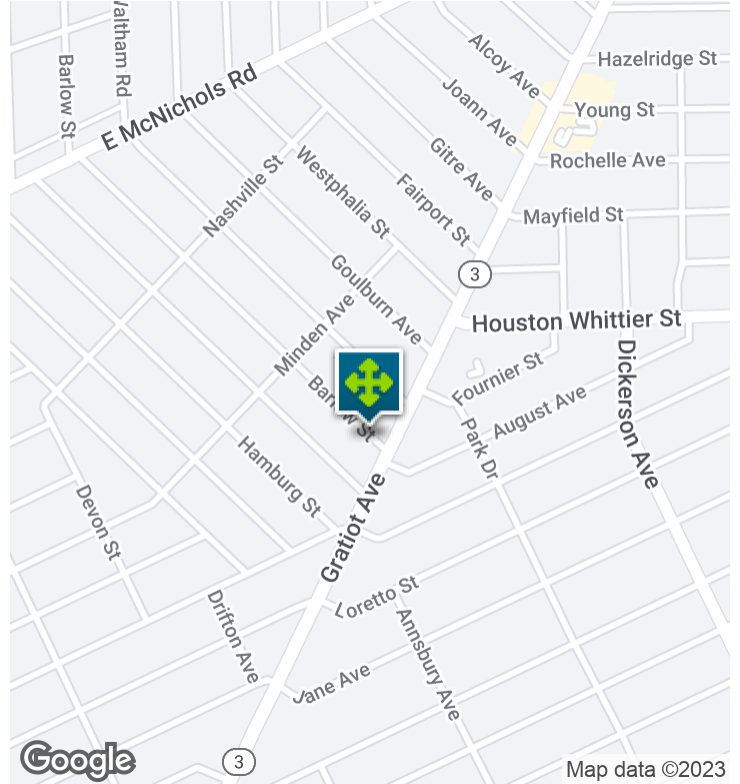
248.358.0100

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# EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>\$189,000</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	5,150 SF
<b>Lot Size:</b>	0.1 Acres
<b>Price / SF:</b>	\$36.70
<b>Year Built:</b>	1926
<b>Zoning:</b>	B4
<b>Market:</b>	Detroit
<b>Submarket:</b>	Detroit E of Woodward
<b>Traffic Count:</b>	26,200

## PROPERTY OVERVIEW

12595 Gratiot Ave is primed for value-add renovations and leasing, or owner-user activity. The property has already been gutted and new HVAC systems have been installed throughout the building. Downstairs features a 3,900 SF retail unit with side garage doors, corner frontage, and signage. Upstairs is a 1,250 SF apartment with an upstairs deck.

## LOCATION OVERVIEW

Located near Detroit City Airport on busy Gratiot Avenue. This mixed-use building is located near the new 684,000 SF NorthPoint Industrial Development and surrounding food and service retail. The Gratiot corridor has shown consistent improvement specifically in this region the stretch to Downtown Detroit.

## PROPERTY HIGHLIGHTS

- 5,150 SF Stand-alone Building
- Corner Frontage on Gratiot Ave - 24,150 VPD
- Upper-Apartment with Separate Entrance
- Downstairs retail with tall ceilings and garage doors
- New HVAC systems installed

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# ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



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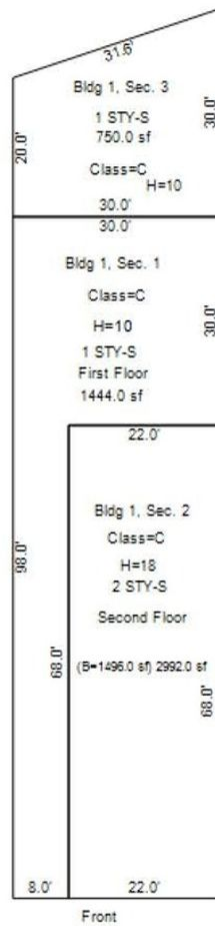
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# SITE PLANS

## Image/Sketch for Parcel: 21028955.



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# AERIAL MAP



Google

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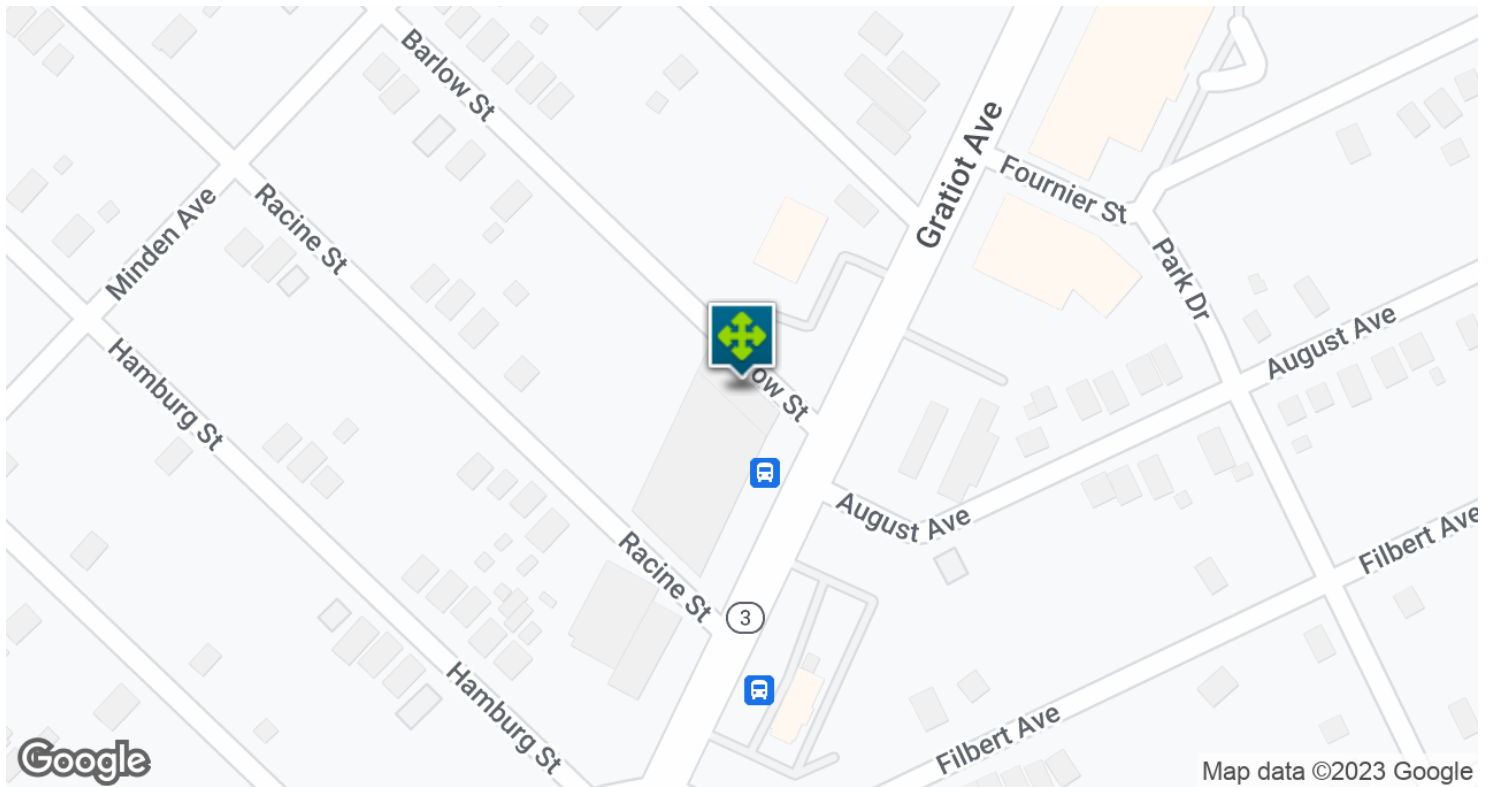
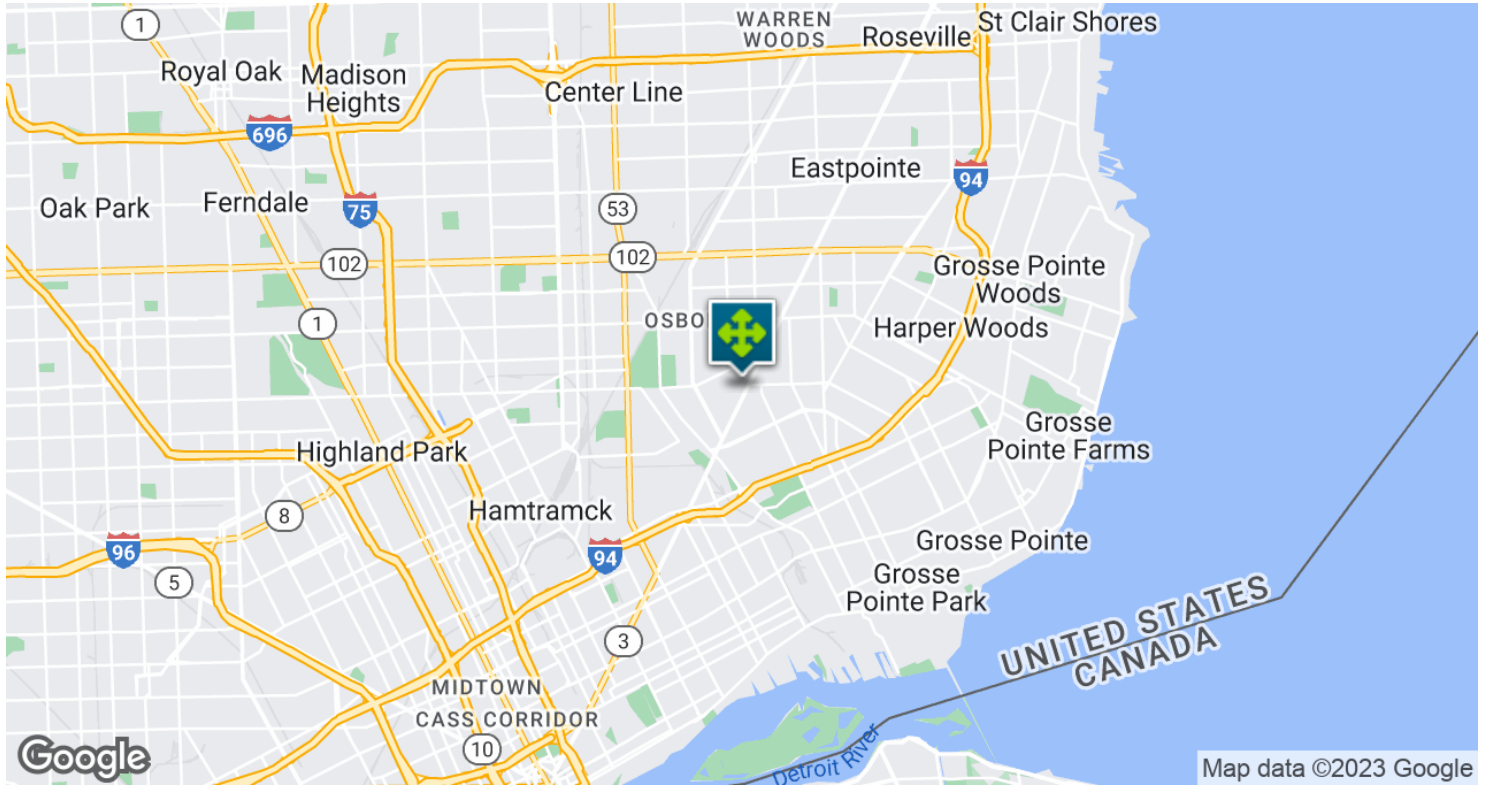


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# LOCATION MAP

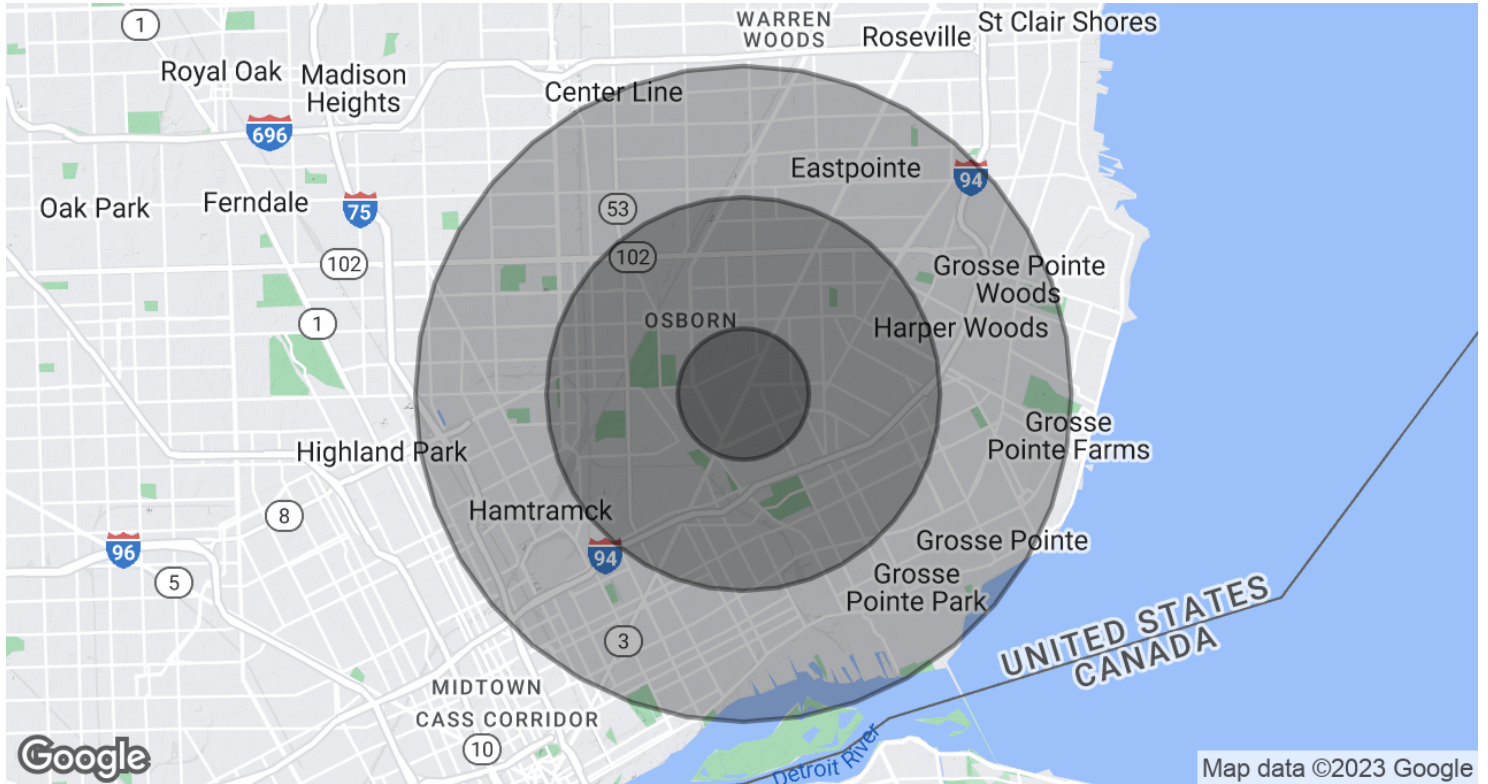


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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,304	122,986	353,757
Average Age	31.8	31.9	35.7
Average Age (Male)	30.9	30.2	34.2
Average Age (Female)	33.9	34.1	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,007	64,942	170,768
# of Persons per HH	1.7	1.9	2.1
Average HH Income	\$26,377	\$30,262	\$46,615
Average House Value	\$37,860	\$45,021	\$91,192

\* Demographic data derived from 2020 ACS - US Census



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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