

FOR SALE

FREESTANDING RESTAURANT

18536 E WARREN AVE, DETROIT, MI 48236



PROPERTY DETAILS

LOCATION:	18536 E Warren Ave Detroit, MI 48236
PROPERTY TYPE:	Restaurant
DATE AVAILABLE:	Immediately
SALES PRICE:	\$495,000.00
PROPERTY TAXES:	\$6,450.00
BUILDING SIZE:	2,000 SF
LOT SIZE:	0.21 AC
ZONING:	R1
TRAFFIC COUNT:	Warren Ave (6,779 CPD) Mack Ave (17,678 CPD)

2,000 SF

\$495,000.00

BLG SIZE

PRICE

HIGHLIGHTS

- Fully Equipped Freestanding Restaurant
- Dedicated Parking
- Monument Signage
- Two Points of Ingress/Egress
- Close Proximity to Ascension St John Hospital
- Serves the Grosse Pointe and Surrounding Communities
- Directly Adjacent to a Planned Taco Bell Corporate Store
- Join Starbucks, Chipotle & Many Other National Tenants on the Corridor

EXCLUSIVELY LISTED BY:



ANTHONY J. VITALE

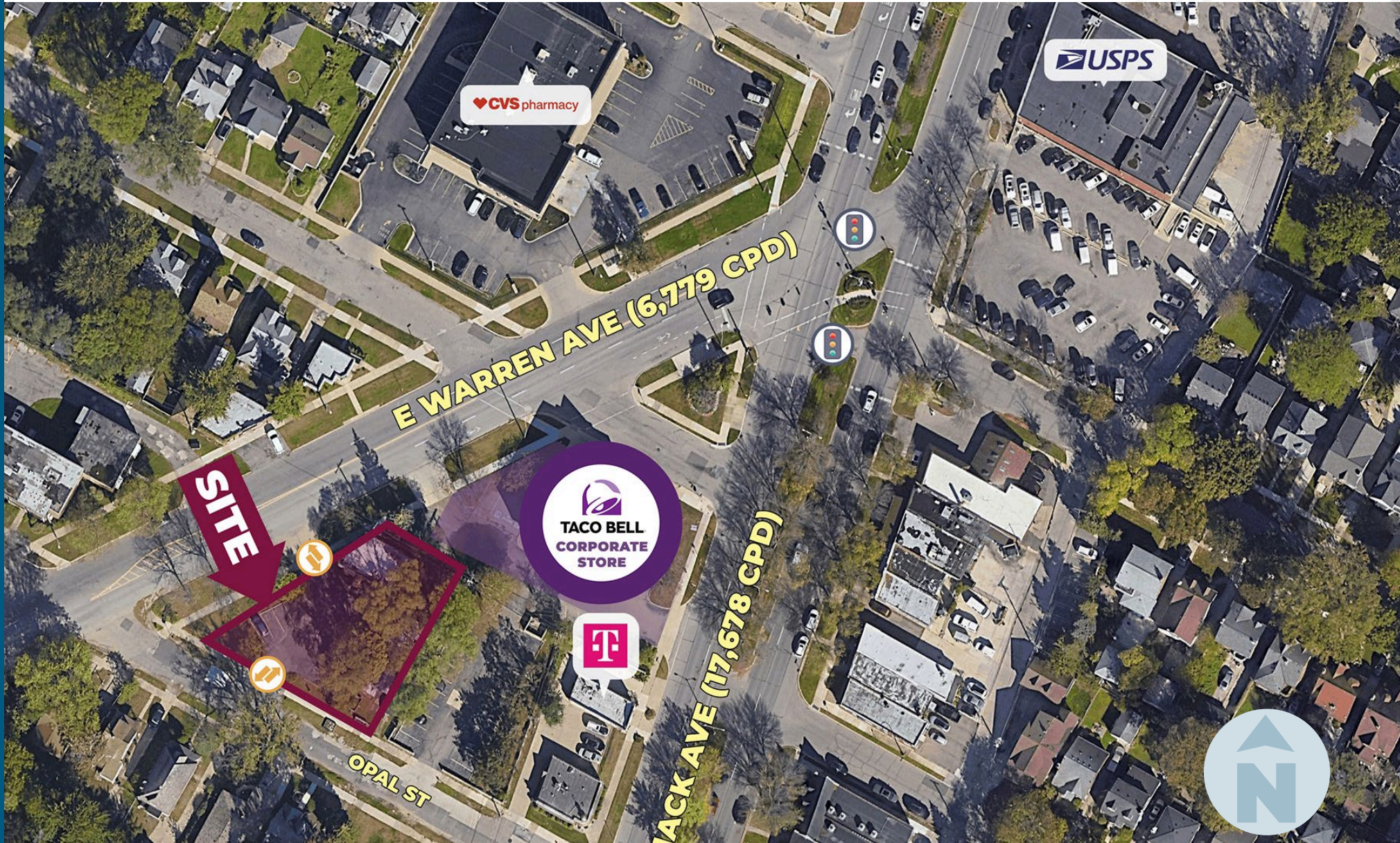
Director
avitale@landmarkcres.com
248 488 2620



LOUIS J. CIOTTI

Managing Director
lcotti@landmarkcres.com
248 488 2620

MICRO AERIAL



MACRO AERIAL



SITE PHOTOS

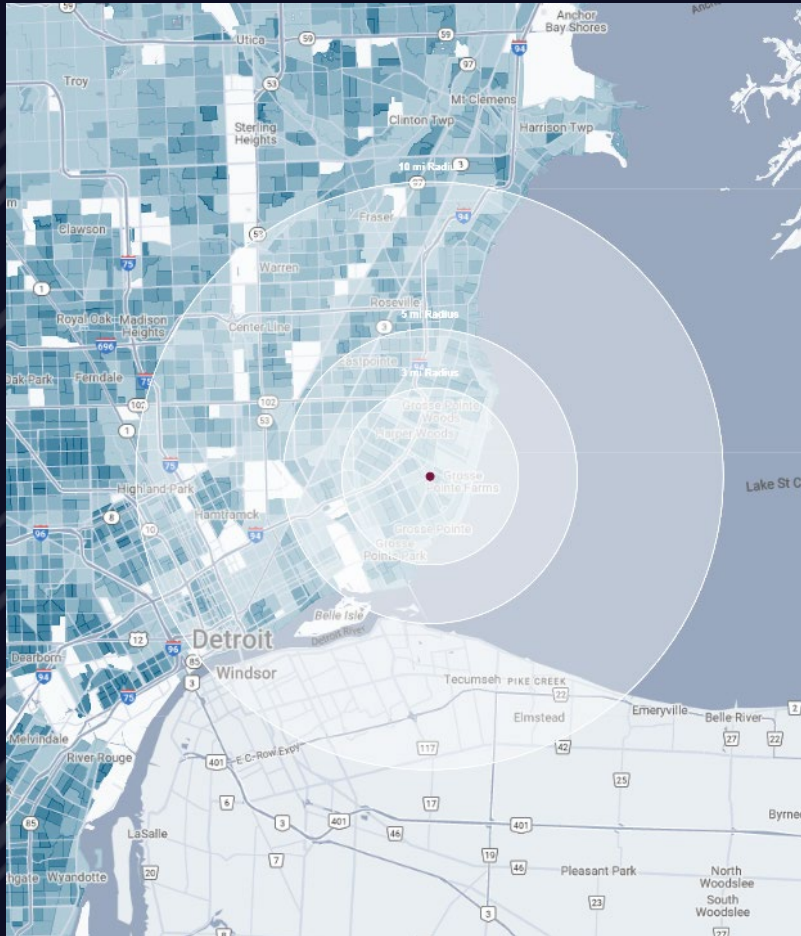


FACING OPAL STREET



SIGNAGE | WARREN AVE

DEMOGRAPHICS



FREESTANDING RESTAURANT
18536 E Warren Ave, Detroit, MI 48236

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	10 MILE
2023 Estimated Population	117,508	234,530	662,156
2028 Projected Population	110,911	222,926	635,148
2020 Census Population	117,897	235,729	667,805
2010 Census Population	123,924	255,719	691,424
Projected Annual Growth 2023 to 2028	-1.1%	-1.0%	-0.8%
Historical Annual Growth 2010 to 2023	-0.4%	-0.6%	-0.3%
HOUSEHOLDS			
2023 Estimated Households	43,844	89,326	272,236
2028 Projected Households	42,084	85,883	263,144
2020 Census Households	44,590	90,251	272,336
2010 Census Households	46,028	95,468	273,749
Projected Annual Growth 2023 to 2028	-0.8%	-0.8%	-0.7%
Historical Annual Growth 2010 to 2023	-0.4%	-0.5%	-
RACE			
2023 Est. White	45.6%	44.3%	50.2%
2023 Est. Black	48.2%	49.5%	40.1%
2023 Est. Asian or Pacific Islander	1.9%	2.0%	5.1%
2023 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2023 Est. Other Races	4.2%	4.1%	4.5%
INCOME			
2023 Est. Average Household Income	\$123,271	\$100,973	\$84,227
2023 Est. Median Household Income	\$85,596	\$70,575	\$61,031
2023 Est. Per Capita Income	\$46,092	\$38,557	\$34,850
BUSINESS			
2023 Est. Total Businesses	3,695	7,412	24,262
2023 Est. Total Employees	25,655	54,838	290,101

CONTACT US



**ANTHONY J.
VITALE**

Director

avitale@landmarkcres.com
248 488 2620



**LOUIS J.
CIOTTI**

Managing Director

lciotti@landmarkcres.com
248 488 2620

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

30500 Northwestern Hwy, Suite 200
Farmington Hills, MI 48334
248.488.2620
landmarkcres.com

LANDMARK COMMERCIAL REAL ESTATE SERVICES – Licensed Real Estate Brokers. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.