

# For Sale or Lease

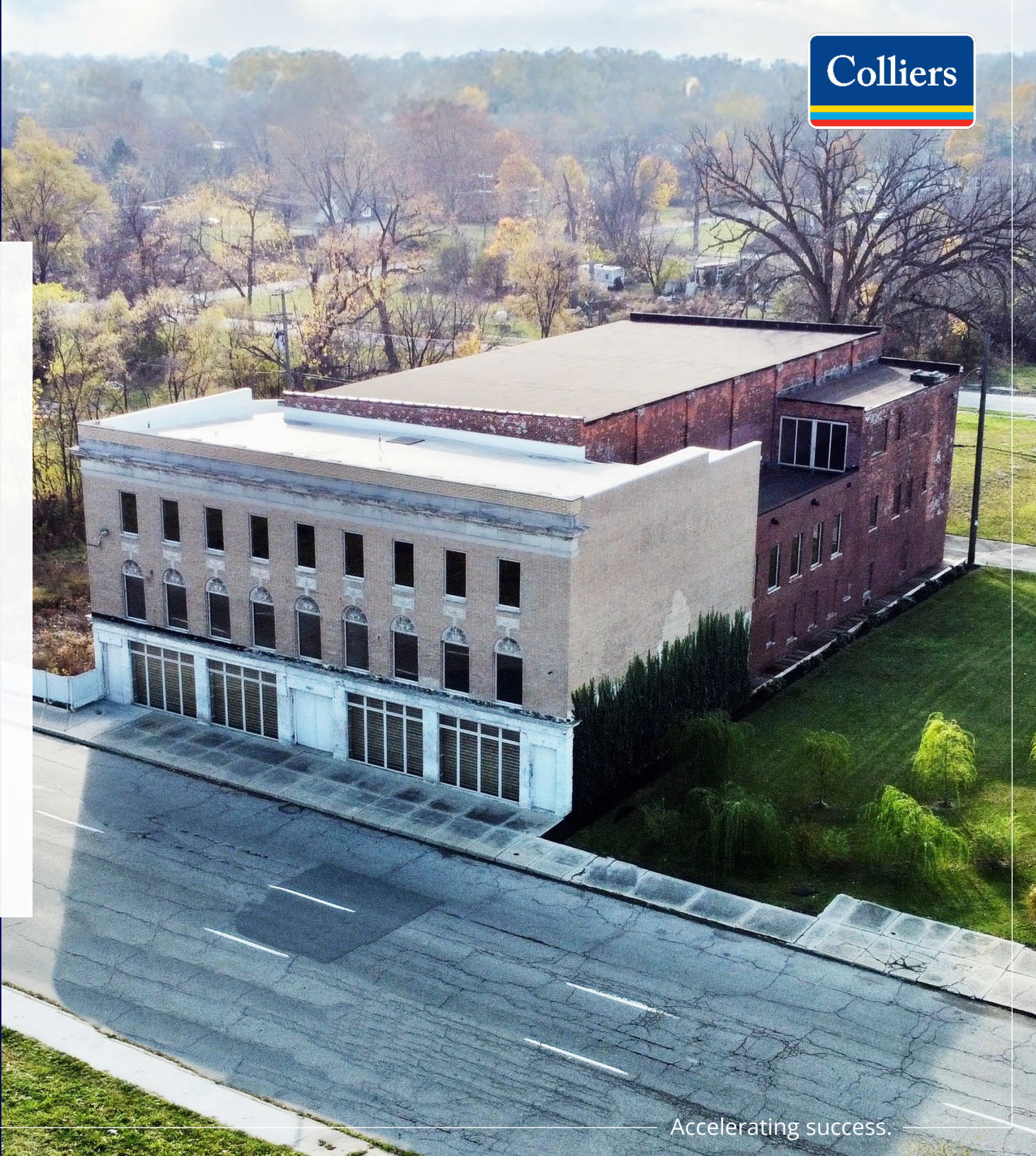
5961 14th Street  
Detroit, MI

31,441 SF Former  
Community Center



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# Property Overview

## New Surrounding Developments



\$2.5 Billion Henry Ford Hospital Expansion. This will include more than 1 million square feet of space for a new patient tower and a new medical research facility, as well as apartments, retail, and commercial space.



\$55 Million Motown Museum Expansion. The new 40,000-square-foot space will consist of interactive exhibits, a theater, a retail experience, and many other amenities.



A \$20 Million Mixed-Use development will have 81 Residential Units and 38,000 square feet of retail space, which will include a market, restaurant, and retail storefronts.



The historic Lee Plaza high rise that was constructed in the 1920's to be an upscale apartment building with hotel services. Today it is undergoing a \$79 Million renovation and will be developed into 180 residential units and retail.



Potential Townhouse, Apartments, and Commercial Developments on 15th and 16th Street at McGraw Avenue.

This 31,441 Square Foot 3 Story Building, once known as Finn Hall during the early to mid 1900's and a beacon in Detroit, has undergone several renovations since 2019.

It has been structurally rehabbed with new roof, new windows, new steel beams, new decking, and new electrical.

The building was designed to be a community center, offering various uses throughout the building.

- A large hall that can accommodate as many as 1,000 people, used for theatrical events and community gatherings.
- An area that was once a gymnasium and an upper portion for the audience
- The lower area that is at the street level, divided into smaller store fronts or offices
- Other lower-level areas were used as a kitchen, restrooms, a ticket box for the events, and hallways throughout
- The building has three staircases for access to different sides of the building
- A grand staircase that serves as the main entrance

Today, the design of the building can be repurposed for several uses and the zoning is flexible to allow companies in many categories.

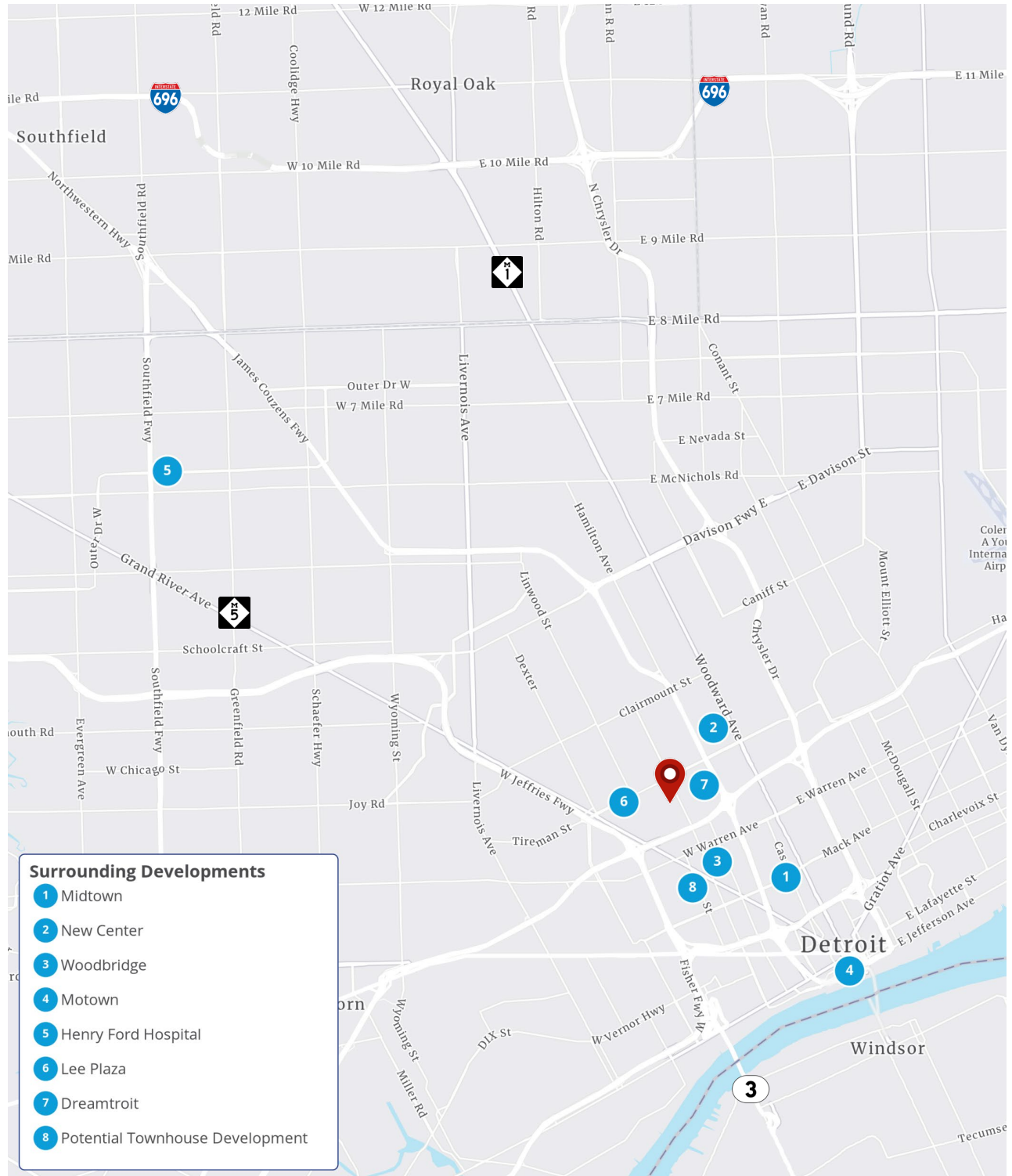
# Location

The Property is located just East of New Center Area, and Northeast of Midtown, and just North of Woodbridge.

*New Center* is a unique and vibrant district off Woodward Avenue and immediately North of Midtown. It is home to the Fisher Building and the Fisher Theater. The legacy of Albert Kahn and so many other neighborhood notables are reason enough to visit here. Less known is the rich and growing mix of goods and services. New Center is once again emerging as a destination for great shopping, blending long-time neighborhood stalwarts (some dating from the late 1800s) with exciting new independent merchants.

*Midtown* is a vibrant blend of history, luxury and modest townhouses and lofts, restaurants, galleries and the Cultural Center—all making this a very attractive place to be. Many Detroit cultural, educational, medical and service institutions are located here, including Wayne State University, the Detroit Institute of Arts, Detroit Medical Center, College for Creative Studies, and the Detroit Public Library.

*Woodbridge*, an area just a few minutes from Downtown, New Center and Midtown, Woodbridge is continually evolving. While primarily a residential neighborhood with many large historic homes, the area is also home to a growing number of art institutions — including the Contemporary Art Institute of Detroit.





# Detroit is Evolving & Growing

Over the past decade, the City of Detroit has emerged as among the strongest growing cities with the transformation of the Downtown, Midtown, Corktown, and New Center area. Companies from throughout the country have opened their offices in Detroit and more than 180 new restaurants have opened locations just in the Downtown and Midtown areas. Its population has seen a sharp increase, as well as the real estate prices and rental rates.

All of the professional sports teams are now located in Detroit – Detroit Lions, Tigers, Pistons, and the Red Wings.

## Some of the notable recent developments:

*Districts Detroit* - \$100MM was spent on Little Caesars Area, which is home of the Detroit Red Wings and Pistons with retail, apartments, hotels, and office space around the arena.

*Joe Lewis Greenway* - 27.5 - Mile loop around the City and through neighboring cities for pedestrians and cyclists. The project is projected to be \$240MM when fully completed.

*RiverWalk* - A \$75MM project to transform 22 acres to a riverfront promenade stretch to include parks, playgrounds, water garden, and a sports pavilion.

*Rehab of the Former Fisher Body Plant* - This will be developed into 433 Apartments, 28,000 square feet of commercial and retail space, and 15,000 square feet of coworking space.

# Sample Property Renderings



# Property Photos



# Area Amenities



# Area Amenities







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5961 14th Street  
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Located at Corner of  
14<sup>th</sup> Street & McGraw Avenue



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*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.*

Accelerating success.