

Location, Location, Location – Downtown Wyandotte
2938 Biddle Ave & 2919 First St | Retail/Office
Two-Sided Signage | Walk-Through Corridor | Multi-Tenant or Single-User Option



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PROPERTY OVERVIEW

Biddle Mall – Downtown Wyandotte
2938 Biddle Ave & 2919 First St, Wyandotte, MI

Rare downtown opportunity featuring a **multi-tenant retail/office building** with **signage on both Biddle Ave and First St**, connected by a **high-visibility pedestrian pass-through corridor**. Flexible leasing configuration allows for **individual suites** or the option to lease the **entire Biddle Ave side (just under 4,000 SF)**.

HIGHLIGHTS

- **✓ Prime Downtown Wyandotte Location** (high foot traffic, strong retail corridor)
- **✓ Two Fronts + Signage on Both Streets:** Biddle Ave **and** First St
- **✓ Walk-Through Corridor** connecting Biddle Ave ↔ First St (built-in pedestrian flow)
- **✓ Multi-Tenant Layout:** Restaurant frontage on First St + multiple retail/office suites
- **✓ Flexible Leasing Options:** Suites available or lease larger footprint / full Biddle Ave side
- **✓ New Public Parking Lot on First St** plus multiple public lots nearby
- **✓ Surrounded by Retail, Dining, and Events** in one of Downriver's top downtown districts
- **✓ Next door to Chelsea Menswear & Tuxedos (est. 1943)** — long-standing anchor neighbor

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AREA & DEVELOPMENT

Wyandotte continues to grow with major investment nearby. Plans for the former **Wyandotte City Hall (3131 Biddle Ave)** include a **mixed-use redevelopment** featuring **apartments/lofts with ground-floor retail/restaurant space**, bringing additional residents and demand to the corridor. The area has also seen new national and regional activity, including a **new Taco Bell** and a **new Starbucks**, along with other businesses expanding downtown.

DESCRIPTION

Biddle Mall offers a unique “mini-mall” experience in the center of Downtown Wyandotte. Customers can enter from either **Biddle Avenue or First Street** and move through the **pass-through corridor**, delivering visibility from two directions and consistent pedestrian traffic. With **two street-facing signage opportunities** and flexible suite configurations, the property is well suited for **retail, service, boutique, professional office, or food-oriented uses**. The building also benefits from a **new public parking lot on First St**, plus additional nearby public parking to support customer volume.

IDEAL USES

Retail • Boutique • Salon/Service • Professional Office • Specialty Shop • Food/Quick Service • Showroom