

# 2,998 SF RESTAURANT



## FOR SALE



## 3807 Fort St

Wyandotte, Michigan 48192

### Property Description

Presenting a prime opportunity for retail or culinary ventures, this 2,998 SF freestanding building at 3807 Fort St embodies the epitome of modern flair and historic charm. Boasting recent renovations, including an outdoor café space and an open floor plan with 14 ft ceiling height, the property is ideally suited for a dynamic restaurant concept. Zoned B-2 for General Business District use, the location offers ample parking, prominent monument signage, and generous frontage on Fort St and Orchard St. With its 1956 origins and 2025 renovations, this property seamlessly blends tradition with contemporary amenities, creating an enticing proposition for forward-thinking investors.

### Property Highlights

- NEW RENOVATIONS
- Restaurant with Outdoor Café / Downriver Market
- 2,998 SF Freestanding Retail/Restaurant
- 14 ft Ceiling Height
- 1956 Build / 2025 Renovated
- Zoned B-2 General Business District (Restaurant)
- 47 Surface Parking
- Monument Signage
- 0.55 AC Lot
- Frontage: 158' on Fort St. / 195' on Orchard St.



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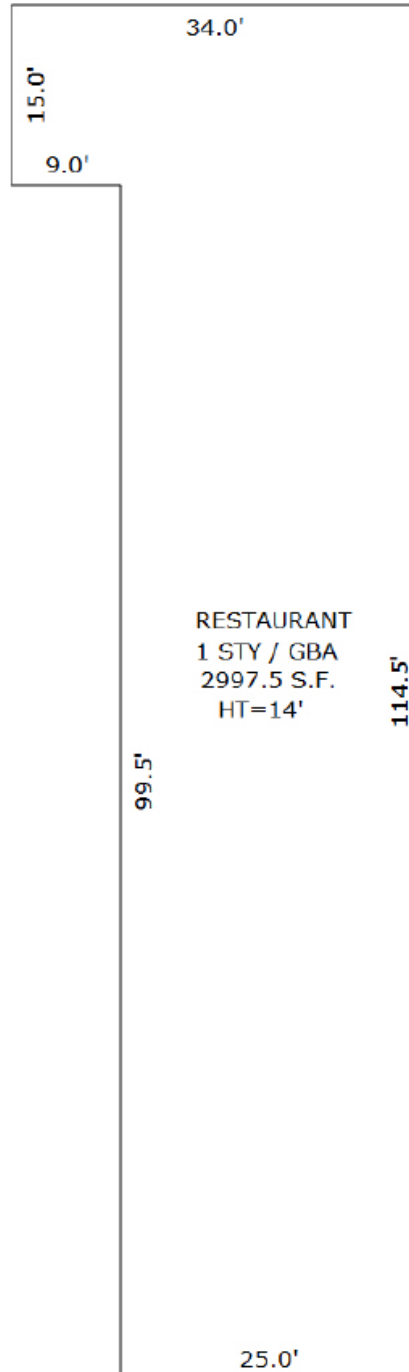
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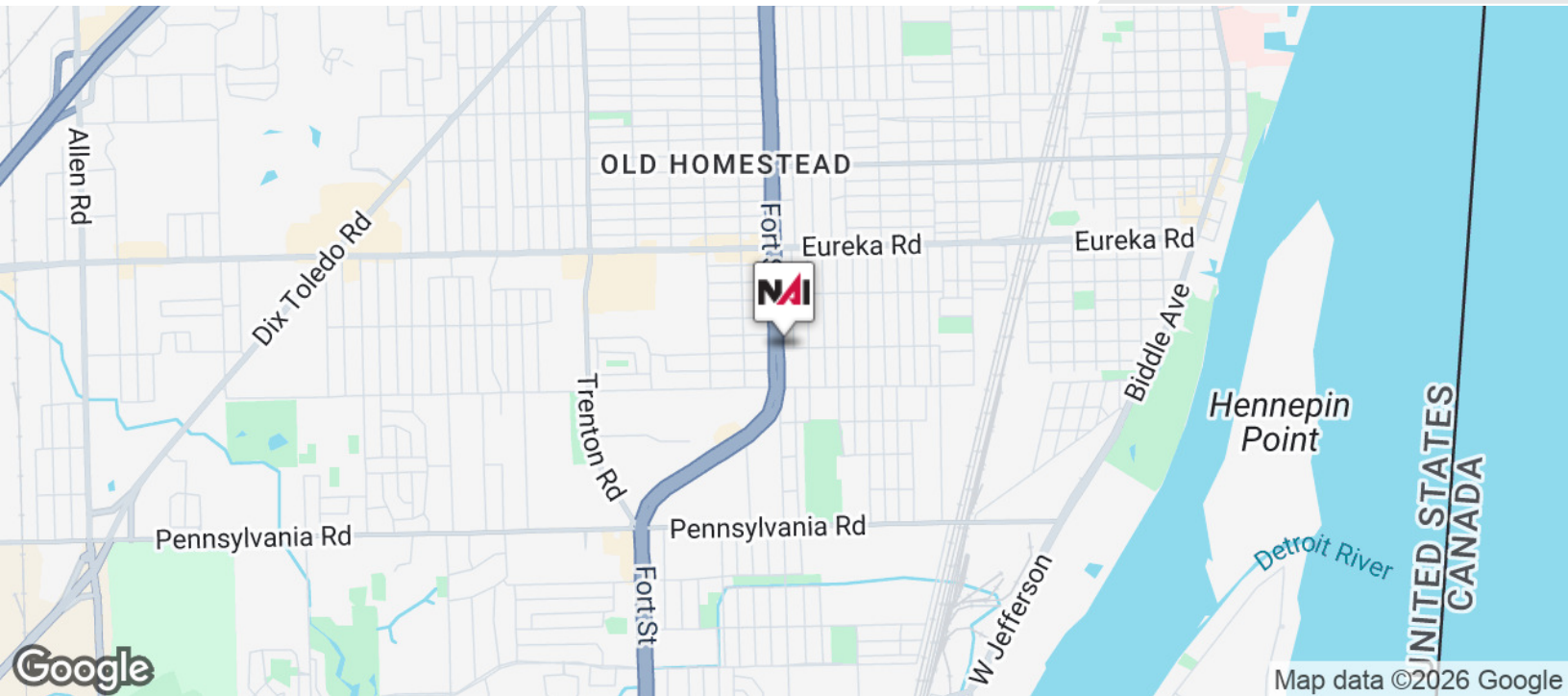




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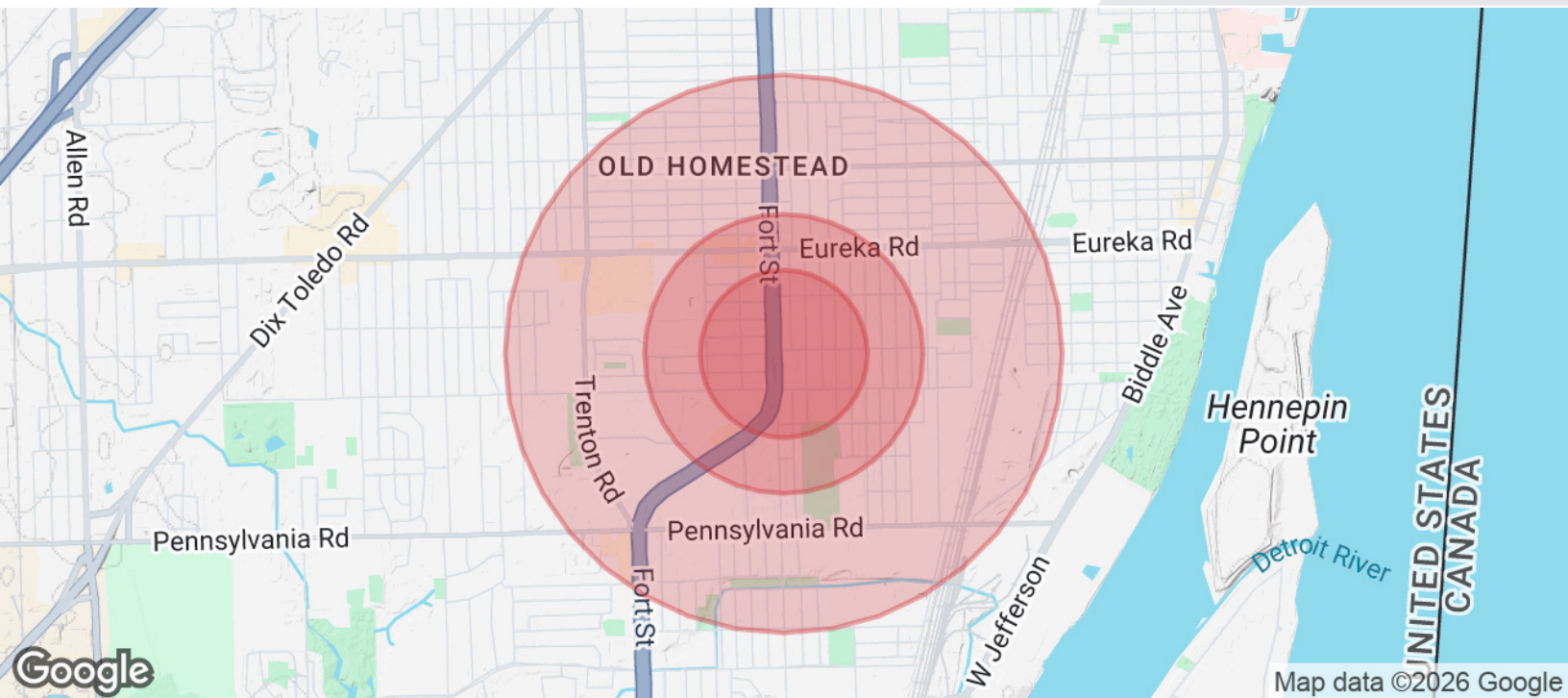
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	974	3,958	15,158
Average Age	43	42	42
Average Age (Male)	43	41	41
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	445	1,884	6,849
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$83,091	\$76,155	\$81,027
Average House Value	\$173,668	\$165,338	\$178,591

Demographics data derived from AlphaMap