

RETAIL PROPERTY // FOR SALE

13,469 SF MULTI-TENANT RETAIL BUILDING ON GRAND RIVER AVE

14000 GRAND RIVER AVE
DETROIT, MI 48227



- Spacious 13,469 SF layout with flexible floor plans for various uses
- Prime Visibility & High Traffic Counts on Grand River Ave
- Ideal for Retail, Showroom, Medical, Office, or Redevelopment
- Strong Surrounding Tenant Mix & Residential Density
- Ample On-Site Parking for customers and employees
- Affordably Priced at Only \$37/SF – Unmatched value in the market
- Quick access to I-96 / M-10

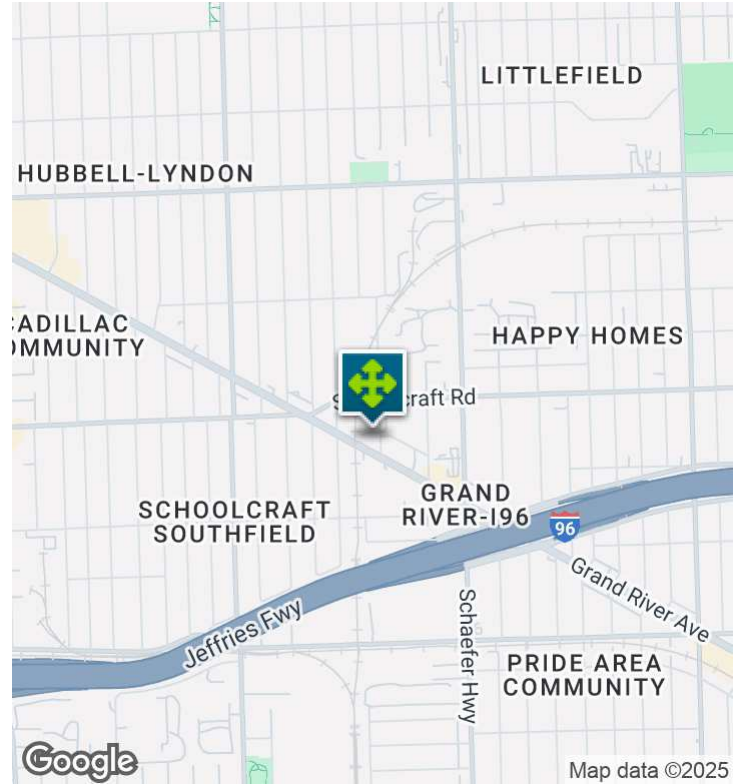


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EXECUTIVE SUMMARY



Sale Price	\$499,000
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OFFERING SUMMARY

Building Size:	13,469 SF
Lot Size:	0.31 Acres
Price / SF:	\$37.05
Year Built:	1960
Renovated:	1980
Zoning:	M4
Market:	Detroit
Submarket:	Detroit W of Woodward
Traffic Count:	15,513

PROPERTY OVERVIEW

This multi-tenant strip retail center in a high-traffic corridor of Detroit offers an excellent owner/user opportunity, with great visibility and easy access on a corner location. The current furniture store and Metro by T-Mobile tenants are both owned by the seller and will vacate at sale. The building has a ceiling height of 13' 5" and a clear height of 11' 4". Daytime population of 154,5000 within 3 miles of the property with a daily traffic count of 15,500.

Position your business for success in a growing commercial district with excellent accessibility and strong community demand. This is the perfect opportunity for an owner-operator or investor to capitalize on a well-located asset at an unbeatable price.

LOCATION OVERVIEW

Retail corridor for Detroit's Westside; located on Grand River Ave between Schoolcraft Rd and Schaefer Hwy

PROPERTY HIGHLIGHTS

- Prime Visibility & High Traffic Counts on Grand River Ave
- Strong Surrounding Tenant Mix & Residential Density
- Excellent Owner/User Opportunity



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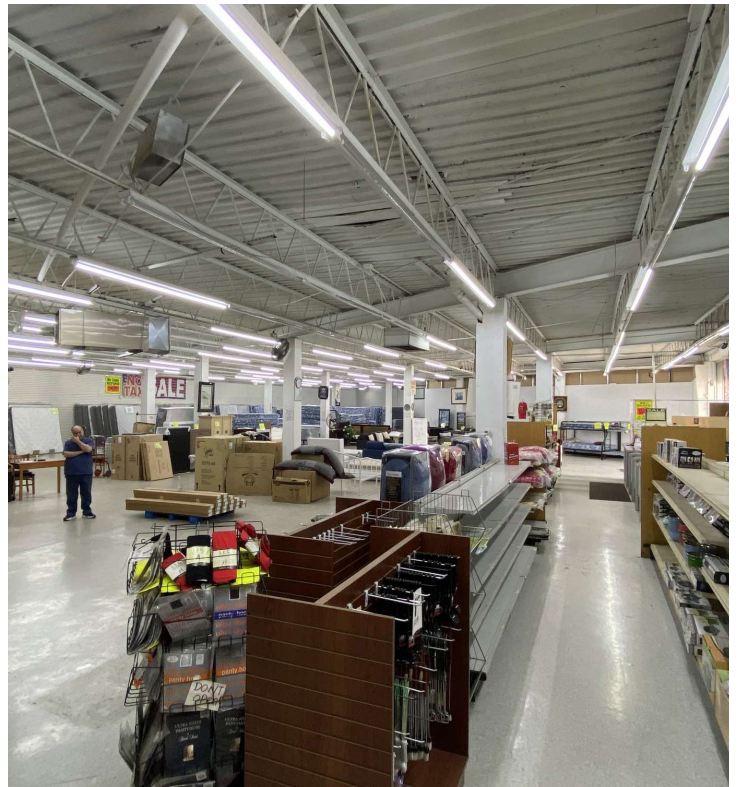
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ADDITIONAL PHOTOS



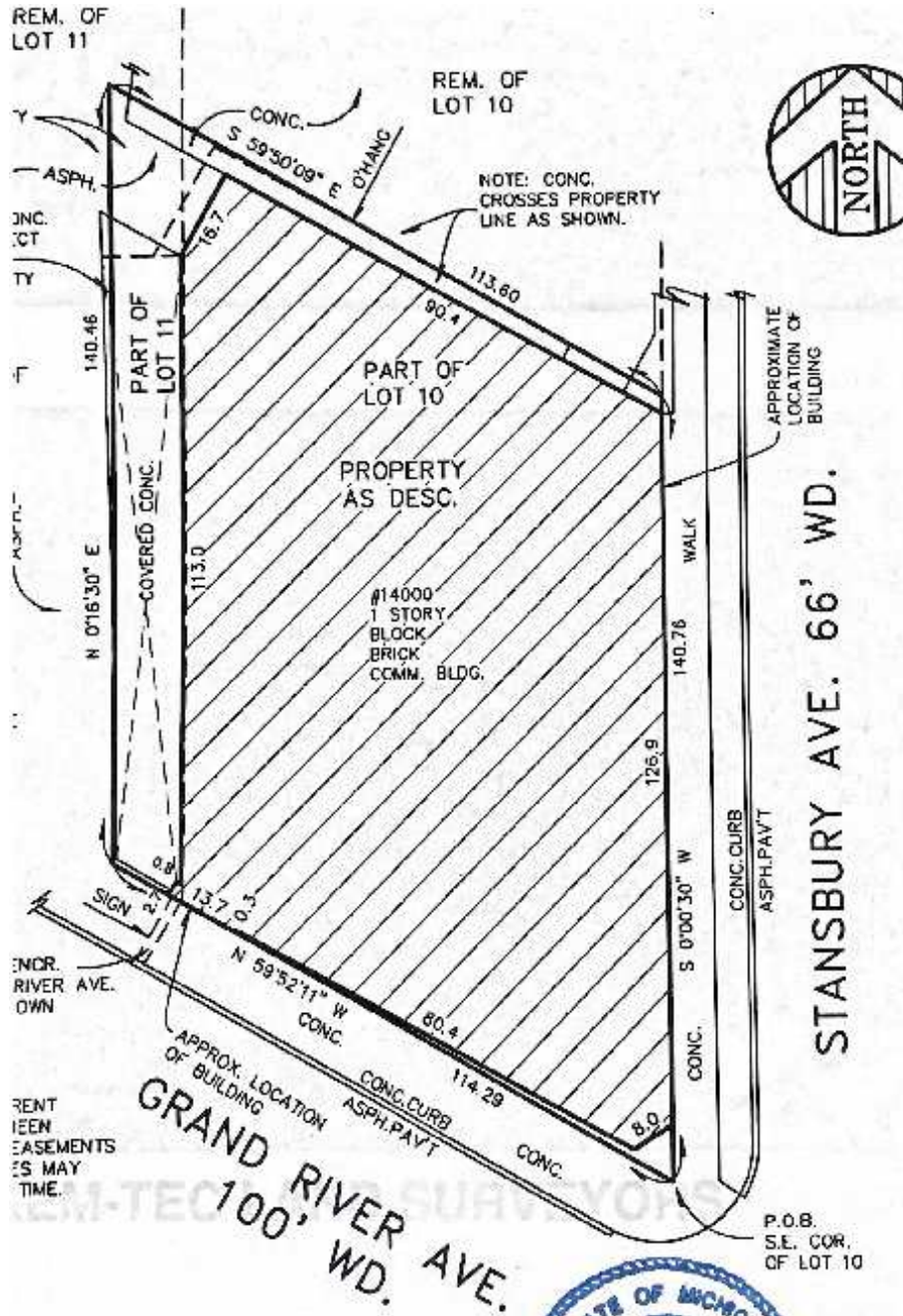
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SITE PLANS



I hereby certify that we have surveyed the above-
description with the description furnished for
loan to be made by the forementioned
and that the buildings located thereon do
not in any way encroach upon the property,
nor do the buildings on the adjacent
property upon the property heretofore described,
and survey is not to be used for the purpose of
construction purposes, no stakes
nor for construction purposes, no stakes
of the boundary corners.



THIS SURVEY DRAWING IS VOID IF
PROFESSIONAL SEAL IS NOT IN PLACE



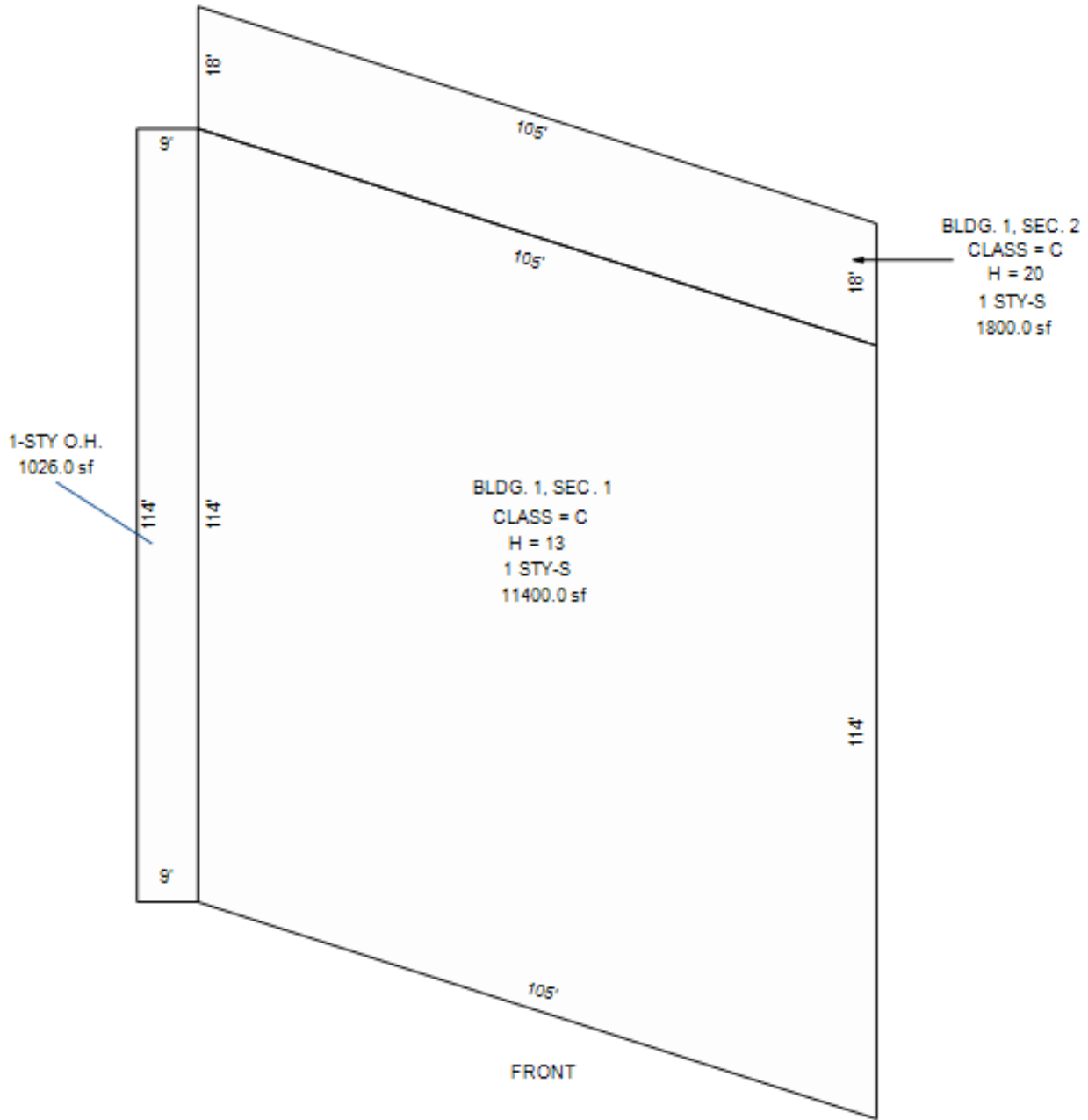
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PERMITTED USES

Sec. 50-10-106 By-Right Commercial uses within the M4 Intensive Industrial District are as follows:

- (1) Animal-grooming shop
- (2) Arcade
- (3) Art gallery
- (4) Assembly hall
- (5) Automated teller machine not accessory to another use on the same zoning lot, which is stand-alone
- (6) Bake shop, retail
- (7) Bank
- (8) Banquet facility
- (9) Barber or beauty shop
- (10) Body art facility
- (11) Brewpub or microbrewery or small distillery or small winery, subject to [Section 50-12-217\(4\)](#) of this Code
- (12) Business college or commercial trade school
- (13) Commissary
- (14) Customer service center
- (15) Dry cleaning, laundry, or laundromat
- (16) Employee recruitment center
- (17) Financial services center
- (18) Food stamp distribution center
- (19) Go-cart track
- (20) Golf course, miniature
- (21) Kennel, commercial
- (22) Medical or dental clinic, physical therapy clinic, or massage facility
- (23) Mortuary or funeral home, including those containing a crematory
- (24) Motor vehicle filling station as provided for in [Section 50-12-252\(2\)](#) of this Code.
- (25) Motor vehicle services, minors
- (26) Motor vehicle washing and steam cleaning
- (27) Motor vehicles, new or used, salesroom or sales lot
- (28) Motor vehicles, new, storage lot accessory to a salesroom or sales lot for new motor vehicles
- (29) Motorcycles, retail sales, rental or service
- (30) Nail salon
- (31) Office, business or professional
- (32) Parking lots or parking areas for operable private passenger vehicles
- (33) Parking structure
- (34) Pet shop
- (35) Pool hall
- (36) Precious metal and gem dealers
- (37) Printing or engraving shops
- (38) Private club, lodge, or similar use
- (39) Produce or food markets, wholesale
- (40) Radio or television station
- (41) Radio, television, or household appliance repair shop.
- (42) Rebound tumbling center.
- (43) Recording studio or photo studio or video studio, no assembly hall.
- (44) Recreation, indoor, commercial and health club.
- (45) Rental hall.
- (46) Restaurant, carry-out or fast-food, with or without drive-up or drive-through facilities
- (47) Restaurant, standard
- (48) Retail sales and personal service in business and professional offices
- (49) School or studio of dance, gymnastics, music, art, or cooking
- (50) Shoe repair shop
- (51) Stores of a generally recognized retail nature whose primary business is the sale of new merchandise, with or without drive-up or drive-through facilities
- (52) Taxicab dispatch and/or storage facility
- (53) Theater and concert café, excluding drive-in theaters
- (54) Trailer coaches or boat sale or rental, open air display
- (55) Trailers, utility — sales, rental or service; moving truck/trailer rental lots
- (56) Used goods dealer
- (57) Veterinary clinic for small animals



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PERMITTED USES

Sec. 50-10-107. - By-right manufacturing and industrial uses.

By-right manufacturing and industrial uses within the **M4** Intensive Industrial District are as follows:

- (1) Baling of waste paper or rags
- (2) Blueprinting shop
- (3) Boiler repairing
- (4) Chemical materials blending or compounding but not involving chemicals manufacturing
- (5) Cold storage plant
- (6) Confection manufacture
- (7) Construction equipment, agricultural implements, and other heavy equipment repair or service
- (8) Containerized freight yard
- (9) Contractor yard, landscape or construction
- (10) Dental products, surgical, or optical goods manufacture
- (11) Elevators, grain
- (12) Feed or grain mill
- (13) Food catering establishment
- (14) High/medium-impact manufacturing or processing
- (15) High-impact manufacturing or processing
- (16) Ice manufacture
- (17) Jewelry manufacture
- (18) Laundry, industrial
- (19) Lithographing and sign shops
- (20) Low/medium-impact manufacturing or processing
- (21) Low-impact manufacturing or processing
- (22) Lumber yard
- (23) Machine shop
- (24) Newspaper, daily, publishing or printing.
- (25) Outdoor operations of permitted land uses specified in the Manufacturing and Production use category, [Section 50-12-82](#) of this Code, or in the Warehouse and Freight Movement use category, [Section 50-12-83](#) of this Code.
- (26) Outdoor storage yards.
- (27) Pet crematory
- (28) Railroad transfer or storage tracks
- (29) Research or testing laboratory
- (30) Sewage disposal plant
- (31) Steel warehousing
- (32) Storage or killing of poultry or small game for direct, retail sale on the premises or for wholesale trade
- (33) Tank storage of bulk oil or gasoline
- (34) Toiletries or cosmetic manufacturing
- (35) Tool sharpening or grinding
- (36) Tool, die, and gauge manufacturing, small items
- (37) Trade services, general
- (38) Trucking terminals, transfer buildings, truck garages, recreational vehicle storage lots, and open areas for the parking of semi-trailers, buses, and other operable commercial vehicles, not including limousines and taxicabs.
- (39) Vending machine commissary
- (40) Wearing apparel manufacturing
- (41) Welding shops.
- (42) Wholesaling, warehousing, storage buildings, or public storage facilities.



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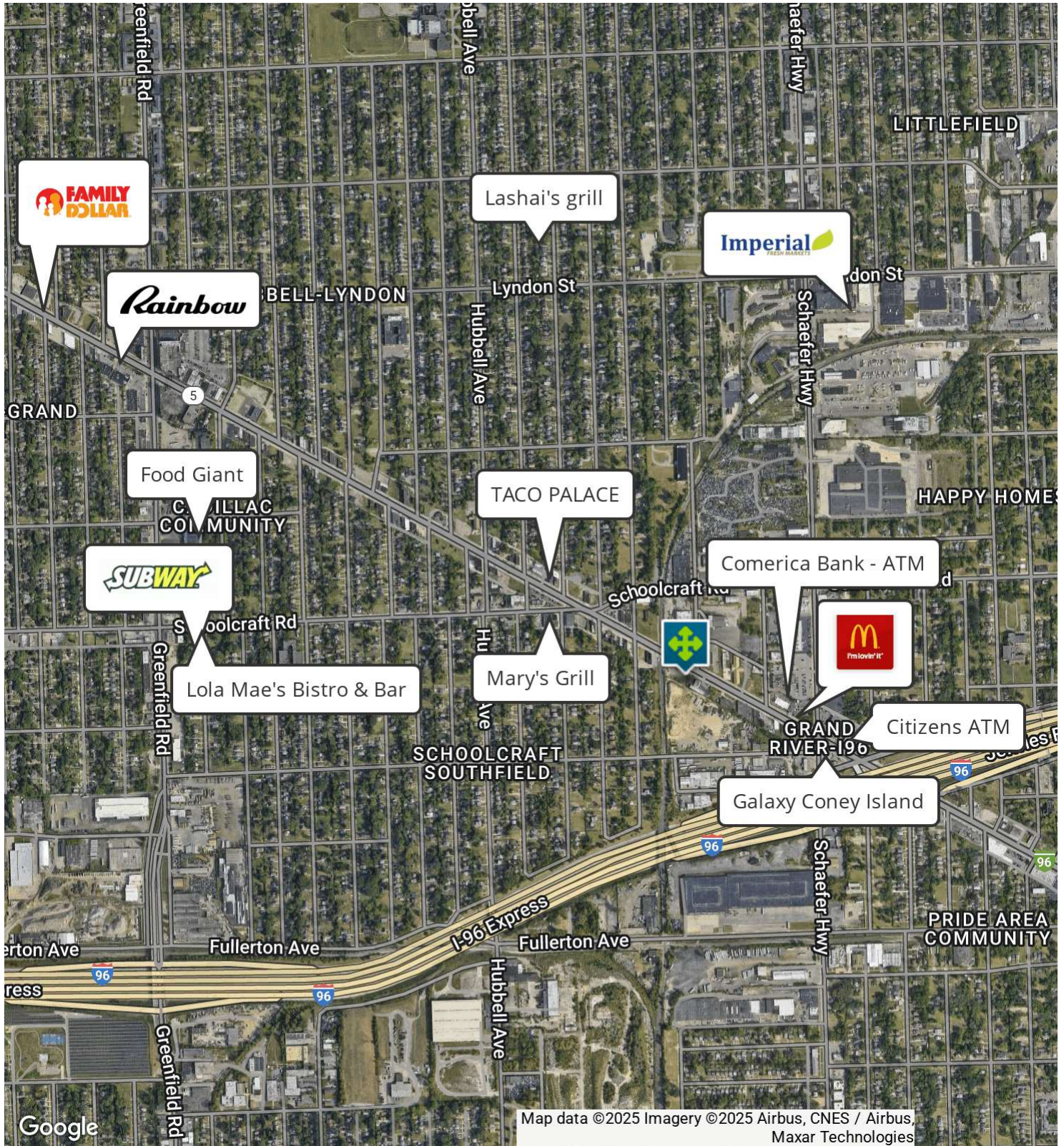
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RETAILER MAP



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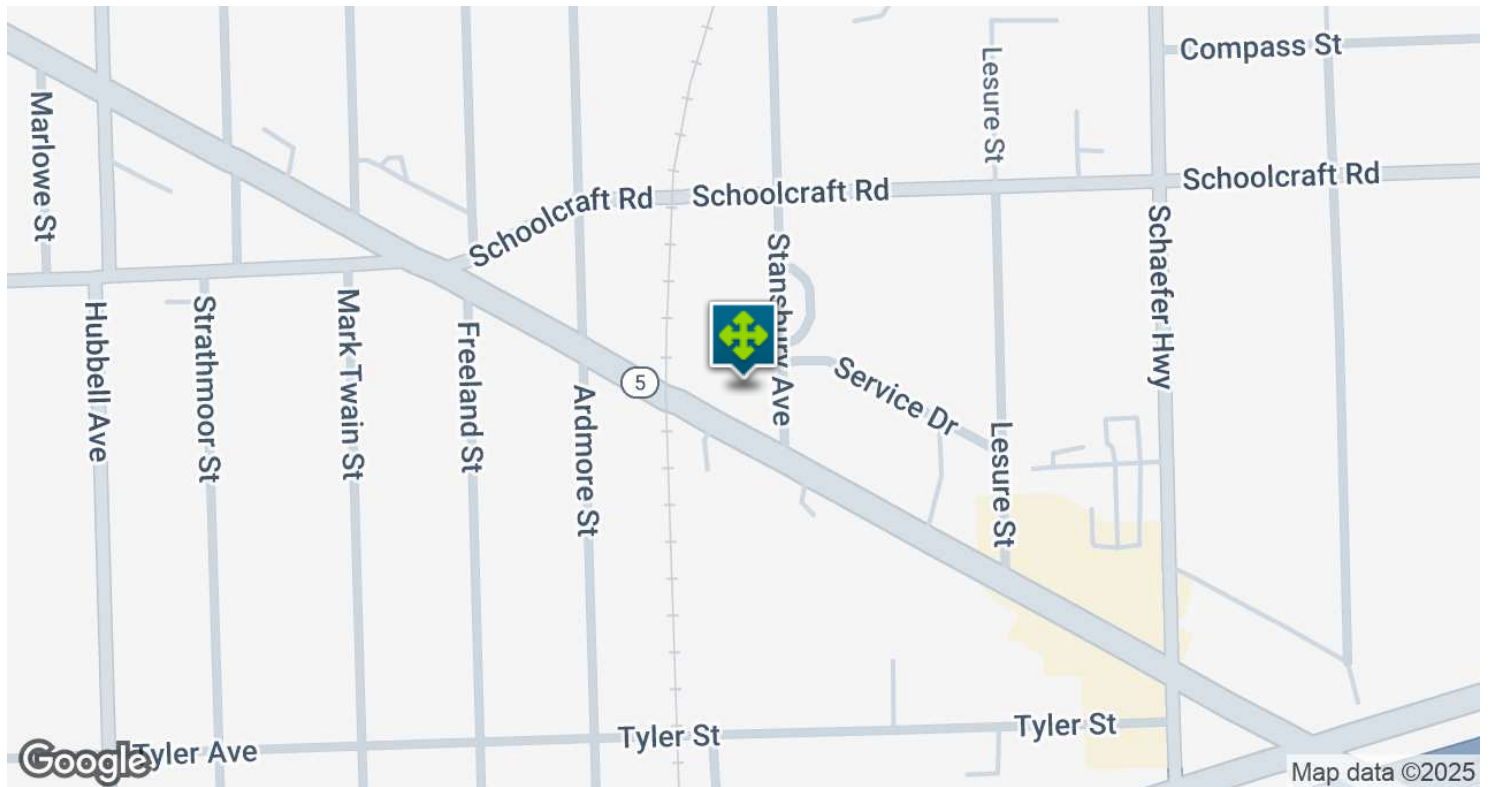
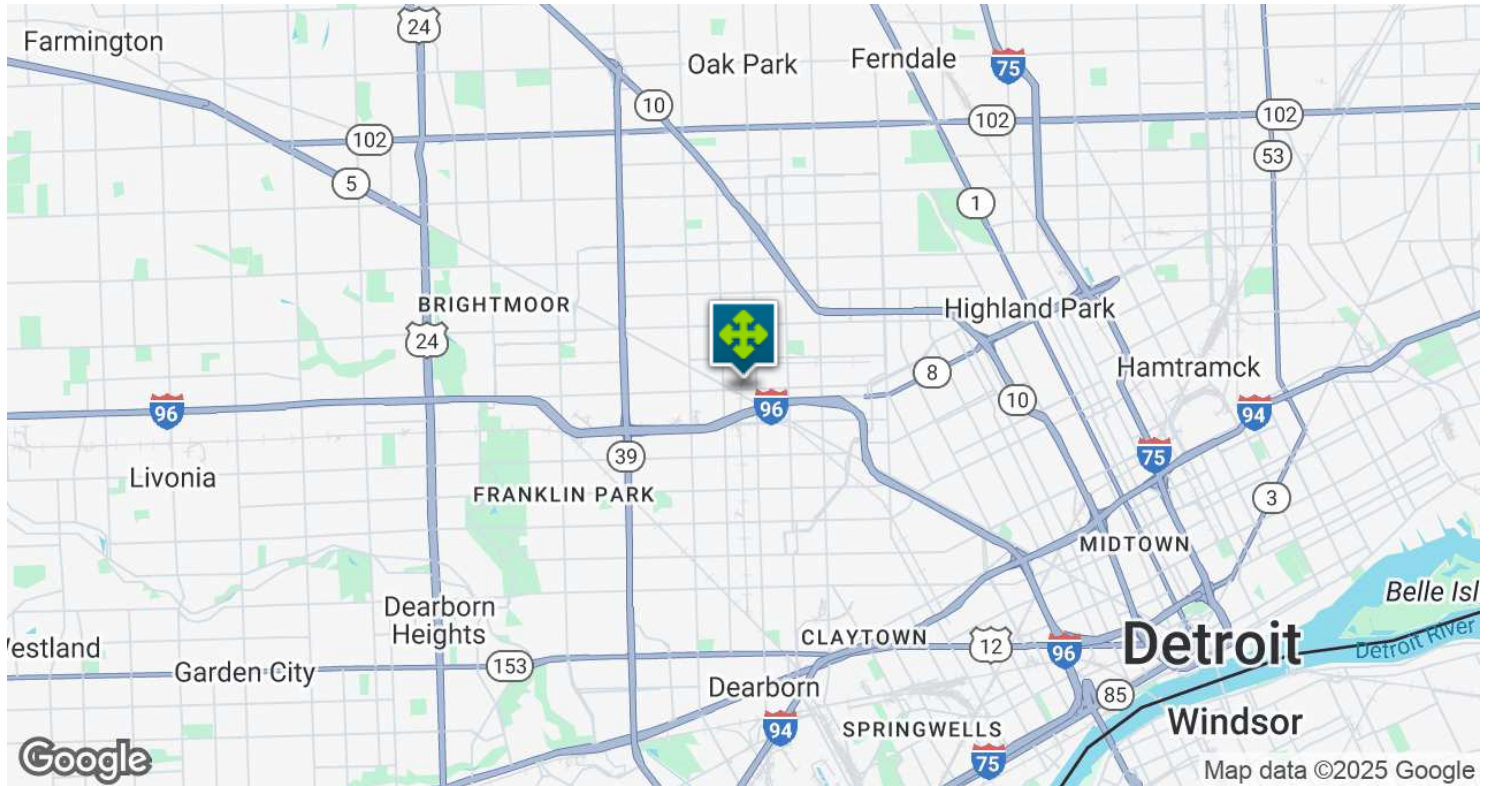
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LOCATION MAP



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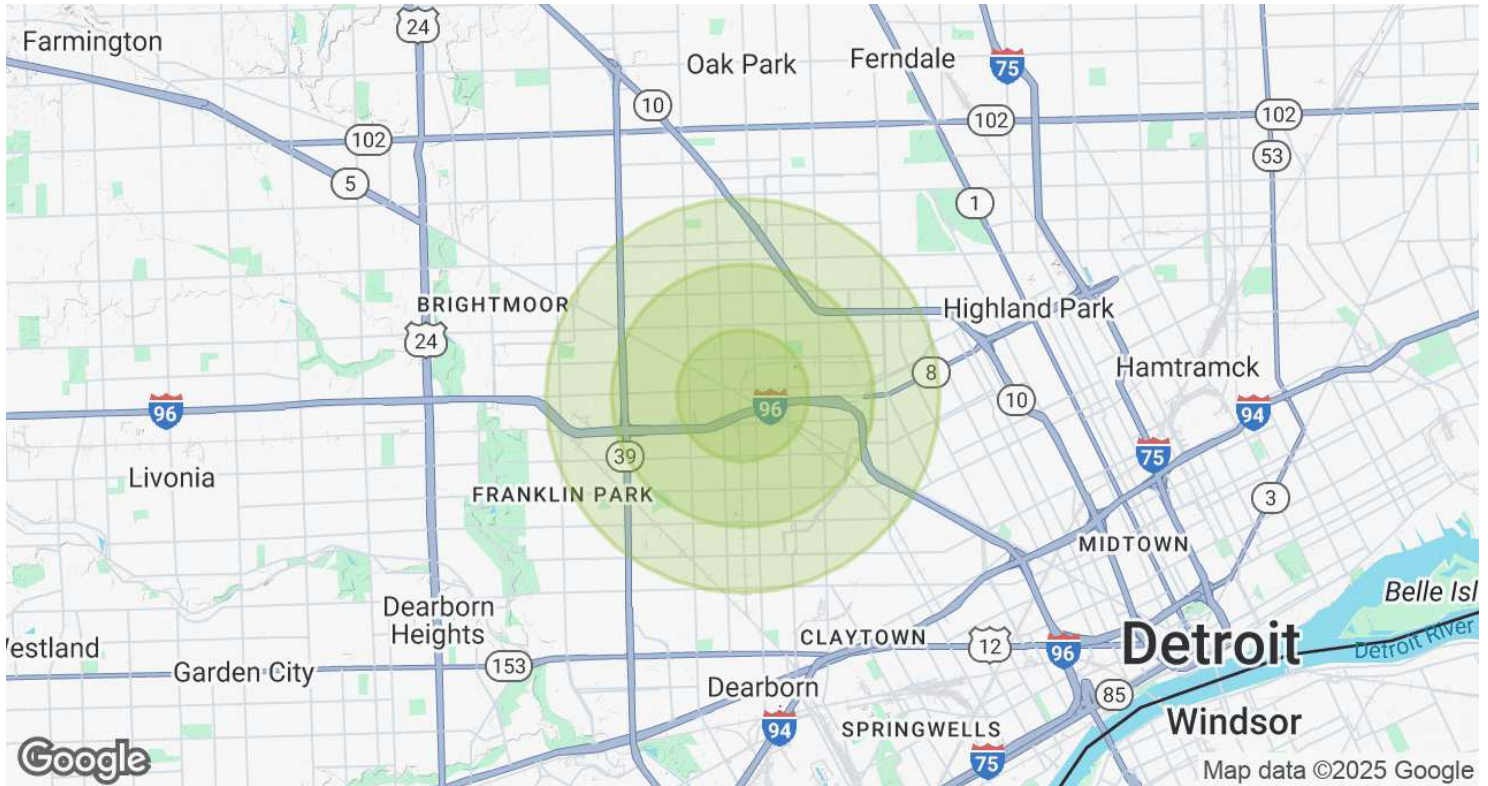
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	11,510	66,833	165,443
Average Age	38.2	37.5	36.2
Average Age (Male)	34.7	34.2	33.7
Average Age (Female)	41.7	40.1	39.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,103	35,249	82,904
# of Persons per HH	1.6	1.9	2.0
Average HH Income	\$24,071	\$29,350	\$33,078
Average House Value	\$43,999	\$56,003	\$65,670

2020 American Community Survey (ACS)



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