

# 15010 FORT ST

SOUTHGATE, MI 48195

2,376 SF | FREE STANDING RETAIL BUILDING

**FOR SALE  
OR LEASE**



**GEORGE ABRO**

PRINCIPAL

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# PROPERTY SUMMARY

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## PROPERTY DESCRIPTION

Discover an exceptional opportunity with this 2,376 SF free-standing building in Southgate, MI. Zoned C-2, this property boasts a new roof with a 15-year Firestone Warranty, two new 5-ton Rheem HVAC units installed in 2018, a new hanging heater inside, freshly laid city concrete in the parking lot, 10 recently replaced exterior windows, and a redone exterior facade from 2014. This meticulously maintained and modernized building offers retail investors a prime location and a wealth of updated features, presenting an ideal investment prospect in the vibrant Southgate area.

## PROPERTY HIGHLIGHTS

- 2,376 square feet
- Ideal for a variety of businesses
- C-2 zoning provides versatility
- Updated HVAC units
- Newer and well-maintained roof
- Spacious and versatile interior
- Prime location on Fort St

## LOCATION DESCRIPTION

Discover the vibrant surroundings of Southgate, MI, where the property is located. This thriving area offers a dynamic mix of amenities and attractions, including proximity to Southgate Shopping Center and Southland Center for convenient retail therapy. The location boasts an array of dining options, from local favorites to well-known chains, catering to diverse culinary tastes. For those seeking outdoor recreation, nearby parks like Eliza Howell Park and Dingell Park provide serene settings to unwind. With easy access to major highways and close proximity to Detroit Metropolitan Wayne County Airport, the area also offers excellent connectivity for businesses and commuters. Explore the promising potential of this prime location in Southgate.

## OFFERING SUMMARY

Sale Price:	\$350,000
Lease Rate:	\$16.00 SF/yr (NN)
Building Size:	2,376 SF

## GEORGE ABRO

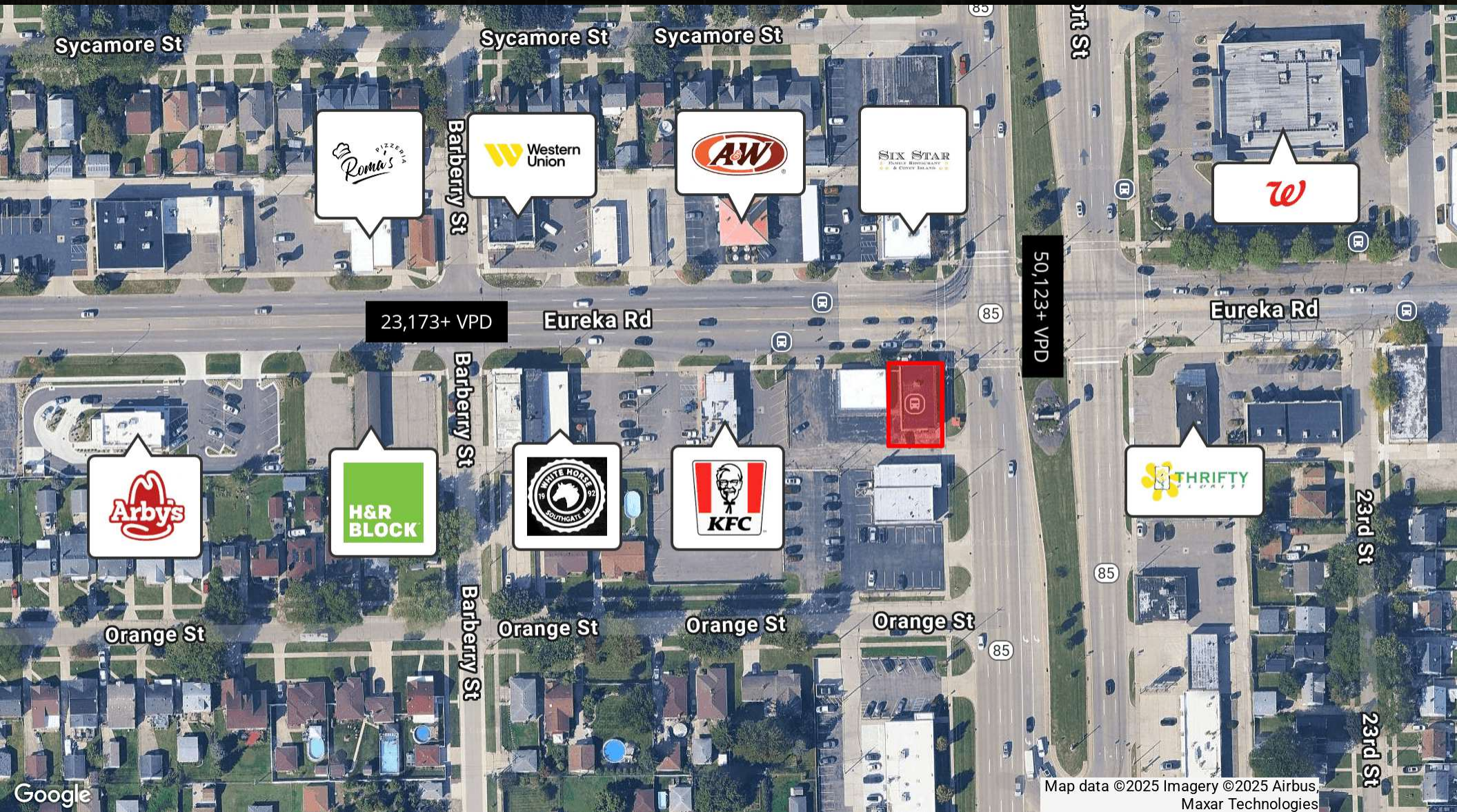
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# RETAILER MAP

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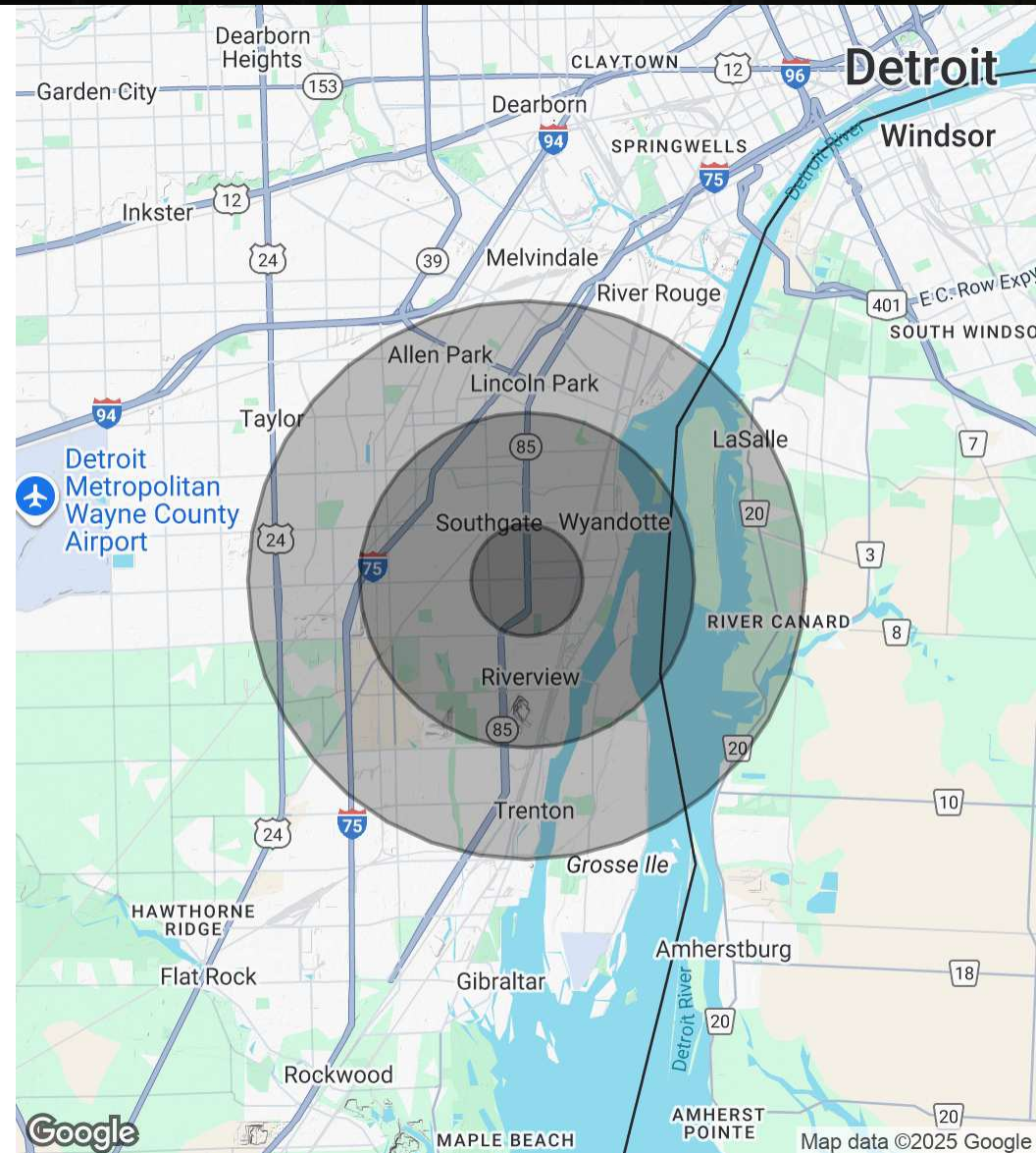


# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,113	88,179	194,735
Average Age	42	42	42
Average Age (Male)	41	41	40
Average Age (Female)	43	44	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,649	38,244	81,589
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$80,425	\$85,225	\$84,377
Average House Value	\$171,675	\$177,651	\$179,531
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	14,112	68,817	138,536
Total Population - Black	840	5,531	21,962
Total Population - Asian	138	1,202	3,043
Total Population - Hawaiian	8	22	56
Total Population - American Indian	110	540	1,322
Total Population - Other	372	3,598	10,661

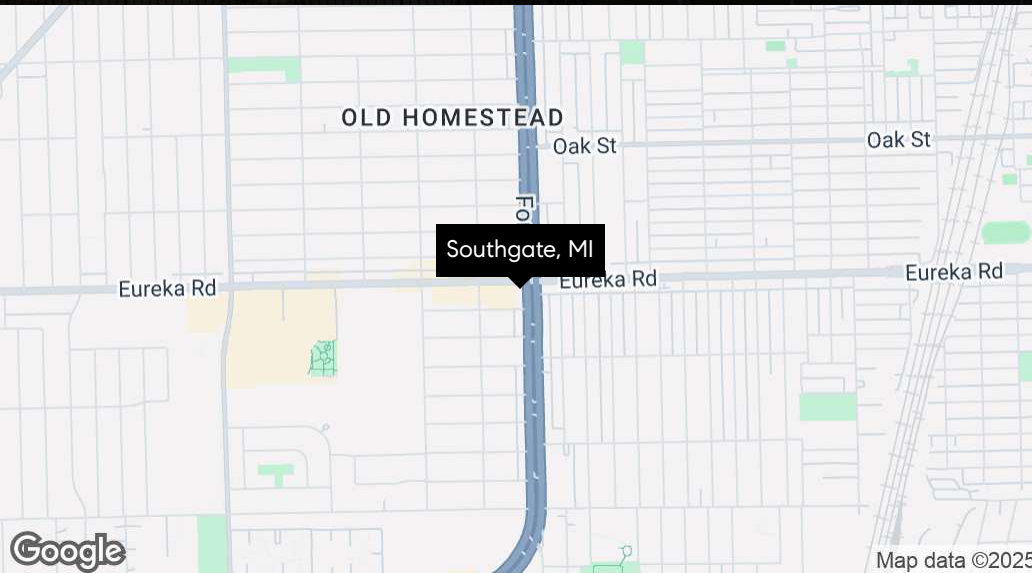
Demographics data derived from AlphaMap



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## SOUTHGATE, MICHIGAN

Southgate, Michigan is a vibrant suburban city located in Wayne County, approximately 12 miles south of downtown Detroit. As part of the Metro Detroit region and known as "The Heart of Downriver," Southgate offers a balanced blend of residential charm, community-focused amenities, and convenient access to major highways, retail centers, and neighboring cities. Incorporated in 1958 from what was formerly Ecorse Township, Southgate has grown into a well-rounded community of around 30,000 residents, characterized by tree-lined neighborhoods, strong public services, and a family-friendly environment. The city boasts a wide range of parks and recreational facilities, including nine neighborhood parks, the Southgate Ice Arena, the YMCA Fun & Fitness Center, and the Southgate Civic Center, which hosts city events and local activities year-round.

Southgate's commercial core revolves around the Southgate Shopping Center, one of the earliest strip malls in the Downriver area, which continues to evolve with new retail, dining, and entertainment options. The local economy is supported by a mix of small businesses and service providers, while residents benefit from the Southgate Community School District, which includes several elementary schools, Davidson Middle School, and Southgate Anderson High School. The city has maintained a strong identity through community traditions, sports programs, and civic engagement. Although known landmarks like Mallie's Sports Grill & Bar have closed in recent years, the spirit of Southgate remains strong with ongoing development and pride in its Downriver heritage. With its welcoming atmosphere, proximity to Metro Detroit, and strong local infrastructure, Southgate continues to be a desirable place for individuals and families seeking a connected and comfortable suburban lifestyle.

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