

RETAIL PROPERTY // FOR LEASE

AFFORDABLE RETAIL SPACE WITH ENDLESS POSSIBILITIES

312 - 322 W 7 MILE RD

DETROIT, MI 48203



- 700 - 2,510 SF retail space
- Blank canvas offers endless possibilities
- B-4 General Business District Zoning
- Variety of uses possible
- Prime location on 7 Mile Rd close to Woodward Ave
- Motivated/flexible landlord
- Below market lease rate
- Population of 128,368 within 3 miles of property



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EXECUTIVE SUMMARY



Lease Rate	\$6.15 SF/YR (GROSS)
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OFFERING SUMMARY

Building Size:	2,510 SF
Available SF:	700 - 1,810 SF
Lot Size:	0.09 Acres
Year Built:	1960
Zoning:	B-4
Market:	Detroit
Submarket:	Detroit E of Woodward
Traffic Count:	10,107

PROPERTY OVERVIEW

Unlock the potential of this 2,510 sq. ft. blank canvas, ideally situated off 7 Mile in Detroit. Stripped to the studs, this raw space offers endless possibilities for visionary tenants ready to create something unique! This property is located in a B-4 General Business zoning district, which allows for a wide range of uses including motor vehicle sales, bakeries, art galleries, design studios, retail shops, and religious establishments, to name a few. Situated in a high-visibility area with steady traffic and proximity to thriving neighborhoods, this space ensures strong customer flow and access to a diverse community. The landlord is open to flexible terms.

LOCATION OVERVIEW

The 7 Mile area of Detroit is a vibrant and diverse community with untapped potential for retail growth. Known for its strong sense of community, this area offers an excellent opportunity for businesses to thrive in an emerging market. Compared to downtown and other high-demand districts, the 7 Mile area provides competitive pricing for commercial properties, ideal for startups and expanding businesses. Revitalization efforts and neighborhood improvement initiatives are enhancing the appeal of the 7 Mile corridor, attracting new businesses, and increasing property values.

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PROPERTY DETAILS

Lease Rate	\$6.15 SF/YR
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PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	B-4
Lot Size	0.09 Acres
APN #	01-007053 01-007054 01-007052
Corner Property	No
Traffic Count	10,107
Traffic Count Street	W 7 Mile Rd
Amenities	Located on bus line Handicap Access
Waterfront	No
Power	Yes

LOCATION INFORMATION

Street Address	312 - 322 W 7 Mile Rd
City, State, Zip	Detroit, MI 48203
County	Wayne
Market	Detroit
Sub-market	Detroit E of Woodward
Cross-Streets	7 Mile Rd & Charleston St
Side of the Street	North
Road Type	Paved
Market Type	Medium
Nearest Highway	I-75

BUILDING INFORMATION

Building Size	2,510 SF
Occupancy %	0.0%
Tenancy	Multiple
Number of Floors	1
Average Floor Size	2,510 SF
Year Built	1960
Gross Leasable Area	2,510 SF
Construction Status	Existing
Condition	Average
Free Standing	No
Number of Buildings	2

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface/Street
Number of Parking Spaces	5

UTILITIES & AMENITIES

Central HVAC	Yes
Gas / Propane	Yes

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ADDITIONAL PHOTOS



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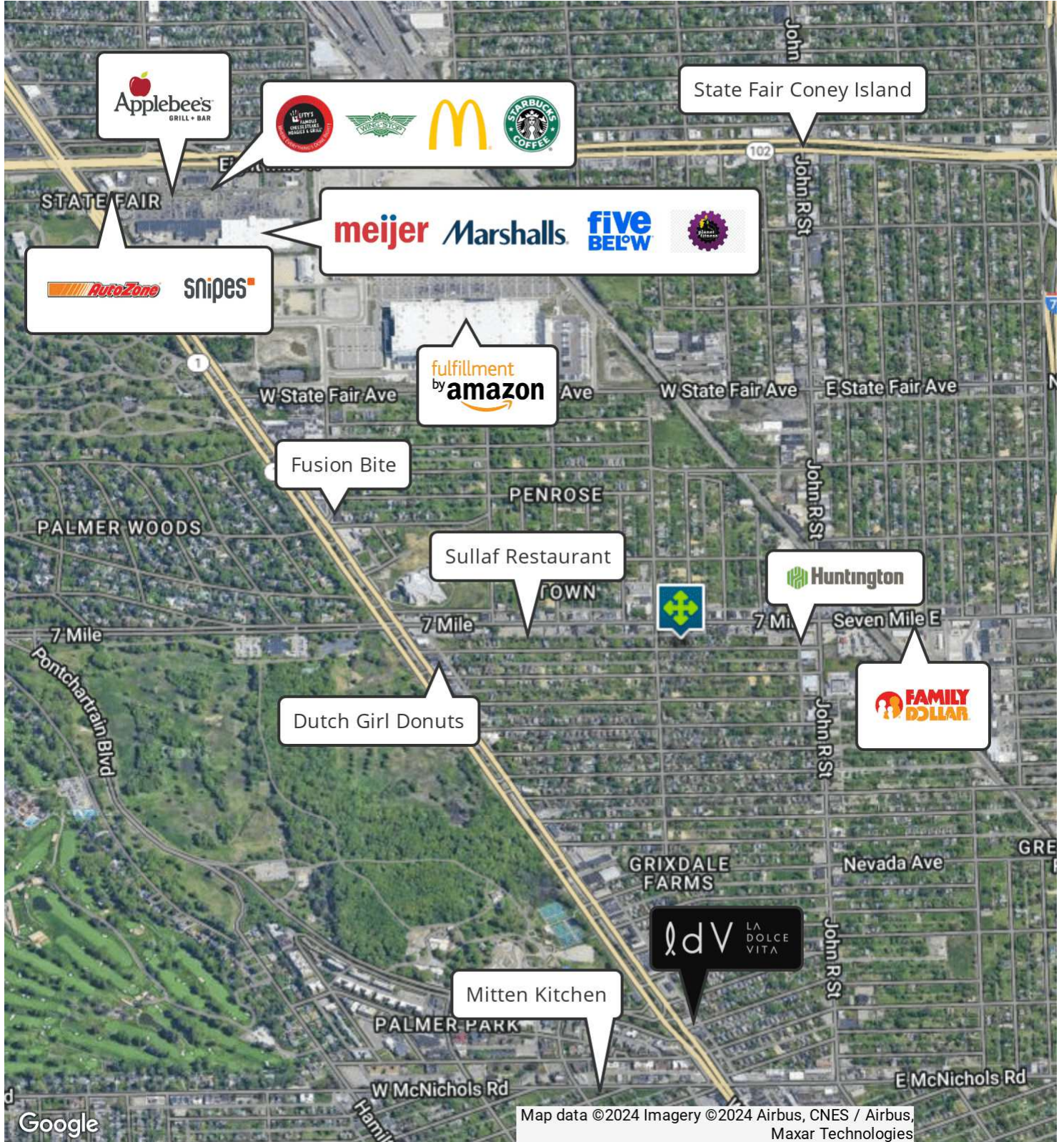
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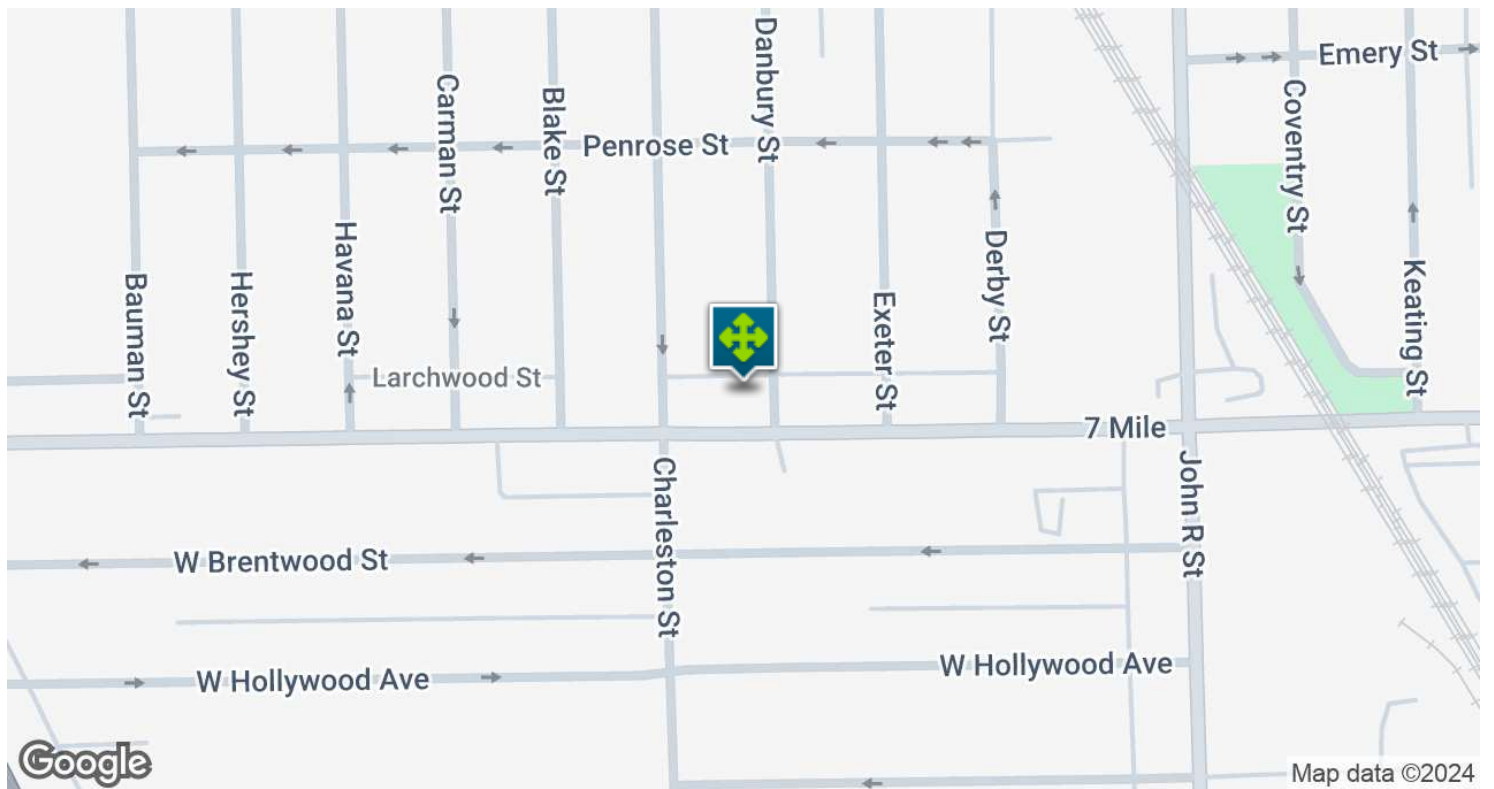
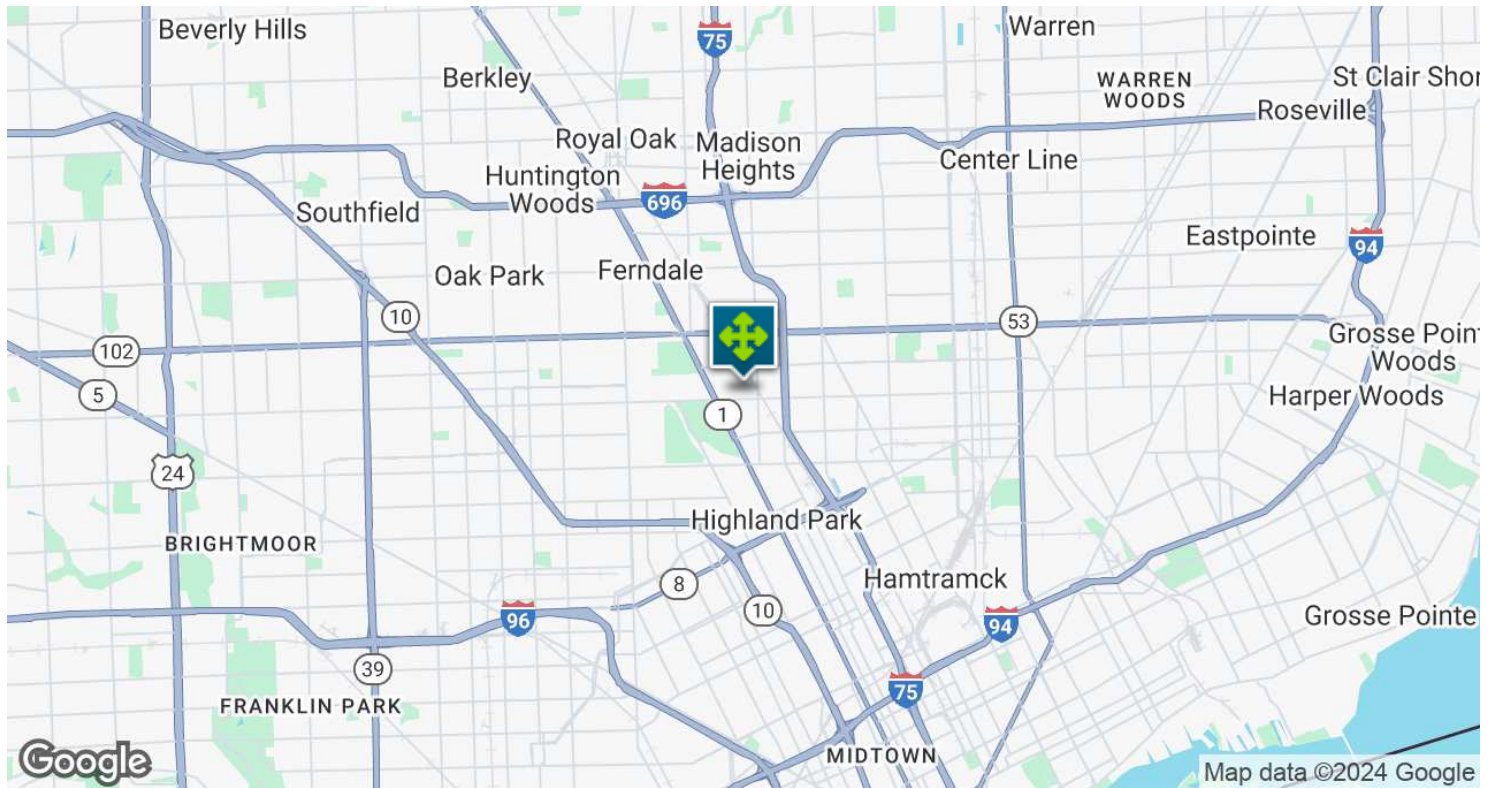
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RETAILER MAP



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LOCATION MAP

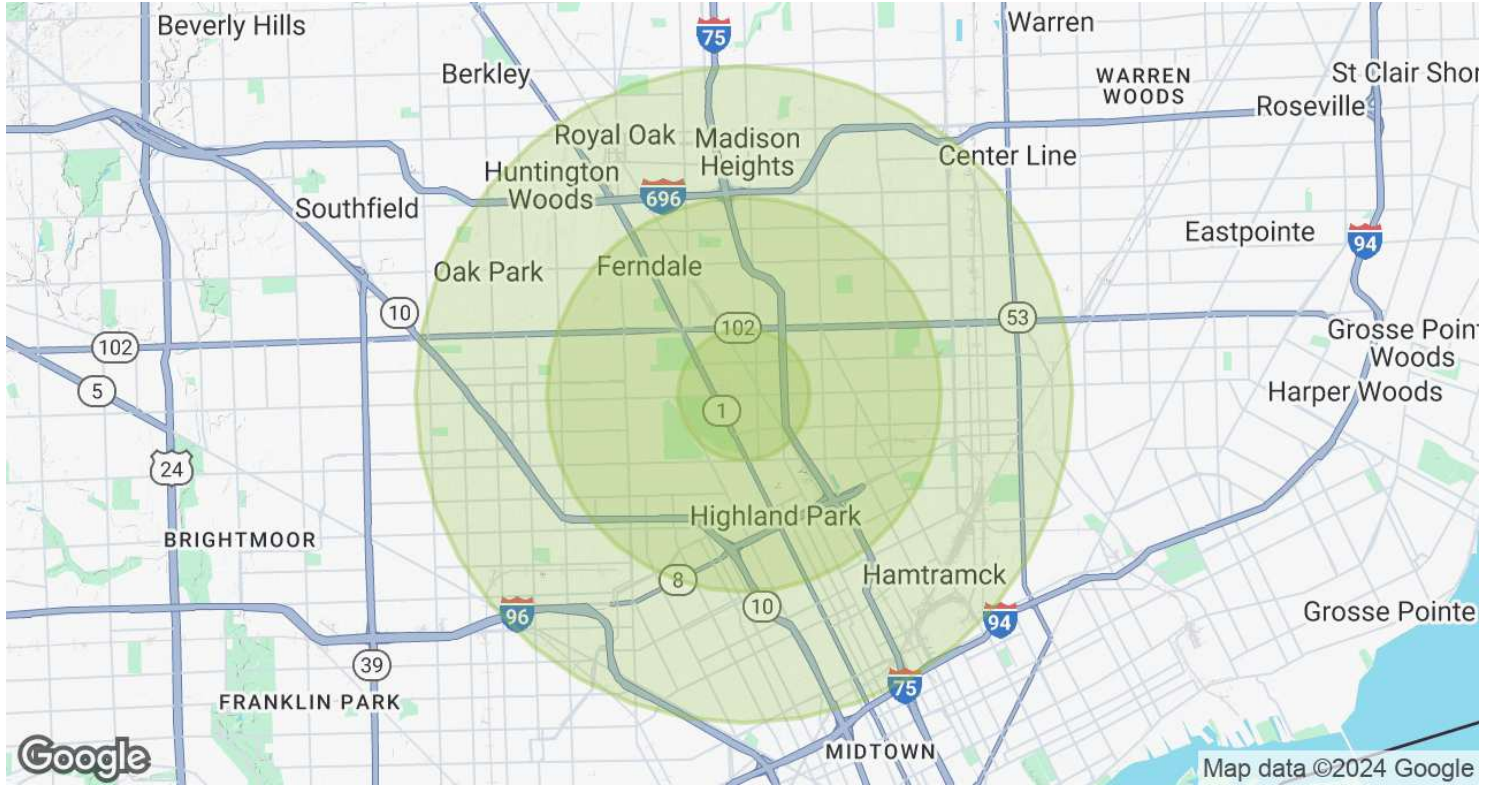


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,233	128,368	362,690
Average Age	40	39	39
Average Age (Male)	39	38	38
Average Age (Female)	41	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,174	54,047	148,831
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$53,796	\$65,485	\$67,065
Average House Value	\$192,239	\$153,468	\$163,053

Demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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