

RETAIL PROPERTY // FOR SALE

13,469 SF MULTI-TENANT RETAIL BUILDING IN DETROIT

14000 GRAND RIVER AVE
DETROIT, MI 48227



- High profile retail
- Excellent owner/user opportunity
- Close to I-96 / M-10
- Easy parking and access
- Priced \$48 / psf



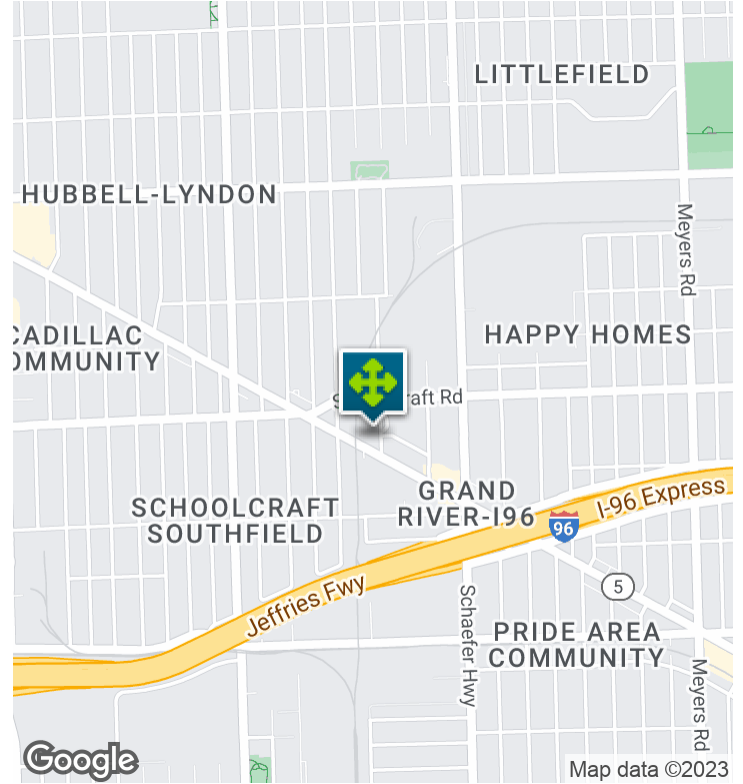
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EXECUTIVE SUMMARY



Sale Price	\$650,000
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OFFERING SUMMARY

Building Size:	13,469 SF
Lot Size:	0.31 Acres
Price / SF:	\$48.26
Year Built:	1960
Renovated:	1980
Zoning:	M4
Market:	Detroit
Submarket:	Detroit

PROPERTY OVERVIEW

This multi-tenant strip retail center in 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 154,500 within 3 miles of property with a daily traffic count of 15,500.

LOCATION OVERVIEW

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

PROPERTY HIGHLIGHTS

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ADDITIONAL PHOTOS



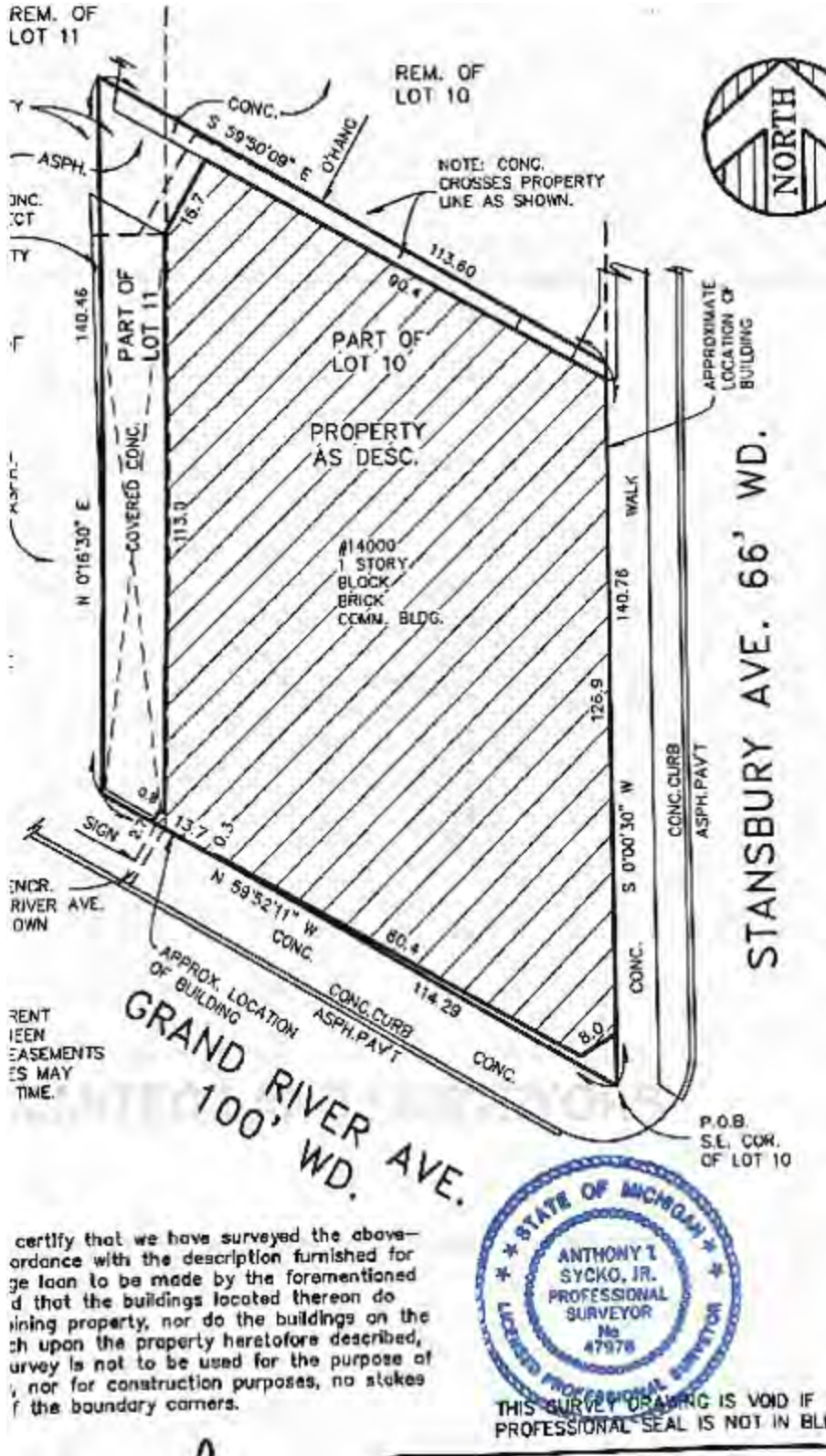
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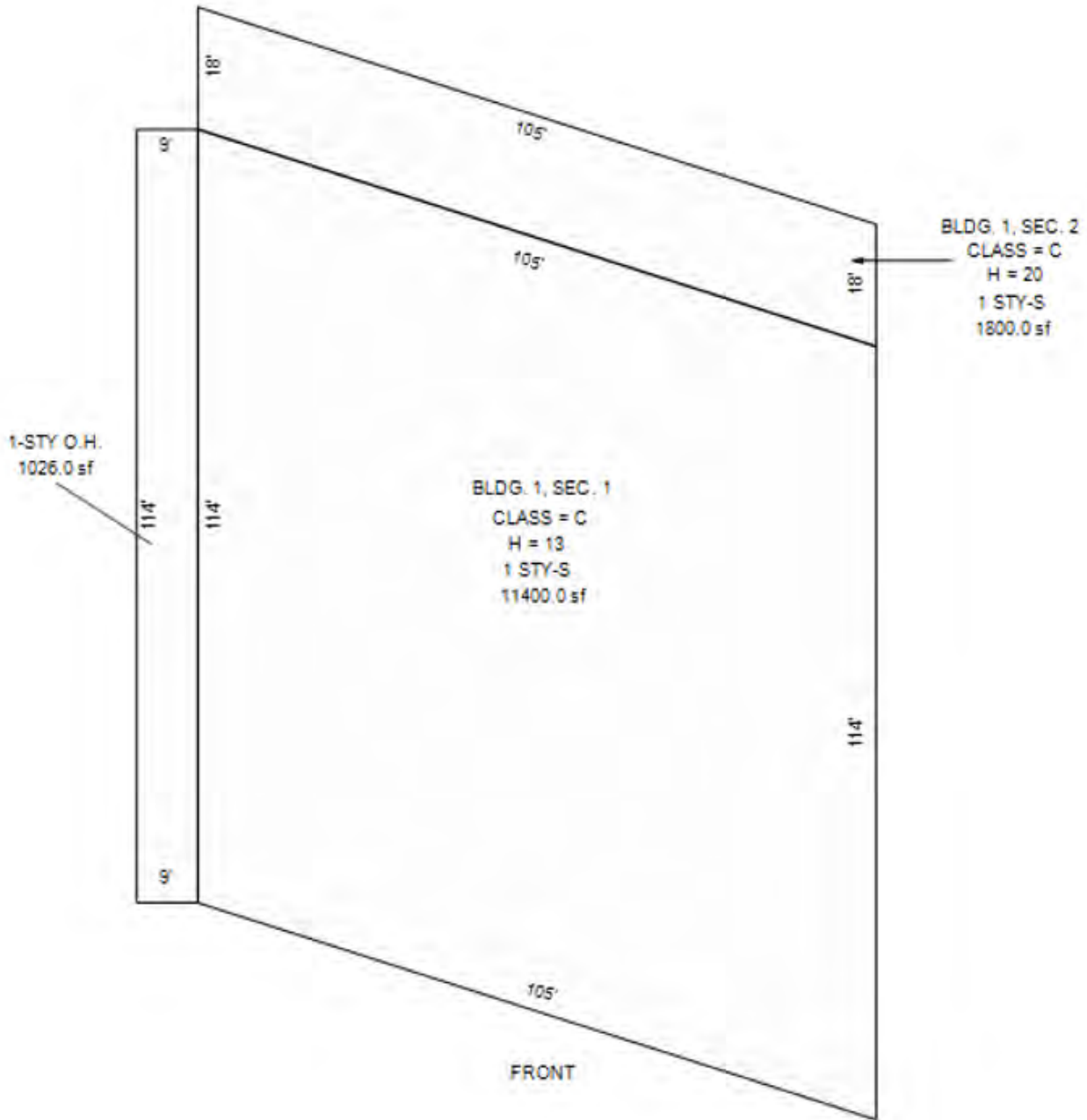
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SITE PLANS



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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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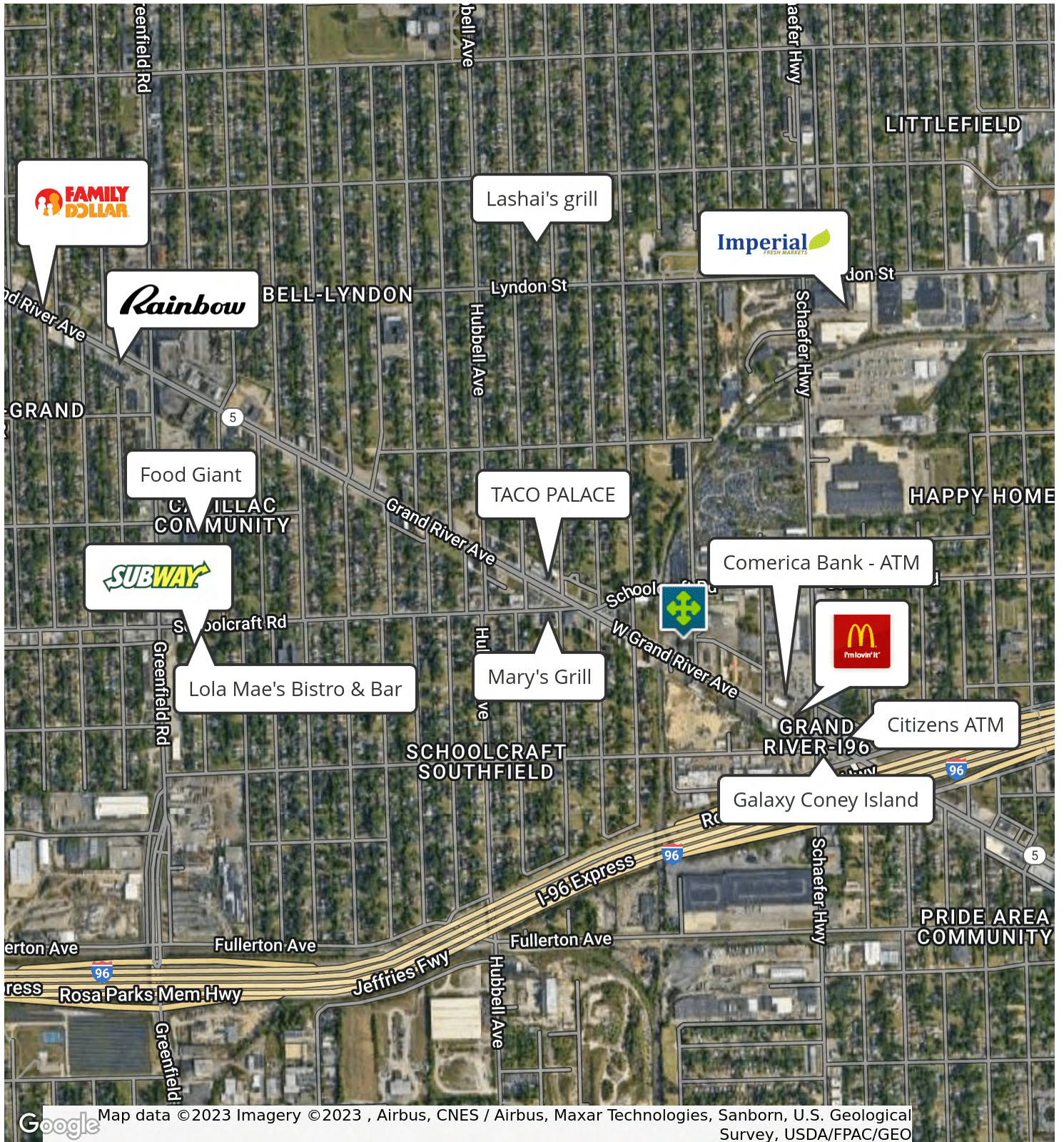
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RETAILER MAP



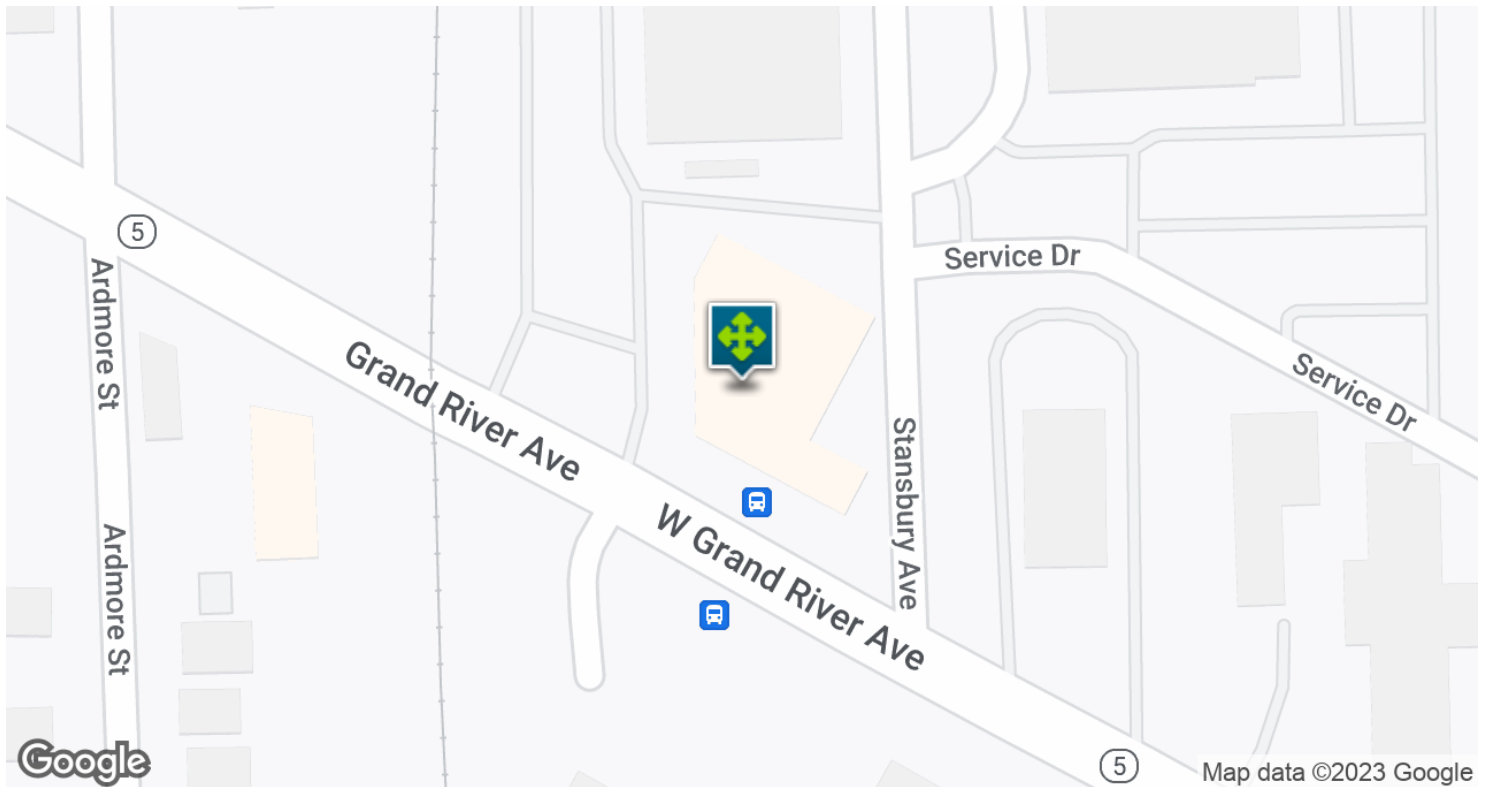
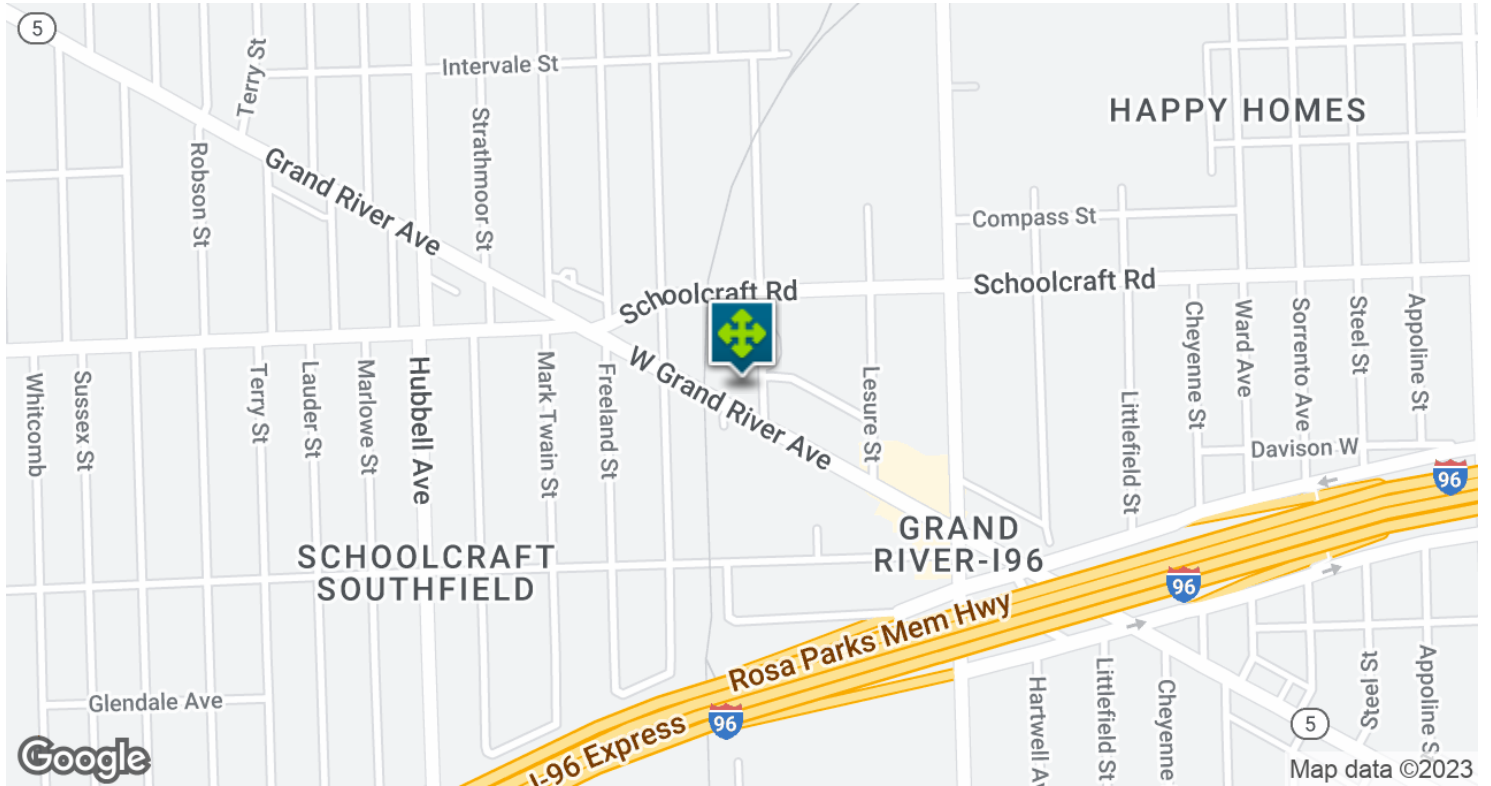
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LOCATION MAP



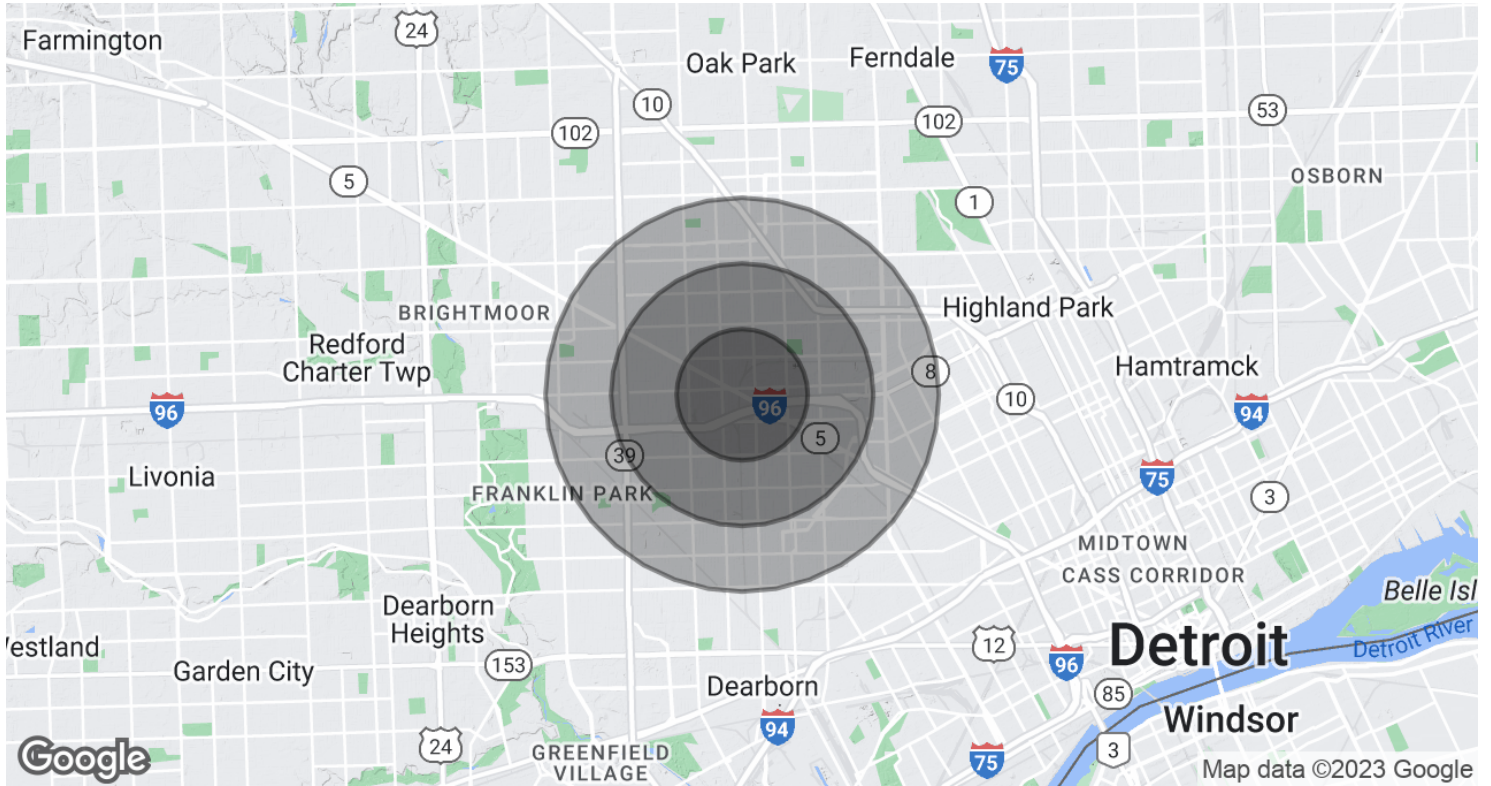
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DEMOGRAPHICS MAP & REPORT



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

* Demographic data derived from 2020 ACS - US Census



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