



**FOR SALE**

# **FORMER UAW-MILLER OFFICE BUILDING**

## **REDEVELOPMENT CONSIDERATION**

**8701-8735 E JEFFERSON AVE, DETROIT, MI**



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate





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THE MILLER BUILDING

# EXECUTIVE SUMMARY



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# INVESTMENT SNAPSHOT



## HISTORIC BUILDING WITH RICH HISTORY AND PRESTIGIOUS ADDRESS

A rare find on Jefferson Ave with unobstructed views of Detroit's International Waterfront. Three interconnected buildings provide over 105,000 SF of above-ground floor space (plus full basements) .



## EXCELLENT LOCATION MINUTES FROM DETROIT'S CBD & MAJOR EMPLOYERS

The Property is situated less than 5 minutes from Detroit's Central Business District which boasts abundant retail amenities, proximity to affluent neighborhoods, a technology oriented work force, as well as a highly educated labor base.



## FLEXIBLE FLOOR PLANS WITH REDEVELOPMENT POTENTIAL

The property's size and location offer a range of possibilities, from adaptive reuse to a mixed-use transformation. The floor plates can easily be configured to accommodate many different uses.



## SURROUNDED BY AMENITIES

This property is situated directly across the Erma Henderson Memorial Park and is a short drive to Belle Isle and Detroit's River Walk. Many popular restaurants such as Atwater Brewery, Townhouse, Marrow, BESA, Joe Muer Seafood and Central Kitchen and Bar are just minutes away.



## ABUNDANT PARKING + QUICK FREEWAY ACCESS

This property includes a gated & secure parking lot for 300+ vehicles and is conveniently located within minutes of I-75, M-10/the Lodge Freeway, and the Detroit Windsor Tunnel, providing stress-free access for commuters.



## EXCELLENT INVESTMENT OPPORTUNITY

With its irreplaceable location, abundant square footage, and built-in character, the Miller Building offers a compelling opportunity for a visionary owner, corporate user, or developer looking to capitalize on Detroit's continued growth and revitalization.



# THE OPPORTUNITY

## A Rare Opportunity in Detroit's Thriving East Jefferson Corridor

The Miller Building presents a unique opportunity to own or redevelop a substantial 105,000 SF office property situated on a generous 3.45-acre site with secure, fenced parking. This highly visible and well-positioned asset is located along East Jefferson Avenue, a key corridor that connects downtown Detroit to the Grosse Pointe communities, ensuring strong commuter traffic and a steady flow of professionals and residents.

Strategically positioned adjacent to the historic Indian Village neighborhood, this property benefits from its proximity to one of Detroit's most affluent residential enclaves while also serving as a gateway between the city's suburban and urban economic hubs. The surrounding area has seen a surge in investment, making this an ideal opportunity for an owner-user or an investor seeking value-add potential.

## Unmatched Potential for a Variety of Users

Boasting expansive office space with classic architectural details, the Miller Building is well-suited for a corporate headquarters, creative office conversion, or institutional use. The original grand hallway showcases stunning historic character, adding a sense of prestige and charm that modern developments often lack. Additionally, the on-site gymnasium is a rare amenity that enhances the property's flexibility for educational institutions, wellness-focused businesses, or co-working concepts.





# PROPERTY INFORMATION

ADDRESS	8701-8735 E Jefferson Ave Detroit, MI 48214
BUILDING TYPE	Office Building w/ Redevelopment Potential
TOTAL BUILDING SIZE	105,000 SF
FLOORS	Four
FLOOR PLATE SIZE	10,000 - 20,000 SF
LAND SIZE	3.45 Acres
OCCUPANCY	Vacant
ZONING	B-4   R-5   R-2
YEAR BUILT	1928 & 1980
PARKING	300+ Surface Spaces
TRAFFIC COUNT	19,071 VPD
MARKET	Detroit
SUBMARKET	Detroit E of Woodward
WALK SCORE	62 (Somewhat Walkable)
TRANSIT SCORE	48 (Some Transit)
SALE PRICE	\$4,200,000
PRICE P/SF	\$40.00

## PRIME WATERFRONT LOCATION

Proximity to Detroit's waterfront and direct views of Erma Henderson Memorial Park enhance the property's appeal.

## HISTORIC SIGNIFICANCE


The building's rich history and architectural features offer unique character, appealing to tenants and developers seeking distinctive spaces.

## VERSATILE ZONING

The combination of B-4, R-5, and R-2 zoning designations provides flexibility for various development projects, from commercial enterprises to residential or mixed-use initiatives.



# PROPERTY INFORMATION

An aerial photograph of The Miller Building, a multi-story commercial structure with a mix of brick and glass facades. The building is situated on a city street corner. Three green callout boxes with lines pointing to specific parts of the building provide additional information. The top-left box points to the original 1928 building section. The bottom-left box points to a two-story office wing. The bottom-right box points to a 1980 addition. The surrounding area includes parking lots, other commercial buildings, and residential houses in the background.

Notable features of the original 1928 building (former German Social Club) include an in-ground pool, full-size gymnasium, saunas, exercise room, library, elevator, and a Grand foyer with ornate woodwork and Pewabic tile.

The two story office building includes an elevator, full basement, and a dedicated parking lot.

The 1980 addition is a traditional office building with a central core and perimeter offices. Central core includes elevators, bathrooms, and stairway.



THE MILLER BUILDING

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# LOCATION INFORMATION



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# LOCATION OVERVIEW

Jefferson Chalmers is a historic and vibrant neighborhood located on Detroit's east side, renowned for its unique canal system and rich architectural heritage. Often referred to as the "Venice of Detroit," the area offers residents and visitors access to waterfront parks, boating, and fishing opportunities.

The neighborhood boasts a diverse array of historic buildings, including early 20th-century commercial structures and residential homes. Notably, the Jefferson-Chalmers Historic Business District, listed on the National Register of Historic Places, features landmarks such as the Vanity and Monticello ballrooms, which were central to the area's social scene during the big-band era.

In recent years, Jefferson Chalmers has experienced a resurgence, with community-driven initiatives and city-led revitalization efforts. The Jefferson Chalmers Neighborhood Framework Plan, co-crafted by residents and the City of Detroit, aims to guide future growth and investment, focusing on inclusive development and economic opportunity.

The neighborhood's strong sense of community, combined with its historic charm and waterfront amenities, makes Jefferson Chalmers a distinctive and appealing area within Detroit.

## WITHIN 3 MILES OF SUBJECT:



**67,246**  
POPULATION



**30,242**  
HOUSEHOLDS



**\$59,283**  
AVERAGE  
HOUSEHOLD INCOME



**\$135,423**  
MEDIAN  
HOME VALUE



**43**  
MEDIAN AGE



**\$66.1M**  
TOTAL SPECIFIED  
CONSUMER SPENDING



# AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 POPULATION	13,318	67,246	212,935
2029 POPULATION PROJECTION	13,195	67,501	211,879
MEDIAN AGE	48.7	43.3	36.9
BACHELOR'S DEGREE OR HIGHER	36%	25%	24%
<b>WORKDAY POPULATION</b>	<b>10,012</b>	<b>72,144</b>	<b>352,395</b>
<b>HOUSEHOLDS</b>			
2024 HOUSEHOLDS	7,809	33,250	91,371
2029 HOUSEHOLD PROJECTION	7,728	33,199	90,893
AVERAGE HOUSEHOLD SIZE	1.6	1.9	2.2
TOTAL SPECIFIED CONSUMER SPENDING	\$157.8M	\$661.9M	\$2B
<b>INCOME</b>			
AVG HOUSEHOLD INCOME	\$65,779	\$59,283	\$64,372
MEDIAN HOUSEHOLD INCOME	\$37,890	\$36,502	\$39,349
<b>HOUSING</b>			
OWNER OCCUPIED HOUSEHOLDS	2,173	12,416	36,016
RENTER OCCUPIED HOUSEHOLDS	5,556	20,782	54,877
MEDIAN HOME VALUE	\$265,596	\$135,423	\$122,644



# MAJOR EMPLOYERS NEARBY



Both Stellantis assembly plants nearby drive consumer spending that benefit nearby businesses. The large workforce creates demand for services and professional offices, making this an attractive location for investors & tenants alike.

## STELLANTIS MACK ASSEMBLY PLANT

4,721 EMPLOYEES

The factory floor space covers 1,400,000 square feet. In December 2018, Fiat Chrysler Automobiles announced that the Mack Avenue Engine Complex would be reopened and converted back into a vehicle assembly plant, to make the next generation Jeep Grand Cherokee starting in 2021

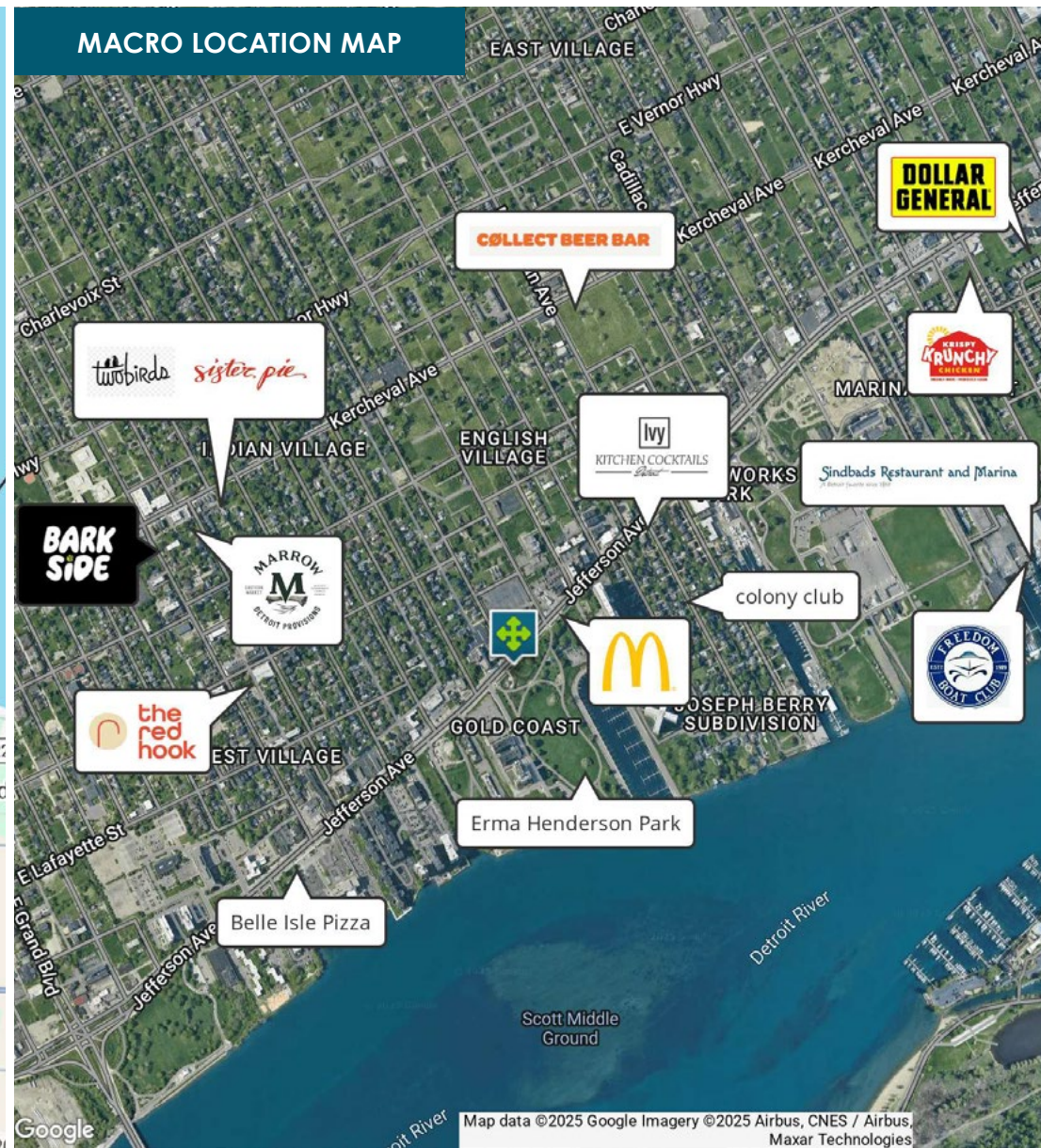
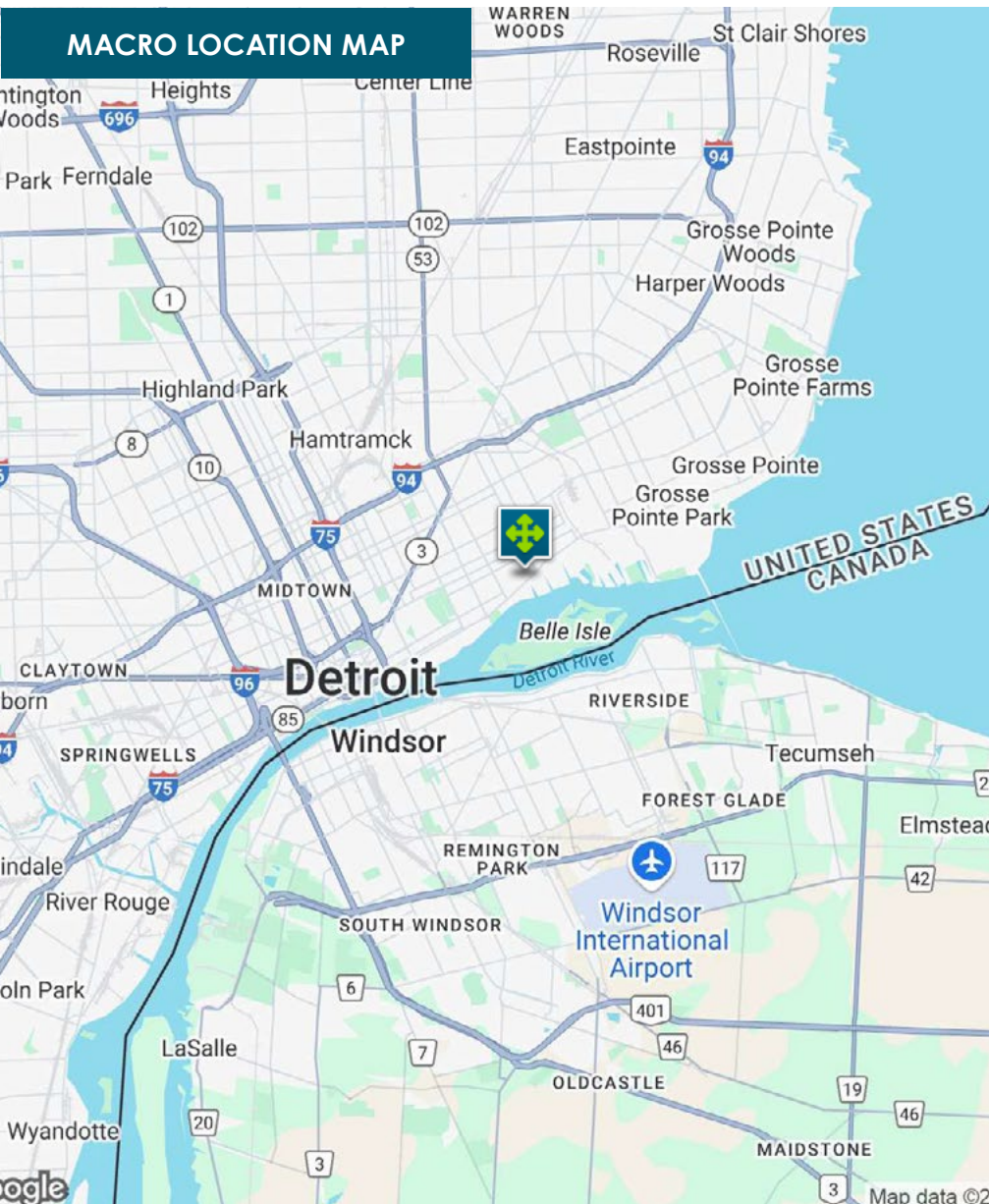
## CHYSLER GROUP & STELLANTIS JEFFERSON NORTH ASSEMBLY PLANT

5,096 EMPLOYEES

The Jefferson North Assembly Plant is one of several plants in the Detroit area that assemble Jeep vehicles. The plant has been in operation since 1991 and has produced Jeep Grand Cherokees and Dodge Durangos.



# LOCATION MAPS







THE MILLER BUILDING

# FLOOR PLANS



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# FLOOR PLANS

BASEMENT



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



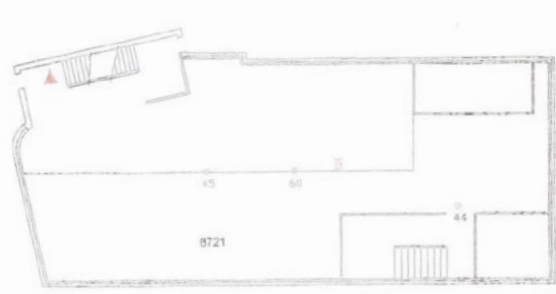
FOURTH FLOOR



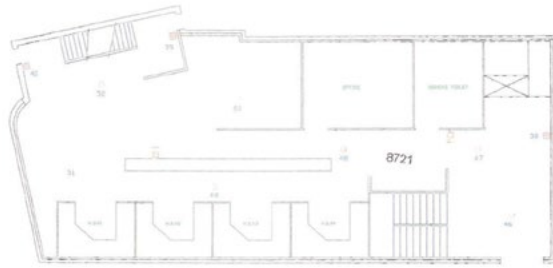


# FLOOR PLANS

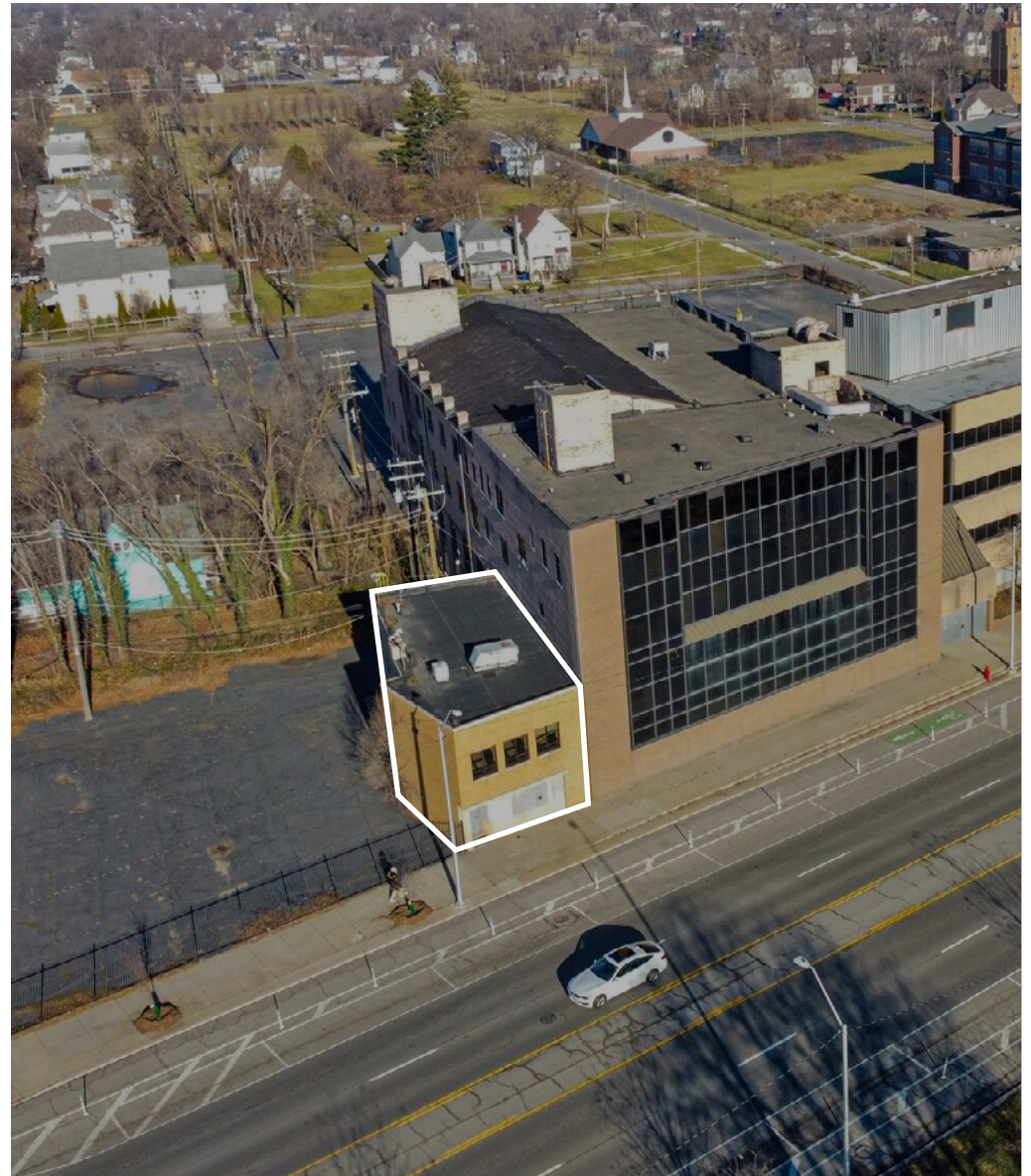
## BASEMENT



## FIRST FLOOR



## SECOND FLOOR







THE MILLER BUILDING

WHY DETROIT?



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# OVERVIEW

The Detroit Region is a community where businesses thrive.

The Detroit Region consists of 11 beautiful counties along the Great Lakes shoreline, conveniently located right on the U.S.-Canada border. At the heart of the region is the City of Detroit, famously known as the Motor City and the birthplace of the automotive industry. But the region is also home to major cities like Ann Arbor, Flint, Dearborn, Novi, and Southfield.

Together, these 11 counties operate as a collaborative business network and one of the most innovative and diverse communities in the United States. The region combines its robust talent pipeline, centralized location, and low cost of living to provide an exceptional business environment.

Source: Detroit Regional Partnership



**348**  
COMMUNITIES



**5.4 M**  
PEOPLE



**2.6 M**  
WORKERS



**5.5%**  
LOWER WAGES  
THAN U.S. MEDIAN



**\$284 B**  
REAL GDP



**99.9**  
COST OF LIVING  
INDEX



## Wayne County

Over 30,000 companies do business here. Wayne offers the complete talent vertical to help you design, build, and ship just about anything

## Oakland County

The second most educated county in the entire Detroit Region with one of the US's leading high-tech workforces and a high concentration of engineering graduates

## Macomb County

Consists of 27 unique communities, including two of the state's largest cities: Warren and Sterling Heights





WHY DETROIT?

# LEADERS GROW HERE

From automotive manufacturing to software development, the Detroit Region is changing the way the world moves.

Businesses from around the globe come to our 11-county region because we offer a diverse and skilled workforce, a low cost of doing business, and an innovative research community—all from a bustling logistics hub on the U.S.-Canada border.

Our unmatched engineering capabilities make the Detroit Region a national leader in emerging industries like next-gen mobility and smart manufacturing. We are a growing tech center with cutting-edge research and educational institutions. Our culture of exceptional innovation makes us the destination of choice for leading global companies, like Amazon, LinkedIn, Microsoft, Google and countless more.

*Source: Detroit Regional Partnership*



## FORTUNE 500 COMPANIES IN DETROIT:

**ROCKET**  
Mortgage

**ally**  
**DTE**

**AAAM**  
AMERICAN  
AXLE &  
MANUFACTURING



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## WHY DETROIT?

# TALENTED WORKFORCE

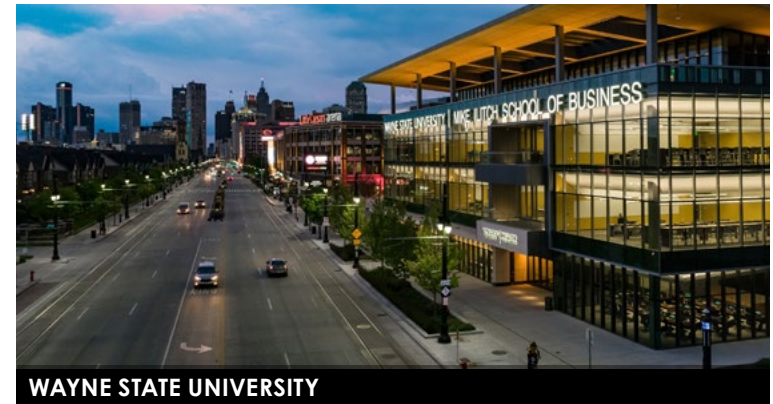
Our 11 region is home to a robust talent pipeline of world-class graduates. With 295 post-secondary institutions within a five-hour radius, the Detroit metro is near many of the United States' leading colleges and universities. Our network of community colleges also regularly partners with local companies to develop new training programs—preparing talent with the skills they need to succeed.

### TOP GROWING CAREERS IN THE DETROIT REGION

- 195%** Information Security Analysts
- 173%** Software Developers
- 117%** Financial Analysts
- 96%** Electrical Engineers
- 74%** Architects
- 51%** Mechanical Engineers

High-skill jobs have grown significantly, even doubling across several sectors since 2010. The Detroit Region's 34 colleges and universities graduate almost 70,000 students annually with more than 47.1% earning STEM degrees.

Source: Detroit Regional Chamber



**2.5M**

TOTAL EMPLOYED  
WORKFORCE



**41%**

HAS AN ASSOCIATES  
DEGREE OR HIGHER



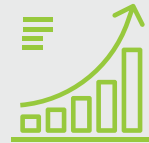
**\$26.61**

AVERAGE HOURLY  
WAGE



**14%**

MILLENNIAL  
POPULATION GROWTH



**12.6K**

JOB GROWTH



## WHY DETROIT?

# FINANCIAL & FINTECH HUB

Technology is revolutionizing every aspect of how the world spends money and moves currency. With our legacy of success in the financial services industry, companies trust that the Detroit Region has the innovative ecosystem and top tech talent they need to stay ahead of the competition.

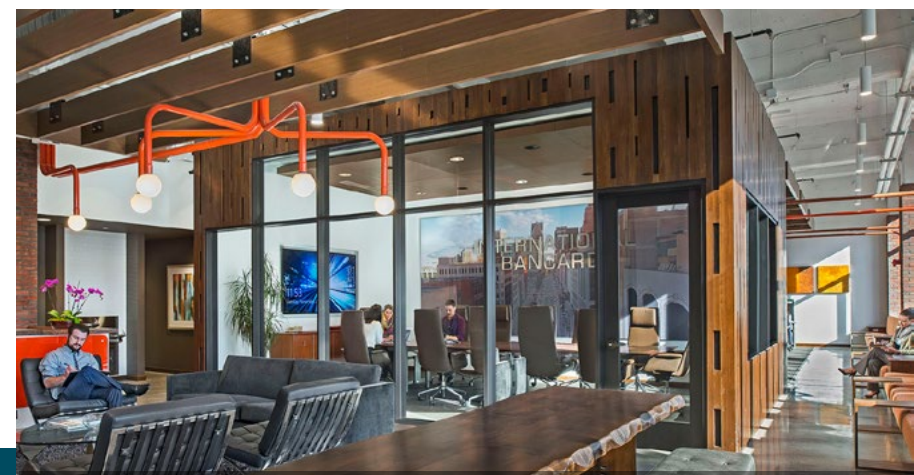
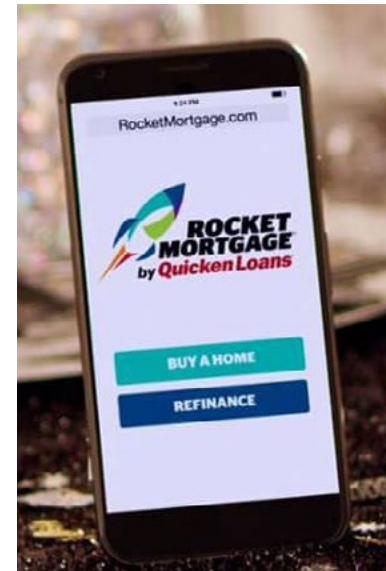
- Talent with 98,000+ financial and insurance workers. Detroit is one of the top U.S. metros for total financial talent!
- The Detroit Metro ranks #3 for tech talent quality vs. cost among top technology markets in the U.S.
- Two #1 mortgage lenders are headquartered in the Detroit Region, alongside the presence of all Big Four Accounting Firms
- Detroit is the \$4 Top FinTech Hub in the U.S.
- Detroit ranks #5 U.S. Metro for Banking Related Talent

Source: Detroit Regional Partnership

## REGIONAL FINANCIAL & FINTECH COMPANIES



FORMER BANK VAULT AT FEDERAL RESERVE BUILDING



INTERNATIONAL BANCARD OFFICES ON WOODWARD AVE



## WHY DETROIT?

# UNMATCHED ACCESS

Detroit is a global shipping point has unmatched access to Canada.

Detroit's port is the largest in Michigan and has several marine terminals that oversee cargo and passengers. Our port is one of the largest free trade zones in the US, handles 8M tons of bulk cargo annually and a large network of ships are served from North & South America, Eastern Europe and China. Port Detroit also accommodates Cruise ships and passengers from all over the world.

In addition to our Port, Detroit's proximity to the U.S.-Canada border, bolstered by multiple crossings, provides excellent connectivity for international trade. Detroit's crossings include a commuter tunnel, rail tunnel, Ambassador Bridge, and the new Gordie Howe Bridge to open mid 2025. Detroit's port of entry on the U.S.-Canadian border had over \$12 Billion of imports/exports in 2024.

*Source: Detroit Economic Growth Corporation*



DETROIT PORT AUTHORITY



GORDIE HOWE INTERNATIONAL BRIDGE



AMBASSADOR BRIDGE

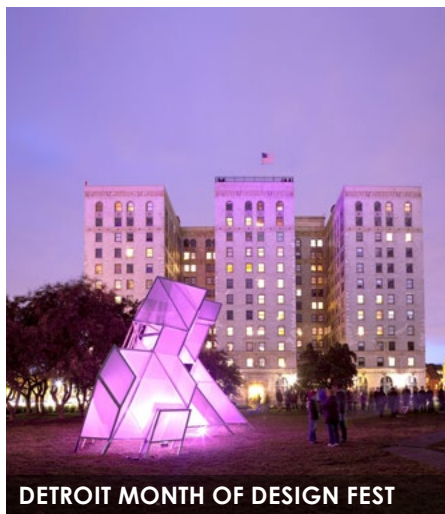




FACTORY WORKER ASSEMBLES AUTOMOTIVE PARTS ON ASSEMBLY LINE



DETROIT MONTH OF DESIGN FEST



DETROIT MONTH OF DESIGN FEST



MODELS POSE ON LIVERNOIS AVE, THE HISTORIC AVENUE OF FASHION

## WHY DETROIT?

# GLOBAL CITY OF DESIGN

Detroit has a rich legacy of design and innovation, transforming the way the world has worked, moved and lived.

As an industrial powerhouse that fueled the rise of the automobile, the city has also been a hub for creatives, home to iconic designers, artists and craftsmen from the Arts and Crafts movement to American modernism and beyond. Detroit's strengths lie in:

- Talent
- Research and Innovation
- Educational Institutions
- Cultural Institutions
- Community

The Detroit Region is the fastest-growing and third largest design hub in the United States, only behind New York City and Los Angeles. On December 11, 2015, **Detroit became the first and only city in the United States to receive the UNESCO City of Design designation**, joining a network of now 31 design cities and 180 cities focused on using creativity as a driver for sustainable and equitable development around the world.

In 2018, Design Core Detroit unveiled the Detroit City of Design Action Plan which outlines a plan for developing Detroit as a global leader in the practice of inclusive design, which considers the entire spectrum of human diversity and individual experiences to create solutions with a social impact.

Source: Design Core Detroit

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## WHY DETROIT?

# AFFORDABLE LIVING

When people use the term quality of life, they're really talking about a variety of factors—things like the environment, nearby amenities, and the local culture. But the first thing people think about is usually cost of living.

**The 2020 Detroit MSA cost of living of 102.7 is lower than similar metros. Chicago (123.9), Minneapolis (105.7), and Pittsburgh (104.0)**

That's one of the great things about the Detroit Region. Our cost of living is significantly lower than other major metros, so you get all the big-city amenities without the big-city cost.

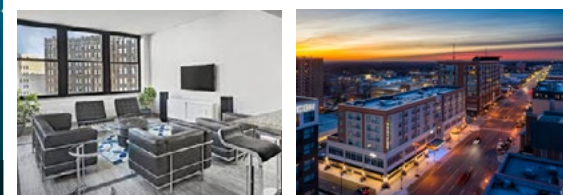
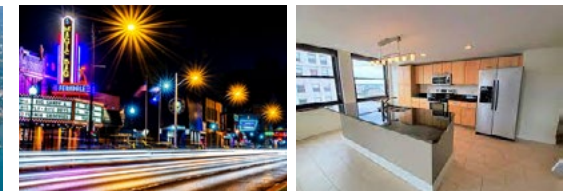
*Source: Detroit Regional Partnership*

### POPULAR RESIDENTIAL DISTRICTS IN DETROIT:

Midtown  
East English Village  
North End  
Corktown-Woodbridge  
New Center  
Jefferson Corridor

### POPULAR RESIDENTIAL AREAS 10-15 MILES OUTSIDE THE CITY:

Royal Oak  
Ferndale  
Grosse Pointe Communities  
St Clair Shores  
Dearborn  
Hamtramck







MOVEMENT ELECTRONIC MUSIC FESTIVAL



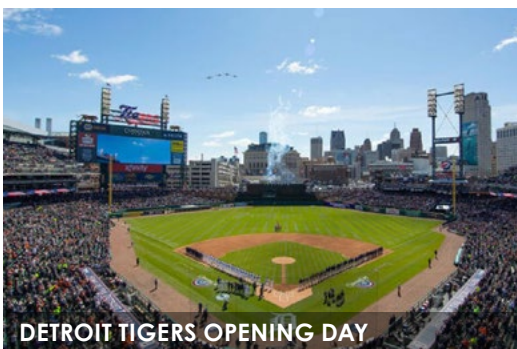
WINTER POP-UP MARKETS



CAMPUS MARTIUS TREE LIGHTING CEREMONY



ST. PATRICK'S DAY PARADE



DETROIT TIGERS OPENING DAY



NORTH AMERICAN INTERNATIONAL AUTO SHOW AT HUNTINGTON PLACE

## WHY DETROIT?

# DOWNTOWN ACTIVATION

Detroit bustles with business people during the day, sports fans and tourists in the afternoon and entertainment seekers at night.

Detroit currently relies on significant elements of sports and entertainment, business hubs, programmed parks and architectural gems to create a sense of vibrancy. Each year, there are approximately **8.5 million visitors to downtown Detroit** who flock to 650 annual events including concerts, conferences, festivals, and more. Some of the most popular re-occurring events each year include:

<b>January</b>	North American International Auto Show
<b>March</b>	Detroit St. Patrick's Day Parade
<b>April</b>	Detroit Tigers Opening Day
<b>May</b>	Movement: Detroit's Electronic Music Festival
<b>June</b>	Detroit Grand Prix
<b>July</b>	Detroit Fireworks
<b>August</b>	Woodward Dream Cruise
<b>September</b>	Detroit Jazz Festival Detroit Lions Opening Day Dally in The Alley Detroit Month of Design
<b>November</b>	Thanksgiving Day Parade
<b>December</b>	Noel Night Campus Martius Tree Lighting Ceremony

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## WHY DETROIT?

# INCLUSION + DIVERSITY

Out of 2.6 million minority-owned businesses in the U.S., more than 44,000 of them are located or headquartered in Michigan. Almost 33,000 are in Detroit.

Thirty-two percent of the region's residents are people of color, including a diverse mix of racial and ethnic groups. Blacks represent nearly a quarter of the region's population. Latinos and a diverse group of Arab Americans each represent about 4 percent of the population, while Asians comprise about 3 percent, with Asian Indians representing the largest subgroup, followed by Chinese/Taiwanese and Filipino.

Michigan is home to one of the largest Arab American populations in the United States – The Arab American Institute (AAI) estimates that 80 percent of approximately 500,000 Arab American Michiganders live in Macomb, Oakland, and Wayne counties

Source: PolicyLink



THE LIP BAR, DETROIT - BLACK OWNED



KUZZO'S RESTAURANT - BLACK OWNED

DETROIT VS EVERYBODY DESIGNER + FOUNDER, TOMMEY WALKER



PUBLIC LUMBER + MILLWORK  
CHALDEAN OWNED



MAMA COO'S BOUTIQUE  
LATINA OWNED





# OPPORTUNITIES + INCENTIVES

Michigan has several resources in place to help ease the financial strain for businesses looking to grow or relocate to the state.

## **MICHIGAN ECONOMIC DEVELOPMENT CORPORATION (MEDC)**

MEDC helps Michigan businesses connect to new resources, meet new partners and access the capital they need. Over the past 10 years, the MEDC has deployed more than \$180 million to lending institutions across the state, which have in turn been able to assist more than 250 small businesses by providing:

- Access to Capital Provers
- Startup and Entrepreneurial Support
- Buyer and Supplier Matchmaking
- Mobility and Electrification Services
- Export and International Trade Program
- Community Development

*Source: michiganbusiness.org*

## **THE DETROIT ECONOMIC GROWTH CORPORATION (DEGC)**

If your business is looking to expand in the city or make Detroit your home, DEGC is the first step on your path to success. From 2017 - 2019, they have assisted with generating 23,361 new jobs, secured \$7.25B in new investment, and have helped open 163 businesses.

DEGC's mission is to design and implement innovative solutions that attract investment, create jobs and advanced Detroit's economy for all residents

*Source: degc.org*

## **TAX INCENTIVES**

Through a variety of programs and resources, Michigan offers personalized assistance for businesses starting, relocating or expanding operations in the state. In addition, Michigan ranks among the top 10 states for major new and expanded facilities due to a fair and efficient 6% corporate income tax and \$500 million in annual business savings through the elimination of industrial personal property tax.

## **TALENT INCENTIVES**

**The Jobs Ready Michigan program** was created by the Michigan Strategic Fund to meet the talent needs of companies that are expanding or relocating to Michigan. The program is designed to be flexible and responsive to the specific talent needs of companies and to address the costs associated with recruiting and training individuals for occupations that are high-wage, high-skill, or high-demand.

*Source: michiganbusiness.org*

**The Going PRO Talent Fund** makes awards to employers to assist in training, developing and retaining current and newly hired employees. Training funded by the Talent Fund must be short-term and fill a demonstrated talent need experienced by the employer. Training must lead to a credential for a skill that is transferable and recognized by industry.

*Source: michigan.gov/leo*



# CONTACT US

For more information, or to schedule a tour of The Miller Building, please contact the exclusive listing agent:



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