

FORMER FAST FOOD PARCEL

For Lease



Paul DeBono

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FORMER FAST FOOD PARCEL

11501 Woodward Avenue, Detroit, MI 48202

Property Summary



PROPERTY HIGHLIGHTS

- Flexible Landlord: Aggressive Rates and Flexible Terms for Qualified Tenants.
- Strategic Location: Located on Woodward Ave with 130 ft of frontage for high visibility and traffic.
- Proximity to Amenities: Close to residential areas, businesses, and schools.
- Established Infrastructure: Previously operated as Church's Chicken, ideal for fast food operations.
- Strong Demographics: Diverse and growing customer base.
- Zoned B4 General Commercial District: Ready for fast food operations.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	12,750 SF
Lot Size:	12,750 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	337	1,178	4,135
Total Population	787	2,851	9,942
Average HH Income	\$55,266	\$57,855	\$60,328

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Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	120 months
Total Space:	12,750 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Former Fast Food Parcel	Available	12,750 SF	NNN	Negotiable	Discover the exceptional potential of this former Church's Chicken site located at 11501 Woodward Ave in vibrant Detroit, Michigan. Site is roughly 130' wide by 98' deep providing two curb cuts along Woodward Ave. Ideal for another Fast Casual concept.

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Property Description



LOCATION DESCRIPTION

Prime Retail Development Opportunity on Woodward Ave, Detroit, MI

Embrace the potential of this premier retail development site located at 11501 Woodward Ave in vibrant Detroit, Michigan. Here's why this location stands out:

Prominent Frontage: Boasting 130 feet of frontage along Woodward Ave, one of Detroit's busiest and most prestigious corridors, ensuring unparalleled visibility and exposure.

Ideal Dimensions: With a generous site depth of 98 feet, the property offers ample space for a variety of retail configurations, accommodating diverse business needs and enhancing customer accessibility.

Strategic Positioning: Situated in a dynamic commercial hub, surrounded by bustling residential neighborhoods, businesses, and educational institutions, attracting a steady flow of local and commuter traffic.

Proximity to Amenities: Close proximity to major transportation arteries and public transit hubs, facilitating easy access for customers and employees alike.

Development-Ready Infrastructure: Zoned for retail and commercial use, with existing utilities and infrastructure in place, minimizing development costs and accelerating project timelines.

Investment Opportunity: Positioned in a rapidly growing area of Detroit, with ongoing urban revitalization and strong economic growth prospects, making it an ideal location for retail expansion and investment.

Don't miss out on this exceptional opportunity to establish or expand your retail presence in Detroit. Contact us today to schedule a site visit and explore how this prime location can elevate your business strategy.

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[Additional Photos](#)



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[Additional Photos](#)



Cathedral of the Most Blessed Sacrament - Just 2 Blocks South



New Retail & Apartments - Just 2 Blocks South

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Aerial Map



Google

Imagery ©2024 Airbus, Maxar Technologies

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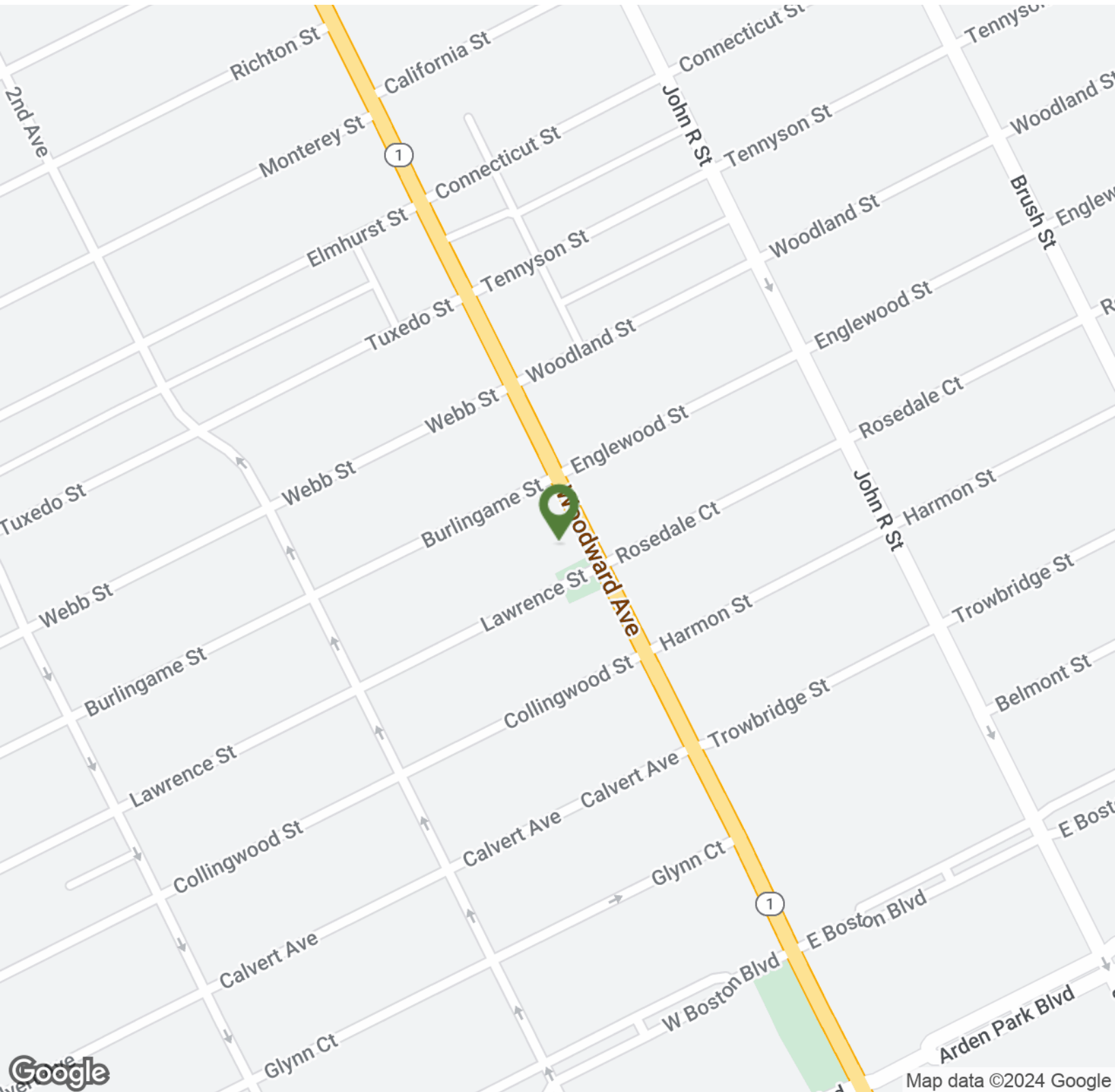


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Location Map



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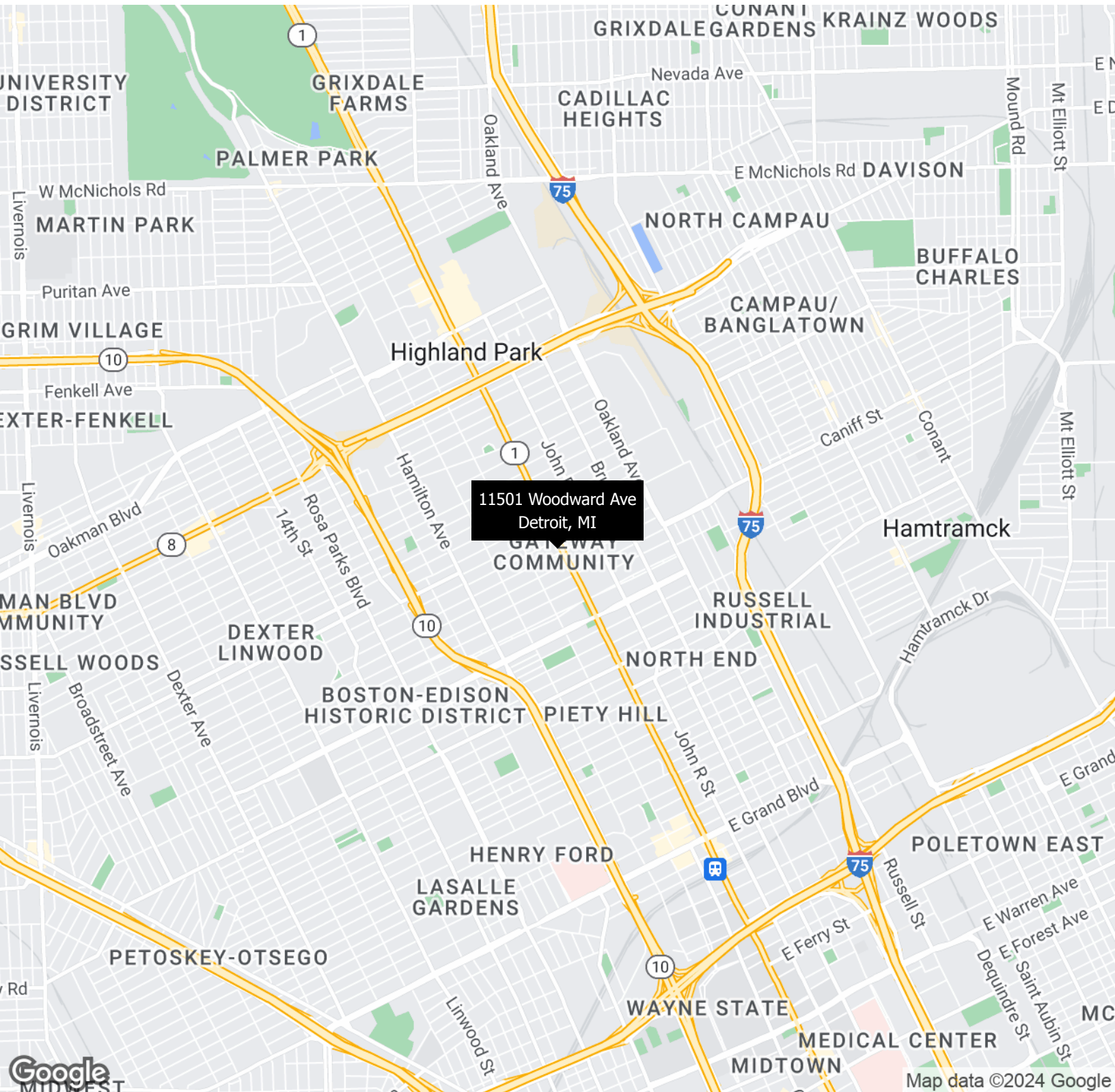


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Regional Map



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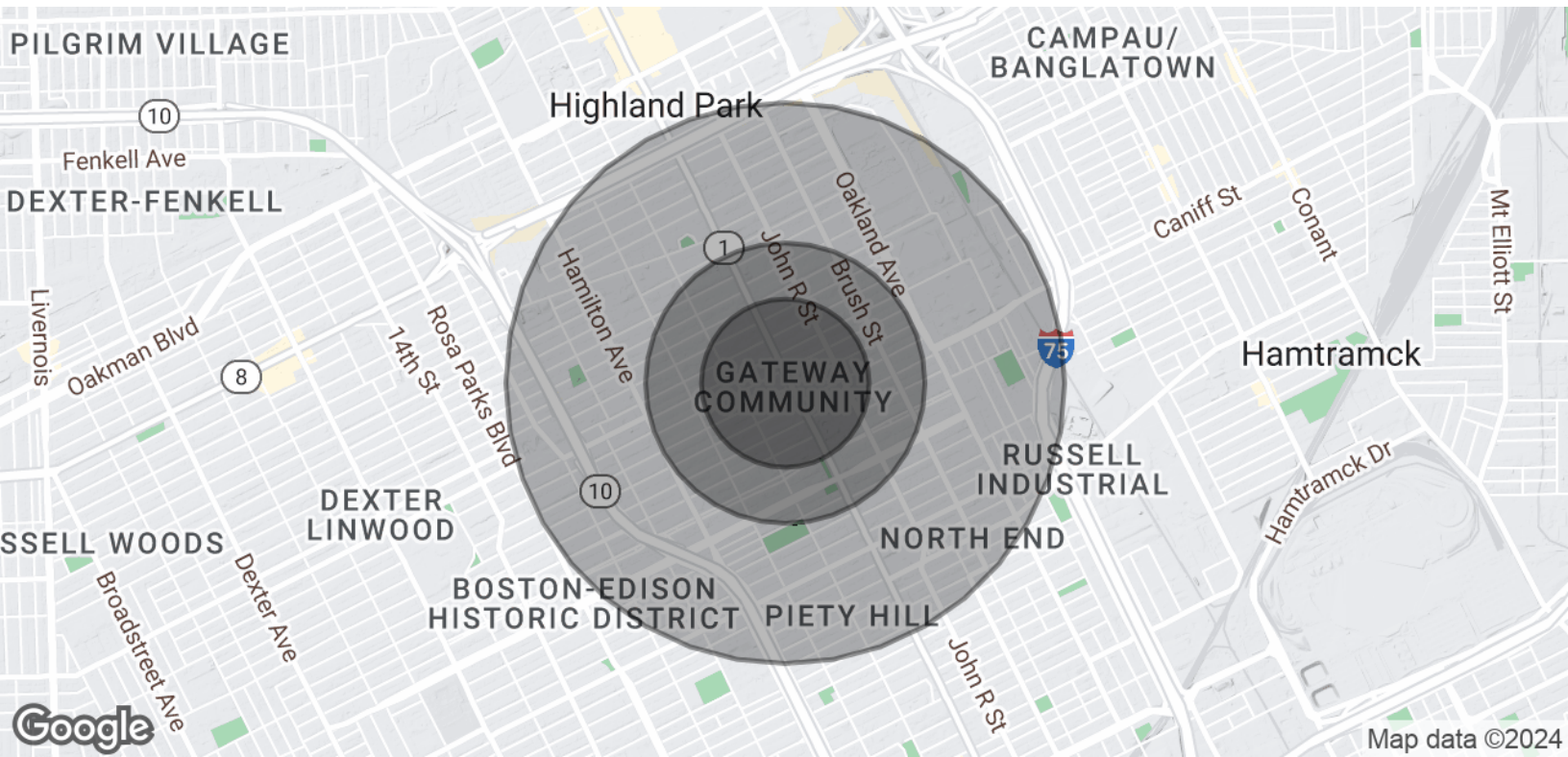


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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	787	2,851	9,942
Average Age	40	40	41
Average Age (Male)	39	40	40
Average Age (Female)	40	40	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	337	1,178	4,135
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$55,266	\$57,855	\$60,328
Average House Value	\$216,175	\$205,133	\$191,319

Demographics data derived from AlphaMap

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Meet the Team



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