

0.94  
LAND



FOR SALE



## Premium Parcel in Heart of Downtown Wayne

35000 E Michigan Ave  
Wayne, Michigan 48184

### Property Description

Ideally situated within the Wayne downtown community, this prime property spans 0.94 acres and is zoned for mixed-use (MU) development. Its strategic location places it in close proximity to Wayne City Hall offices and within a Qualified Opportunity Zone (QOZ). The site's exceptional accessibility is further enhanced by its proximity to major highways, including I-275, I-94, and Michigan Ave (US12), making it a highly desirable location for commercial development. Additionally, its adjacency to an established local business district and its seamless commute to Downtown Wayne underscore its premium potential.

### Property Highlights

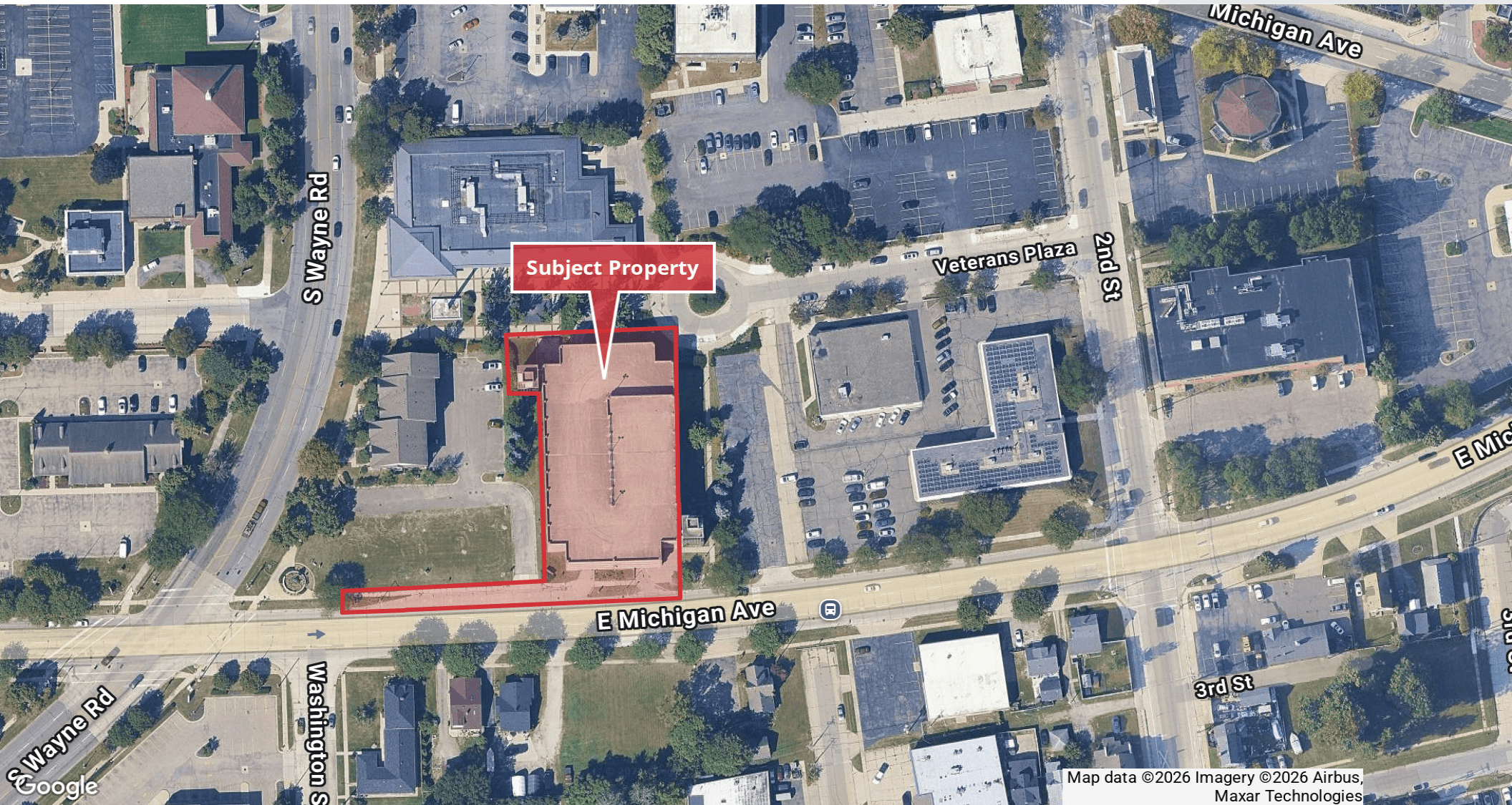
- The property area is 0.94 Acres ( 41,137 SF)
- Located in Heart of Wayne, MI
- Parcel abutting Wayne City Hall Offices
- Zoned Mixed-Use (MU) Brownstone Apartments
- Adjacent to Wayne City Hall
- Qualified Opportunity Zone (QOZ)
- Minute Commute/Walkable/Bikeable to Downtown Wayne
- Surrounded by Local Business District
- Easy Access to I-275, I-94, Michigan Ave (US12)



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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	19,958	100,374	265,540
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	42

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	8,415	41,722	110,574
Persons per HH	2.4	2.4	2.4
Average HH Income	\$68,356	\$74,791	\$87,542
Average House Value	\$144,514	\$172,825	\$211,962
Per Capita Income	\$28,481	\$31,162	\$36,475

Map and demographics data derived from AlphaMap

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