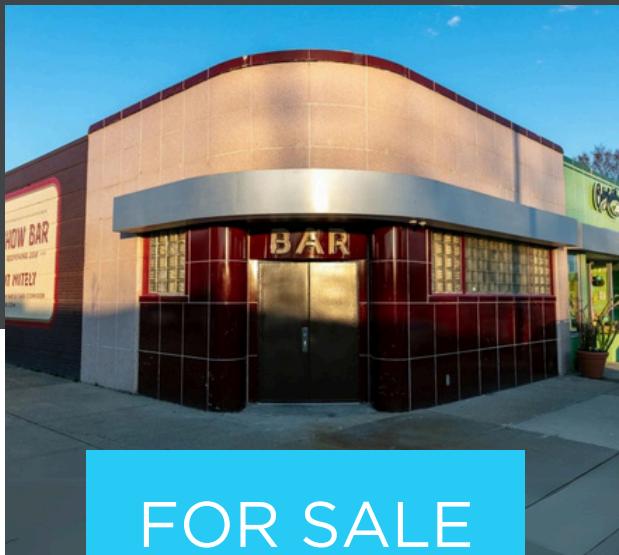


WILLIS SHOW BAR

MUSIC VENUE & COCKTAIL BAR
4156 3RD AVE, DETROIT, MI 48201



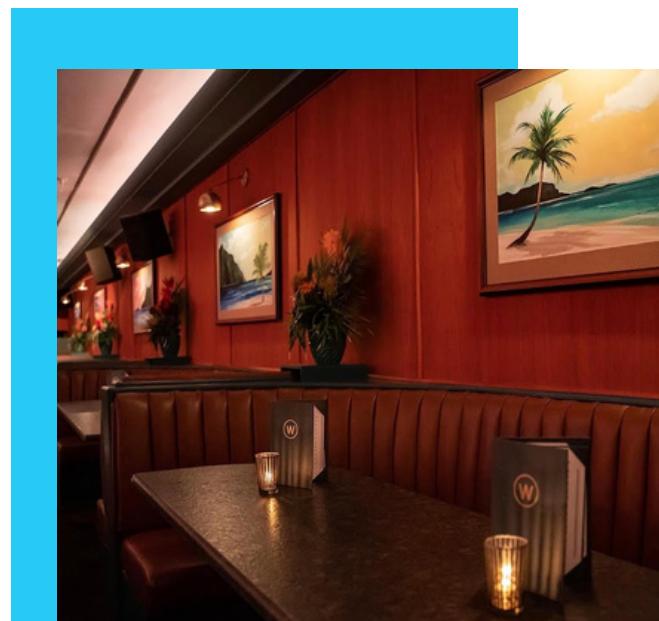
FOR SALE

2,500
SQUARE FEET



PROPERTY FEATURES:

- Local Owner / Improved Management
- Patio and Food Service Activation
- Large 2,500 SF Patio Area (Fully Licensed for alcohol service with already approved design)
- Kitchen space has not yet been built out and can generate additional income.
- Strong Marketing Presence
- 15,00+ Email Newsletter List
- 20,200+ Instagram followers
- 160+ Yelp Reviews / 4.5 Rating
- 1,800+ Resy Followers / 4.8 Rating
- 8,600+ Facebook Followers / 4.5 Rating
- 30k+ Monthly Views / 4.7 Google Ratings
- 50+ articles, TV & Radio Press Appearance, and "Best of" List
- Asking Price: Contact Broker



THE PROPERTIES THAT
DEFINE YOUR BUSINESS,
ARE OUR BUSINESS.





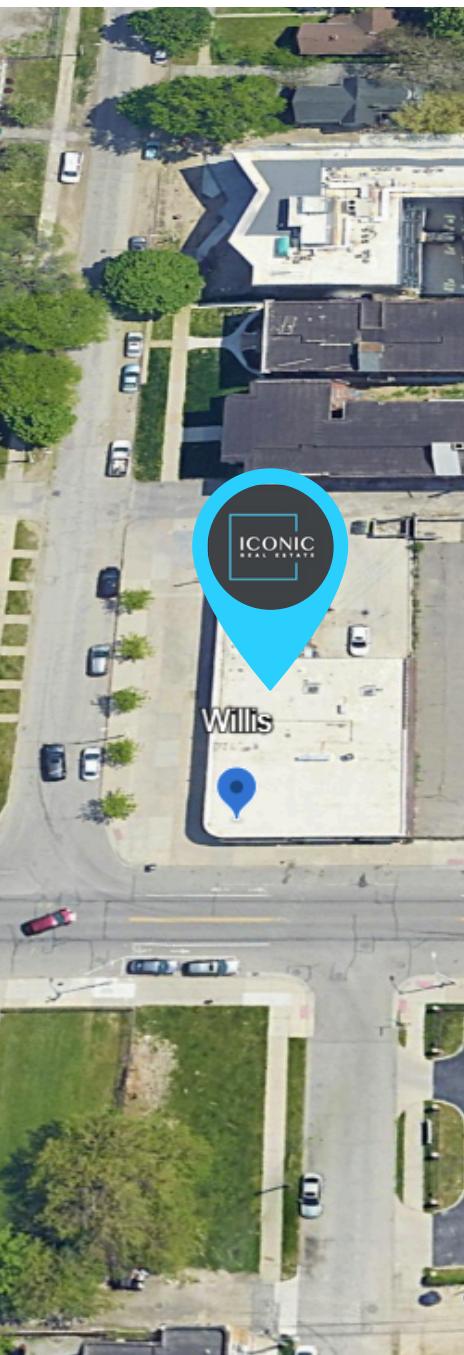
DEMOGRAPHICS

	1 MILE	3 MILE
POPULATION	19,993	98,322
AVERAGE AGE	37.30	38.40
HOUSEHOLDS	9,873	44,558

KEY DATA POINTS

DISTANCE TO LODGE FWY / M-10	0.17 MILES
WAYNE STATE STUDENT POPULATION	27,978
DAYTIME POPULATION	82,500
NEARBY RESIDENTIAL DEVELOPMENT (UNITS)	1,500+





313-603-ICON (4266)



Contact Us

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WHY
ICONIC?

Detroit is our home, and we know how to find the right space for your business to thrive. With **ICONIC**, you get local expertise and a perfect fit for your brand. Let us turn your vision into reality—because the right location makes all the difference.