

INDUSTRIAL/RETAIL PROPERTY // FOR SALE / LEASE

PRIME RETAIL/FLEX PROPERTY NEAR GORDIE HOWE INTERNATIONAL BRIDGE DEVELOPMENT

6944 W FORT ST
DETROIT, MI 48209



- 3,380 SF retail/flex property for sale or lease
- Ideal for businesses looking to capitalize on the Gordie Howe International Bridge Development
- B4 General Business District Zoning
- Many uses possible!
- 30 x 100' fenced-in parking lot
- Seller financing available



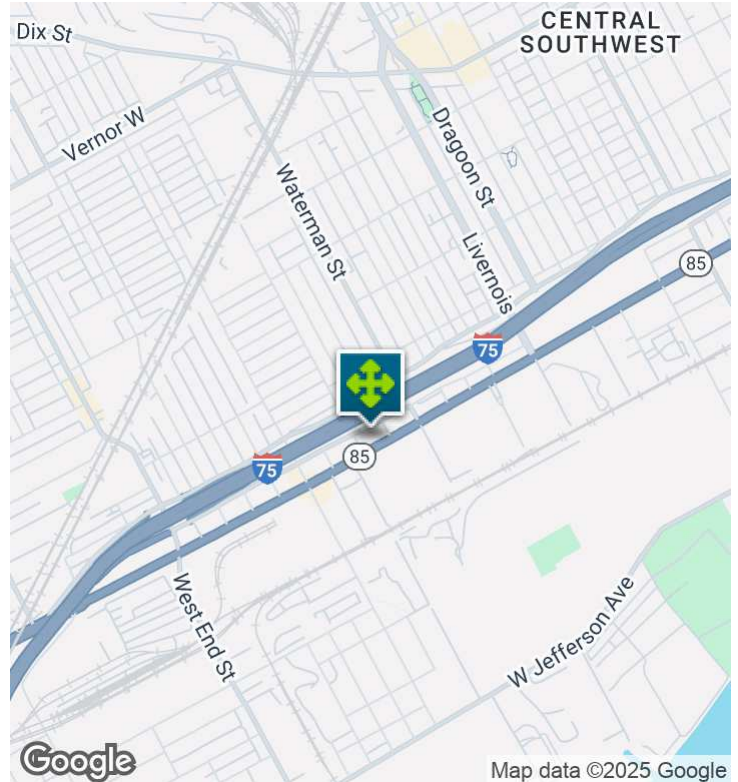
P.A. COMMERCIAL
Corporate & Investment Real Estate

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EXECUTIVE SUMMARY



Sale Price	\$550,000
Lease Rate	\$3,800.00 PER MONTH (NNN)

OFFERING SUMMARY

Building Size:	3,380 SF
Available SF:	3,380 SF
Lot Size:	0.23 Acres
Sale Price/ SF:	\$162.72
Lease Rate/SF:	\$13.50 (NNN)
Year Built:	1914
Renovated:	2021
Zoning:	B4
Submarket:	Detroit W of Woodward
Traffic Count:	86,806

PROPERTY OVERVIEW

Introducing a 3,380 SF flex/retail property with B4 zoning, opening the door to a wide range of business possibilities. This property offers immense potential for businesses seeking to close proximity to the Gordie Howe Bridge. The open layout allows for a multitude of uses, complemented by a generous 30 x 100' fenced-in parking lot. With seller financing available, this property presents a compelling proposition for users/investors seeking a prime location in a growing area of Detroit.

2024 Updates: New HVAC system, kitchen, fence, two lavatories, and epoxy floors in office area. Total updates = \$150,000.

LOCATION OVERVIEW

Situated in the heart of the Gordie Howe International Bridge development, right along I-75, this property is conveniently located close to the U.S. Point of Entry. The bridge development is set to be completed next year, making this property a prime location for businesses looking to capitalize on the increased traffic and development in the area. Don't miss out on this opportunity to secure a prime location in a rapidly growing area near a major US-Canadian border bridge.



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INDUSTRIAL DETAILS

Property Type:	Industrial/Flex/Retail
Building Size:	3,380 SF
Space Available:	3,380 SF
Occupancy:	Vacant
Zoning:	B4
Lot Size:	0.23 Acres
Parking Spaces:	10-20
Fenced Yard:	Yes
Trailer Parking:	Yes
Year Built / Renovated:	1914 / 2021
Construction Type:	Existing
Clear Height:	14'
Overhead Doors:	No
Truckwells/Docks:	No
Column Spacing:	Clear Span
Power:	320 Volt
Central HVAC	Yes
Air Conditioning:	Yes
Heat Type:	Forced Air
Lighting:	LED
Sprinklers:	No
Floor Drains:	Yes
Taxes:	\$3,820



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ADDITIONAL PHOTOS



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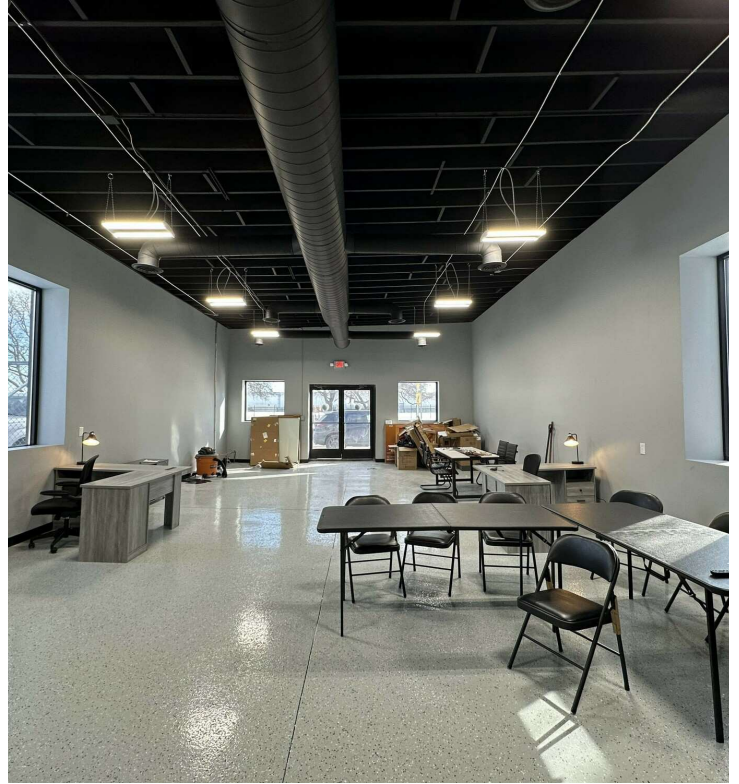
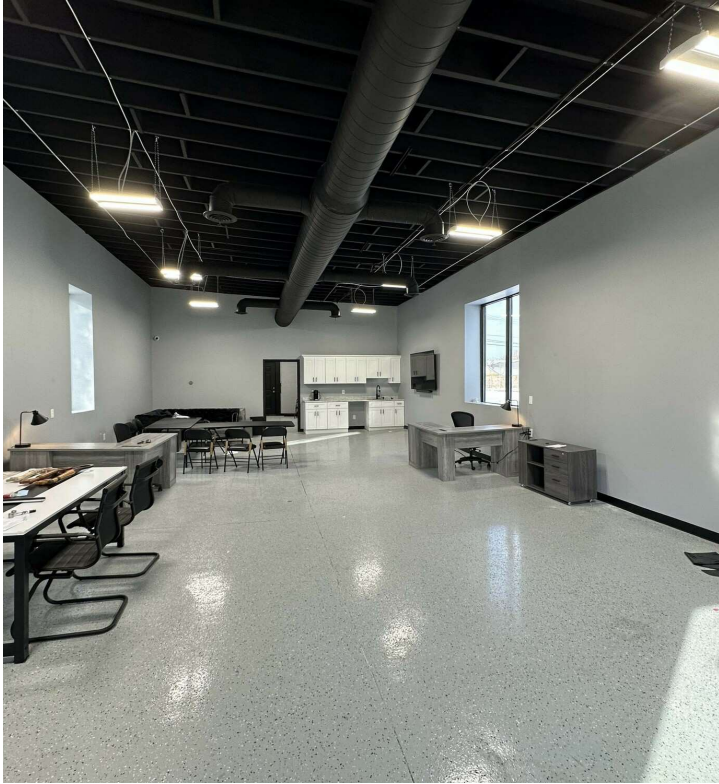
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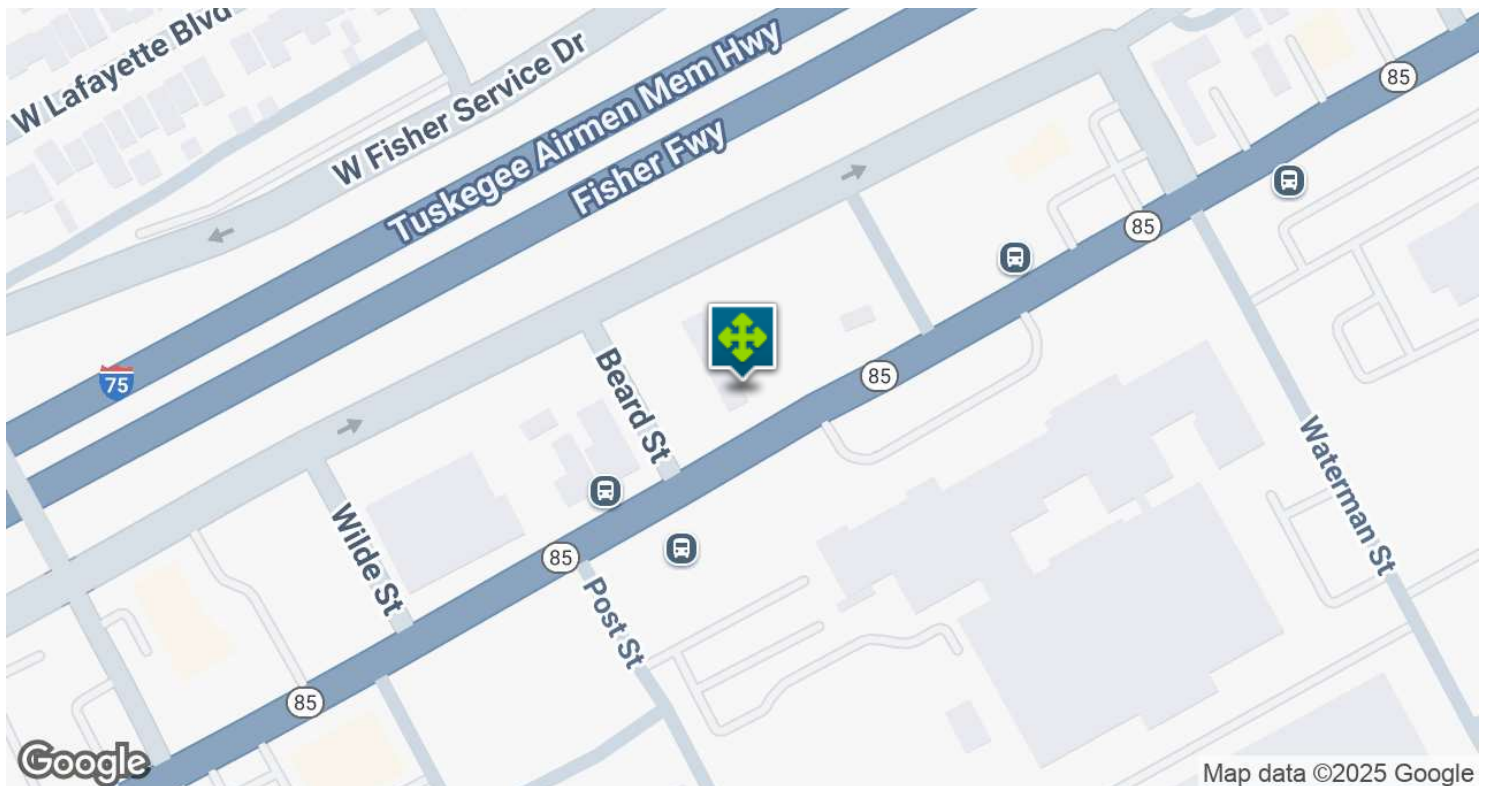
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LOCATION MAP



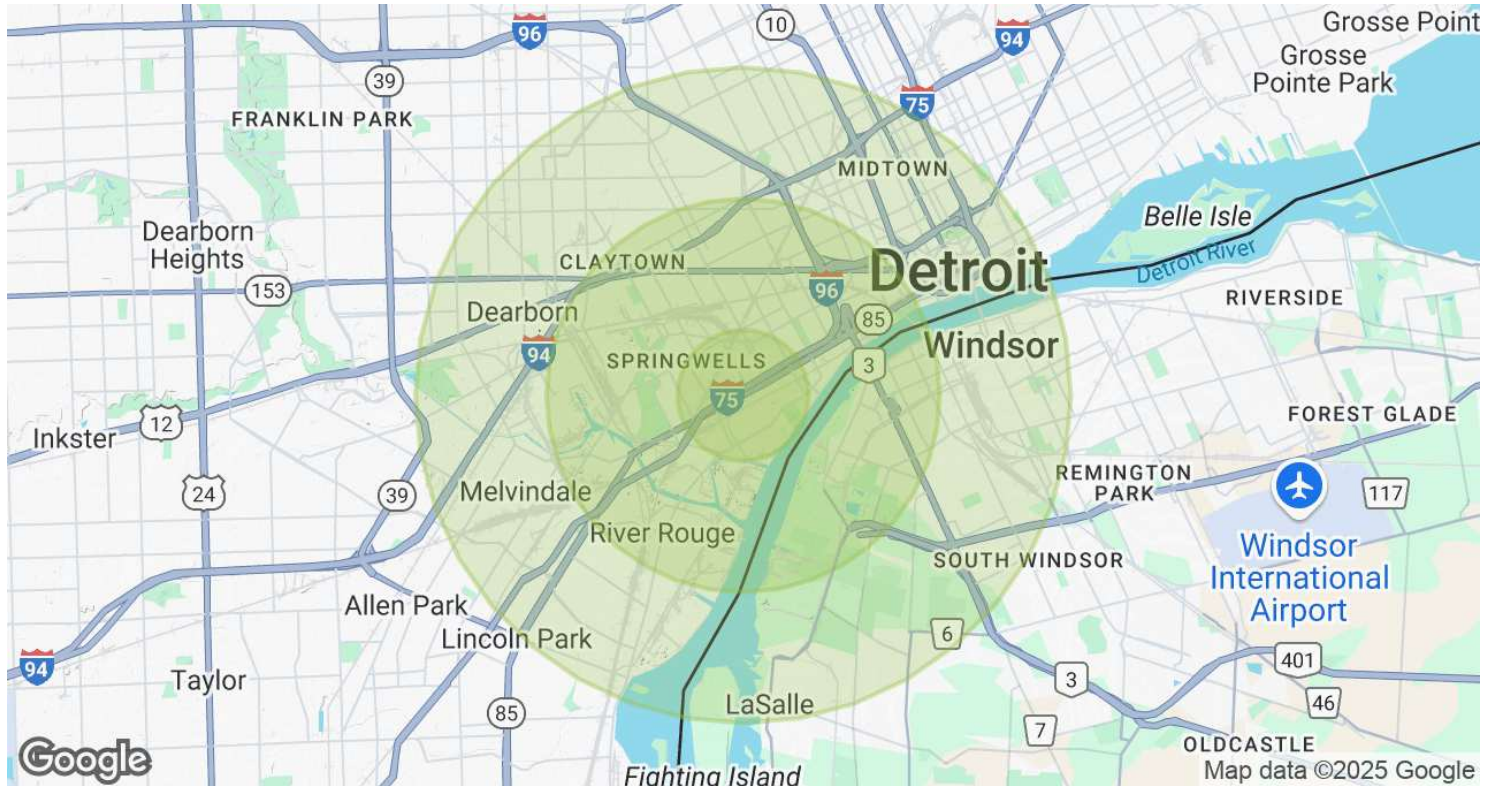
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,814	62,269	246,143
Average Age	33	34	36
Average Age (Male)	33	33	35
Average Age (Female)	33	34	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,975	20,675	94,903
# of Persons per HH	3.2	3	2.6
Average HH Income	\$50,867	\$53,408	\$58,620
Average House Value	\$134,462	\$133,936	\$195,496

Demographics data derived from AlphaMap

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CONTACT US



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