

INDUSTRIAL/RETAIL PROPERTY // FOR SALE / LEASE

# PRIME RETAIL/FLEX PROPERTY NEAR GORDIE HOWE INTERNATIONAL BRIDGE DEVELOPMENT

6944 W FORT ST  
DETROIT, MI 48209

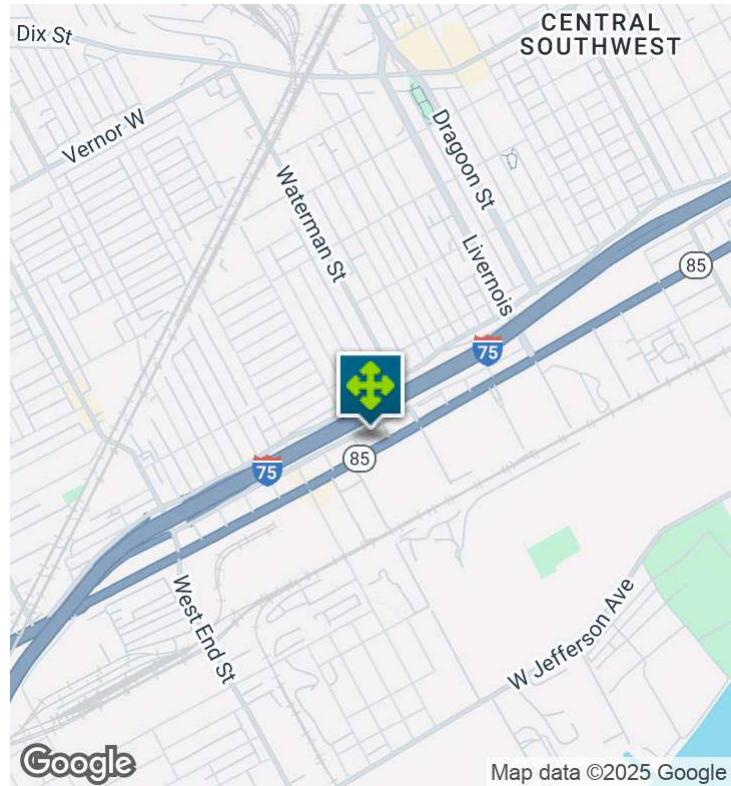


- 3,380 SF retail/flex property for sale or lease
- Ideal for businesses looking to capitalize on the Gordie Howe International Bridge Development
- B4 General Business District Zoning

- Many uses possible!
- 30 x 100' fenced-in parking lot
- Seller financing available

6944 W FORT ST, DETROIT, MI 48209 // FOR SALE / LEASE

## EXECUTIVE SUMMARY



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

### OFFERING SUMMARY

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

6944 W FORT ST, DETROIT, MI 48209 // FOR SALE / LEASE

## INDUSTRIAL DETAILS

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

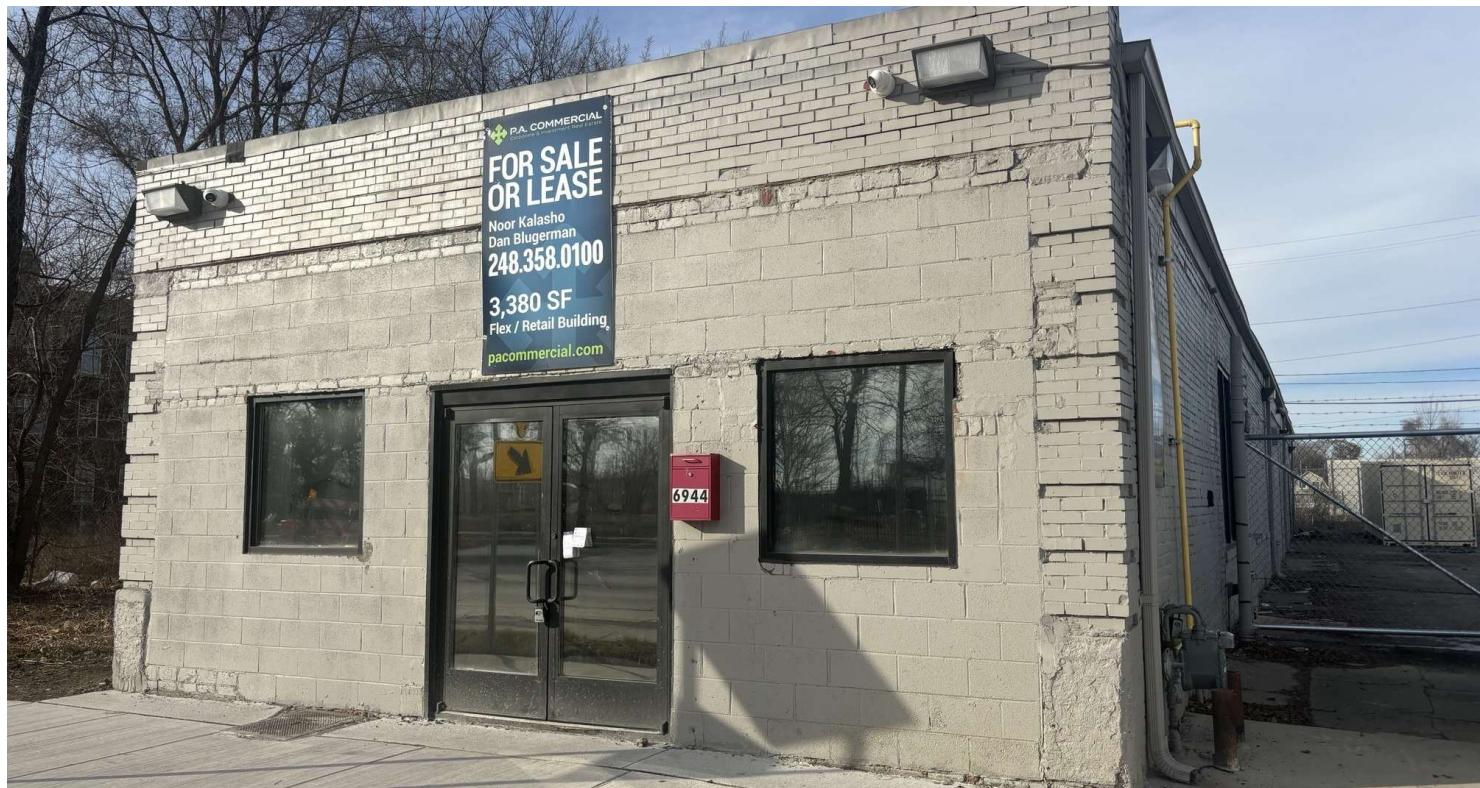
6944 W FORT ST, DETROIT, MI 48209 // FOR SALE / LEASE

## ADDITIONAL PHOTOS



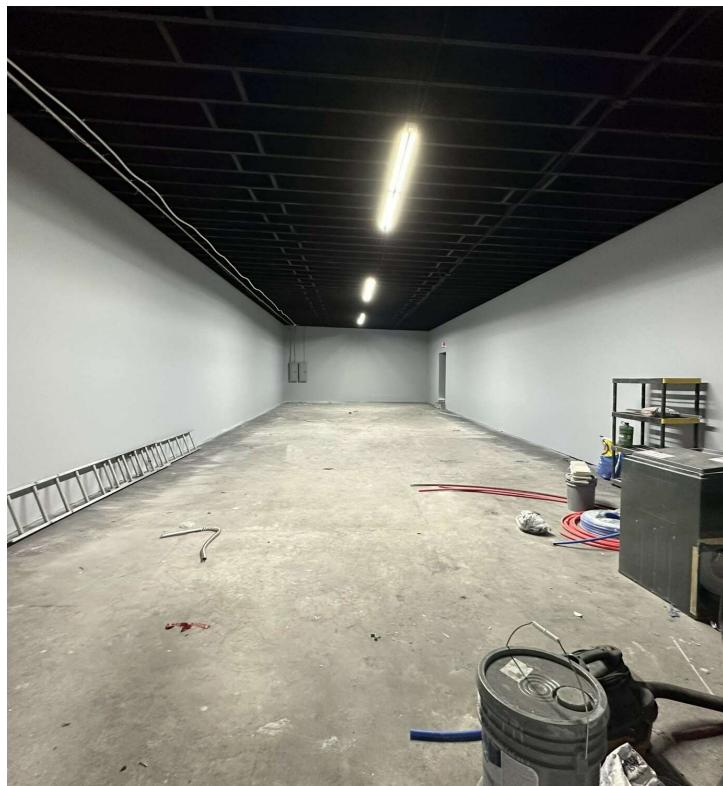
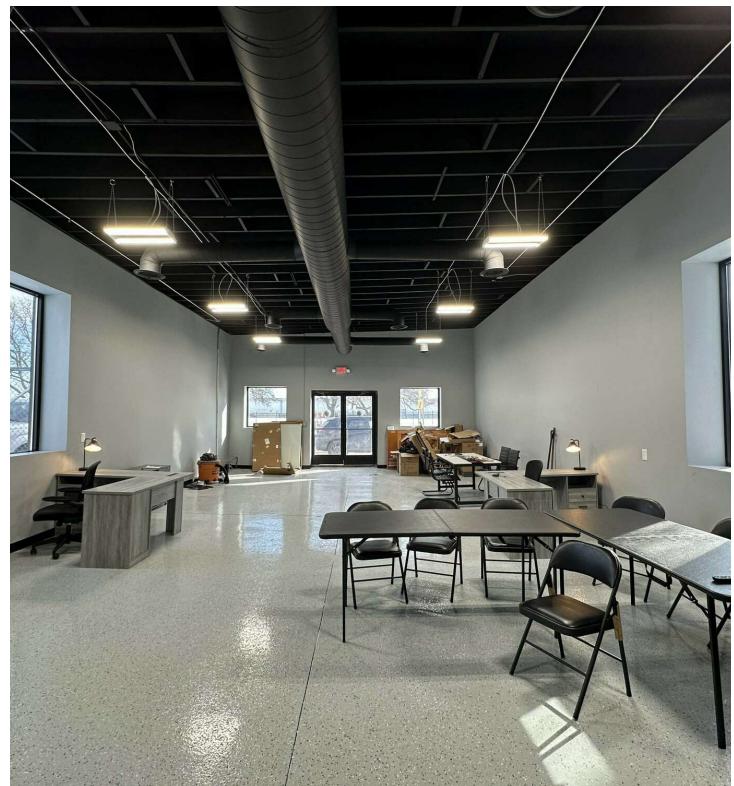
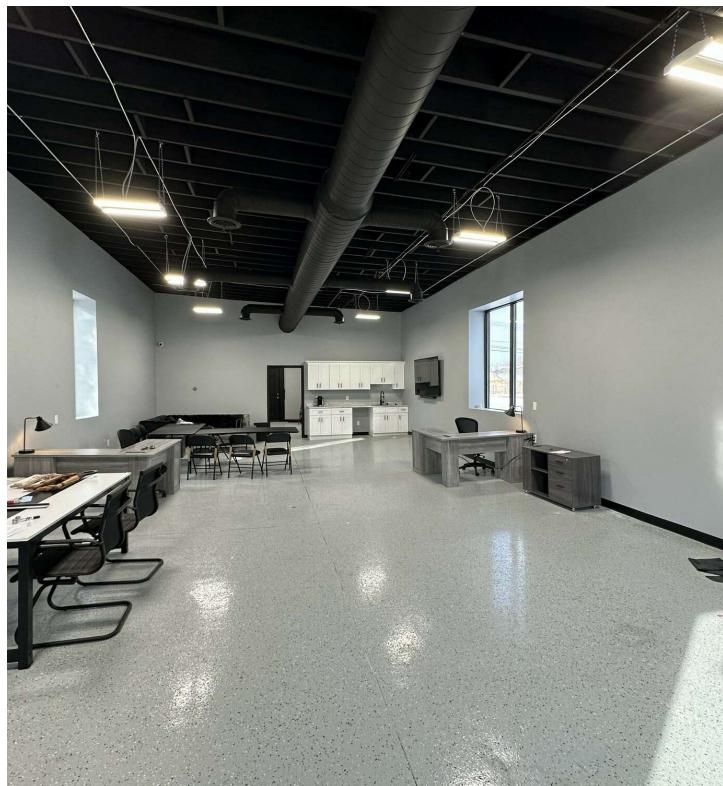
6944 W FORT ST, DETROIT, MI 48209 // FOR SALE / LEASE

## ADDITIONAL PHOTOS



6944 W FORT ST, DETROIT, MI 48209 // FOR SALE / LEASE

## ADDITIONAL PHOTOS



**Noor Kalasho** ASSOCIATE

**D:** 248.801.9499 | **C:** 248.225.3333

[noor@pacommercial.com](mailto:noor@pacommercial.com)

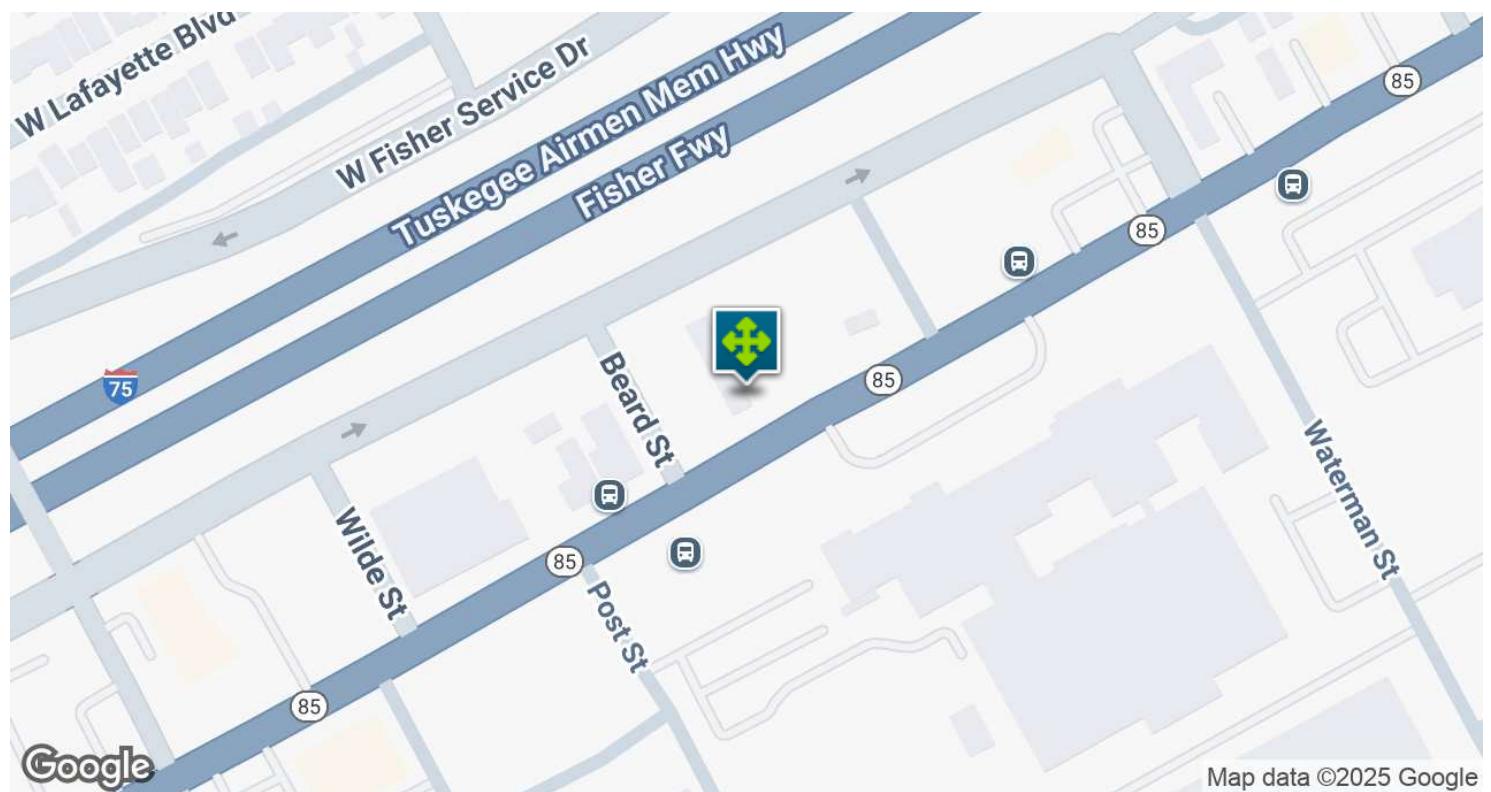
**Dan Blugerman, CCIM** SENIOR ASSOCIATE

**D:** 248.987.5418 | **C:** 248.987.5418

[dan@pacommercial.com](mailto:dan@pacommercial.com)

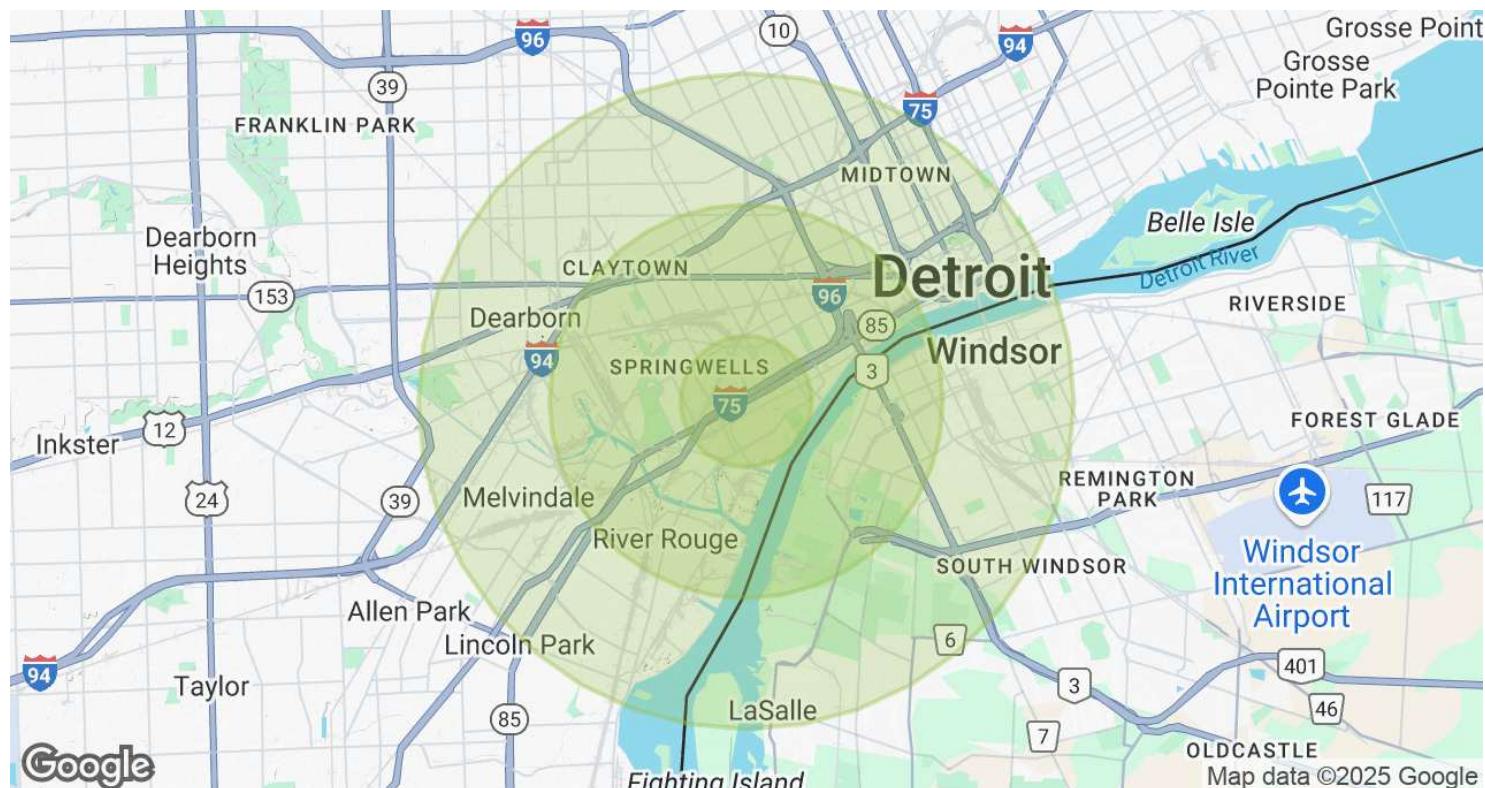
6944 W FORT ST, DETROIT, MI 48209 // FOR SALE / LEASE

## LOCATION MAP



6944 W FORT ST, DETROIT, MI 48209 // FOR SALE / LEASE

## 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

6944 W FORT ST, DETROIT, MI 48209 // FOR SALE / LEASE

**CONTACT US**



**FOR MORE INFORMATION, PLEASE CONTACT:**



**Noor Kalasho**

ASSOCIATE

**D:** 248.801.9499

**C:** 248.225.3333

[noor@paccommercial.com](mailto:noor@paccommercial.com)



**Dan Blugerman, CCIM**

SENIOR ASSOCIATE

**D:** 248.987.5418

**C:** 248.987.5418

[dan@paccommercial.com](mailto:dan@paccommercial.com)

**P.A. Commercial**

26555 Evergreen Road, Suite 1500  
Southfield, MI 48076

**P:** 248.358.0100

**F:** 248.358.5300

[paccommercial.com](http://paccommercial.com)

**Follow Us!**

