

7606 SEVEN MILE E

7606 SEVEN MILE E, DETROIT, MI 48234

700 SF AVAILABLE | INVESTMENT OR OWNER-USER OPPORTUNITY

FOR SALE



GEORGE ABRO

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COMMERCIAL REAL ESTATE

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RENT ROLL

UNIT	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MONTHLY RENT	ANNUAL RENT	LEASE END
1	Spacetime Hookah	700 SF	100%	\$34.29	\$2,000	\$24,000	07/01/2026
TOTALS		700 SF	100%	\$34.29	\$2,000	\$24,000	



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INCOME & EXPENSES

INCOME SUMMARY

Annual Rental Income	\$24,000
GROSS INCOME	\$24,000

EXPENSES SUMMARY

Insurance	\$2,000
Taxes	\$1,000
OPERATING EXPENSES	\$3,000
NET OPERATING INCOME	\$21,000

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the heart of Detroit, MI at 7606 Seven Mile E. This 700 SF building offers an exceptional location for Retail / Street Retail investors looking to capitalize on a strategic position in a bustling area. With its versatile space, this property presents endless possibilities for retail ventures. Situated in a high-traffic area, it provides the ideal foundation for a thriving business. Don't miss out on the chance to secure a promising investment in this dynamic market.

PROPERTY HIGHLIGHTS

- 700 SF building
- Zoned B4
- Prime location in Detroit
- Ideal for retail or street retail investor
- High visibility
- Strong traffic counts
- Great investment opportunity

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LOCATION DESCRIPTION

Explore the potential of this retail space located at 7606 Seven Mile E in Detroit, MI 48234. Perfectly situated for businesses, this property has a great location for signage, providing an excellent opportunity for your business to thrive. Don't miss out on this retail space! Contact us today about 7606 Seven Mile E!

OFFERING SUMMARY

Sale Price:	\$125,000
Number of Units:	1
Lot Size:	0.058 Acres
Building Size:	700 SF
NOI:	\$21,000.00
Cap Rate:	16.8%

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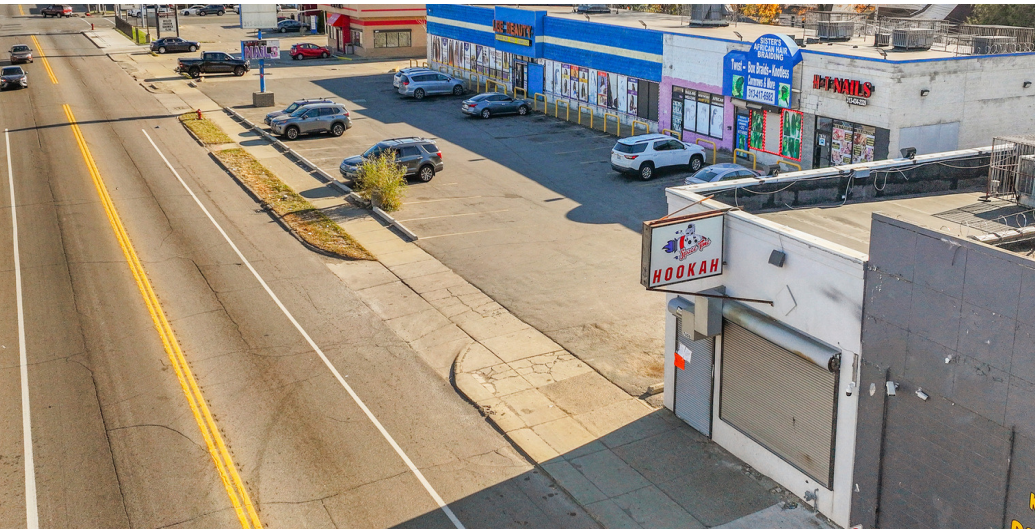
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ADDITIONAL PHOTOS

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RETAILER MAP



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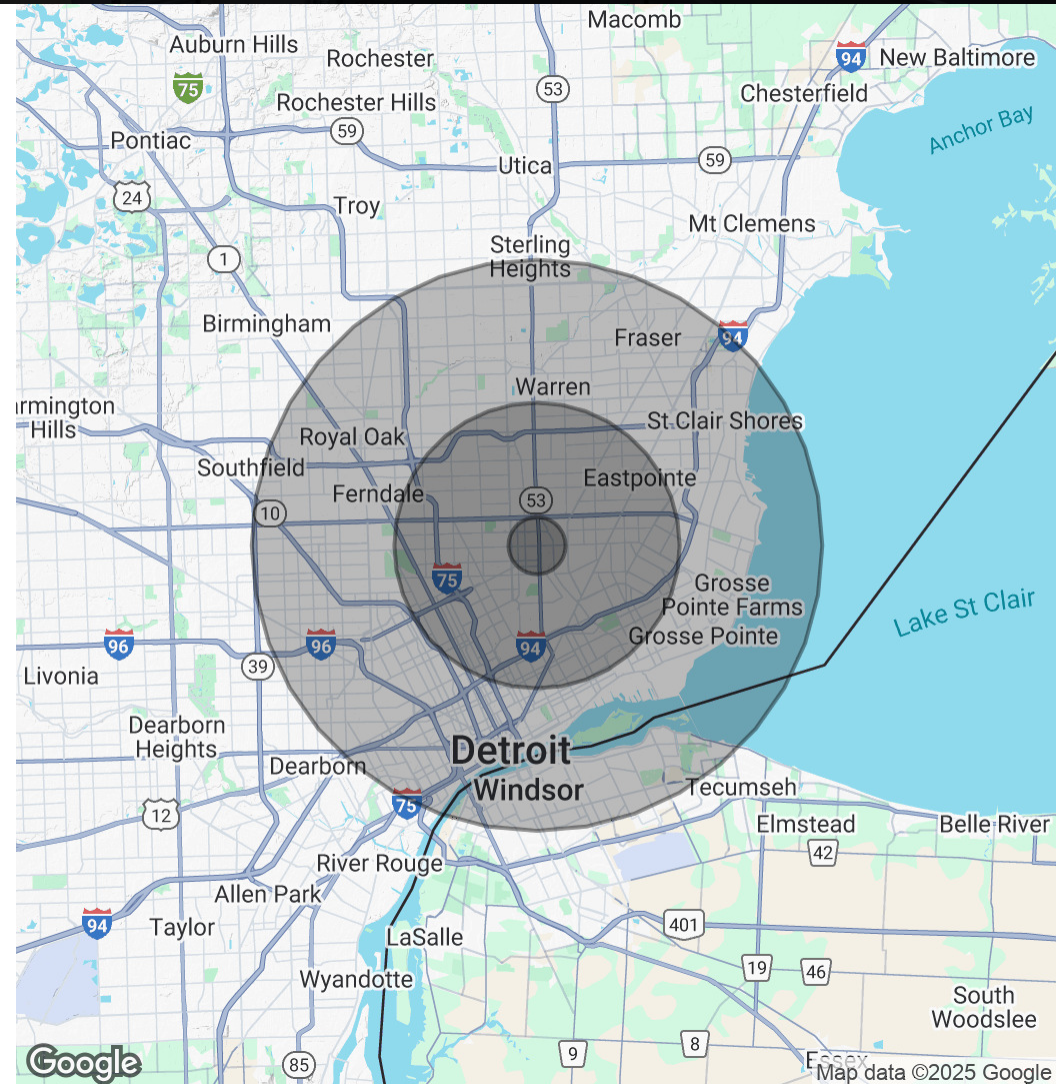
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	12,190	342,755	1,193,617
Average Age	31.6	35.2	38.1
Average Age (Male)	30.6	33.7	36.3
Average Age (Female)	35.7	36.9	39.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,704	169,592	588,296
# of Persons per HH	1.8	2.0	2.0
Average HH Income	\$27,333	\$37,173	\$54,252
Average House Value	\$53,695	\$68,196	\$123,139
RACE	1 MILE	5 MILES	10 MILES
Total Population - White	724	108,182	553,679
Total Population - Black	11,316	200,036	527,645
Total Population - Asian	9	21,674	47,978
Total Population - Hawaiian	0	176	411
Total Population - American Indian	19	1,258	3,628
Total Population - Other	64	1,734	23,504

2020 American Community Survey (ACS)



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ADVISOR

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GEORGE ABRO

Principal

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