FOR SALE

BRAND NEW TURNKEY

RETAIL/OFFICE PROPERTY

2827 FORT ST, LINCOLN PARK, MI 48146

OVER $120,000 IN RECENT RENOVATIONS

FRIEDMAN REAL ESTATE

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OFFERED EXCLUSIVELY BY

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TURNKEY RETAIL/OFFICE PROPERTY

ASKING PRICE
$325,000

CURRENT OCCUPANCY
MOVE-IN READY

BUILDING SIZE
±2,427 SF

TOTAL SITE AREA
±.2 ACRES

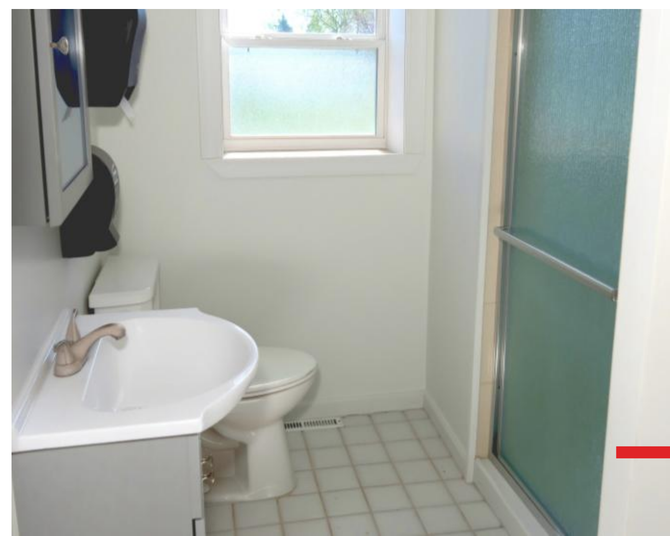
YEAR BUILT/RENOVATED
1947/2023

INVESTMENT HIGHLIGHTS

- 2,427 SF Freshly Renovated Owner-User Retail/Office Property
- Over $120,000 in recent renovations
- Property is positioned on Fort St which has a boasting 67K vehicles per day driving north and south
- High visibility near the lighted intersection of Fort St & Champaign Rd
- Renovations include new roof, new windows, new HVAC, new lighting, new doors, updated facade, new flooring, etc
- The lot has room for additional parking and seller has plans/quotes available
- Seller financing is available

PROPERTY PHOTOS

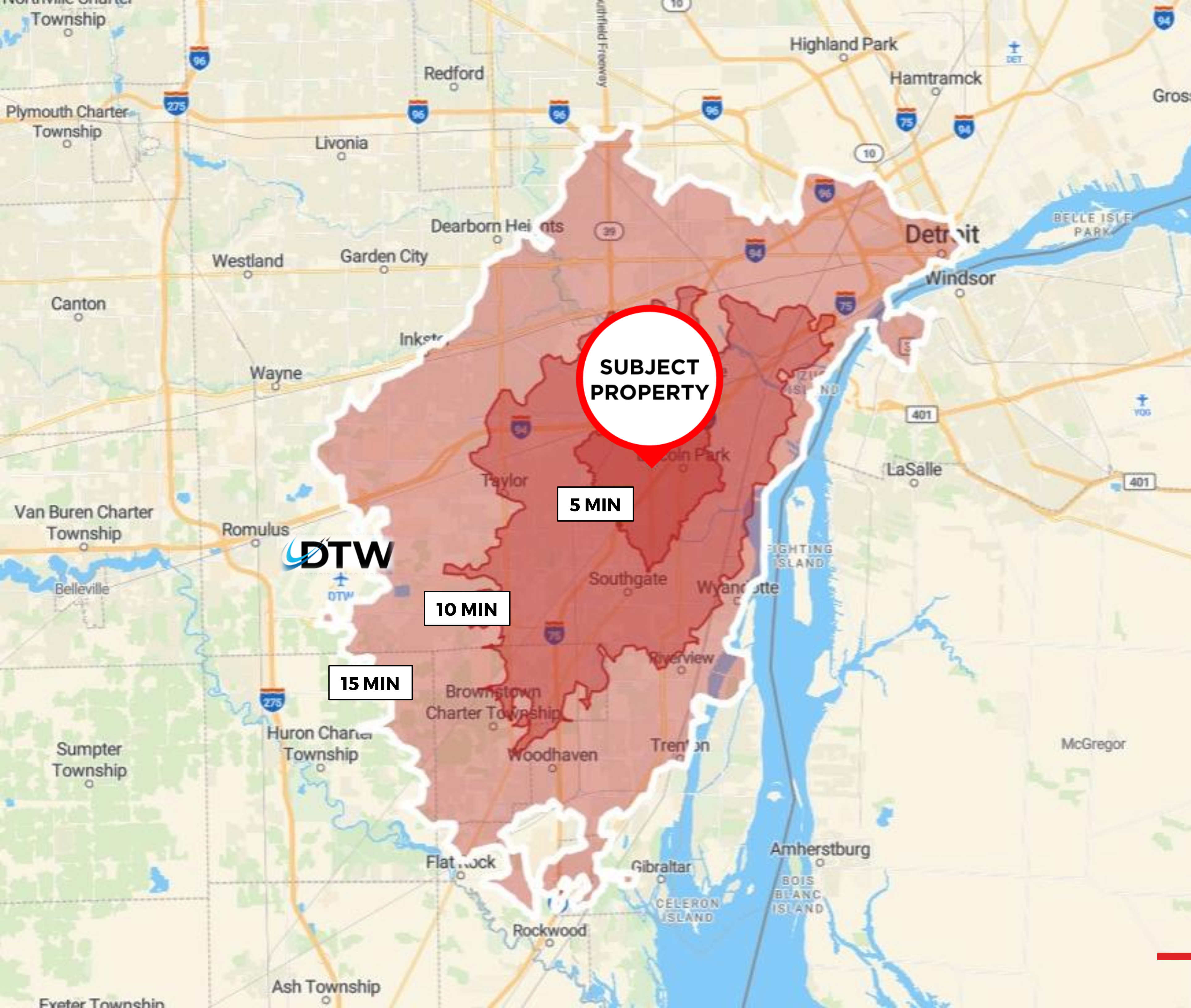
PROPERTY PHOTOS



PARCEL OUTLINE

NEARBY AMENITIES

DRIVE TIME MAP



LOCATION OVERVIEW

Lincoln Park MICHIGAN

Located in southeastern Wayne County, Lincoln Park is an established Downriver community approximately 10 miles south of Downtown Detroit. The city offers direct access to major regional thoroughfares including I-75, I-94, and Southfield Freeway (M-39), providing efficient connectivity throughout Metro Detroit and to the Ambassador Bridge and Detroit Metropolitan Airport. With a dense residential base and strong surrounding population, Lincoln Park benefits from consistent local traffic, stable housing stock, and a longstanding community presence that supports neighborhood-serving retail and service businesses.

Lincoln Park's central Downriver location places it within close proximity to major employment hubs including automotive manufacturing, logistics, healthcare, and industrial operations throughout Wayne County. The area's established infrastructure, accessible transportation network, and proximity to both Detroit and key suburban markets contribute to steady commercial activity. Ongoing regional investment and continued demand for essential services further reinforce the city's role as a practical and well-positioned market within the broader Metro Detroit landscape.

LINCOLN PARK, MICHIGAN	1 MILE	3 MILES	5 MILES
EST POPULATION (2025)	20,771	127,357	244,346
EST HOUSEHOLDS (2025)	8,140	51,703	98,925
EST AVERAGE HH INCOME (2025)	$71,261	$81,598	$83,145

BROKER REPRESENTATION

600

CURRENT

BROKER LISTINGS

12,500

MULTI-FAMILY

APARTMENTS MANAGED

20,000,000

COMMERCIAL

SF MANAGED

$22,000,000,000

IN CLOSED TRANSACTIONS

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Marc began his career as an accountant for Grant Millman & Johnson PC, working with real estate manufacturing companies, and gained additional experience in commercial real estate while working for a Los Angeles-based developer.

Marc is an accomplished Investment Sales Associate at Friedman Real Estate, bringing nearly a decade of specialized experience in commercial real estate. Recognized as a leading U.S. broker in the automotive commercial real estate sector, he represents a diverse client base that includes corporate entities, family offices, and private investors across the country.

Through his extensive industry experience and strategic networking, Marc has assembled a dedicated team at Friedman that leverages advanced technology, strong relationships, and comprehensive market insight to deliver tailored advisory services. His commitment to excellence and results-driven approach make him a trusted partner in navigating complex real estate transactions nationwide.

SERVICE LINES

Friedman's Brokerage Services group partners with clients on setting the right strategy to maximize real estate investment assets. We offer a full array of service lines that assist our clients in the entire real estate life cycle from acquisition through ownership and ultimately disposition.

SINGLE TENANT SALES (RETAIL, MEDICAL, OFFICE, INDUSTRIAL)

Facilitating single tenant dispositions for owners of net leased investments requires a skilled team with deep institutional and private capital relationships as well as the determination to maximize value. Our group's complete focus on the single tenant, net leased investment sector ensures your commercial real estate assets are carefully placed with precise detail in the ultra-competitive marketplace.

MULTI-FAMILY SALES

Our advisors combine local market expertise with a national perspective, providing owners and investors a balanced view of both the macro and micro multi-family investment market. Our Multi-Family team is part of a national sales and investment platform that is dedicated solely to the multi-family industry, with deep-rooted relationships with owners, buyers, and debt & equity partnerships nationwide.

SHOPPING CENTER SALES

Shopping center dispositions require the ability to access both institutional and private investors nationwide, while also managing the complexity of active marketing campaigns. Our team can quickly interpret ownerships' goals to formulate, manage and successfully close transactions. We sell shopping centers both individually as well as portfolios, utilizing our custom tailored multi-faceted marketing process.

INDUSTRIAL SALES

Our advisors leverage their vast experience handling industrial property repositioning, valuation, and disposition of industrial assets nationwide. In addition to traditional sales and auction sales, Friedman handles industrial disposition work resulting from bankruptcy and M&A activity.

ONLINE AUCTION SALES

Friedman specializes in the disposition of value-add, opportunistic, and stabilized properties for clients through our auction partnership channels. Through auction, clients can sell assets on a digital marketplace that precision-targets buyers, including previously unknown investors from around the world. Our auction partners accelerate the transaction process from listing & marketing through due diligence and close. Deals close 2x faster with 60% of buyers coming from outside/local markets.

ADDITIONAL SERVICE LINES

- 1031 exchanges
- Debt placement / capital markets
- Sale leasebacks & portfolio sales
- Valuation, research & consultation
- Commercial management
- Multi-Family Management
- Construction & design services
- Financing

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