

2,400 SF MIXED-USE



FOR SALE



16445 Hamilton Ave

Highland Park, Michigan 48203

Property Description

Thriving potential of the Detroit West of Woodward Avenue market. Along Hamilton Ave is a vibrant area that boasts a strategic location in Highland Park, MI, and a short distance from the heart of Detroit. Owners/Operators will appreciate the proximity to major transportation links, including the I-75 freeway and the Detroit Metropolitan Wayne County Airport. The area also offers a wealth of amenities, with iconic landmarks such as the Detroit Institute of Arts, the Fisher Building, and Palmer Park nearby.

NAI FARBMAN is excited to introduce an exceptional opportunity for retail investors: a well-appointed 2,400 SF free-standing building, meticulously renovated in 2020, and ideally situated within the sought-after Detroit West of Woodward Avenue market. Built in 1946, this property holds a prime position in the Urban Village Mixed-Use (M-UV) zone, offering versatility for a range of retail ventures. With a strategic location and a blend of historic charm and modern functionality, this property presents an enticing prospect for owners/users/investors seeking to establish a thriving retail presence in this dynamic commercial district.

Property Highlights

- 2,400 SF Free-Standing Building
- Built in 1946, Renovated in 2020
- Zoned: (N-UV) Urban Village Mixed-Use
- Steel Roof Structure – Replaced 2020
- Located Along Hamilton Ave. Between 8 Mile Rd and McNicholas Rd.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,174	53,405	145,954
Total Population	10,988	133,710	361,554
Average HH Income	\$49,991	\$57,821	\$58,378



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Wendy Acho

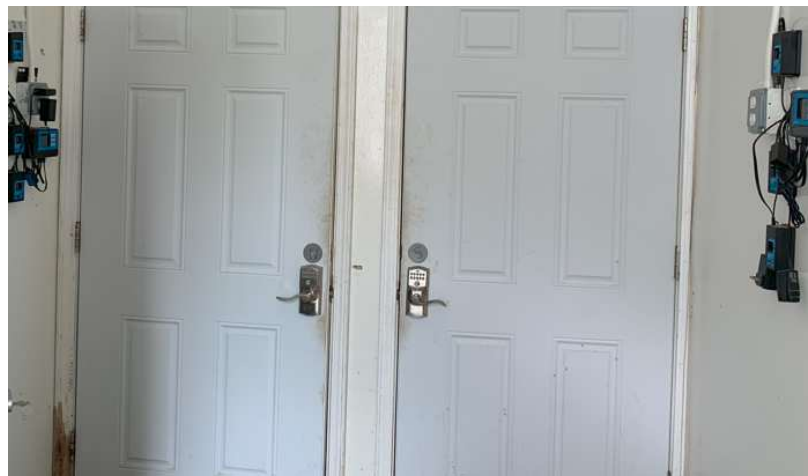
Leasing and Sales Associate | 248.563.0739
acho@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

2,400 SF
MIXED-USE



FOR SALE



NAI Farbman
Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Wendy Acho

Leasing and Sales Associate | 248.563.0739

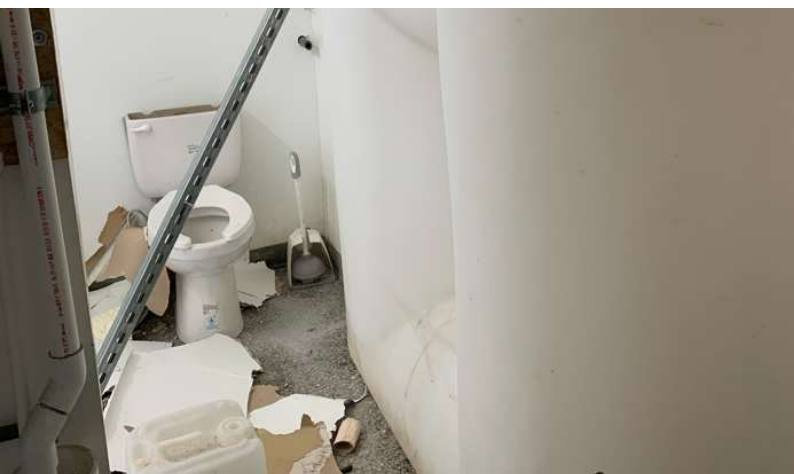
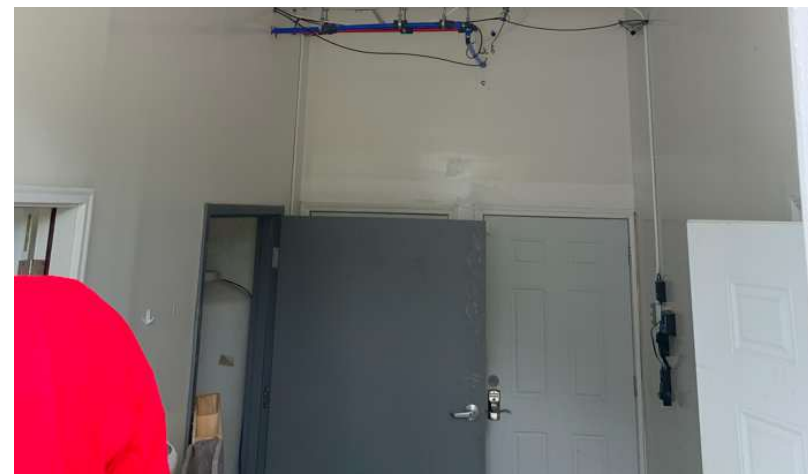
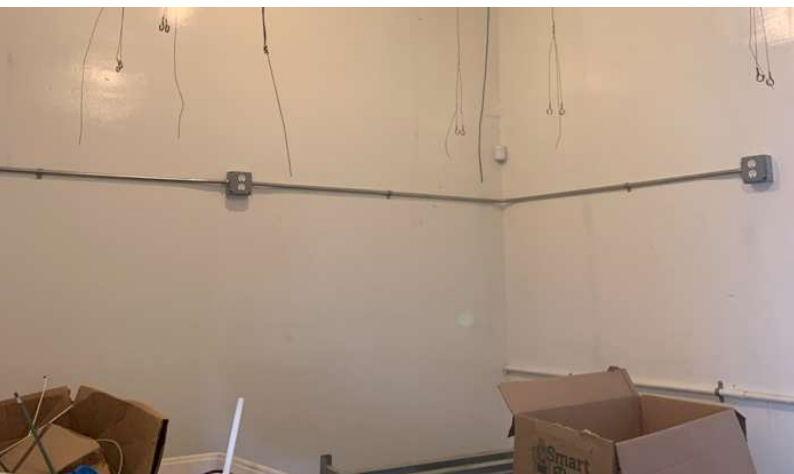
acho@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

2,400 SF
MIXED-USE



FOR SALE



NAI Farbman
Commercial Real Estate Services, Worldwide.

www.naifarbman.com

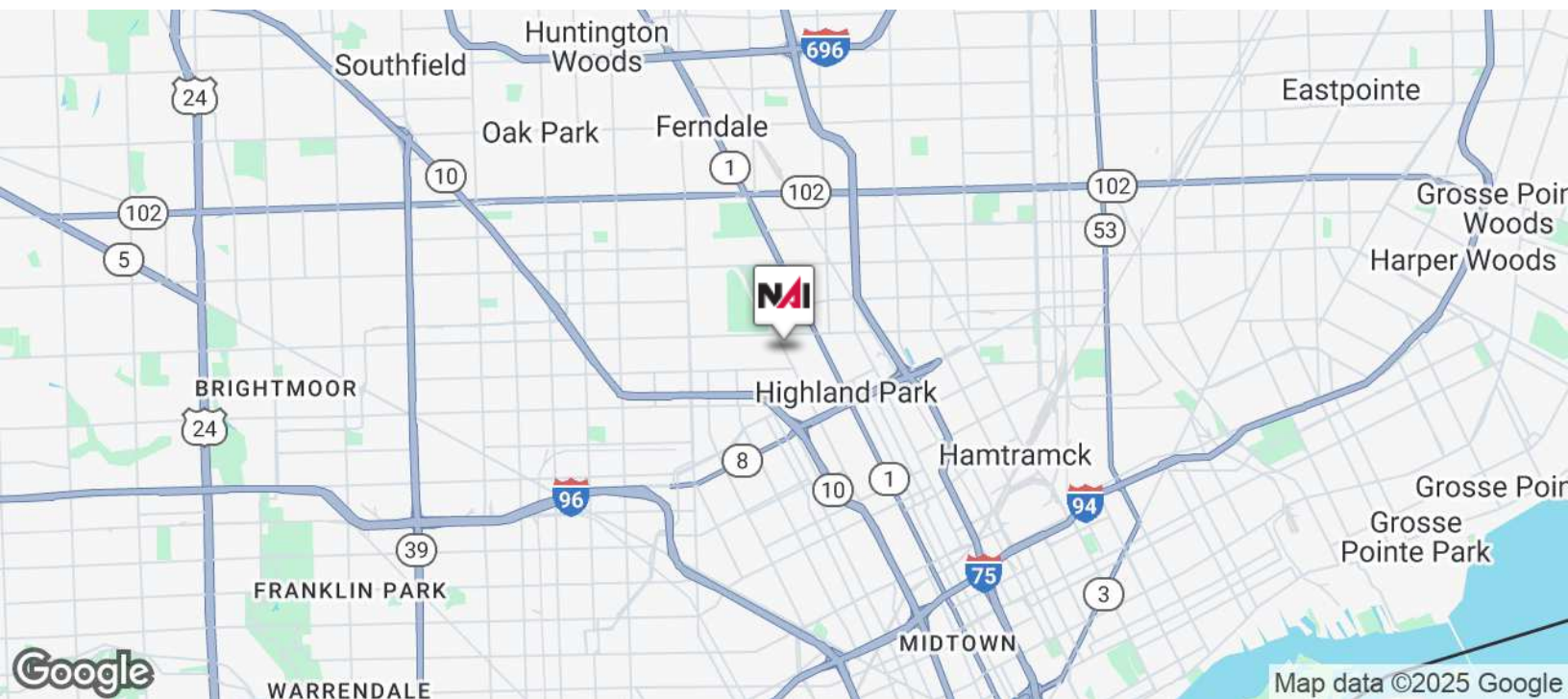
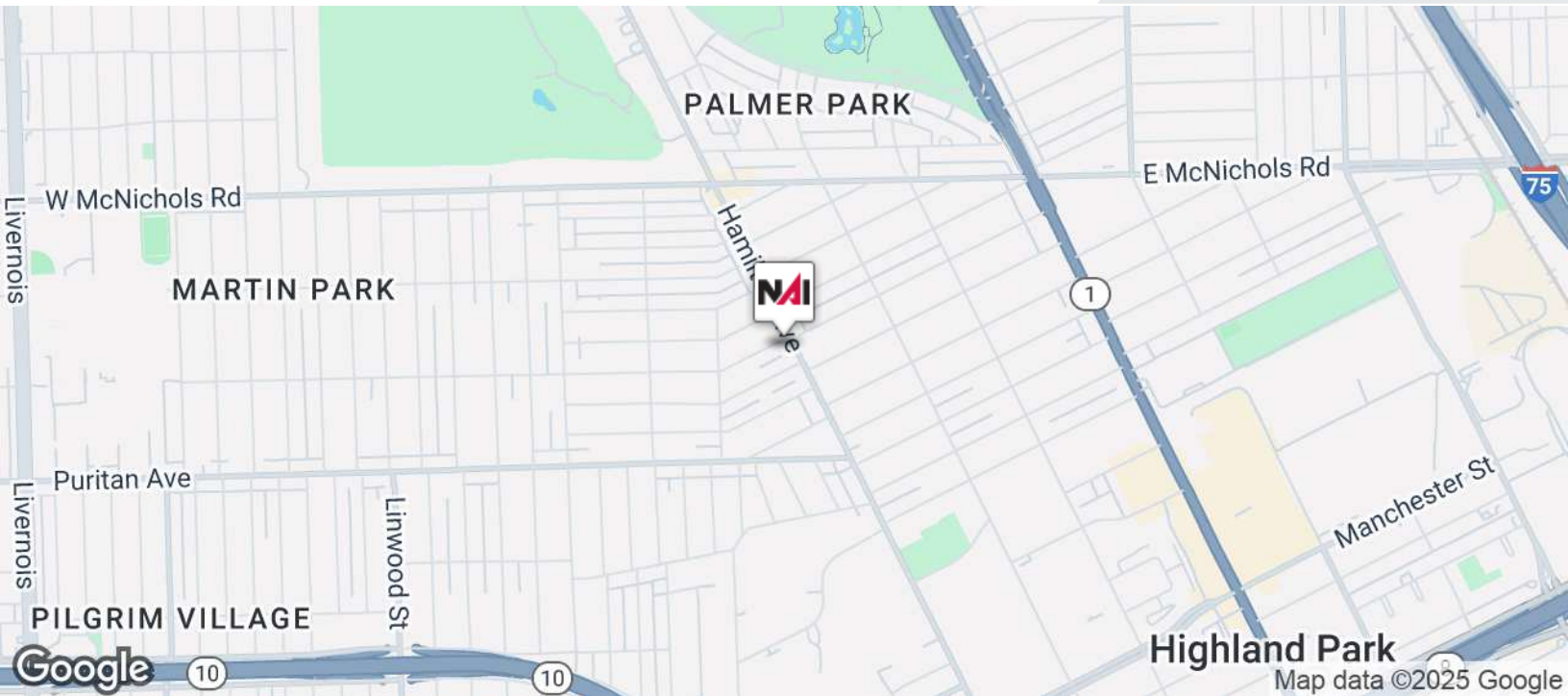
Wendy Acho
Leasing and Sales Associate | 248.563.0739
acho@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

2,400 SF
MIXED-USE



FOR SALE



NAI Farbman

Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Wendy Acho

Leasing and Sales Associate | 248.563.0739

acho@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

2,400 SF MIXED-USE



FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,988	133,710	361,554
Average Age	41	39	38
Average Age (Male)	40	38	37
Average Age (Female)	42	40	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,174	53,405	145,954
# of Persons per HH	2.1	2.5	2.5
Average HH Income	\$49,991	\$57,821	\$58,378
Average House Value	\$187,633	\$146,819	\$152,046

Demographics data derived from AlphaMap



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Wendy Acho

Leasing and Sales Associate | 248.563.0739
acho@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.