



**FOR LEASE**

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# FOR LEASE

## Downtown Dearborn Development

22236 Michigan Ave Dearborn, MI 48124



Lease Rate: Negotiable

### DESCRIPTION

22236 Michigan Ave is one of the last remaining vacant parcels in Dearborn's Downtown District. The site offers a tremendous opportunity to occupy one of the most visible sites on Michigan Avenue with access to free municipal parking at the rear of the site.

### PROPERTY HIGHLIGHTS

- Build to suit opportunity
- 2,500 SF - 5,000 SF
- Retail/Office/Apartments
- Located in the heart of Dearborn's Downtown District.
- Free municipal parking





# FOR LEASE

## Downtown Dearborn Development

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North View



South View



# FOR LEASE

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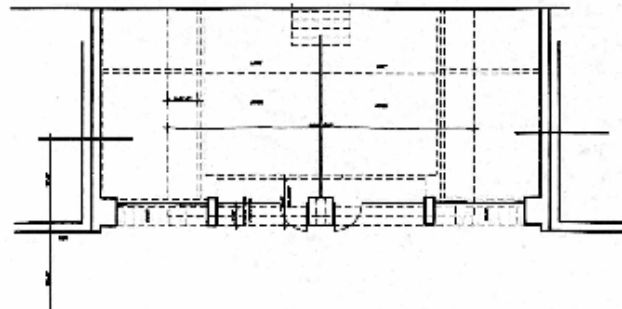




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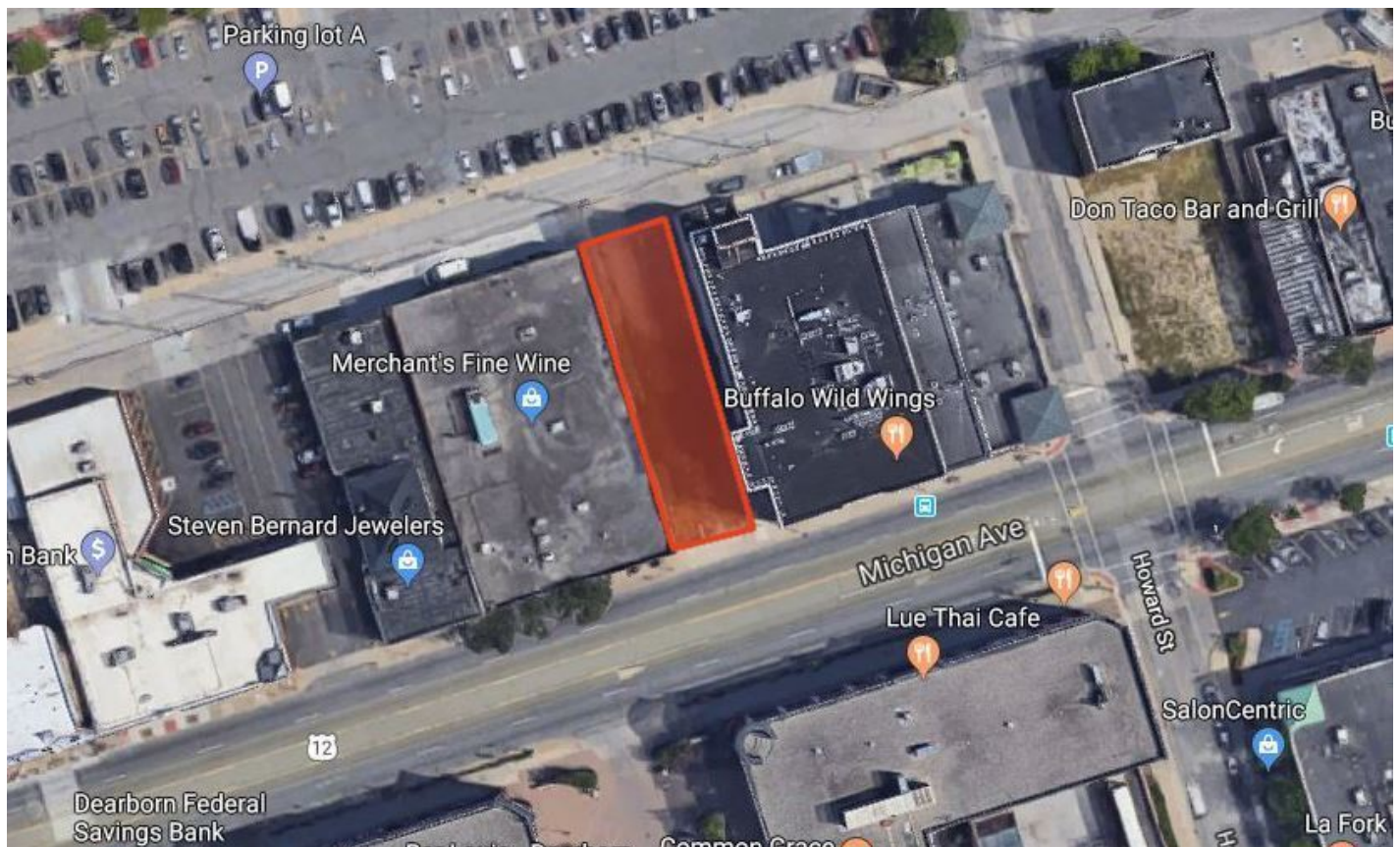
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### BUILDING INFORMATION

Building Size:	32,000 SF
Number of Floors:	4
Parking Spaces:	190 Municipal Spaces

### PROPERTY INFORMATION

Lot Size:	50' x 159'
Property Type:	Retail/Mixed Use
Property Subtype:	Vacant Land
Zoning	BC- General Business District
Traffic Count:	36,510 (CoStar 2018)
APN:	32-09-221-07-011





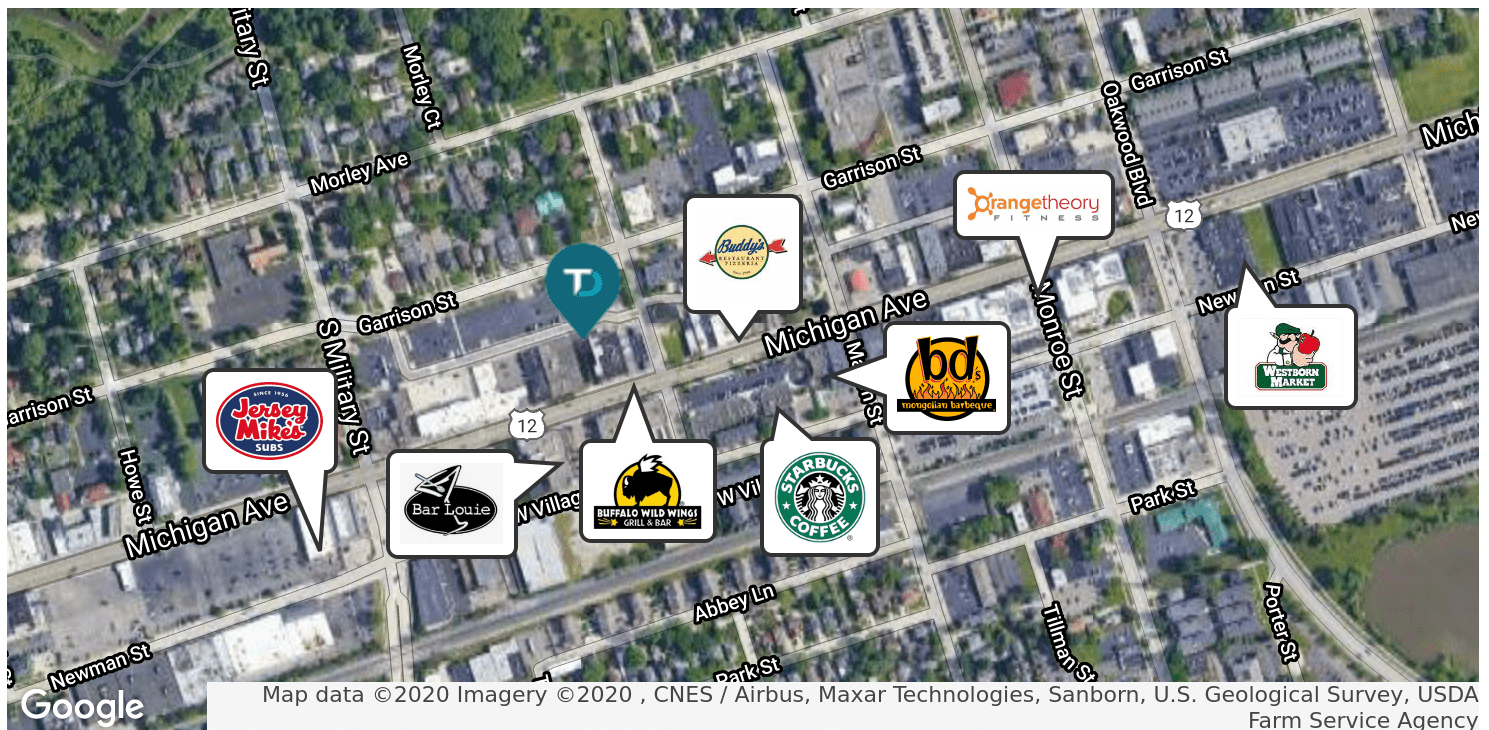
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### LOCATION INFORMATION

Located in the heart of west Dearborn's downtown district on Michigan Ave between S. Military St and Howard St



### DEMOGRAPHIC INFORMATION

#### 1 MILE

#### 3 MILES

#### 5 MILES

	1 MILE	3 MILES	5 MILES
Total population	9,880	110,745	338,241
Median age	44.9	39.7	36.9
Total households	4,655	44,120	127,762
Average HH income	\$74,827	\$68,181	\$57,566
Average house value	\$192,050	\$164,626	\$146,128