

**RETAIL PROPERTY // FOR LEASE**

# UP TO 10,000 SF OF RENOVATED RETAIL ACROSS FROM COLEMAN YOUNG INTERNATIONAL AIRPORT

11908-11940 CONNER ST  
DETROIT, MI 48205



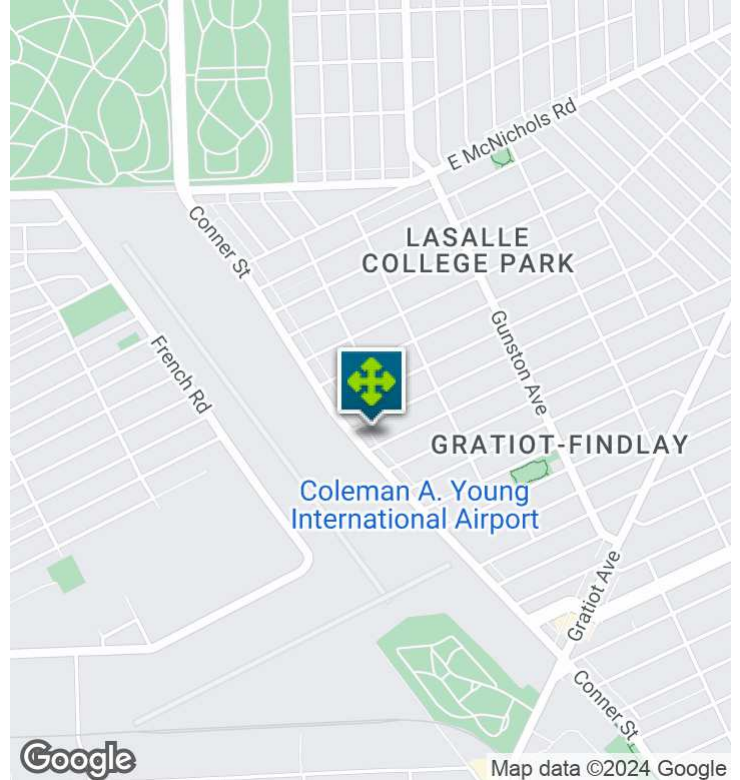
- 1,500 - 10,000 SF renovated retail/office
- High visibility and exposure for your business
- Ideal location for businesses seeking convenience and accessibility
- Ample parking
- Easy access to major transportation routes



26555 Evergreen Road, Suite 1500  
Southfield, MI 48076  
248.358.0100  
[pacommercial.com](http://pacommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$16.00 SF/YR (NNN)</b>
-------------------	----------------------------

## OFFERING SUMMARY

<b>Building Size:</b>	10,000 SF
<b>Available SF:</b>	1,500 - 10,000 SF
<b>Lot Size:</b>	2.31 Acres
<b>Number of Units:</b>	1-10
<b>Renovated:</b>	2024
<b>Zoning:</b>	R-3
<b>Market:</b>	Detroit
<b>Submarket:</b>	Detroit E of Woodward
<b>Traffic Count:</b>	15,080

## PROPERTY OVERVIEW

This versatile property offers a range of leasing options, customizable to suit your specific needs with 1,500-10,000 SF available. With ample parking and easy access to major transportation routes, convenience is at the forefront. The bright, modern exterior & interior boasts high ceilings and abundant natural light, creating an inviting space for customers and employees alike. Whether you're seeking a retail storefront or office space, this property provides the versatility and visibility that your business needs to thrive.

## LOCATION OVERVIEW

Nestled amidst this bustling metropolis of Downtown Detroit, the location offers a prime opportunity for a retail/strip center tenant to become an integral part of Detroit's thriving marketplace. Located across the street from The Coleman A. Young International Airport. Close proximity to I-94, Harper Ave and Van Dyke Ave. Approximately 6 miles northeast of Downtown.

11908-11940 CONNER ST, DETROIT, MI 48205 // FOR LEASE

# PROPERTY DETAILS

Lease Rate	\$16.00 SF/YR
------------	---------------

## PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Strip Center
Zoning	R-3
Lot Size	2.31 Acres
APN #	21-046-337
Lot Frontage	260 ft
Lot Depth	140 ft
Corner Property	No
Traffic Count	15080
Traffic Count Street	Conner St
Waterfront	No

## LOCATION INFORMATION

Street Address	11908-11940 Conner St
City, State, Zip	Detroit, MI 48205
County	Wayne
Market	Detroit
Sub-market	Detroit E of Woodward
Cross-Streets	Conner St & Gratiot Ave
Side of the Street	North
Road Type	Paved
Market Type	Medium
Nearest Highway	I-94
Nearest Airport	Coleman Young International Airport

## PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	48

## BUILDING INFORMATION

Building Size	10,000 SF
Occupancy %	0.0%
Tenancy	Multiple
Number of Floors	1
Average Floor Size	11,000 SF
Year Last Renovated	2024
Number of Lots	14
Best Use	Retail
Condition	Good
Free Standing	Yes
Number of Buildings	1

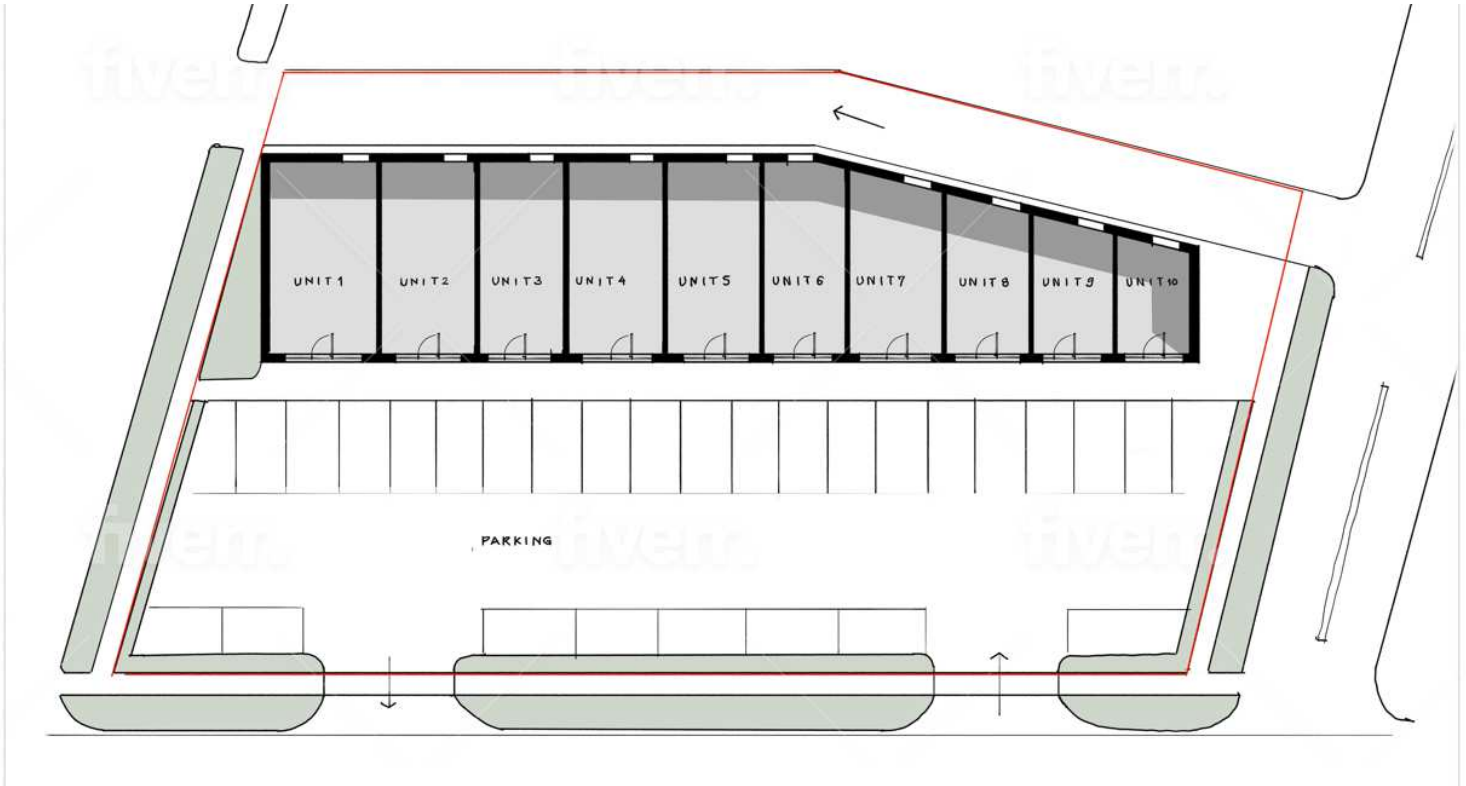
## UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Freight Elevator	No
Central HVAC	Yes



11908-11940 CONNER ST, DETROIT, MI 48205 // FOR LEASE

# LEASE SPACES



## LEASE INFORMATION

**Lease Type:** NNN  
**Total Space:** 1,500 - 10,000 SF

**Lease Term:** Negotiable  
**Lease Rate:** \$16.00 SF/yr

## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
11908-11940 Conner St	1,500 - 10,000 SF	NNN	\$16.00 SF/yr	-



11908-11940 CONNER ST, DETROIT, MI 48205 // FOR LEASE

# AERIAL



**Matthew Schiffman** CEO/MANAGING MEMBER  
D: 248.281.9907 | C: 248.943.6449  
matt@pacommercial.com

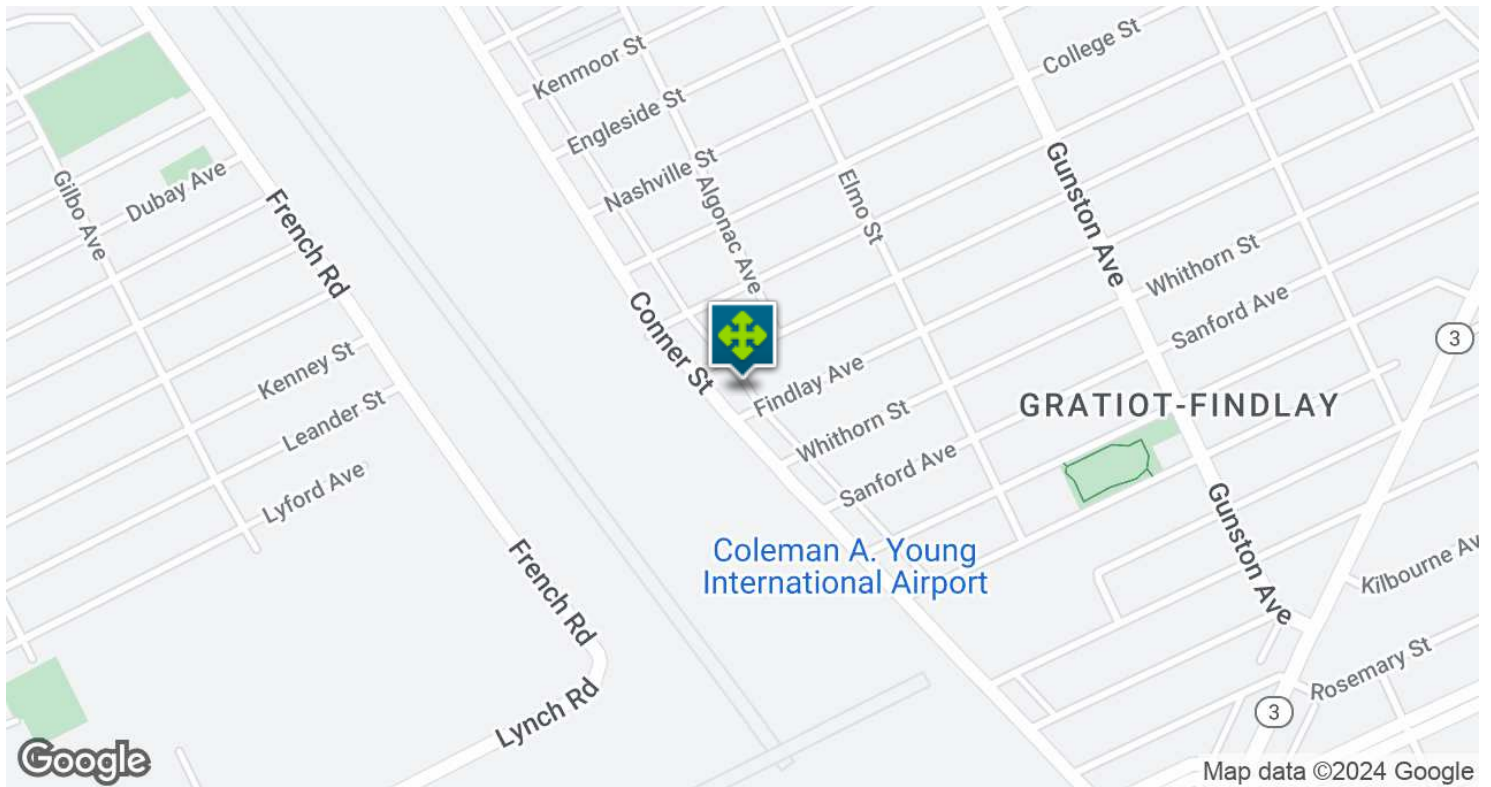
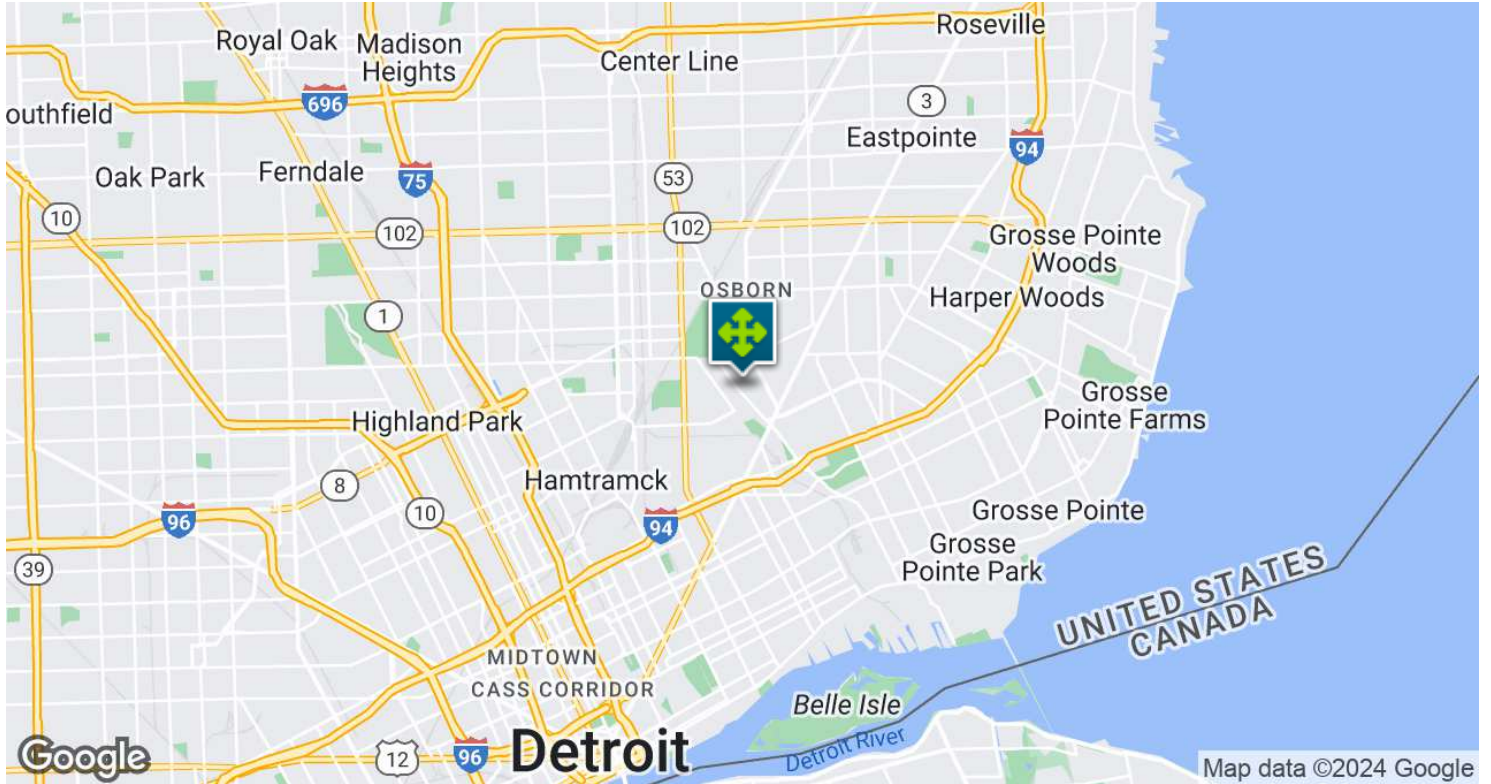
**Mike Gunn** SENIOR ASSOCIATE  
D: 248.331.0202 | C: 248.924.7499  
mike@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



11908-11940 CONNER ST, DETROIT, MI 48205 // FOR LEASE

# LOCATION MAP

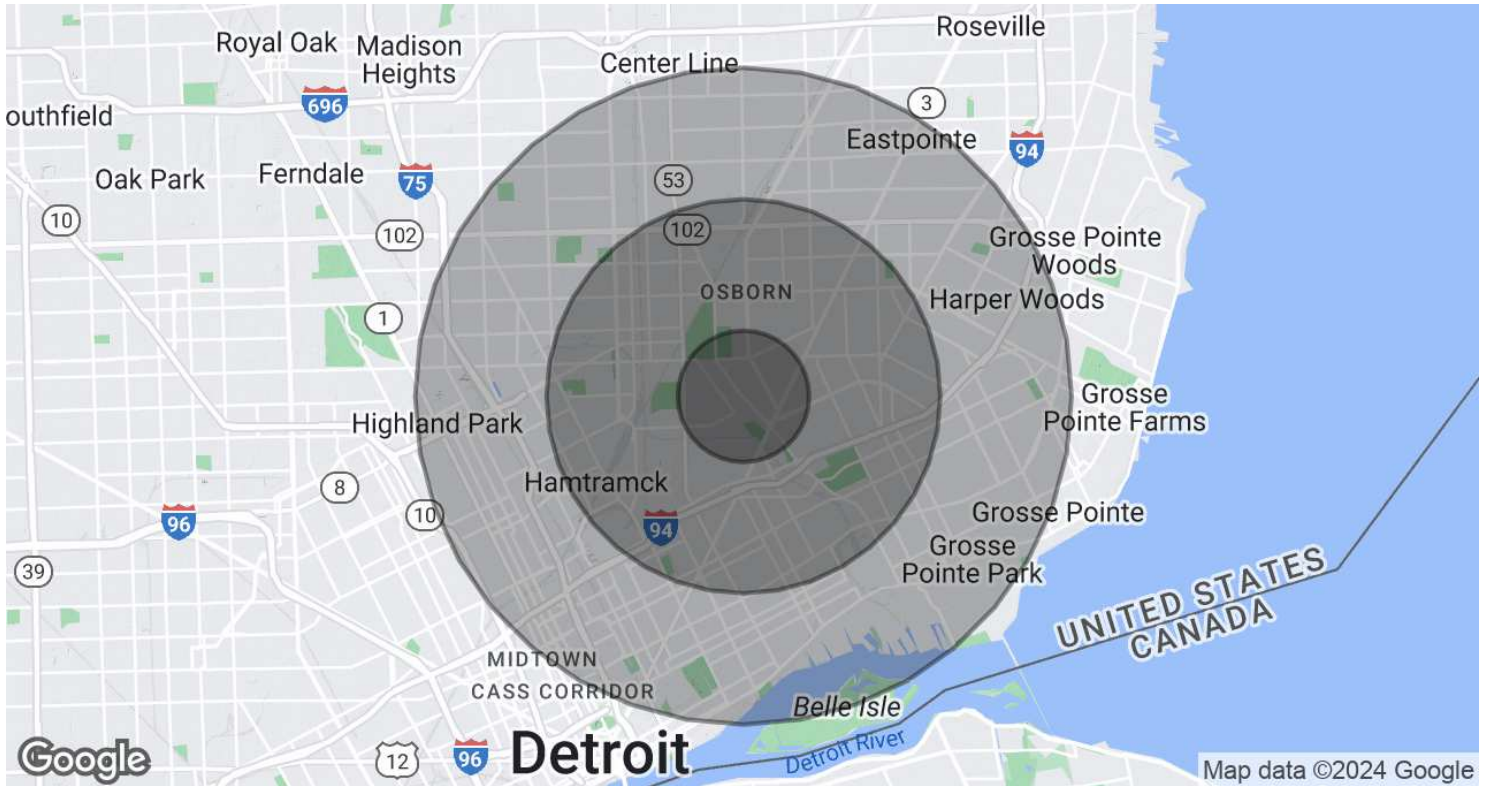


**Matthew Schiffman** CEO/MANAGING MEMBER  
D: 248.281.9907 | C: 248.943.6449  
matt@pacommercial.com

**Mike Gunn** SENIOR ASSOCIATE  
D: 248.331.0202 | C: 248.924.7499  
mike@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,865	124,880	350,598
Average Age	31.6	31.9	35.5
Average Age (Male)	32.0	30.5	33.9
Average Age (Female)	33.9	34.0	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,475	63,177	178,363
# of Persons per HH	1.8	2.0	2.0
Average HH Income	\$27,483	\$28,135	\$39,481
Average House Value	\$35,266	\$46,662	\$78,762

\* Demographic data derived from 2020 ACS - US Census



11908-11940 CONNER ST, DETROIT, MI 48205 // FOR LEASE

**CONTACT US**



**FOR MORE INFORMATION, PLEASE CONTACT:**



**Matthew Schiffman**  
CEO/MANAGING MEMBER

**D:** 248.281.9907  
**C:** 248.943.6449  
matt@pacommercial.com



**Mike Gunn**  
SENIOR ASSOCIATE

**D:** 248.331.0202  
**C:** 248.924.7499  
mike@pacommercial.com

**P.A. Commercial**

26555 Evergreen Road, Suite 1500  
Southfield, MI 48076

**P:** 248.358.0100

**F:** 248.358.5300

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

**Follow Us!**



 **P.A. COMMERCIAL**  
Corporate & Investment Real Estate

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.