

300 WEST FORT STREET | DETROIT, MI

Detroit Free Press



Detroit Club EST. 1882

CASS AVE

WASHINGTON BLVD

W FORT ST

WASHINGTON BLVD

W FORT ST

# 0.42-ACRE URBAN CORE LOT

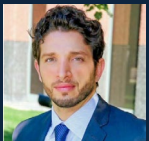
0.42 ACRES | ZONED PCA | FLEXIBLE DEVELOPMENT POTENTIAL



JONNA GROUP  
REAL ESTATE INVESTMENT SERVICES



**Simon Jonna**  
Executive Vice President  
248 226 1610  
simon@jonnagroup.com



**Raymond Jonna**  
Senior Vice President  
248 226 1611  
raymond@jonnagroup.com

**Byron Kalia**  
Senior Associate  
248 226 1613  
byron@jonnagroup.com

# Table Of Contents

04 PROPERTY INFORMATION

10 PROPERTY OUTLINE

16 AGENT REPRESENTATION



# INVESTMENT INTRODUCTION

Positioned at 300 W Fort Street in the heart of Downtown Detroit, this 0.42-acre development site offers a rare opportunity to assemble a meaningful footprint along one of the city's most established commercial corridors. The property sits steps from the Central Business District and within immediate proximity of Fort Street's dense concentration of office, civic, hospitality, and entertainment uses, providing strong fundamentals for future mixed-use or structured redevelopment. The site's current use as a surface parking lot allows a developer to control income during predevelopment while advancing entitlements and design.

The property is surrounded by major institutional and corporate occupiers, including 211 West Fort Street, a Class A office tower with long-term tenancy by the U.S. General Services Administration (GSA), and Fort Washington Plaza at 333 W Fort Street, a multi-tenant office building with significant parking demand. Adjacent landmarks such as Huntington Place Convention Center, the Federal Reserve Building (Bedrock), and Campus Martius drive consistent weekday and event-driven traffic to the immediate area, reinforcing the site's positioning as a core downtown development location rather than fringe infill.

Momentum continues to build west and southwest of the site with the ongoing transformation of Corktown and the Michigan Central Innovation District, where Ford Motor Company has invested approximately \$700 million and brought roughly 5,000 jobs to the area. This surge in employment and residential development has led to over \$67 million in new housing investment nearby, intensifying demand for walkable urban density, parking alternatives, and new commercial services along the Fort Street corridor connecting Downtown and Corktown.

# PROPERTY INFORMATION

Property Address	300 W FORT ST DETROIT, MI
Asking Price	BEST OFFER
Lot Size	0.424 AC
Frontage	130' Washington Ave 141.5' W Fort St
Current Lot Parking Spaces	49 Parking Spots 30 Underground Spaces
Zoning	PCA (Public Center Adjacent District)
Type of Ownership	Fee Simple
Property Type	Urban Core Development Lot
Parcel Numbers	02000185-6
Assessed Value	\$1,052,500
Taxable Value	\$389,973
Taxes (2025)	\$36,230.15

# PROPERTY HIGHLIGHTS

---

- ✓ **Prime Downtown Location** - Located along West Fort Street in Detroit's Central Business District, offering immediate access to Campus Martius, the Convention Center, the riverfront, and major office clusters.
- ✓ **Rare 0.42-Acre Development Footprint** - In a corridor increasingly characterized by high land coverage and institutional ownership, the site provides scale suitable for vertical mixed-use, residential, hotel, or office redevelopment.
- ✓ **Zoned PCA (Public Center Adjacent)** - Supports higher-intensity downtown uses with no height restrictions and aligns with Detroit's long-term vision for density, walkability, and reduced auto-centric land use near the CBD.
- ✓ **Surrounded by Stable Demand Drivers** - Adjacent to long-term office tenants including the U.S. GSA, Bedrock-owned assets, and convention infrastructure driving daily and seasonal utilization.
- ✓ **Income-Producing Interim Use** - The site currently functions as a surface parking lot, allowing for near-term cash flow while entitlements, design, or assemblage strategies are advanced.
- ✓ **Connectivity to Michigan Central & Corktown Growth** - Strategically positioned along the primary route between Downtown and the Michigan Central Innovation District, benefiting from employment growth and residential absorption west of the CBD.
- ✓ **Alignment with Downtown Redevelopment Trends** - Downtown Detroit has seen over **\$738 million in completed projects** in recent years, with additional large-scale mixed-use developments underway, reinforcing long-term appreciation potential for well-located land.

# PROPERTY RENDERINGS



OFFERING MEMORANDUM  
0.42 ACRE URBAN CORE LOT | DETROIT, MI

# PROPERTY VIEW



VIEW FROM W FORT STREET

OFFERING MEMORANDUM  
0.42 ACRE URBAN CORE LOT | DETROIT, MI

# PROPERTY VIEW



*VIEW FROM CORNER OF W FORT STREET AND WASHINGTON AVENUE*

OFFERING MEMORANDUM  
0.42 ACRE URBAN CORE LOT | DETROIT, MI

# PROPERTY VIEW



*VIEW FROM WASHINGTON AVENUE*

OFFERING MEMORANDUM  
0.42 ACRE URBAN CORE LOT | DETROIT, MI

# PROPERTY OUTLINE



Comerica

Detroit Free Press

CASS AVE

SEE AGENT FOR  
DETAILS

WASHINGTON BLVD

THEODORE LEVIN  
UNITED STATES  
COURTHOUSE

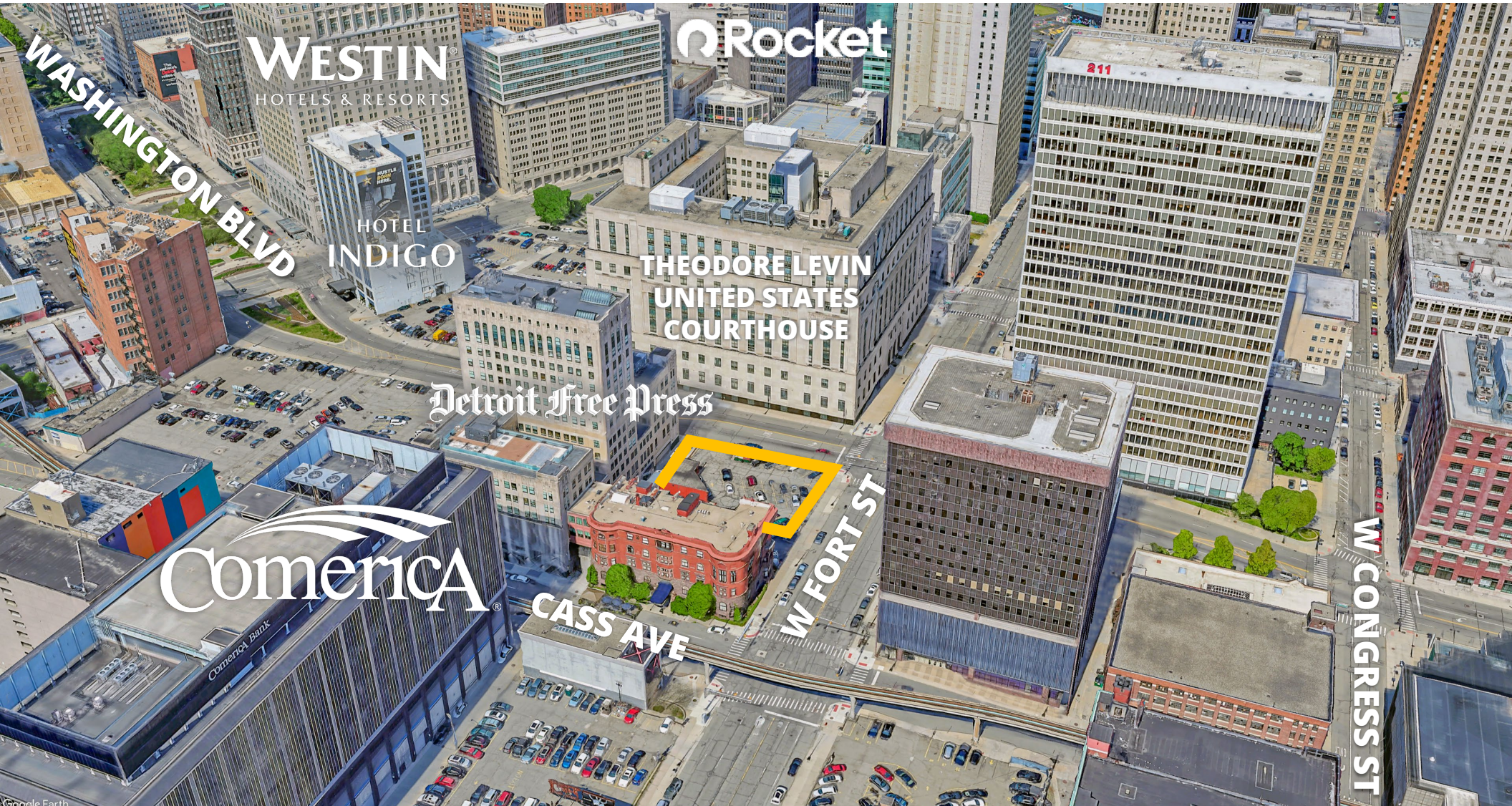
W FORT ST

OFFERING MEMORANDUM  
0.42 ACRE URBAN CORE LOT | DETROIT, MI

JONNA GROUP  
REAL ESTATE INVESTMENT SERVICES

Colliers

# AERIAL VIEW



OFFERING MEMORANDUM  
0.42 ACRE URBAN CORE LOT | DETROIT, MI

# LOCAL OVERVIEW



OFFERING MEMORANDUM  
0.42 ACRE URBAN CORE LOT | DETROIT, MI

# AREA OVERVIEW



OFFERING MEMORANDUM  
0.42 ACRE URBAN CORE LOT | DETROIT, MI

# LOCATION OVERVIEW

---



**Detroit, Michigan** is rapidly emerging as a premier destination for mixed-use real estate investment, driven by a dynamic blend of economic revitalization, cultural resurgence, and strategic infrastructure development. The city's downtown and surrounding neighborhoods are experiencing a renaissance, marked by transformative projects that are reshaping the skyline and the streetscape.

The Hudson's Site development, a \$1.4 billion investment, is set to become a landmark destination with luxury residences, office space, retail, and a hotel. General Motors' decision to relocate its global headquarters to this site underscores the confidence major corporations have in Detroit's future. Nearby, the University of Michigan Center for Innovation is under construction, bringing a \$250 million graduate research campus to the heart of the city, designed to attract top talent and foster cutting-edge startups.

Midtown continues to thrive with projects like The Mid, a \$377 million mixed-use development that includes a Thompson Hotel, residential units, and retail space, all within walking distance of the Detroit Medical Center and cultural institutions. In Corktown, Ford Motor Company is transforming the historic Michigan Central Station into a global innovation hub, complemented by the newly opened Michigan Central Park, an 8-acre green space that enhances the area's livability and appeal.

Culturally, Detroit offers a rich tapestry of attractions that enhance its desirability as a place to live, work, and visit. The Detroit Institute of Arts, Motown Museum, Eastern Market, and Belle Isle Park provide residents and tourists with world-class experiences. The city's sports and entertainment scene is anchored by Little Caesars Arena, home to the Red Wings and Pistons, and Ford Field, home to the Detroit Lions with vibrant nightlife and dining options throughout.

Major employers such as Ford, General Motors, Stellantis, Rocket Companies, Henry Ford Health System, and DTE Energy provide a stable economic foundation and a strong demand for both residential and commercial space. The presence of top-tier universities like Wayne State and the University of Michigan ensures a steady pipeline of educated professionals and entrepreneurs.

For investors, Detroit offers a compelling combination of affordability, growth potential, and community-driven development. The city's commitment to revitalization, coupled with its cultural richness and economic momentum, makes it an ideal environment for mixed-use projects that blend residential, retail, and office components into vibrant, sustainable neighborhoods.

# LOCATION DEMOGRAPHICS

Current Year Summary	1 mile radius	3 mile radius	5 mile radius
Total Population	9,722	69,869	190,340
Total Households	6,186	36,952	84,004
Total Family Households	1,097	11,378	35,983
Average Household Size	1.41	1.74	2.18
Median Age	35.9	35.1	34.8
Population Age 25+	8,262	50,258	128,460
2010-2020 Total Population: Annual Growth Rate (CAGR)	1.62%	0.19%	-0.92%

Current Year Income & Household Summary	1 mile radius	3 mile radius	5 mile radius
Median Household Income	\$68,631	\$40,957	\$39,086
Average Household Income	\$95,884	\$68,544	\$60,978
Per Capita Income	\$61,824	\$36,454	\$27,049

Current Year Summary Business Data	1 mile radius	3 mile radius	5 mile radius
Total Businesses	2,548	5,366	8,235
Total Daytime Population	75,072	176,511	305,367
Daytime Population: Workers	71,338	135,798	185,018
Daytime Population: Residents	3,734	40,713	120,349

## IN 5-MILE RADIUS



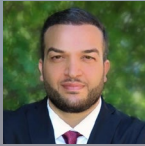
POPULATION  
190K+



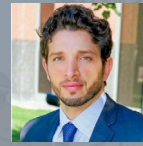
TOTAL  
HOUSEHOLDS  
84K+



AVERAGE  
INCOME  
\$60K+



**Simon Jonna**  
**Executive Vice President**  
248 226 1610  
simon@jonnagroup.com



**Raymond Jonna**  
**Senior Vice President**  
248 226 1611  
raymond@jonnagroup.com

**Byron Kalia**  
**Senior Associate**  
248 226 1613  
byron@jonnagroup.com

Jonna Group  
• 401 S Old Woodward Avenue Suite 425 Birmingham, MI 48009 •  
jonnagroup.com  
colliers.com/detroit



**DISCLAIMER:** This Offering Memorandum contains select information pertaining to the business and affairs of **300 W FORT ST DETROIT, MI** and has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers International from sources it deems reliable. Owner, nor their officers, employees, Colliers International or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum