

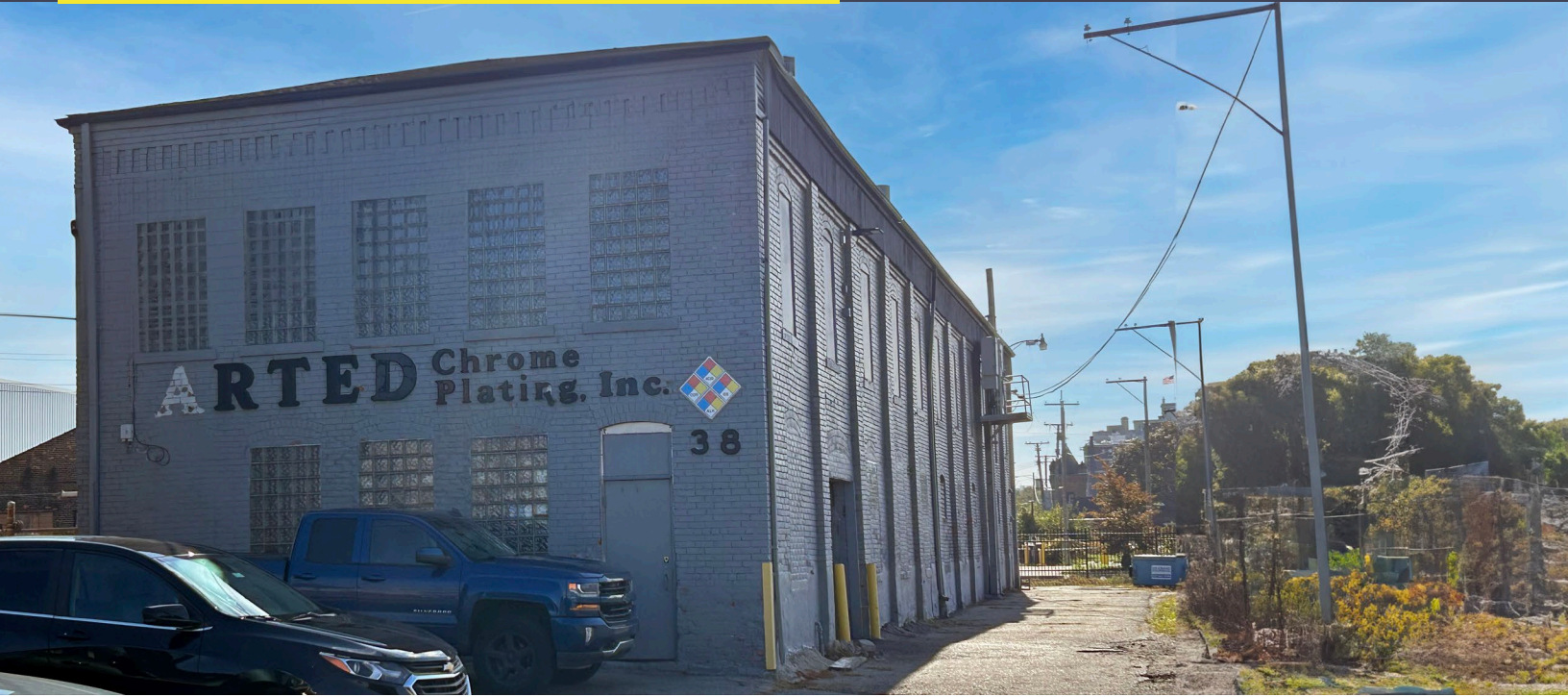
38 PIQUETTE AVENUE
DETROIT, MICHIGAN

INDUSTRIAL FOR SALE
9,000 Square Feet Available



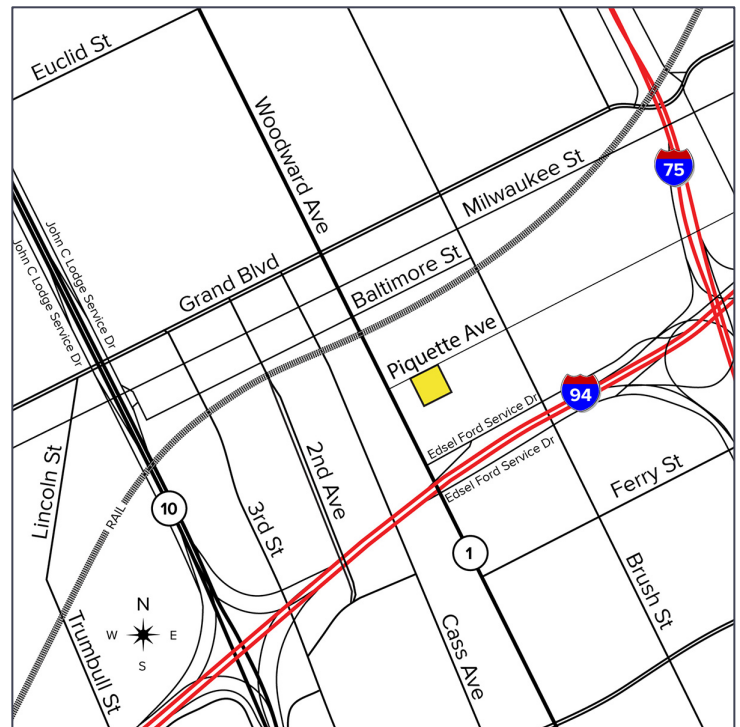
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IN THE HEART OF MIDTOWN



PROPERTY FEATURES

- 9,000 square feet of industrial space
- Former Mayor's carriage house
- 1/4 acres of flexible M2 zoning
- 10'-24' ceiling height
- (2) two grade level doors
- Stand alone Woodward Development Opportunity
- Sale Price: \$695,000 (\$77.22/sq.ft.)



For more information, please contact:

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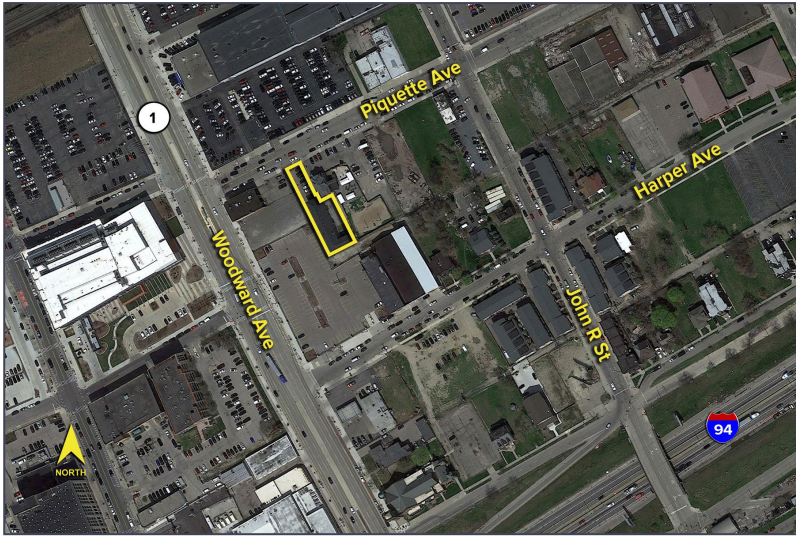
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38 Piquette Avenue – Detroit, Michigan

Industrial For Sale

9,000
Square Feet
AVAILABLE

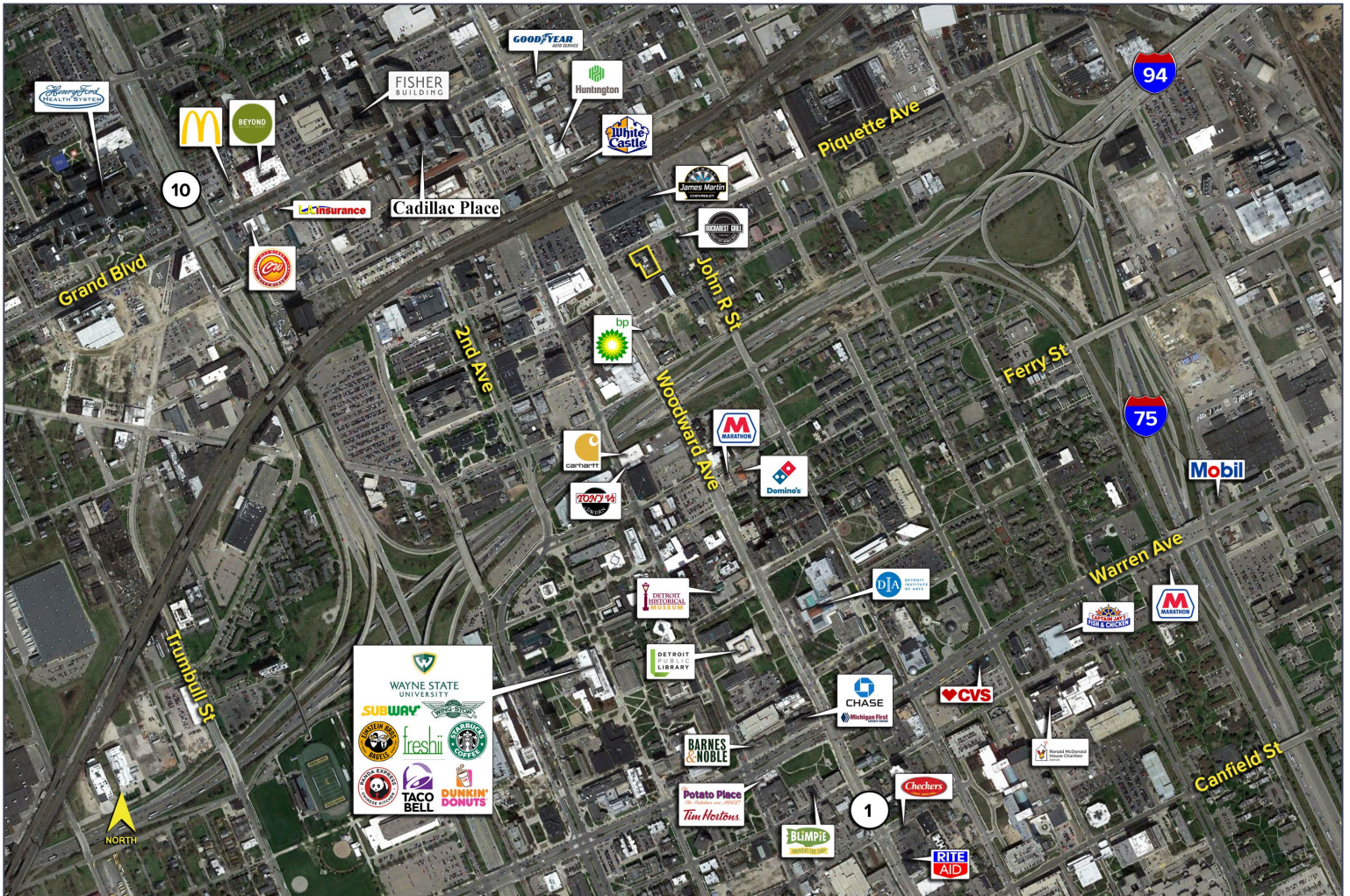


DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	16,488	\$31,917
3 MILE	129,838	\$35,646
5 MILE	297,714	\$35,699

TRAFFIC COUNTS (TWO-WAY)

22,674	Woodward Ave. N. of I-94
21,333	Woodward Ave. S. of I-94
142,433	I-94 E. of Woodward Ave.
152,697	I-94 W. of Woodward Ave.



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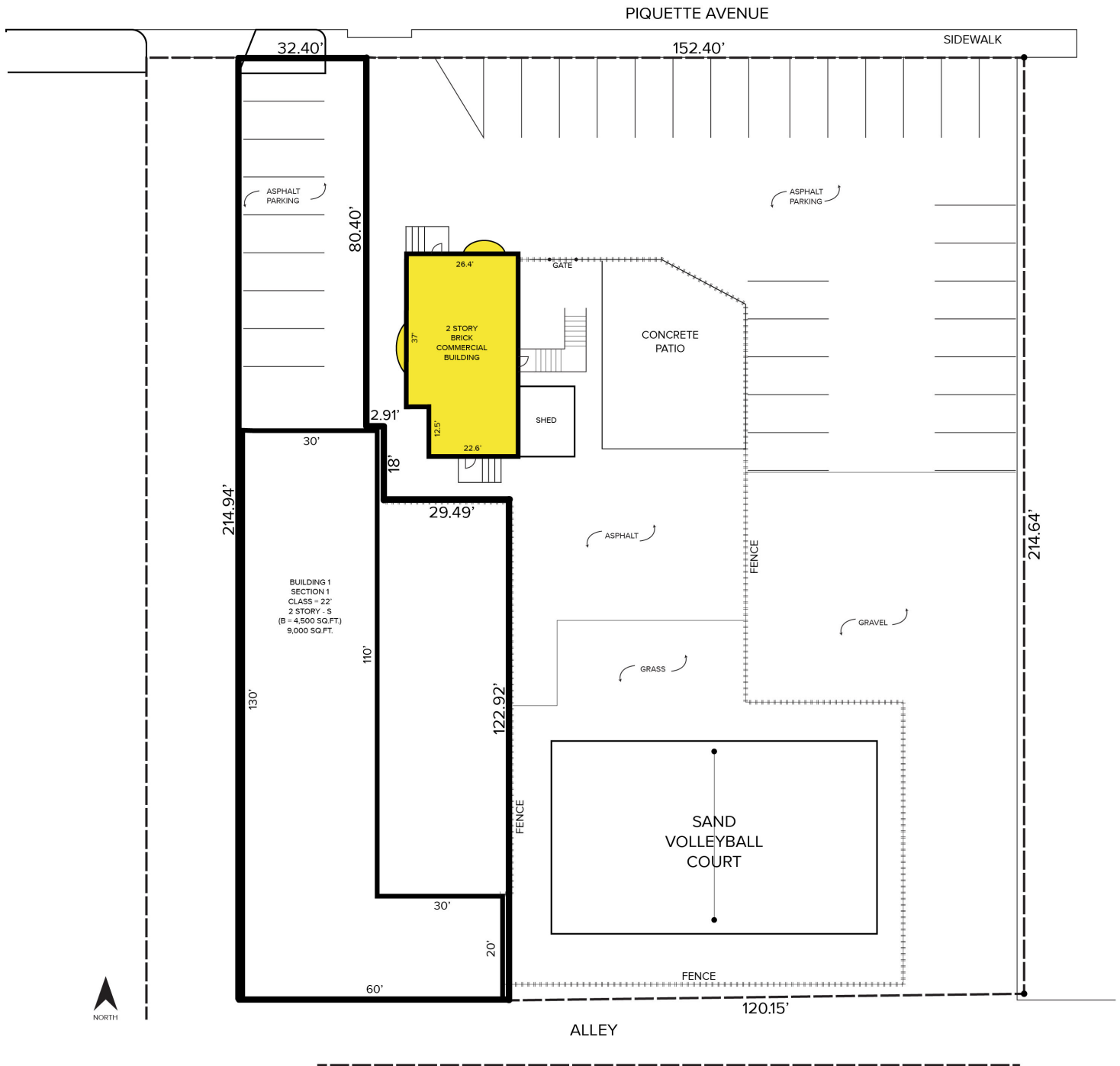
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Site Plan



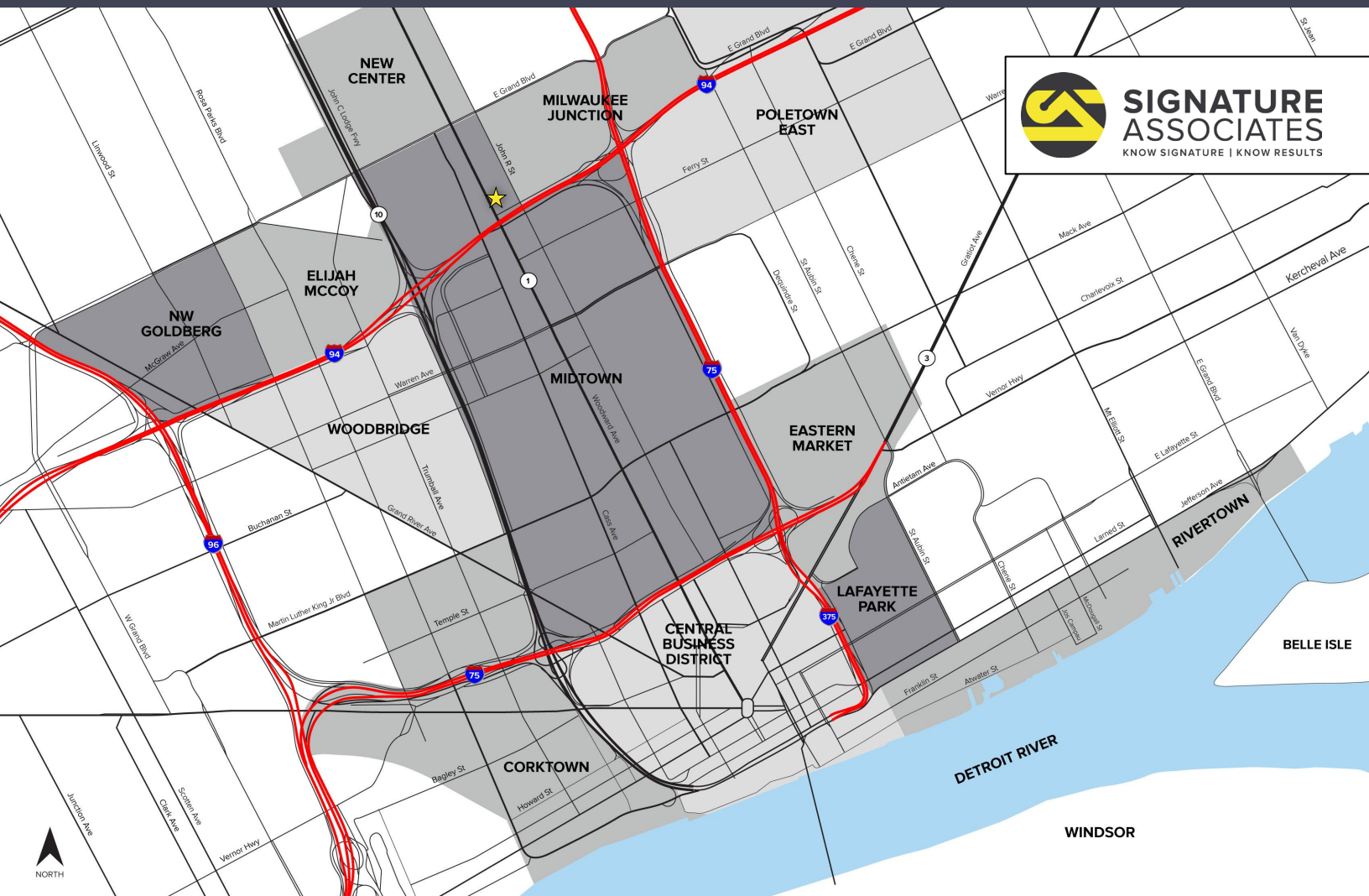
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SNAPSHOT OF MIDTOWN/DOWNTOWN



In the last ten years, Midtown/Downtown Detroit has experienced a dramatic revival and influx of development and resources that have created undeniable excitement in the City. Head turning projects like Ford World Headquarters moving into the train station, Bedrock's Hudson Site and the newly announced "District Detroit" has Mid/Downtown poised for stable economic growth and sustainability. Known to have a bohemian undercurrent these areas also boast excellent opportunities for dining - casual to fine, and many music and art venues. Staple institutions in the area include Wayne State University, The College for Creative Studies, Detroit Institute of Arts (DIA), Little Caesars Arena, and a thriving museum district define the area's most popular destinations.

DETROIT FACTS & FIGURES

- A strong presence of young professionals nurtures a thriving economy of medium to small and niche businesses.
- Major employers such as Rocket companies, General Motors, Ally Financial and Blue Cross Blue Shield all call Detroit's downtown home.
- All within a mile of each other, Comerica Park, Ford Field, and Little Caesars Arena comprise the densest Stadium district in the US.

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