



NEIGHBORHOOD

SOUTHWEST

LOCATION

**MICHIGAN AVE BETWEEN
24TH ST & 25TH ST**

SPACE TYPE

RETAIL

This single-story, standalone building is located just blocks away from the new DCFC stadium and Corktown, making it ideal for a single-use retailer or a small food and beverage operation. The 915-square-foot building features a new roof and updated electrical, ready for build-out.

ASKING PRICE

\$175,000

ADDRESS

3536 Michigan Ave, Detroit, MI 48216

NEIGHBORS

Ford Motor Company, Michigan Central Station, Detroit City FC, Alpino, 27th Letter Books, Folk, Meta Physica Wellness Center, Rocket Data Center, Level 3 Communications, Southwest Greenway, Honeybee Market, Slows BBQ, Airspace Link, Ford Motor Co.'s Book Depository, New Lab Michigan Central, Detroit Bus Company, IMA, Metropolis Cycles, Mercury Burger Bar, Grandma Bob's, Corktown Health Center, Detroit Public Safety Academy and UPS Detroit International Import Hub.

BUILDING SIZE

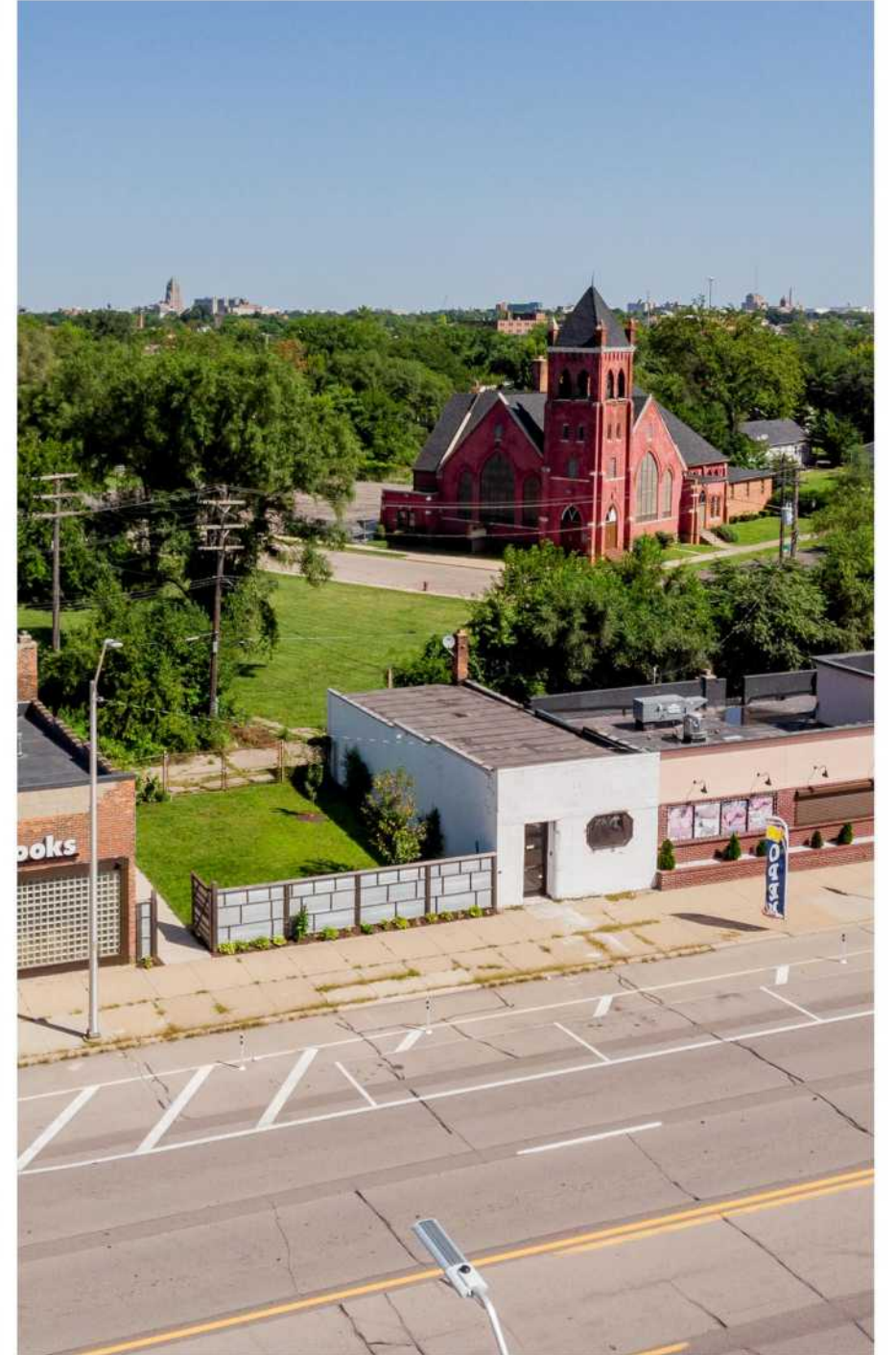
915 SF

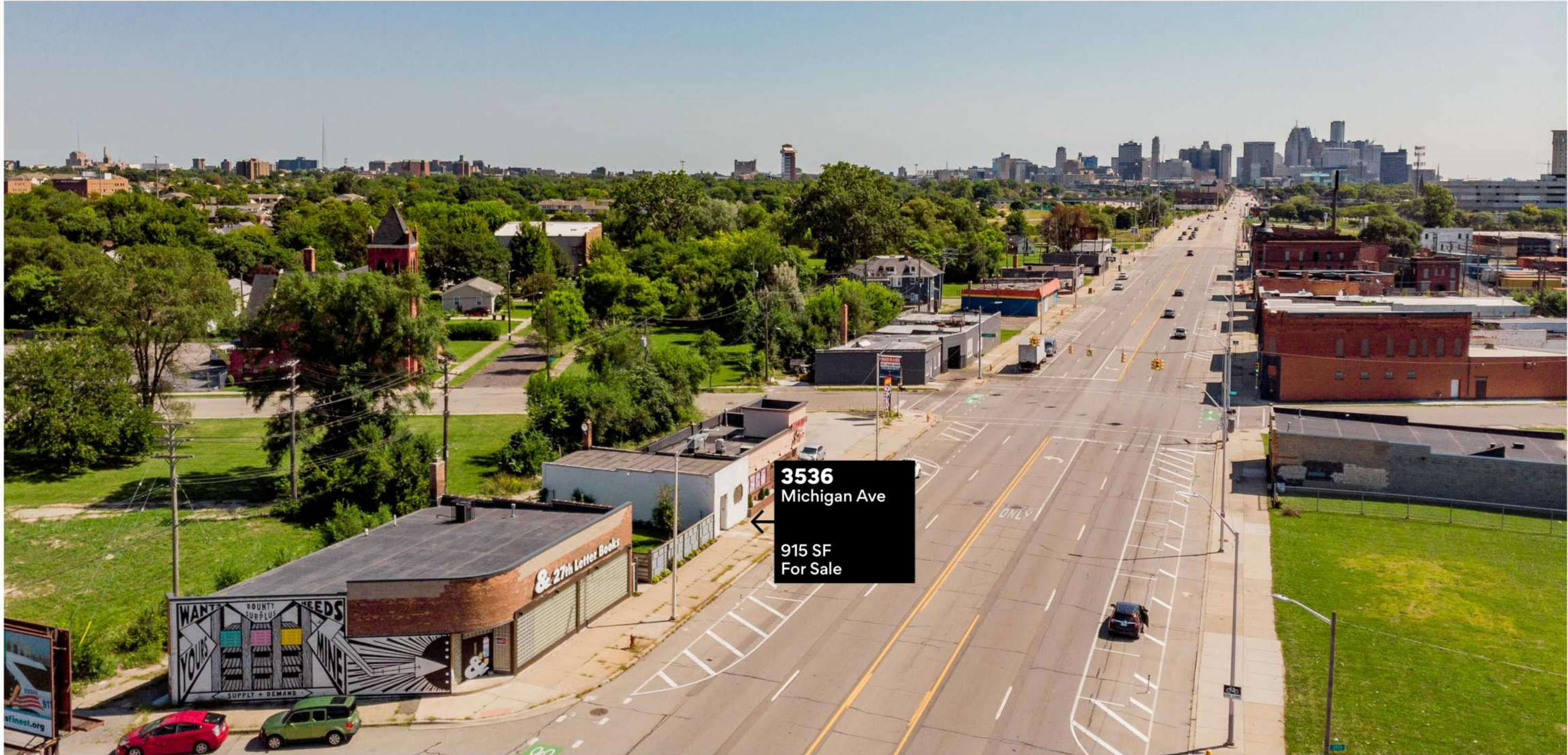
OPPORTUNITY ZONE

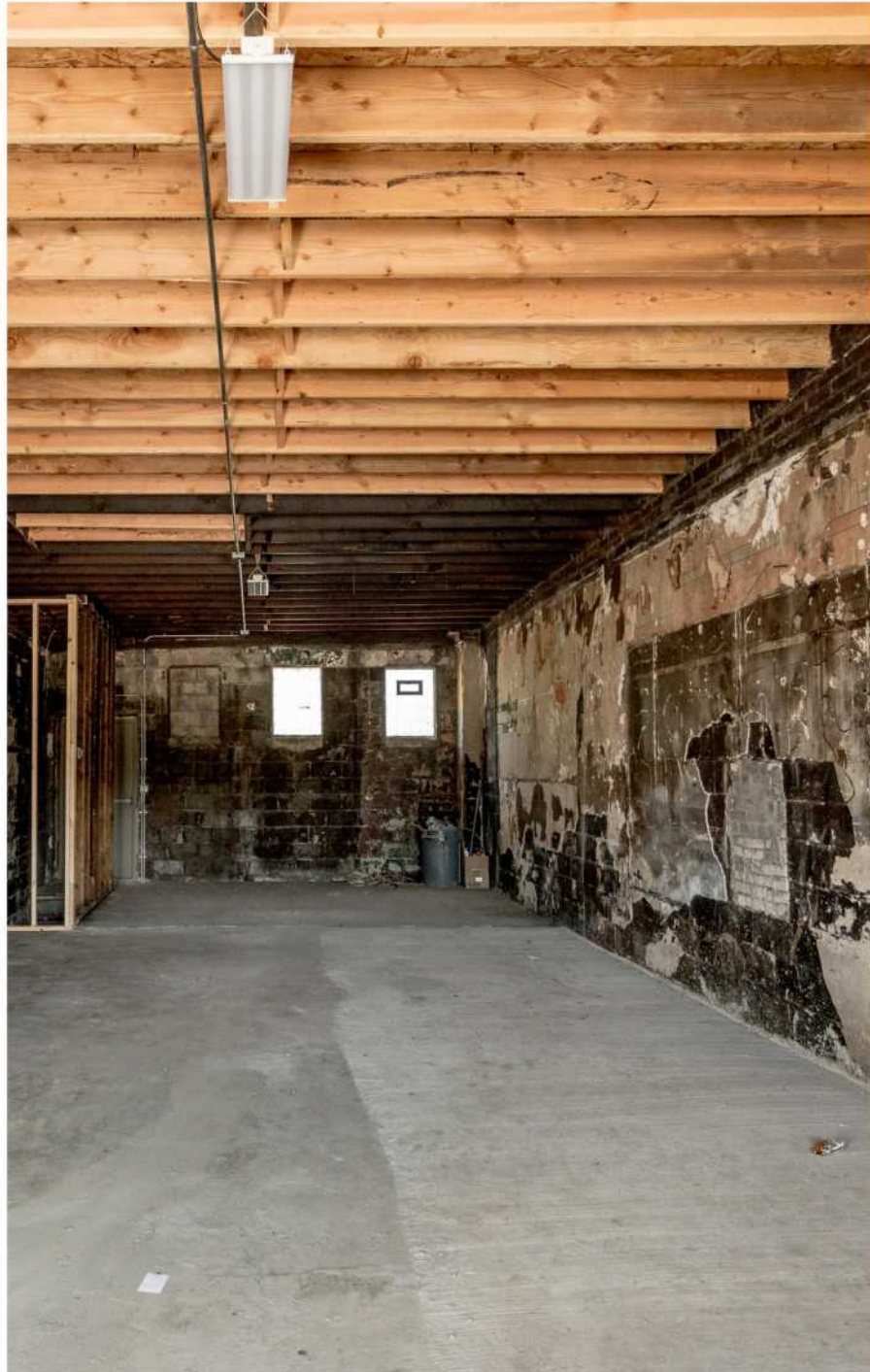
YES

ZONING

B4







CORKTOWN

Named by the Irish immigrants who originally settled here, Corktown is the oldest neighborhood in Detroit. Full of candy-colored Victorians, shotguns and townhomes, the historic residential district is complemented by thriving commercial avenues. It's also the home of Ford's revitalized Michigan Central Station and all the innovation and investment that comes with it. Steps from Downtown and a stone's throw from the Detroit River, Corktown's desirable and convenient location offers residents unmatched walkability of dense urban fabric, ranging from restaurants and bars to the expansive west Riverfront project currently underway.

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AREA DEVELOPMENTS



Ford's Michigan Central Station

Ford's Michigan Central Station is currently undergoing a nearly \$1 billion renovation. Ford's Corktown Campus promises to bring over 5,000 new jobs to the neighborhood, creating a need for 1,100 new residential units.



Detroit City FC stadium planned in Corktown

The popular soccer club, which draws thousands of diehard fans, confirmed Thursday its plans to build a new stadium on the site of the former Southwest Detroit Hospital in Corktown. The long-vacant hospital property, located at Michigan Avenue and 20th Street, was recently purchased for \$6.5 million. A source briefed on the matter said the stadium is expected to seat about 14,000 people and would be used by both the men's and women's teams.



The Ralph C. Wilson Centennial Park

As the final part of the Detroit Riverfront Conservancy's master plan to revitalize 5.5 miles along the river, the park represents a \$75 million investment on the west side of the riverfront near the former Joe Louis Arena site. It will feature 22 acres of playscapes and recreational spaces.

AREA DEVELOPMENTS



Godfrey Hotel Corktown

The Godfrey Hotel, part of the Curio Collection by Hilton, is described as a 227-room luxury lifestyle hotel.' It is located on Michigan Avenue between Trumbull and Eighth Street.



Perennial Corktown

Perennial Corktown adds 188 apartment units and seven new townhomes to Detroit's oldest neighborhood, established in 1834. It is the latest phase of a larger development that also includes the recently opened Godfrey Hotel and the ongoing renovation of the Red Arrow Soda Factory building.



Southwest Greenway

Opened to the public in May 2023, the Southwest Greenway connects Ralph C. Wilson, Jr. Centennial Park with the Michigan Central Mobility Innovation District and is a key part of the 27.5-mile Joe Louis Greenway. Running from Bagley Street to Jefferson Avenue along the historic May Creek site and a former railway corridor, the re-imagined path links Corktown, Mexicantown, and communities throughout Southwest Detroit directly to the riverfront.

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