

RETAIL PROPERTY // FOR SALE

# BOWLING ALLEY WITH ROOM FOR EXPANSION BUSINESS & REAL ESTATE FOR SALE

19600 WOODWARD AVENUE  
DETROIT, MI 48203



- 41,380 SF free-standing building
- 40-lane bowling center
- Business and Liquor License available
- Zoned B4 for versatile retail use
- 2.59-acre site with additional parking land
- Currently at 50% occupancy, promising growth potential
- Excellent location on Woodward Ave - 23,689 vehicles per day
- Population of 131,000 within 3 miles

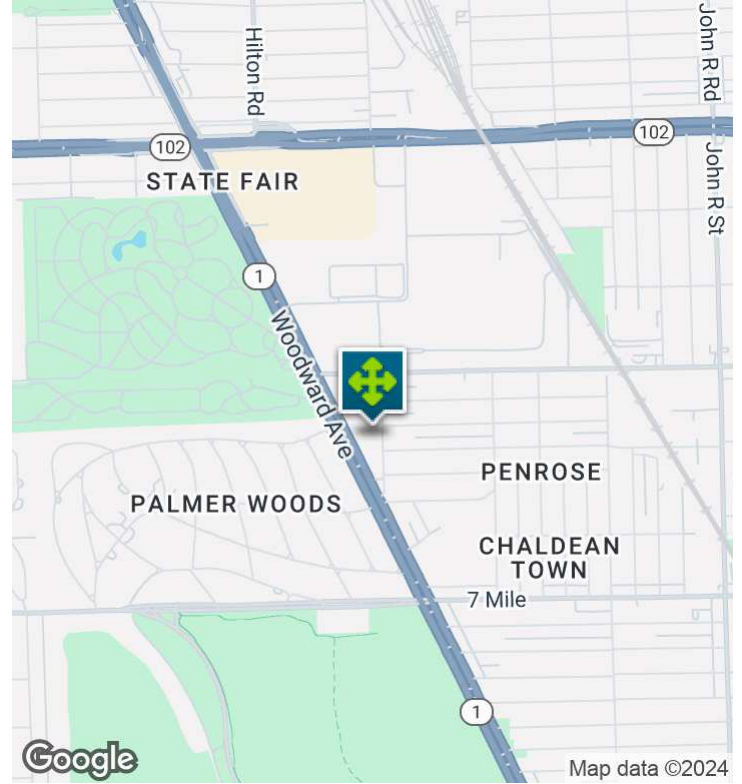


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# EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>\$1,800,000</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	41,380 SF
<b>Lot Size:</b>	2.59 Acres
<b>Price / SF:</b>	\$43.50
<b>Year Built:</b>	1943
<b>Renovated:</b>	2000
<b>Zoning:</b>	B4
<b>Market:</b>	Detroit
<b>Submarket:</b>	Detroit E of Woodward
<b>Traffic Count:</b>	23,689

## PROPERTY OVERVIEW

This 41,380 SF, B4-zoned free-standing building, originally established in 1943 and renovated in 2000, offers a lucrative proposition in the thriving Detroit market. The property features a successful 40-lane bowling center business on a 2.59-acre site with ample parking. The current 50% occupancy status provides ample room for growth and expansion and an opportunity to re-purpose the second vacant building into an event, gaming, or entertainment venue. Don't miss the chance to capitalize on this thriving asset with endless potential for development and profit.

## LOCATION OVERVIEW

Positioned in a prime location with high population density near popular attractions, this area offers unparalleled potential. With its proximity to The University District, Palmer Park, and the bustling retail hub of Woodward Rd & 8 Mile Rd where the busiest Meijer in the state is located, this location presents a compelling proposition for savvy investors seeking to capitalize on Detroit's dynamic commercial real estate landscape.



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## PROPERTY DETAILS

Sale Price	\$1,800,000
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### LOCATION INFORMATION

Building Name	Renaissance Bowling Center
Street Address	19600 Woodward Avenue
City, State, Zip	Detroit, MI 48203
County	Wayne
Market	Detroit
Sub-market	Detroit E of Woodward
Cross-Streets	Woodward Ave & W State Fairground
Side of the Street	East
Road Type	Paved
Market Type	Medium
Nearest Highway	I-75

### BUILDING INFORMATION

Building Size	41,380 SF
Occupancy %	50.0%
Tenancy	Multiple
Ceiling Height	14 ft
Number of Floors	1
Year Built	1943
Year Last Renovated	2000
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number of Buildings	2
Liquor License	\$50,000
Business & Equipment	\$150,000

### PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	B4
Lot Size	2.59 Acres
APN #	01009831-2
Traffic Count	23689
Traffic Count Street	Woodward Ave
Amenities	Pylon Sign Monument Sign Bus Line
Waterfront	No
Power	Yes

### PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Parking Ratio	4.83
Number of Parking Spaces	126
	*plus land for additional parking

### UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes
Leed Certified	No
Gas / Propane	Yes



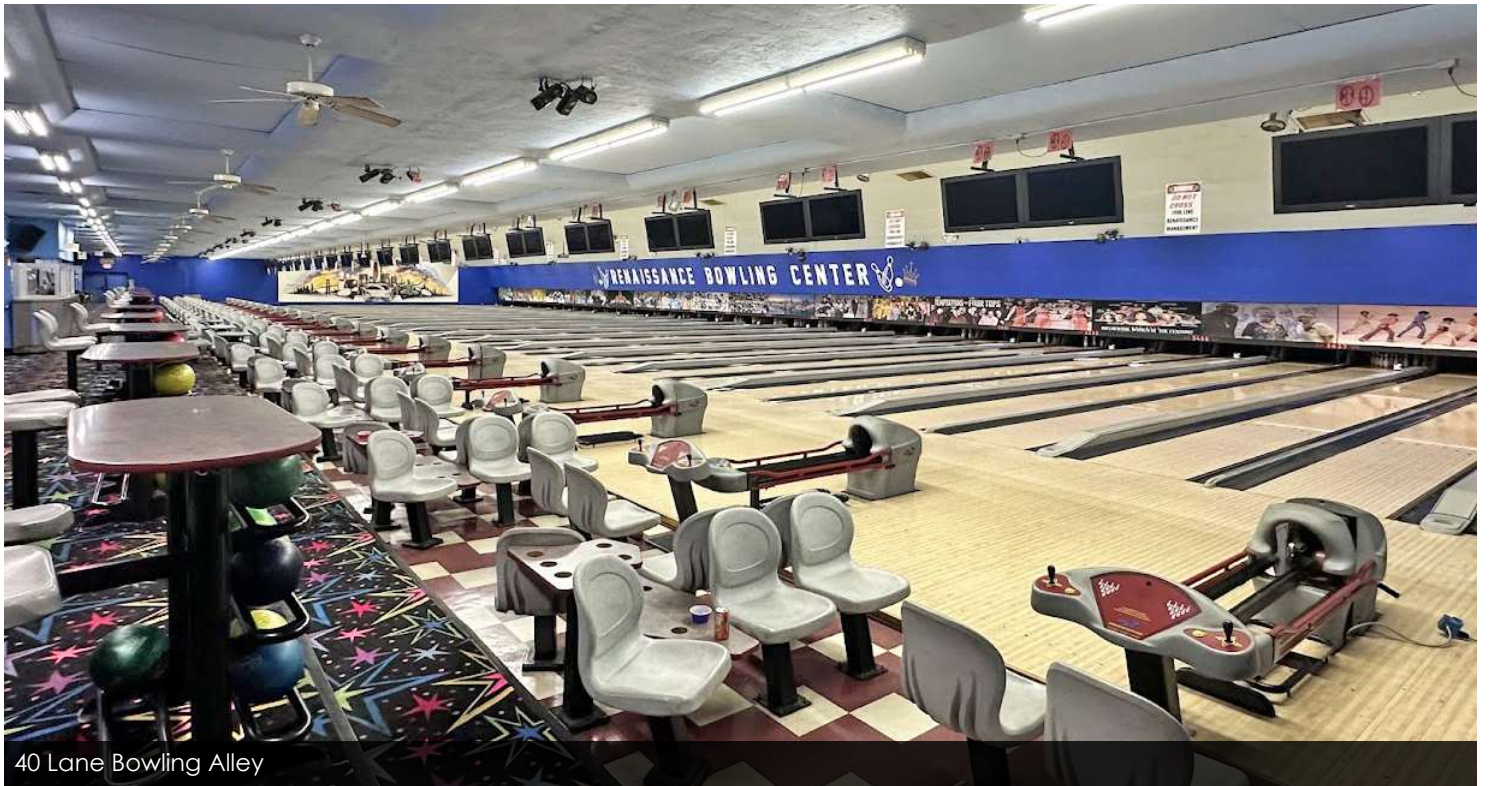
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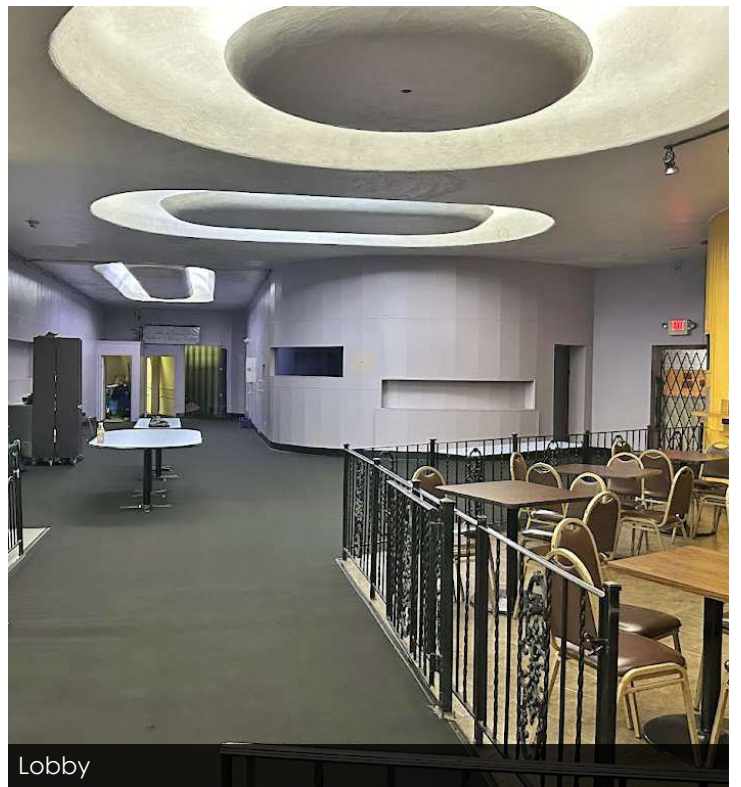
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40 Lane Bowling Alley



Snack Bar



Lobby



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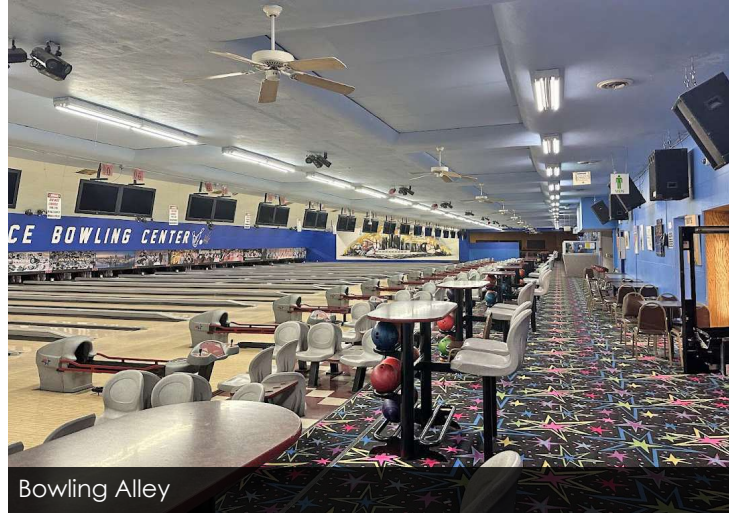


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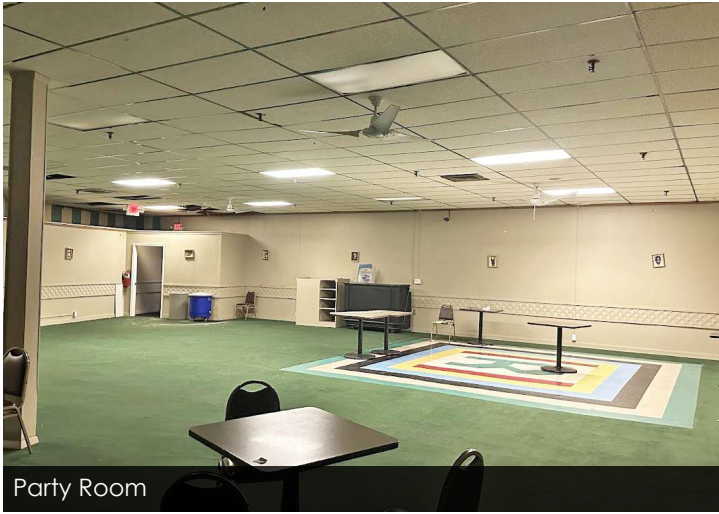
# ADDITIONAL PHOTOS



Sitting Area/Lounge



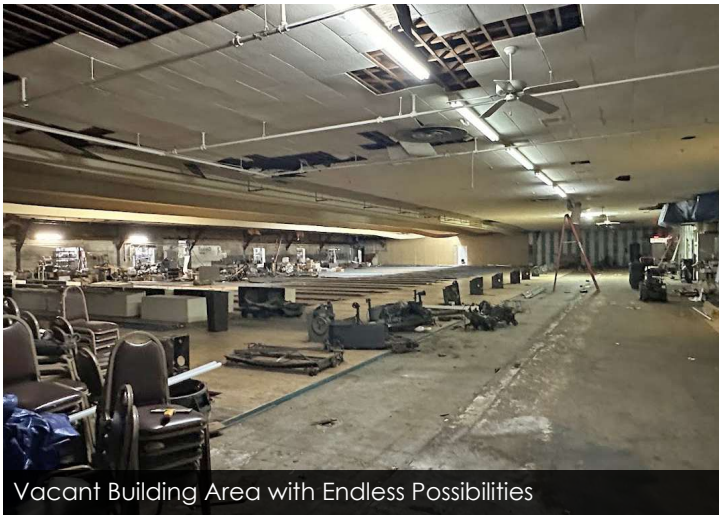
Bowling Alley



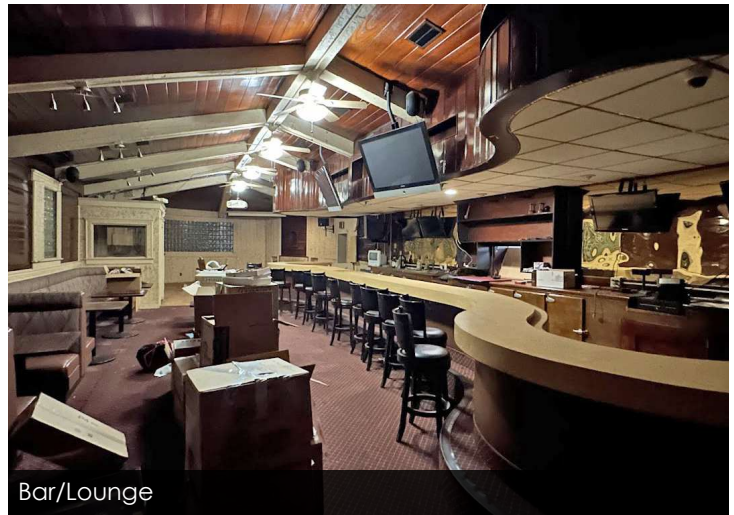
Party Room



Kitchen



Vacant Building Area with Endless Possibilities



Bar/Lounge

 **P.A. COMMERCIAL**  
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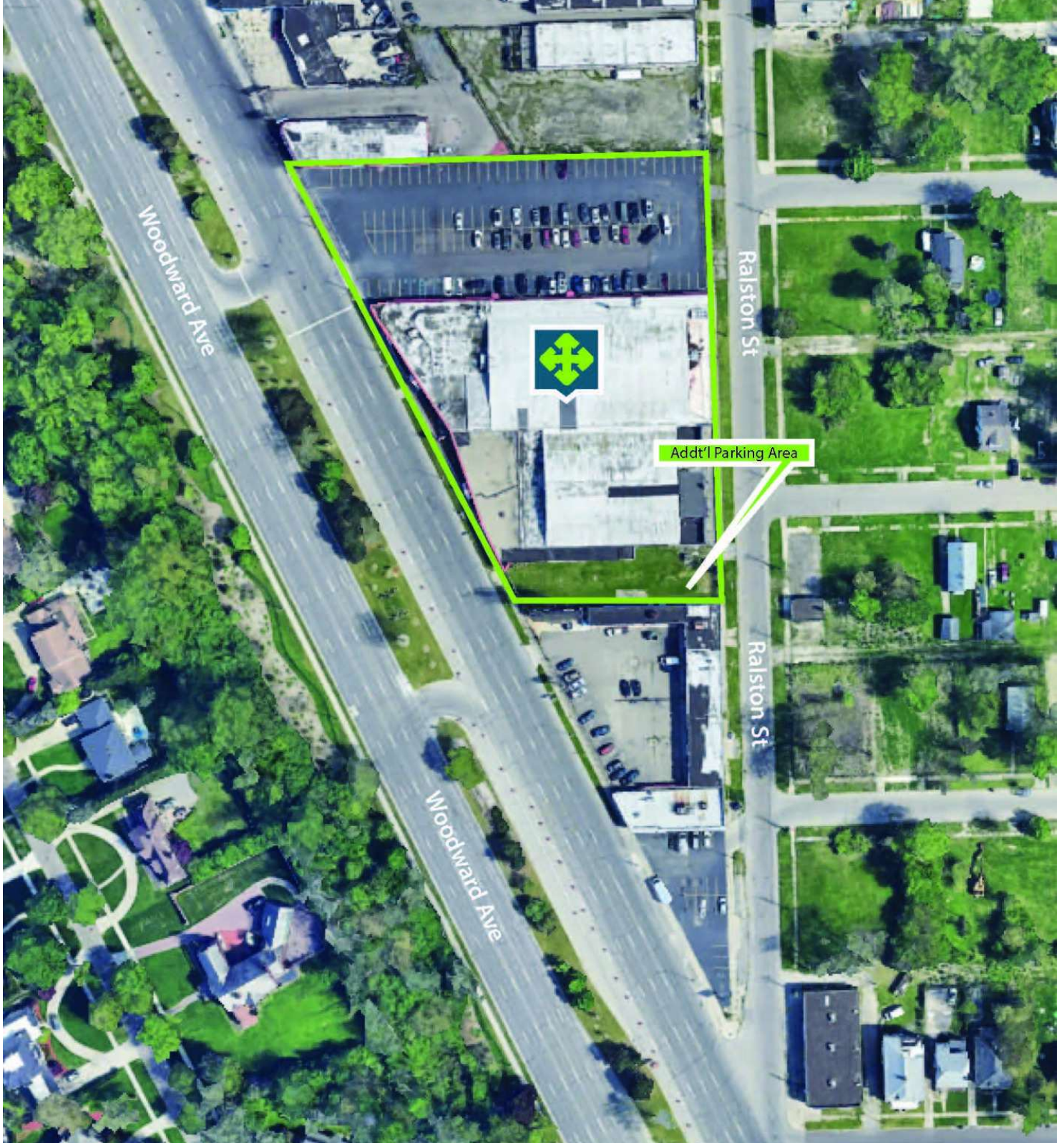
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# AERIAL MAP



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# RETAILER MAP



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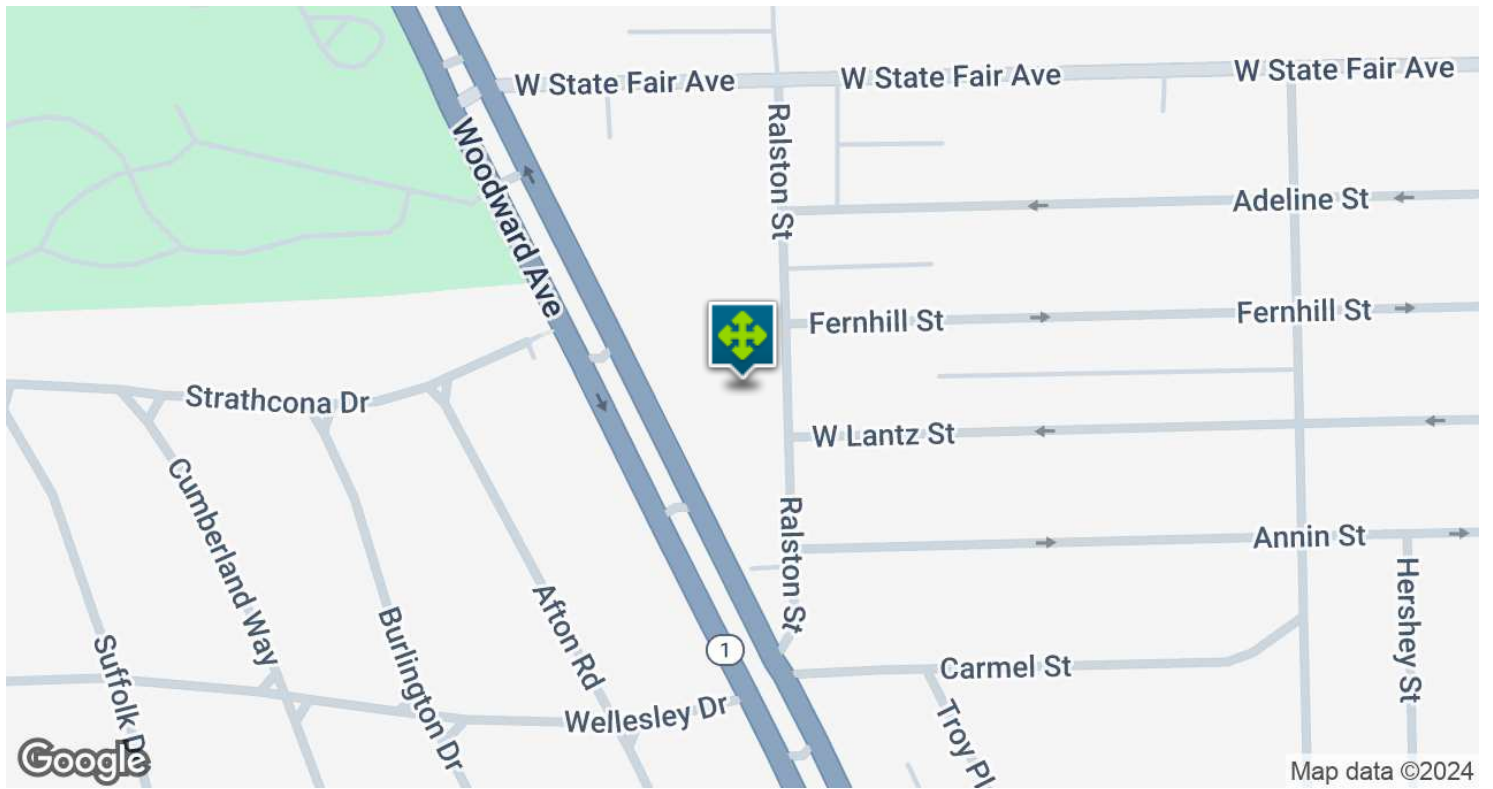
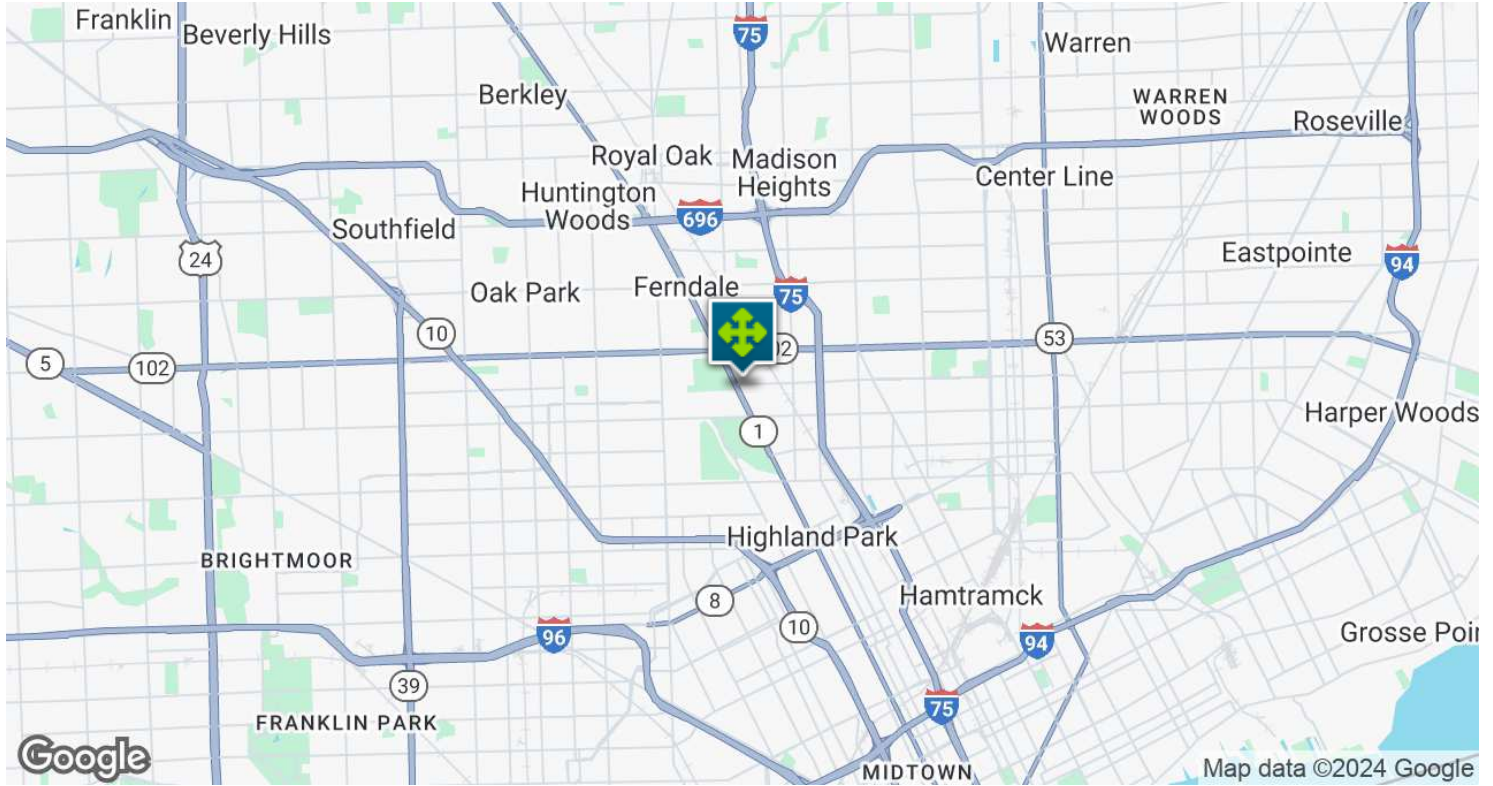
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# LOCATION MAP



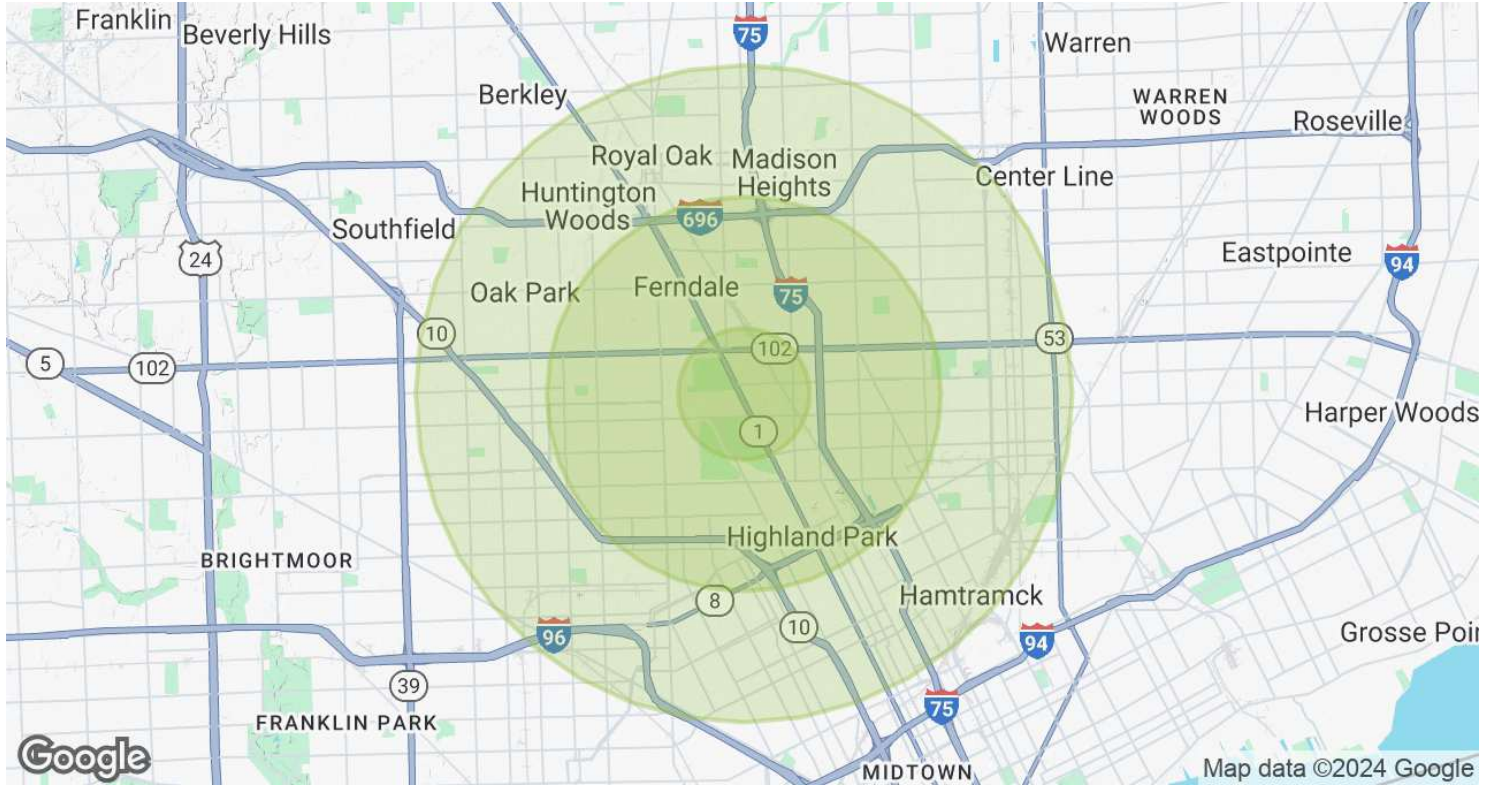
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	6,624	131,066	403,991
<b>Average Age</b>	42	40	39
<b>Average Age (Male)</b>	41	39	38
<b>Average Age (Female)</b>	42	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	2,916	57,167	167,771
<b># of Persons per HH</b>	2.3	2.3	2.4
<b>Average HH Income</b>	\$88,694	\$71,146	\$71,115
<b>Average House Value</b>	\$254,728	\$168,966	\$176,388

Demographics data derived from AlphaMap



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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