



### REDEVELOPMENT OPPORTUNITY

# Grand River Marketplace Portfolio

GRAND RIVER & MAPLEWOOD AVENUE

Detroit, MI



# PORFTOLIO SUMMARY



## PORFTOLIO HIGHLIGHTS

- 3.91 acres with five commercial buildings
- Over 300 feet of frontage on Grand River Avenue
- Mix of existing structures and vacant land
- Potential for Brownfield Grant

## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,950,000
<b>LOT SIZE:</b>	3.91 Acres

## PORFTOLIO DESCRIPTION

This Detroit portfolio includes a combination of 5 commercial buildings and 21 land parcels totaling 3.91 acres along Grand River Avenue. The assemblage consists of five properties: 8447, 8461, 8529 Grand River, and 8422, 8434 W Grand River Avenue.

8461 Grand River features the 31,800 SF Kahn building, suitable for commercial, office, or adaptive reuse opportunities.

8447 Grand River includes a 13,000 SF restaurant and banquet facility, formerly occupied by Steve's Soul Food, offering potential for hospitality or event uses.

Additional buildings and vacant land provide options for redevelopment or expansion.

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## 8461 GRAND RIVER AVENUE - KAHN CADILLAC BUILDING



### KAHN CADILLAC BUILDING

Designed by Albert Kahn in 1929, this former Stark Hickey Ford dealership blends Detroit's automotive heritage with timeless architectural detail. The second level offers a versatile industrial-style space, ideal for banquets, events, or creative re-use. A vehicle ramp leads to a 14,000 SF rooftop with endless potential for outdoor activations.

- 32,516 Square Feet
- Built in 1929
- Asking \$850,000.00



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## 8447 GRAND RIVER AVENUE - FORMER STEVE'S SOUL FOOD



### FORMER STEVE'S SOUL FOOD

The 13,000 SF building, built in 1929 and renovated in 2016, offers five units suitable for restaurants, ghost kitchens, or events, with dining and lounge areas.

Kitchen equipment available, including walk-in coolers, freezers, ovens, mixers, sinks, prep stations, and deep fryers

Recent improvements to roof, electrical, plumbing, and HVAC

Asking \$850,000.00



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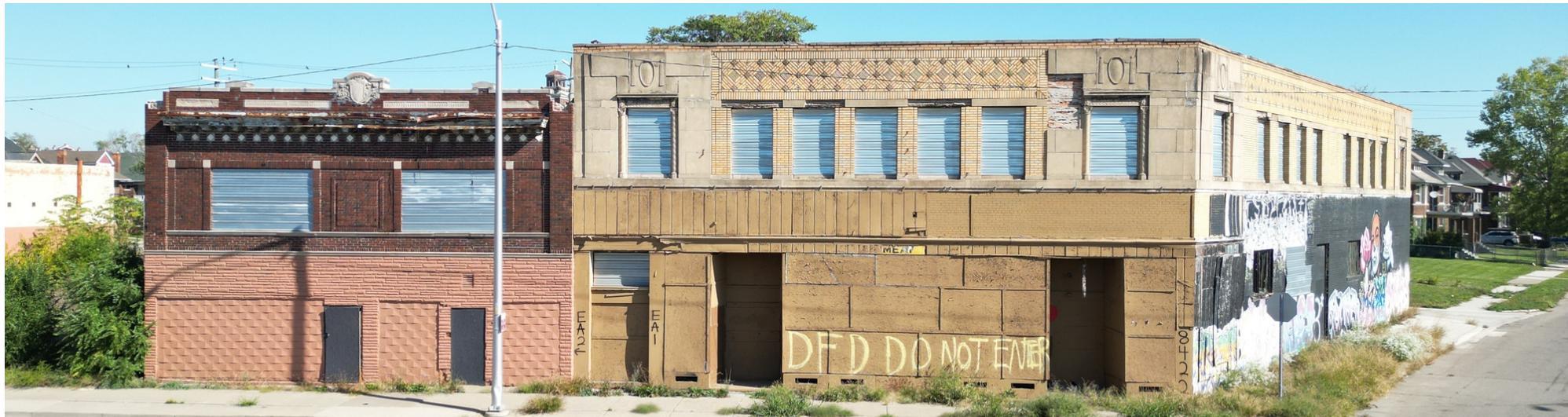
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## 8422-8434 GRAND RIVER AVE



### 8422-8434 GRAND RIVER AVE

Proposed open-air concept retaining the original brick walls and exposed steel framework, creating a distinctive indoor/outdoor setting for a beer garden, patio dining, and live outdoor music events.

- 11,959 Square Feet
- Built in 1960
- Asking \$100,000.00



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## VACANT LAND



### VACANT LAND

- Land Parcel consisting of 0.72 acres
- Proposed parking areas or buildable land
- Billboard not included with sale
- Asking \$50,000.00



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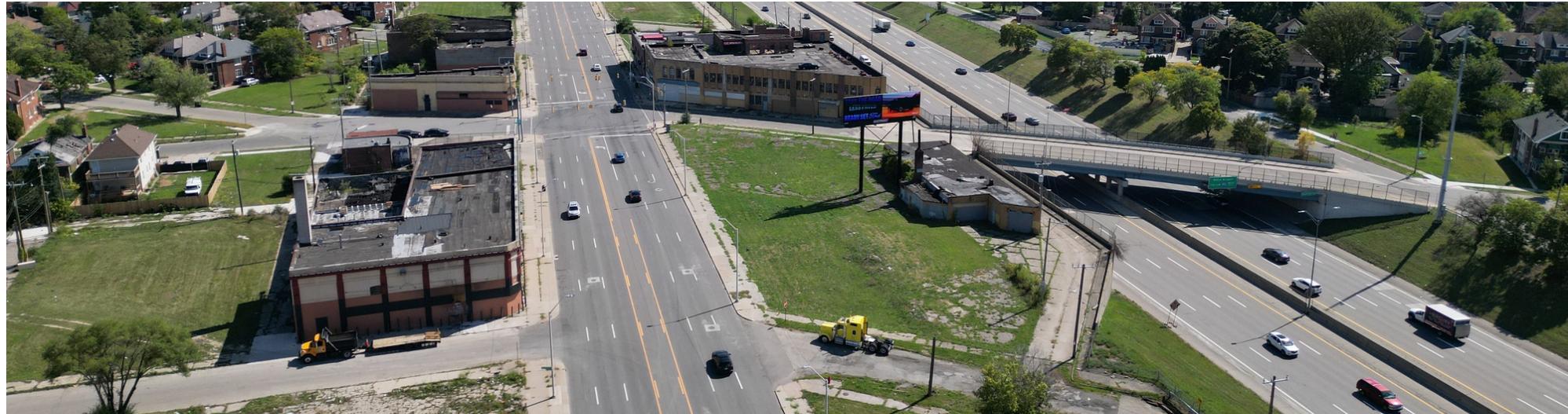
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## 8529 GRAND RIVER AVENUE - ADDITIONAL LAND WITH BUILDING



### 8529 GRAND RIVER AVENUE

0.54 acre land parcel with 4,501 square foot automotive building.

- Proposed parking area or redevelopment opportunity
- Billboard on site provides income stream
- Asking \$50,000.00



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## 8623-8695 GRAND RIVER - VACANT LAND



### VACANT LAND

Land parcel consisting of 0.88 acres.

- Suitable for parking, storage, or redevelopment
- Asking \$50,000.00



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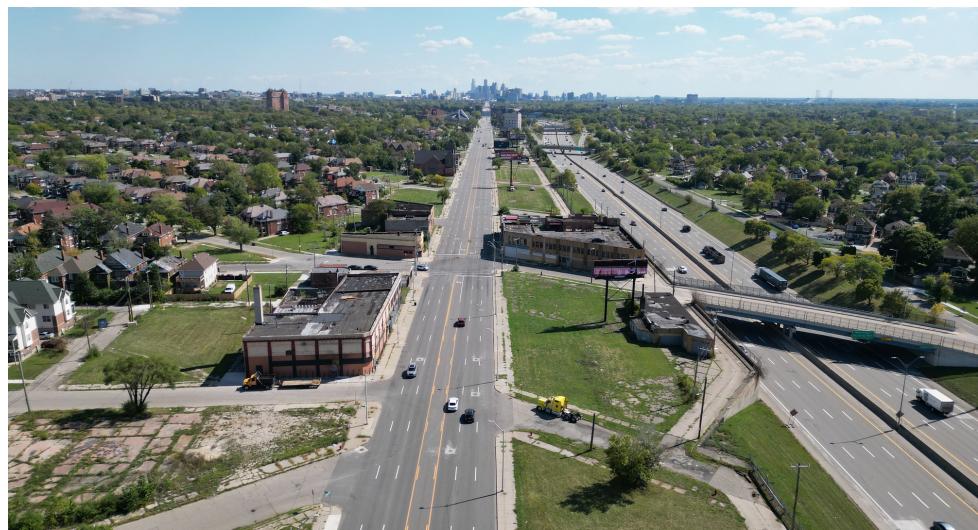
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## ADDITIONAL PHOTOS



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# PORTFOLIO MAP



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# DEMOGRAPHICS MAP & REPORT

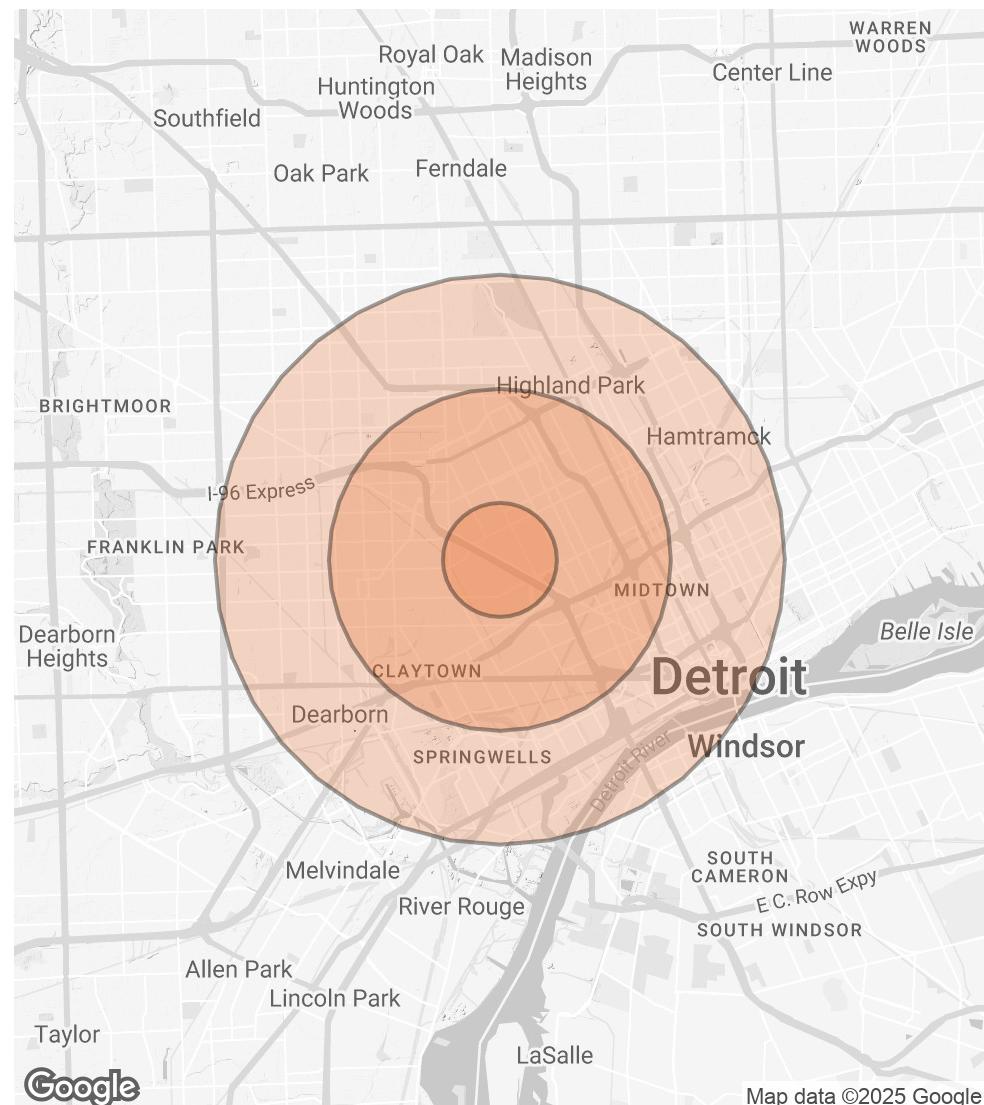
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	10,604	125,617	368,250
<b>AVERAGE AGE</b>	39	37	37
<b>AVERAGE AGE (MALE)</b>	38	36	36
<b>AVERAGE AGE (FEMALE)</b>	40	37	37

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,427	49,626	141,455
<b># OF PERSONS PER HH</b>	2.4	2.5	2.6
<b>AVERAGE HH INCOME</b>	\$41,204	\$48,903	\$55,463
<b>AVERAGE HOUSE VALUE</b>	\$71,188	\$164,992	\$176,999

Demographics data derived from AlphaMap



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## MEET THE TEAM



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