

# FOR SALE / LEASE – PRIME RETAIL / FORMER BANK WITH DRIVE-THRU

**27020 Michigan Avenue, Inkster, MI 48141**

**\$9.50/SF/YR - NNN**

## ***Property Overview***

Exceptional freestanding retail / former bank building located along the heavily traveled Michigan Avenue corridor. Featuring ±8,244 SF on 1.51 acres with 65+ parking spaces and a fully operational drive-thru.

## ***Key Features***

- Building Size: ±8,244 SF
- Lot Size: ±1.51 Acres
- Parking: 65+ striped spaces
- Drive-Thru: 1 operational lane
- Frontage: **250 FT** on Michigan Avenue (US-12)
- Zoning: TCD Town Center District
- Traffic Count: ±35,000–40,000 vehicles per day

## **TCD – Town Center District Zoning Overview**

The Town Center District (TCD) is intended to create a vibrant, mixed-use civic and commercial hub. It encourages development that integrates retail, residential, office, and civic uses in a coordinated, pedestrian-oriented environment. This planning approach emphasizes architectural compatibility, public open space, walkability, and higher-density mixed-use developments.

## ***Permitted Uses***

Multi-Family Residential	Retail Businesses	Hotels
Professional Offices	Financial Institutions	Restaurants (Carry-out & Standard)
Theaters & Assembly Halls	Religious Institutions	Public & Civic Buildings
Daycare Centers	Charitable Gaming (regulated)	Bus Passenger Stations

Any use over 5,000 square feet requires architectural and landscape review to ensure proper design, pedestrian safety, and integration with surrounding developments.

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## Ideal Uses

- Retail / Showroom
- Drive-Thru Restaurant
- Medical / Urgent Care
- Financial Institution / Credit Union
- Office or Service Center

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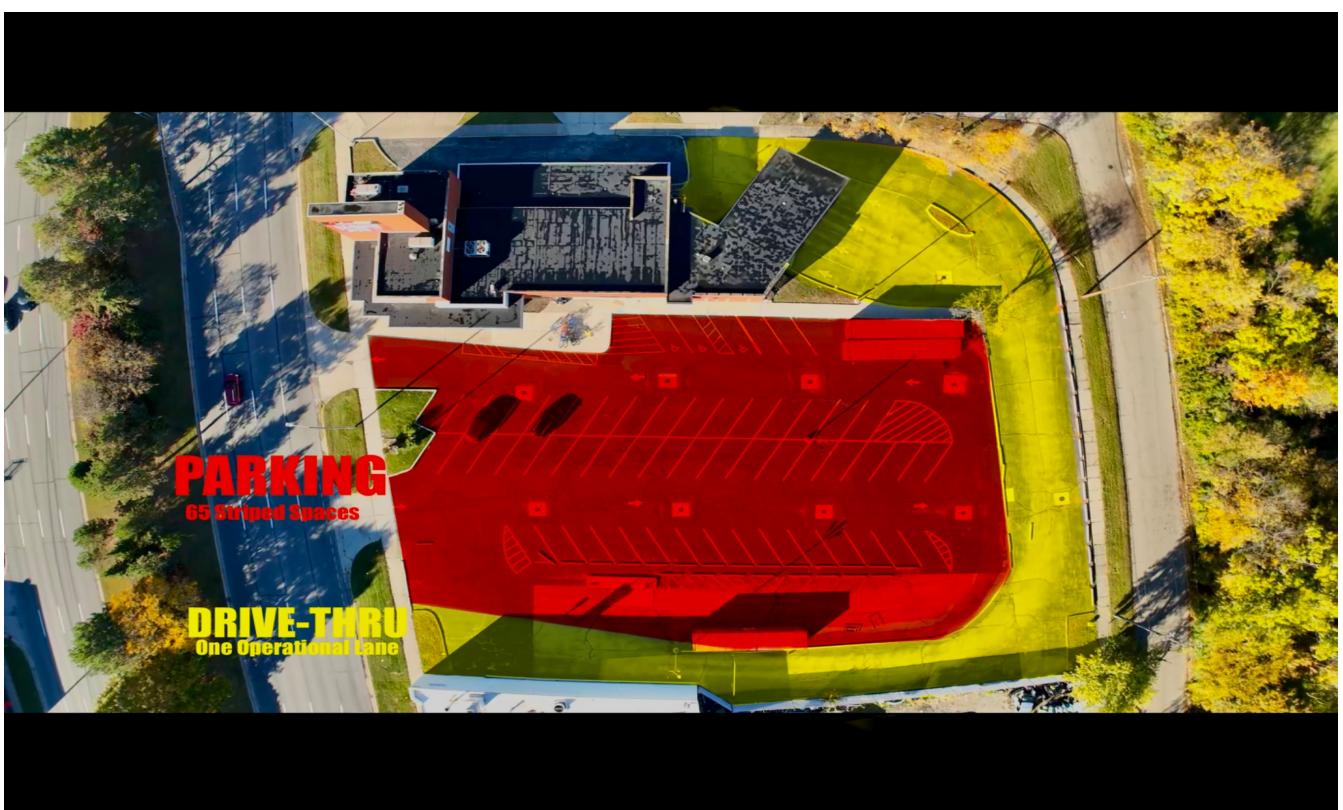
## Market Highlights

- **Population (3-Mile Radius):** ±70,000 residents
- **Average HH Income:** ±\$65,000
- **Area Tenants:** CVS, Dollar General, O'Reilly Auto, Advance Auto, and numerous QSRs

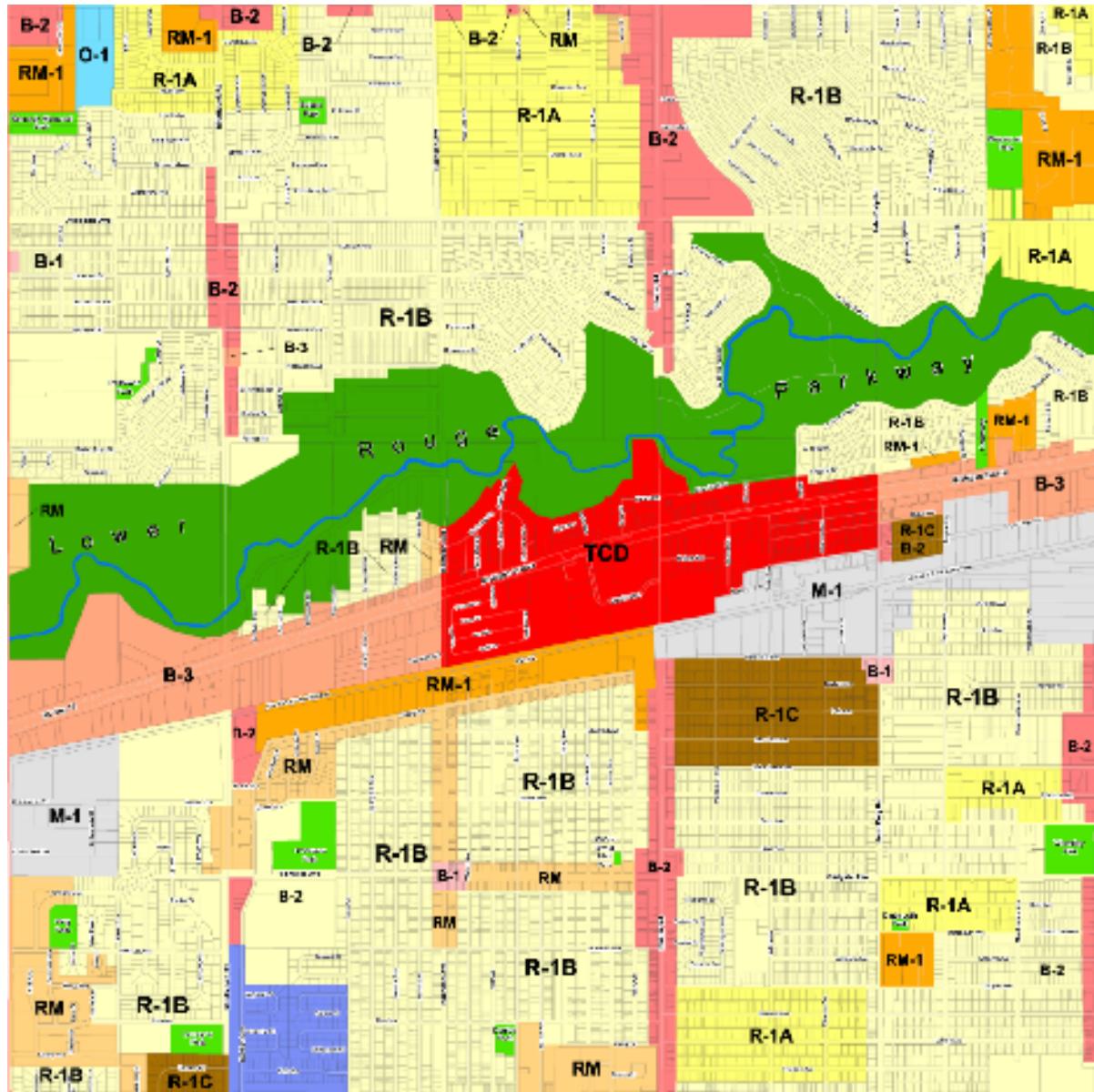
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## Summary

A unique opportunity to own or lease a **high-exposure retail property** in western Wayne County's primary commercial corridor. Perfect for national brands, franchise operators, or owner-users seeking a **prime Michigan Avenue address** with strong traffic counts, flexible layout, and excellent redevelopment potential.



## Zoning Map – Subject Property in TCD Zone



The subject property falls within the TCD District (highlighted in red), allowing flexible mixed-use development including residential, retail, office, dining, and civic uses.