

# 15001 HOUSTON WHITTIER STREET

15001 HOUSTON WHITTIER STREET | DETROIT, MI 48205

Freestanding Building For Sale/Lease



## PROPERTY HIGHLIGHTS

- 12,598 SF freestanding building available
- Currently operating grocery store — DO NOT DISTURB TENANT
- Tenant will vacate upon sale or lease
- Generous on-site parking supports high customer volume
- Surrounded by a mix of national and local retailers/restaurants
- ± 317,000 residents within a 5-mile radius



PRESTON RABBAN

248.851.8900

prabban@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



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## OFFERING SUMMARY

Sale Price:	Contact Broker
Lease Rate:	\$12.00 PSF, NNN
Parcel:	21-01457-796
Zoning:	B3, Shopping District
Year Built:	1959
Land Size:	0.88 Acres
Building Size:	12,598 SF
Parking:	± 137,000

## PROPERTY DESCRIPTION

This 12,598 SF freestanding retail building is available for sale or lease and is currently occupied by an operating grocery store (DO NOT DISTURB TENANT). The store will vacate upon completion of a sale or lease. Generous on-site parking to accommodate high customer volume and well positioned near a mix of national and local retailers and restaurants. The area boasts strong population density, with more than 317,000 residents within a 5-mile radius.

## LOCATION DESCRIPTION

Located on the northwest corner of Houston Whittier and Hayes Street in Detroit, MI.

## SURROUNDING BUSINESSES

Dollar General, Sunoco, Kelly Beauty Detroit, Hayes Beauty Supply, Dollar Save, Edwin C. Denby High School, Family Dollar, Metro by T-Mobile, Al's Furniture, Hammer Time True Value Hardware, and many more.

## TRAFFIC (VEHICLES PER DAY)

Houston Whittier Street	4,926
Hayes Street	8,773

(2WAY/ADT/CoStar 2025)

## AVAILABLE SPACES

### SIZE (SF)

Full Building	12,598 SF
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## TAXES

Winter 2024:	\$2,639.02
Summer 2024:	\$18,517.58
Total:	\$21,156.60



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## 15001 Houston Whittier

Detroit, MI



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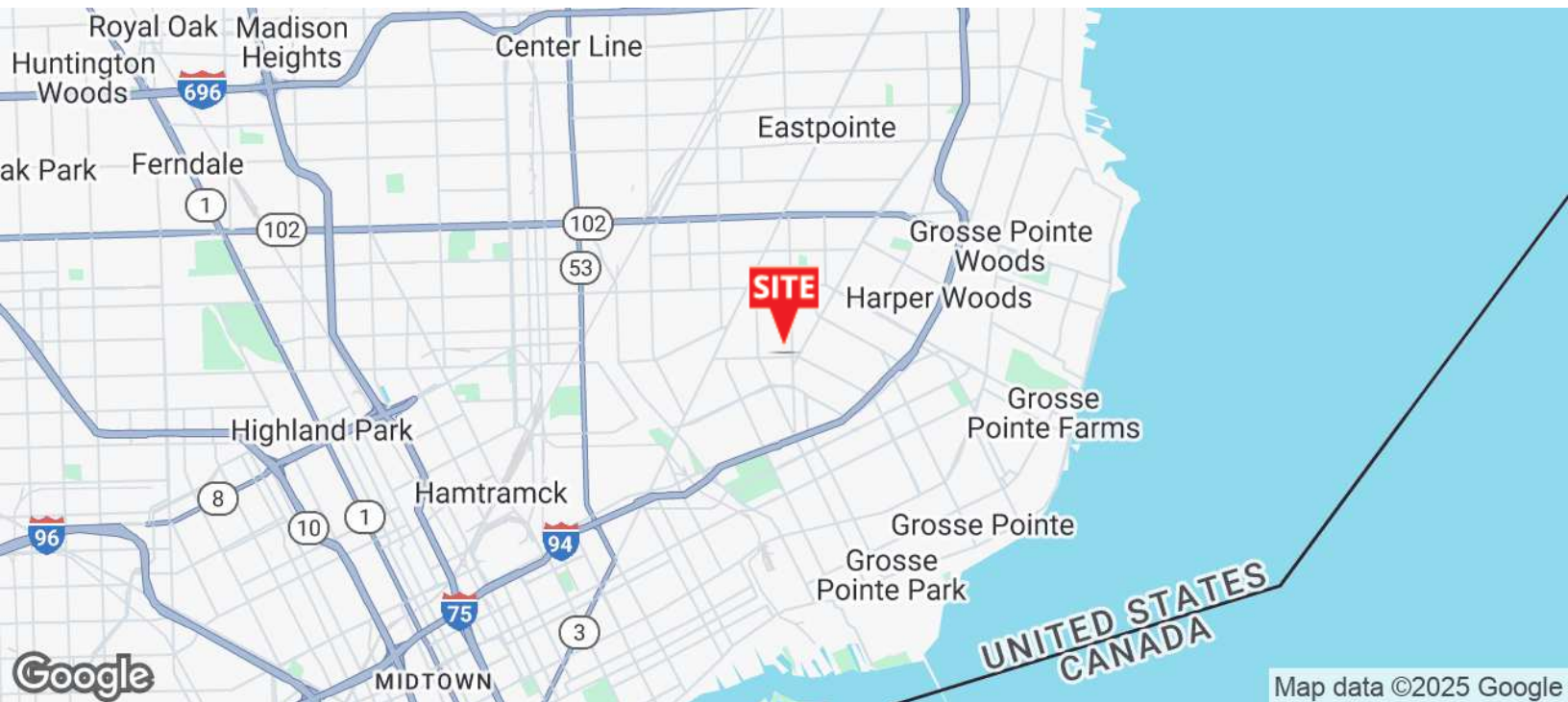
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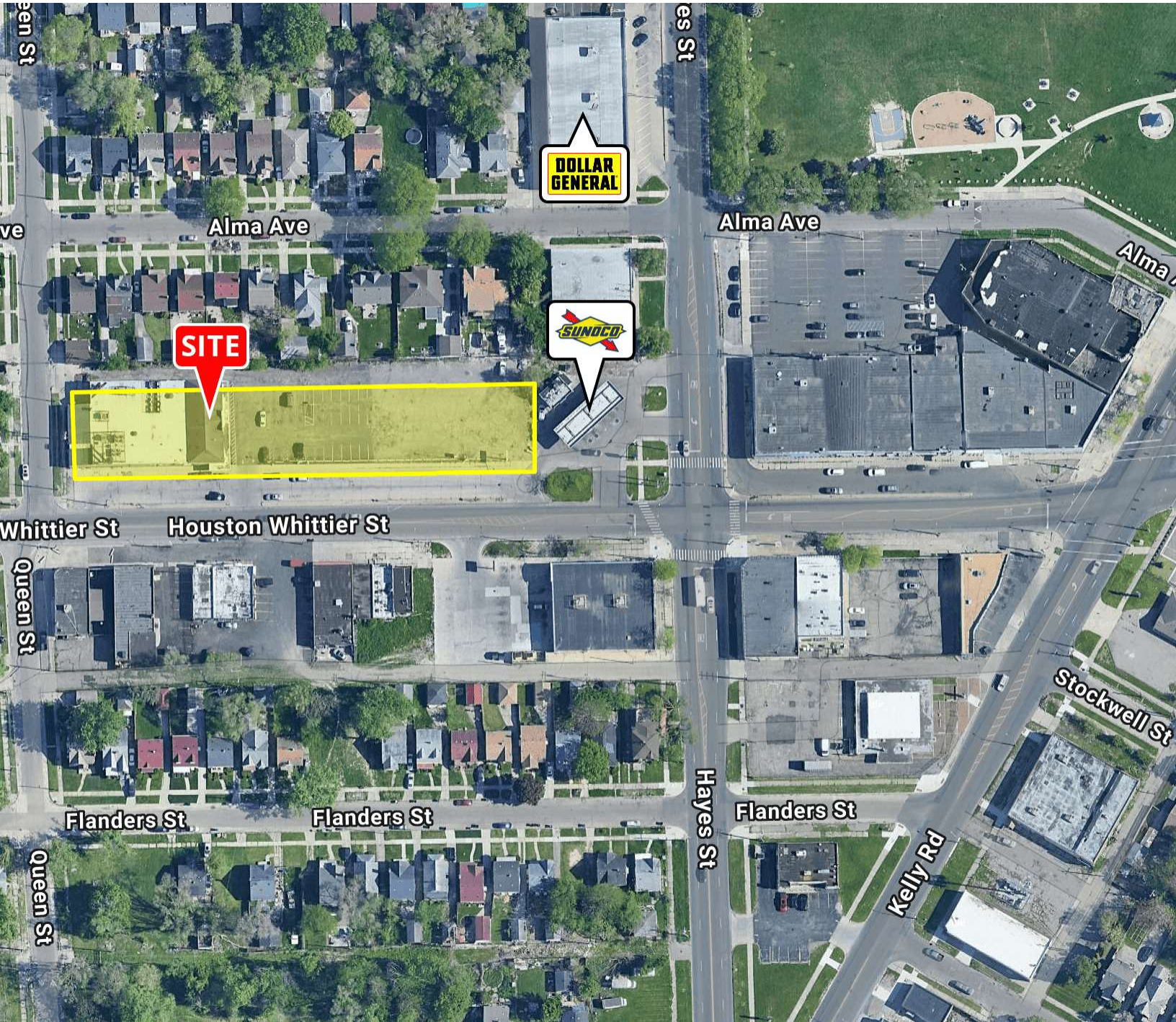
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,751	135,280	317,555
Average Age	35	37	39
Average Age (Male)	34	36	38
Average Age (Female)	36	38	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,560	50,096	123,475
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$46,879	\$59,673	\$75,868
Average House Value	\$86,827	\$116,717	\$178,829

Demographics data derived from AlphaMap



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