



## Retail For Lease

**Property Name:**  
**Location:** 4 E. Alexandrine Street  
**City, State:** Detroit, MI  
**Cross Streets:** Woodward Avenue  
**County:** Wayne  
**Zoning:** B2  
**Year Built:** 1976

<b>Total Building Sq. Ft.:</b>	268,386	<b>Property Type:</b>	Street Retail
<b>Available Sq. Ft.:</b>	3,884	<b>Bldg. Dimensions:</b>	N/A
<b>Min Cont. Sq. Ft.:</b>	1,400	<b>Total Acreage:</b>	3.69
<b>Max Cont. Sq. Ft.:</b>	3,884	<b>Land Dimensions:</b>	N/A
<b>Ceiling Height:</b>	12'	<b>Parking:</b>	Ample
<b>Overhead Door(s) / Height:</b>	0	<b>Curb Cuts:</b>	N/A
<b>Exterior Construction:</b>	N/A	<b>Power:</b>	220 Volts, 3-Phase
<b>Structural System:</b>	N/A	<b>Restrooms:</b>	Yes
<b>Heating:</b>	Gas Forced Air	<b>Sprinklers:</b>	No
<b>Air-Conditioning:</b>	Yes	<b>Signage:</b>	Yes
<b>Basement:</b>	No	<b>Roof:</b>	N/A
<b>Number of Stories:</b>	0	<b>Floors:</b>	N/A
<b>Condition:</b>	N/A	<b>Delivery Area:</b>	N/A

<b>Population:</b>	<b>Median HH Income:</b>	<b>Traffic:</b>	<b>Yr:</b> 2025	<b>Count:</b> 17,513	Woodward Ave. N. of Mack Ave. 2-Way
<b>1 Mile:</b> 24,041	<b>1 Mile:</b> \$37,152	<b>Yr:</b> 2025	<b>Count:</b> 17,127	Woodward Ave. S. of Mack Ave. 2-Way	
<b>3 Miles:</b> 108,275	<b>3 Miles:</b> \$47,491	<b>Yr:</b> 2025	<b>Count:</b> 14,535	Mack Ave. E. of Woodward Ave. 2-Way	
<b>5 Miles:</b> 266,967	<b>5 Miles:</b> \$44,223	<b>Yr:</b> 2025	<b>Count:</b> 10,761	MLK Jr. Blvd. W. of Woodward Ave. 2-Way	

**Current Tenant(s):** N/A      **Major Tenants:** N/A

<b>Lease Rate:</b>	\$19.00	<b>Improvement Allowance:</b>	N/A
<b>Lease Type:</b>	Gross	<b>Options:</b>	N/A
<b>Monthly Rate:</b>	N/A	<b>Taxes:</b>	
<b>Lease Term:</b>	N/A	<b>TD:</b>	N/A
<b>Security Deposit:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Parcel #:</b>	01-00412035	<b>Date Available:</b>	Immediately

<b>Utilities</b>	<b>Electric:</b> Yes
<b>Sanitary Sewer:</b> Yes	<b>Gas:</b> Yes
<b>Storm Sewer:</b> Yes	<b>Water:</b> Yes

**Tenant Responsibilities:** N/A

**Comments:** 3 units - can be combined. Excellent proximity to hospitals, Woodward Avenue, and Wayne State University.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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