



Retail For Lease

Property Name:
Location: 3511 - 3517 S. Fort Street, Unit: #3517
City, State: Detroit, MI
Cross Streets: W. Outer Drive
County: Wayne
Zoning: B-4
Year Built: 1961

Total Building Sq. Ft.:	3,322	Property Type:	General Retail-Commercial
Available Sq. Ft.:	2,000	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	2,000	Total Acreage:	0.26
Max Cont. Sq. Ft.:	2,000	Land Dimensions:	N/A
Ceiling Height:	10'	Parking:	Ample
Overhead Door(s) / Height:	0	Curb Cuts:	2
Exterior Construction:	Brick	Power:	220 Volts, 3-Phase
Structural System:	Steel	Restrooms:	Yes
Heating:	GFA	Sprinklers:	No
Air-Conditioning:	Yes	Signage:	Yes
Basement:	No	Roof:	Flat
Number of Stories:	1	Floors:	Ceramic Tile
Condition:	Good	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2025	Count: 15,127	Fort St. N. of Outer Dr. 2-Way
1 Mile: 16,932	1 Mile: \$52,826		Yr: 2025	Count: 24,610	Fort S. S. of Outer Dr. 2-Way
3 Miles: 102,789	3 Miles: \$62,925		Yr: 2025	Count: 15,891	Outer Dr. SE of Fort St. 2-Way
5 Miles: 249,612	5 Miles: \$62,400		Yr: 2025	Count: 22,308	Outer Dr. NW of Fort St. 2-Way

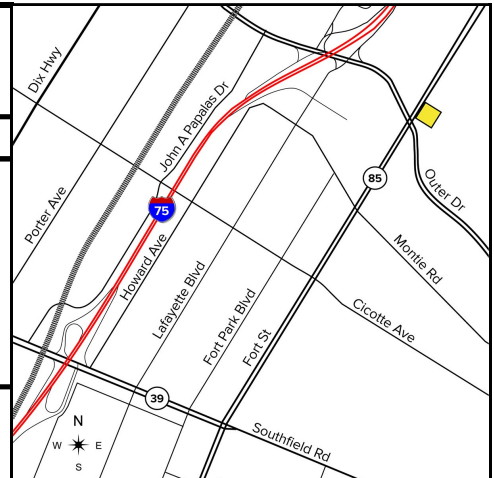
Current Tenant(s): N/A **Major Tenants:** LA Insurance

Lease Rate:	Monthly	Improvement Allowance:	N/A
Lease Type:	Gross	Options:	N/A
Monthly Rate:	\$2,900/mo	Taxes:	\$6,187.76 (2024)
Lease Term:	N/A	TD:	N/A
Security Deposit:	N/A	Assessor #:	N/A
Parcel #:	20015159-68	Date Available:	Immediately

Utilities	Electric: Yes
Sanitary Sewer: No	Gas: Yes
Storm Sewer: No	Water: Yes

Tenant Responsibilities: N/A

Comments: Great retail opportunity on busy intersection.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Joe Stack, (248) 359-0615, jstack@signatureassociates.com
 Chris Monsour, (248) 948-0107, cmonsour@signatureassociates.com