

SIGNATURE ASSOCIATES
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Retail For Sale or Lease

Property Name:
Location: 4113 Vernor Highway
City, State: Detroit, MI
Cross Streets: Grand Boulevard
County: Wayne
Zoning: B4
Year Built: 1980

Total Building Sq. Ft.:	1,920	**Property Type:**	General Retail-Commercial
Available Sq. Ft.:	1,920	**Bldg. Dimensions:**	N/A
Min Cont. Sq. Ft.:	1,920	**Total Acreage:**	0.31
Max Cont. Sq. Ft.:	1,920	**Land Dimensions:**	N/A

Ceiling Height:	10'	**Parking:**	Ample
Overhead Door(s) / Height:	0	**Curb Cuts:**	N/A
Exterior Construction:	Block	**Power:**	Ample
Structural System:	Wood	**Restrooms:**	Yes
Heating:	Yes	**Sprinklers:**	No
Air-Conditioning:	N/A	**Signage:**	Pylon
Basement:	No	**Roof:**	N/A
Number of Stories:	1	**Floors:**	N/A
Condition:	N/A	**Delivery Area:**	N/A

Population:		**Median HH Income:**		**Traffic:**	**Yr:** 2025	**Count:** 6,451	Vernor Hwy SW of Grand Blvd. 2-Way
1 Mile:	13,180	**1 Mile:**	$53,012		**Yr:** 2025	**Count:** 6,743	Vernor Hwy NE of Grand Blvd. 2-Way
3 Miles:	99,224	**3 Miles:**	$49,080		**Yr:** 2025	**Count:** 2,380	Grand Blvd. NW of Vernor Hwy 2-Way
5 Miles:	244,665	**5 Miles:**	$48,497		**Yr:** 2025	**Count:** 1,989	Grand Blvd. SE of Vernor Hwy 2-Way

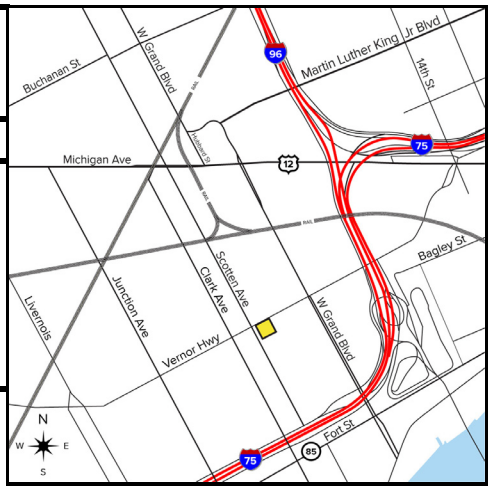
Current Tenant(s): N/A **Major Tenants:** N/A

Lease Rate:	Monthly	**Improvement Allowance:**	N/A
Lease Type:	NNN	**Options:**	N/A
Monthly Rate:	$3,000/mo	**Taxes:**	$3,167.78 (2025)
Lease Term:	N/A	**TD:**	N/A
Security Deposit:	N/A	**Parcel #:**	14000334; 335 & 337
Sale Price:	$835,000 ($434.90/sqft)	**Assessor #:**	N/A
Sale Terms:	N/A	**Date Available:**	Immediately

Utilities		**Electric:**	Yes
Sanitary Sewer:	Yes	**Gas:**	Yes
Storm Sewer:	Yes	**Water:**	Yes

Tenant Responsibilities: N/A

Comments: High traffic - signalized corner, primary intersection in Southwest Detroit. Bring All Offers.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.