



**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:	\$950,000 (\$494.79/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.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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