

16729 E. WARREN AVENUE
DETROIT, MICHIGAN

RETAIL FOR SALE OR LEASE
6,459 Square Feet Available



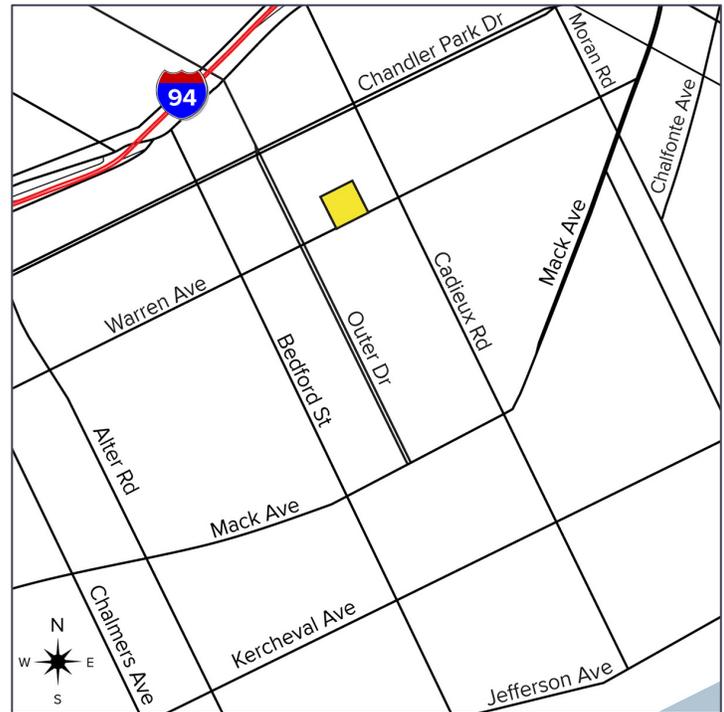
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FLEXIBLE LAYOUT FOR MIXED-USE



PROPERTY FEATURES

- 6,459 square feet available
- Originally constructed in 1947 as a financial institution, the property retains its strong structure and historic character
- Drive-thru potential for quick service restaurant, coffee, or bank tenants
- Flexible two-story layout (ground-floor retail or restaurants & second-floor offices or event space)
- Estimated 20 parking spaces & street parking
- Prominent location along E. Warren Avenue at Outer Drive
- Strong redevelopment momentum in Detroit's East Warren Corridor
- Zoned B4 – General Business District
- Lease Rate: \$3,000/month NNN
- Sale Price: \$300,000 (\$46.45/sq. ft.)



For more information, please contact:

JOE STACK
(248) 359 0615
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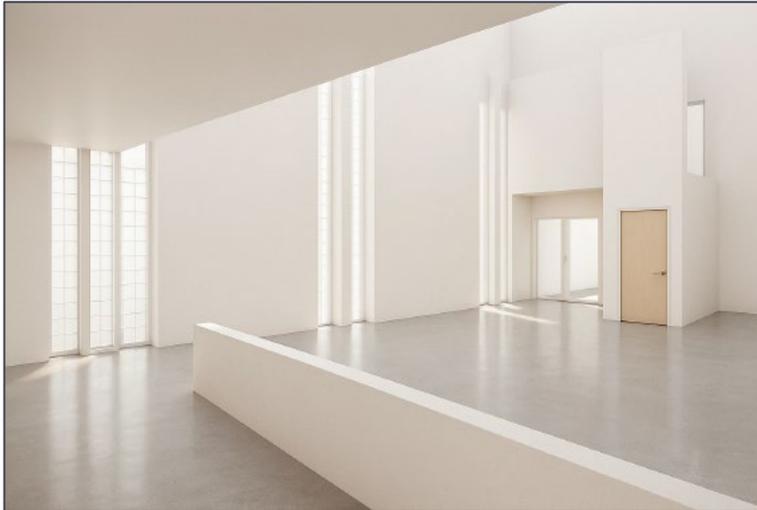
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Potential Interior Renderings



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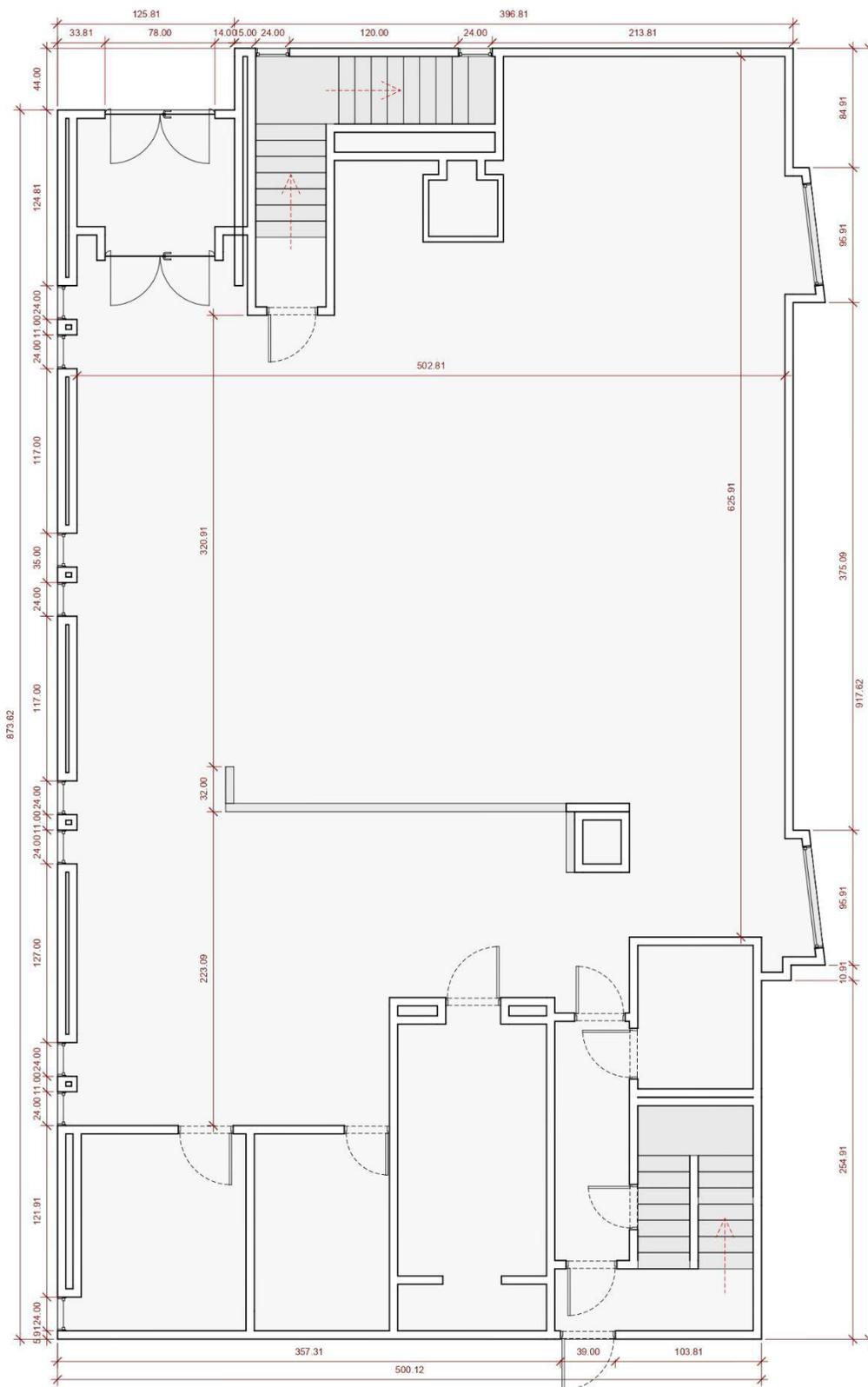
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First Floor
3,274 Sq. Ft.



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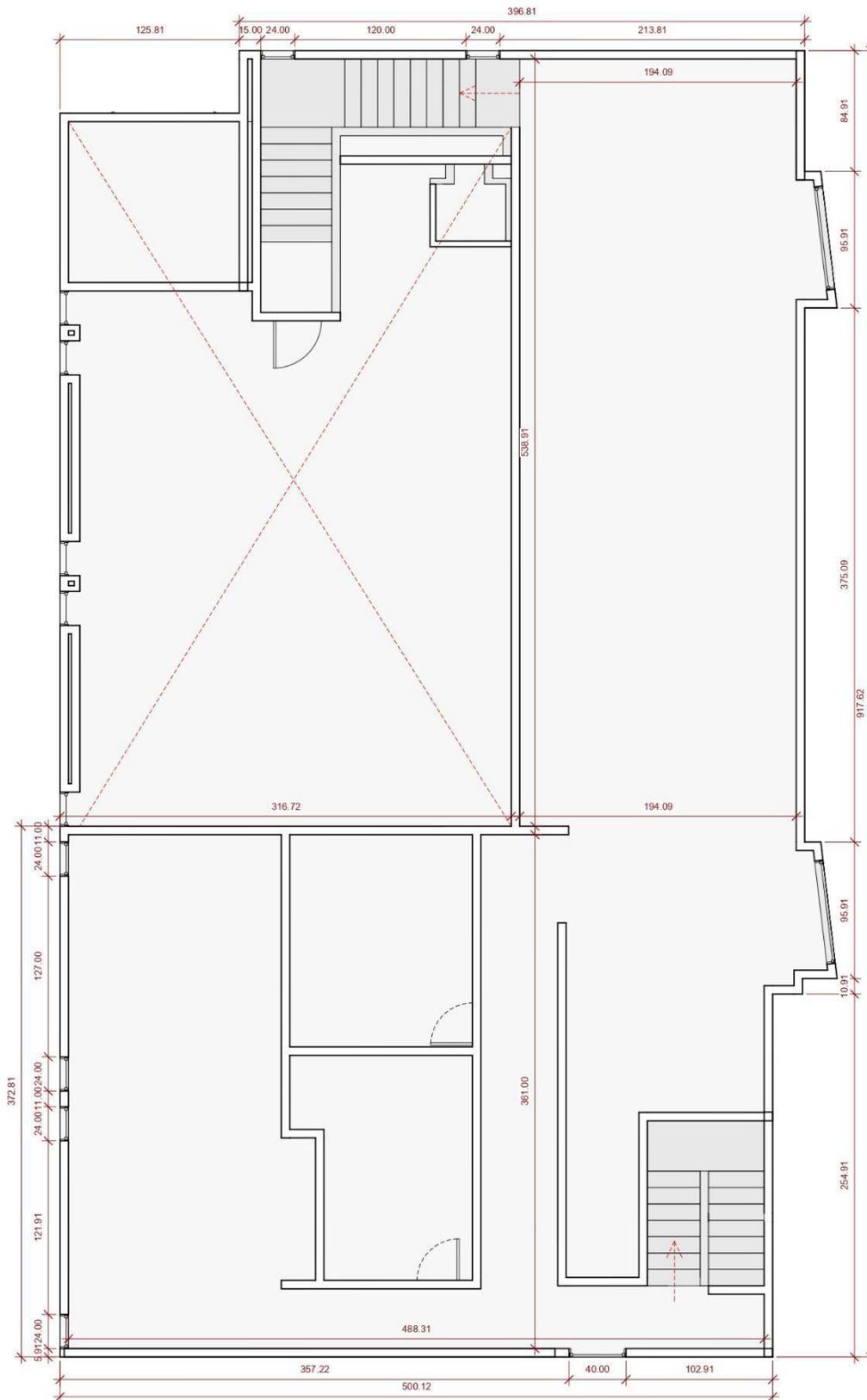
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Second Floor
2,038 Sq. Ft.



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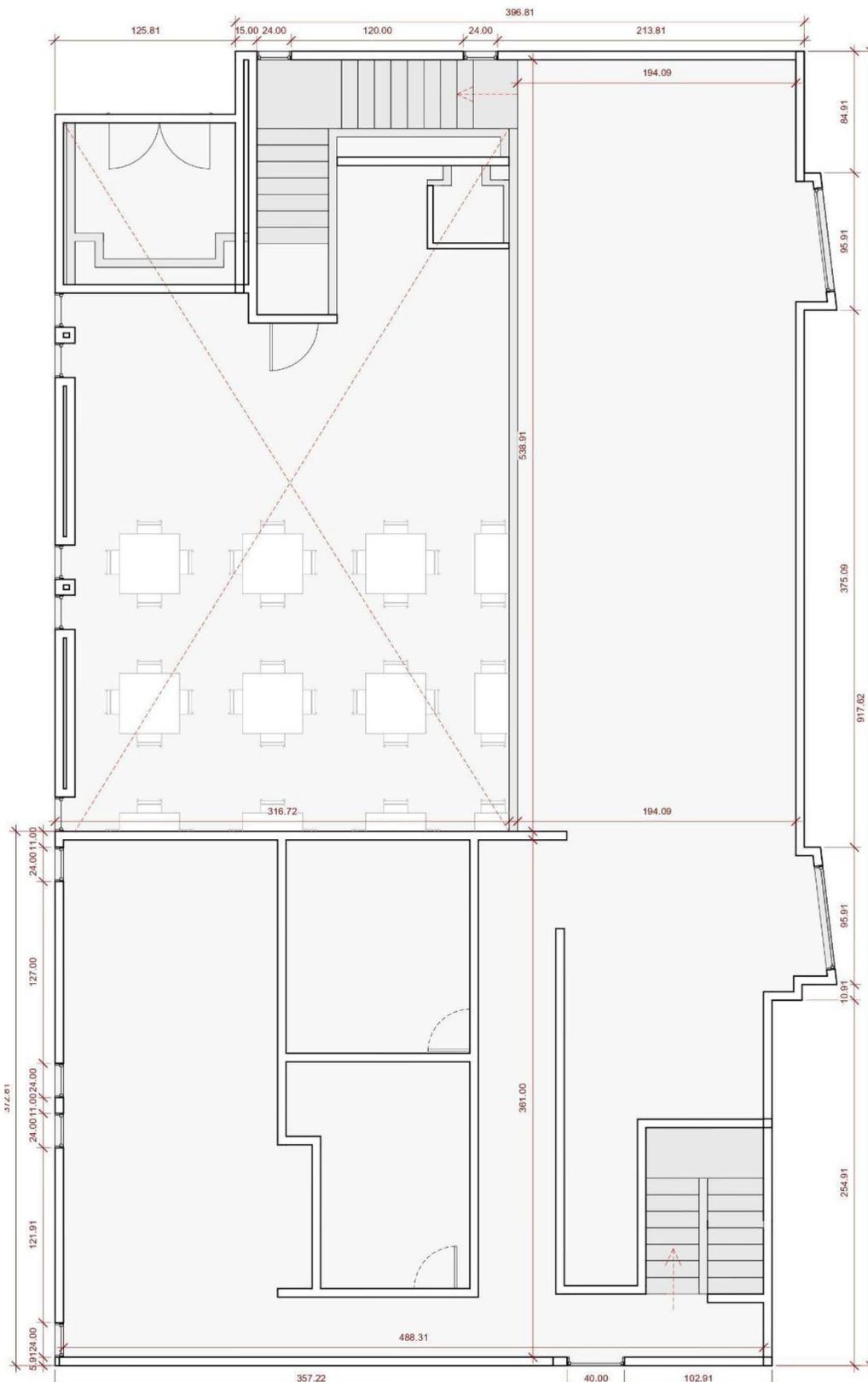
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Retail Plan Second Floor



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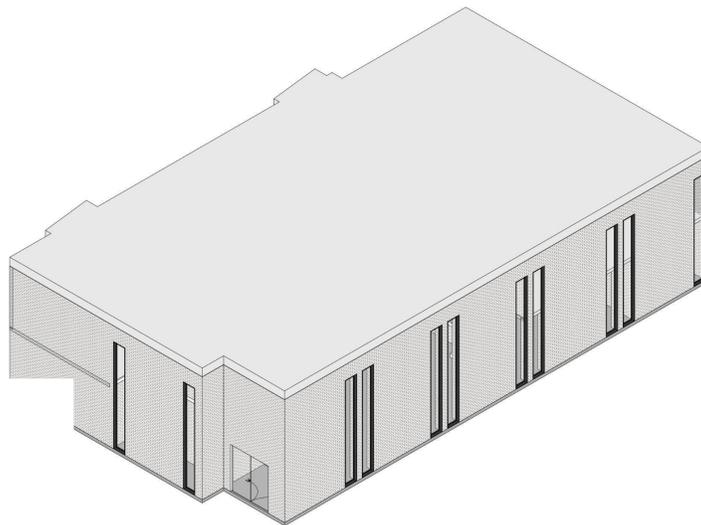
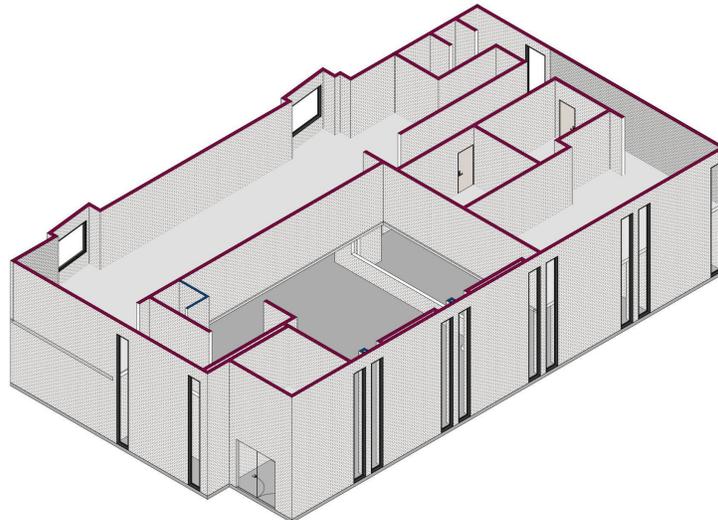
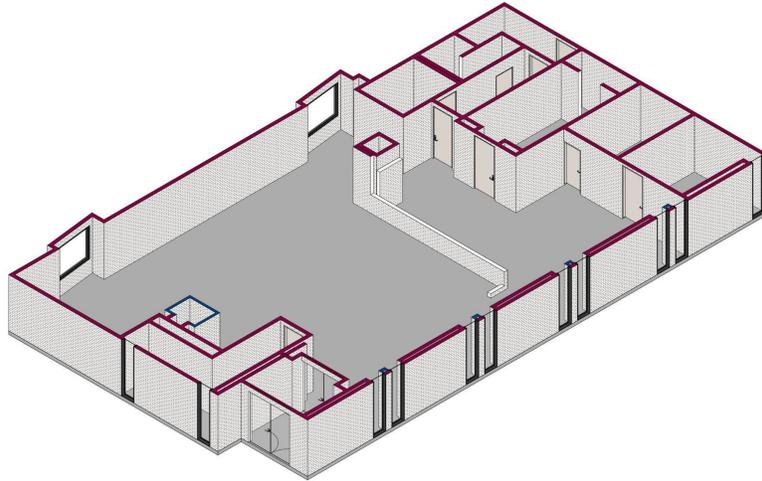
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3D Models



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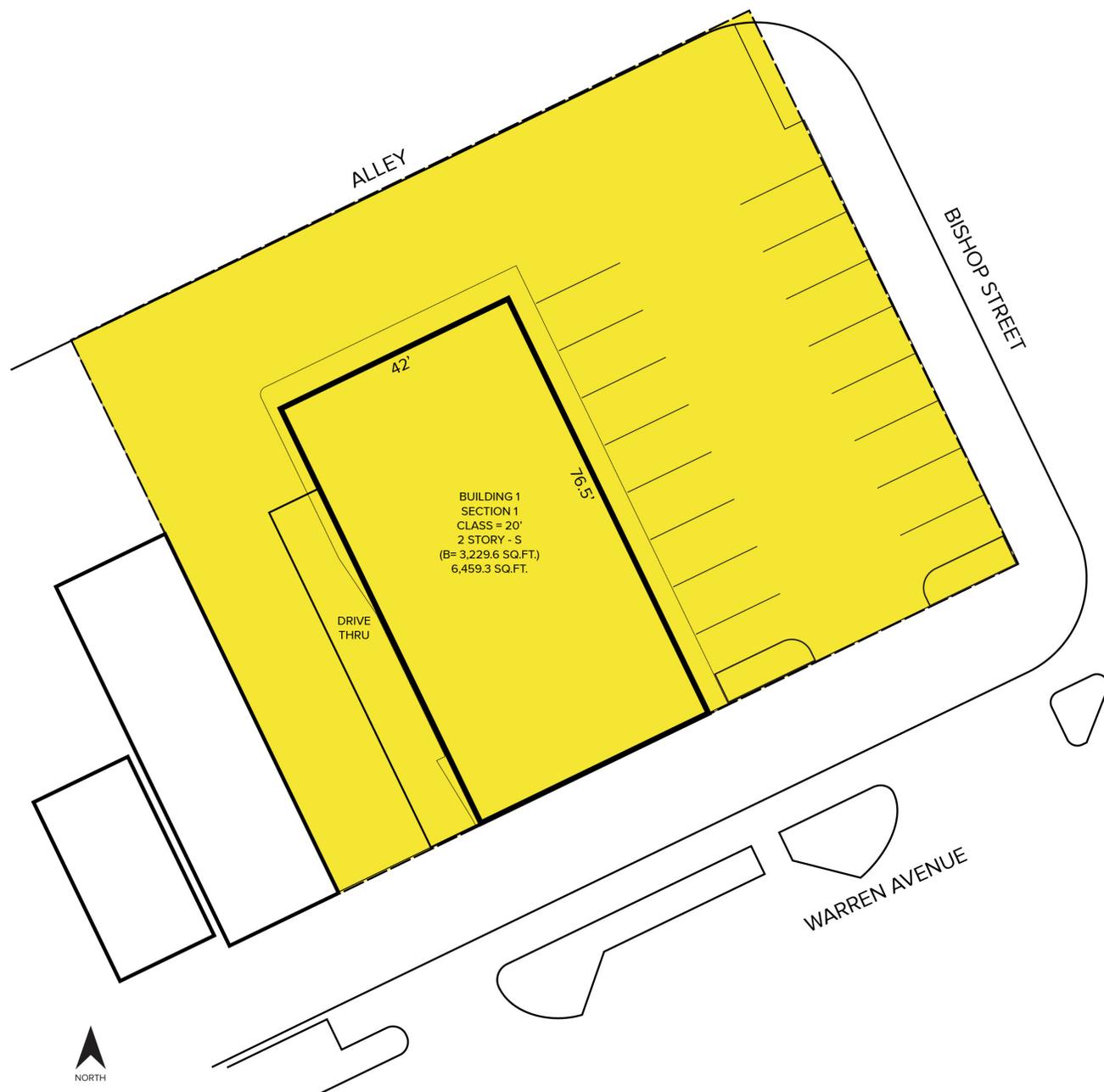
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Site Plan



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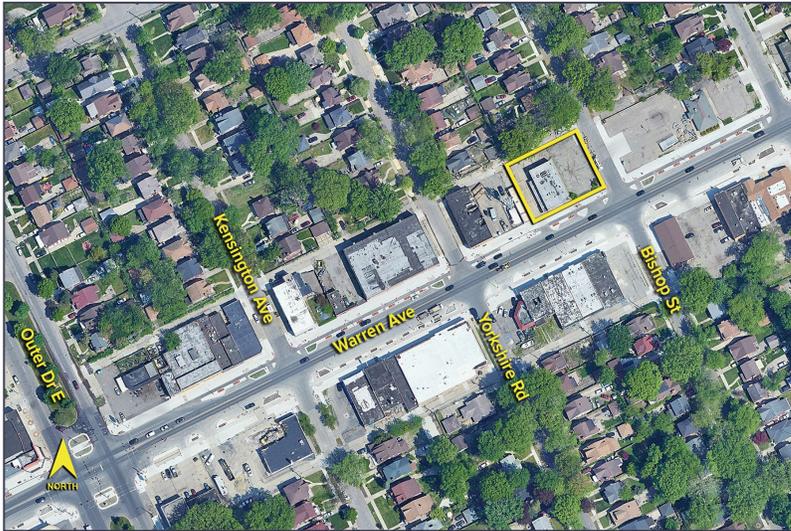
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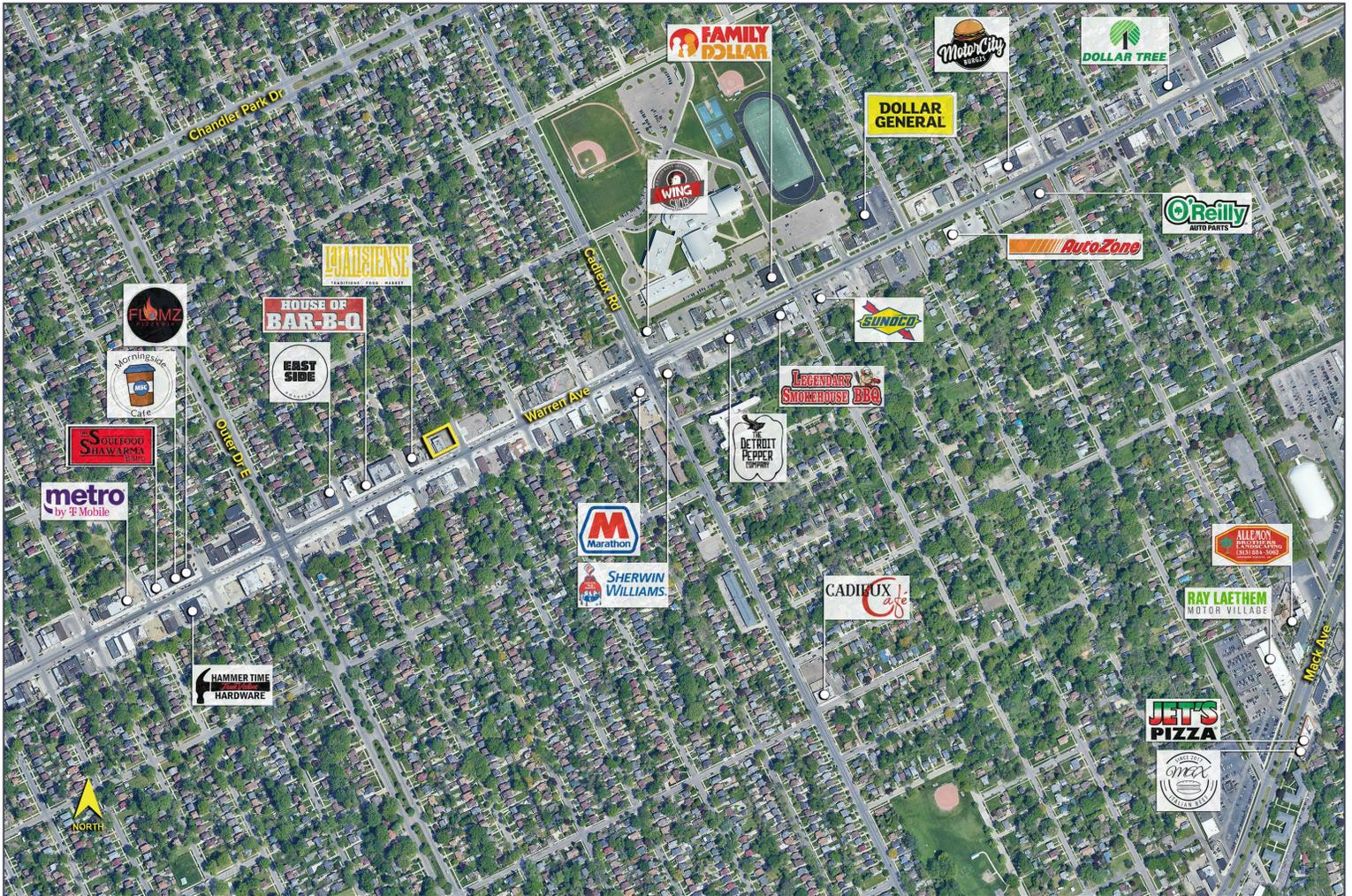


DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	21,565	\$59,731
3 MILE	124,001	\$78,416
5 MILE	253,200	\$68,436

TRAFFIC COUNTS (TWO-WAY)

9,356	Warren Ave. NE of Outer Dr.
9,613	Warren Ave. SW of Outer Dr.
10,464	Outer Dr. SE of Warren Ave.
12,138	Outer Dr. NW of Warren Ave.



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