



## Retail For Sale or Lease

**Property Name:**

**Location:** 16729 E. Warren Avenue  
**City, State:** Detroit, MI  
**Cross Streets:** Outer Drive  
**County:** Wayne  
**Zoning:** B4  
**Year Built:** 1947

<b>Total Building Sq. Ft.:</b>	6,459	<b>Property Type:</b>	General Retail-Commercial
<b>Available Sq. Ft.:</b>	6,459	<b>Bldg. Dimensions:</b>	N/A
<b>Min Cont. Sq. Ft.:</b>	6,459	<b>Total Acreage:</b>	0.28
<b>Max Cont. Sq. Ft.:</b>	6,459	<b>Land Dimensions:</b>	N/A
<b>Ceiling Height:</b>	10' - 20'	<b>Parking:</b>	20, +
<b>Overhead Door(s) / Height:</b>	0	<b>Curb Cuts:</b>	2
<b>Exterior Construction:</b>	Brick/Block	<b>Power:</b>	220 Volts, 3-Phase
<b>Structural System:</b>	Steel	<b>Restrooms:</b>	Yes
<b>Heating:</b>	GFA	<b>Sprinklers:</b>	No
<b>Air-Conditioning:</b>	N/A	<b>Signage:</b>	Yes
<b>Basement:</b>	No	<b>Roof:</b>	Flat
<b>Number of Stories:</b>	2	<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> 23,387	Cadieux Rd. N. of Warren Ave. 2-Way
<b>1 Mile:</b> 21,509	<b>1 Mile:</b> \$61,936		<b>Yr:</b> 2025	<b>Count:</b> 23,307	Cadieux Rd. S. of Warren Ave. 2-Way
<b>3 Miles:</b> 123,794	<b>3 Miles:</b> \$76,103		<b>Yr:</b> 2025	<b>Count:</b> 7,038	Warren Ave. E. of Cadieux Rd. 2-Way
<b>5 Miles:</b> 252,444	<b>5 Miles:</b> \$67,495		<b>Yr:</b> 2025	<b>Count:</b> 7,102	Warren Ave. W. of Cadieux Rd. 2-Way

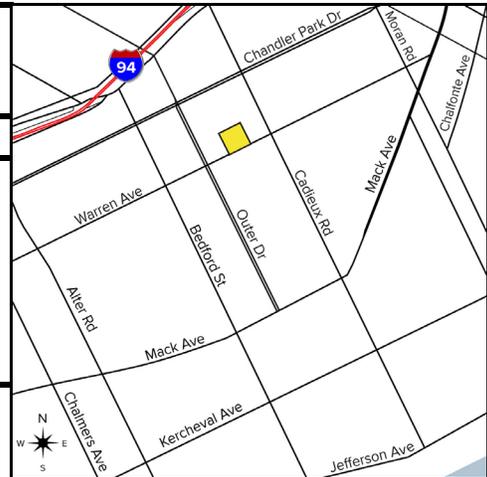
**Current Tenant(s):** N/A      **Major Tenants:** N/A

<b>Lease Rate:</b>	Monthly	<b>Improvement Allowance:</b>	N/A
<b>Lease Type:</b>	NNN	<b>Options:</b>	N/A
<b>Monthly Rate:</b>	\$3,000/mo	<b>Taxes:</b>	\$17,295.17 (2023)
<b>Lease Term:</b>	N/A	<b>TD:</b>	N/A
<b>Security Deposit:</b>	N/A	<b>Parcel #:</b>	21002912-7
<b>Sale Price:</b>	\$300,000 (\$46.45/sqft)	<b>Assessor #:</b>	N/A
<b>Sale Terms:</b>	N/A	<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:** 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). Strong redevelopment momentum in Detroit's East Warren Corridor.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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