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Retail For Lease

Property Name:	
Location:	1444-1446 Michigan Avenue
City, State:	Detroit, MI
Cross Streets:	Trumbull Avenue
County:	Wayne
Zoning:	M-4
Year Built:	1905 (Retrofit: 2024)

Total Building Sq. Ft.:	7,210	**Property Type:**	General Retail-Commercial
Available Sq. Ft.:	2,450	**Bldg. Dimensions:**	N/A
Min Cont. Sq. Ft.:	2,450	**Total Acreage:**	0.27
Max Cont. Sq. Ft.:	2,450	**Land Dimensions:**	N/A
Ceiling Height:	9'	**Parking:**	Street
Overhead Door(s) / Height:	0	**Curb Cuts:**	N/A
Exterior Construction:	Masonry	**Power:**	220 Volts, 3 Phase
Structural System:	Wood	**Restrooms:**	Yes
Heating:	GFA	**Sprinklers:**	No
Air-Conditioning:	RTU	**Signage:**	N/A
Basement:	Yes	**Roof:**	N/A
Number of Stories:	2	**Floors:**	N/A
Condition:	Good	**Delivery Area:**	N/A

Population:		**Median HH Income:**		**Traffic:**	**Yr:**	2025	**Count:**	11,235	Michigan Ave. E. of Trumbull St. 2-Way
1 Mile:	14,598	**1 Mile:**	$55,663		**Yr:**	2025	**Count:**	12,288	Michigan Ave. W. of Trumbull St. 2-Way
3 Miles:	90,916	**3 Miles:**	$48,418		**Yr:**	2025	**Count:**	7,363	Trumbull St. N. of Michigan Ave. 2-Way
5 Miles:	237,560	**5 Miles:**	$44,811		**Yr:**	2025	**Count:**	4,980	Trumbull St. S. of Michigan Ave. 2-Way

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

Lease Rate:	Contact Broker	**Improvement Allowance:**	N/A
Lease Type:	NNN	**Options:**	N/A
Monthly Rate:	Contact Broker	**Taxes:**	$4,491(2025)
Lease Term:	N/A	**TD:**	N/A
Security Deposit:	N/A	**Assessor #:**	N/A
Parcel #:	06-000405	**Date Available:**	Immediately

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

Tenant Responsibilities: N/A

Comments: Excellent basement unit in the heart of Corktown. Recently updated with infrastructure in place for a speakeasy-style bar.

Broker: **SIGNATURE** ASSOCIATES

Agent(s):

Joe Stack, (248) 359-0615, jstack@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.