



Investment Sale - Retail

Property Name:
Location: 21370 W. McNichols Road
City, State: Detroit, MI
Cross Streets: Grand River Avenue
County: Wayne
Zoning: B4
Year Built: (Retrofit: 2020)

Total Building Sq. Ft.:	5,800	Bldg. Dimensions:	N/A
Occupancy Rate:	100.00%	Total Acreage:	0.71
Property Type:	Retail Pad	Land Dimensions:	N/A
Ceiling Height:	N/A	Parking:	44
Overhead Door(s) / Height:	0	Curb Cuts:	3
Exterior Construction:	N/A	Power:	N/A
Structural System:	N/A	Restrooms:	Yes
Heating:	Yes	Sprinklers:	Yes
Air-Conditioning:	Yes	Signage:	Building, Pylon
Basement:	No	Roof:	Flat
Number of Stories:	1	Floors:	N/A
Condition:	N/A	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr:	Count:	2025	2025	2025	2025
1 Mile:	25,753	1 Mile:	\$46,132	Yr:	2025	Count:	27,654	Grand River Ave. N. of W. McNichols Rd. 2-Way
3 Miles:	163,074	3 Miles:	\$49,093	Yr:	2025	Count:	23,379	Grand River Ave. S. of W. McNichols Rd. 2-Way
5 Miles:	410,065	5 Miles:	\$55,960	Yr:	2025	Count:	18,449	W. McNichols Rd. E. of Grand River Ave. 2-Way
				Yr:	2025	Count:	11,795	W. McNichols Rd. W. of Grand River Ave. 2-Way

Current Tenant(s): Vik's Coney Island, Nails & Bar, Wingstop
Major Tenants: N/A

Sale Price:	\$1,600,000 (\$275.86/sqft)	Cap Rate:	
Sale Terms:	N/A	Improvement Allowance:	N/A
Security Deposit:	N/A	Assessor #:	N/A
Options:	N/A	Date Available:	Immediately
Taxes:	TBD		
TD:	N/A		
Parcel #:	22-013583		

Utilities	Electric: Yes
Sanitary Sewer: Yes	Gas: Yes
Storm Sewer: Yes	Water: Yes
Tenant Responsibilities:	N/A

Comments: Investment Opportunity! Busy retail corridor along Grand River Ave & McNichols Road across from Meijer. 100% Occupancy, Retrofit in 2020. Contact Broker for more information.



Broker: SIGNATURE ASSOCIATES

Agent(s):
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