

LAND PROPERTY // FOR SALE
REDEVELOPMENT

2.31 ACRE LAND PORTFOLIO (14 LOTS) & RETAIL STRIP CENTER IN DETROIT

11908-11940 CONNER ST, WARREN AVE, & JEFFERSON AVE
DETROIT, MI



- Detroit Land Portfolio & Strip Center Redevelopment Opportunity
- Includes 14 lots totaling 2.31 acres
- Lots located on Conner St, W Warren Ave & W Jefferson Ave
- Multiple lots adjacent to Coleman A. Young Municipal Airport
- One Lot Adjacent to Gordie Howe International Bridge
- Great Visibility and Frontage



11530 CONNER ST | 0.11 ACRES

11500 CONNER ST | 0.16 ACRES

26555 Evergreen Road, Suite 1500
Southfield, MI 48076

248.358.0100

pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

11908-11940 CONNER ST, WARREN AVE, & JEFFERSON AVE, DETROIT, MI 48205 // FOR SALE

EXECUTIVE SUMMARY



Sale Price	\$1,295,000
------------	-------------

OFFERING SUMMARY

Lot Size:	2.31 Acres
Price / Acre:	\$560,606
Zoning:	R-3
Market:	Detroit
Submarket:	Detroit E of Woodward
Traffic Count:	15,080

PROPERTY OVERVIEW

With many transformational retail developments coming to Detroit, these multiple lots on Conner St, W Jefferson Ave, and W Warren Ave, totaling 2.31 acres offer an exciting opportunity to add to the momentum. This retail center and several of the vacant lots are located across the street from Coleman A Young Municipal Airport (Detroit City Airport), which is poised to begin a massive transformation for the first time in nearly 30 years. The lot at 7212 W Jefferson Ave is also across the street from the Gordie Howe International Bridge which will deliver much-needed transportation improvements for international travelers and provide jobs and opportunities for growth to the Windsor-Detroit region. Please refer to the photos page in this brochure to see aerials of available lots included in this portfolio.

Conner Street Bundle: \$990,000
Warren Ave, Detroit: \$35,000
Jefferson Ave, Detroit: \$250,000
Jefferson Ave, Ecorse: \$20,000

LOCATION OVERVIEW

Located across the street from The Coleman A. Young International Airport. Close proximity to I-94, Harper Ave and Van Dyke Ave. Approximately 6 miles northeast of Downtown Detroit.



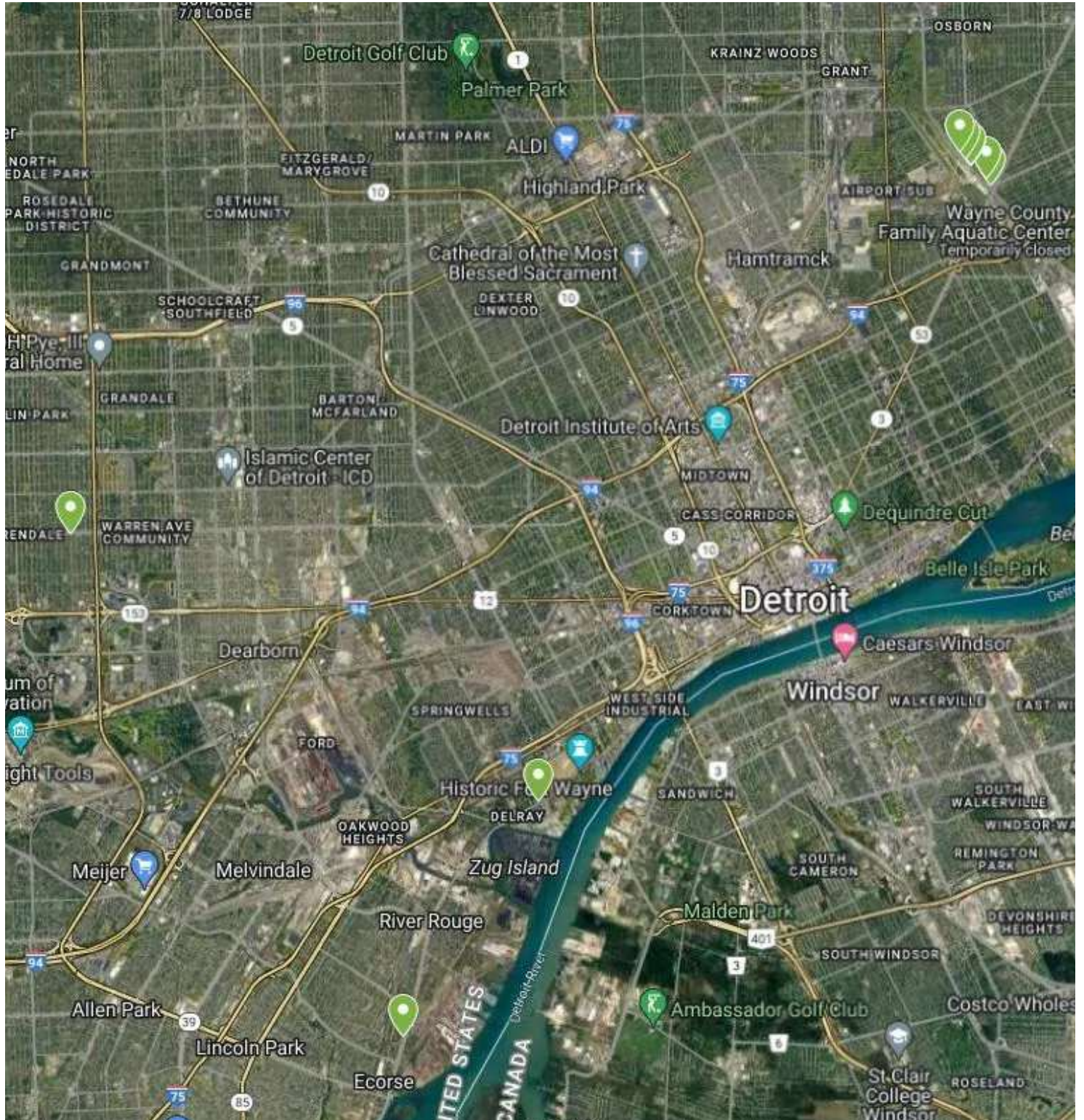
Matt Schiffman MANAGING PARTNER/CEO
D: 248.281.9907 | C: 248.281.9907
matt@pacommercial.com

Mike Gunn SENIOR ASSOCIATE
D: 248.331.0202 | C: 248.924.7499
mike@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

11908-11940 CONNER ST, WARREN AVE, & JEFFERSON AVE, DETROIT, MI 48205 // FOR SALE

ADDITIONAL PHOTOS



Available Land Map | Green Markers Show Lot Locations



P.A. COMMERCIAL
Corporate & Investment Real Estate

Matt Schiffman MANAGING PARTNER/CEO

D: 248.281.9907 | C: 248.281.9907

matt@pacommercial.com

Mike Gunn SENIOR ASSOCIATE

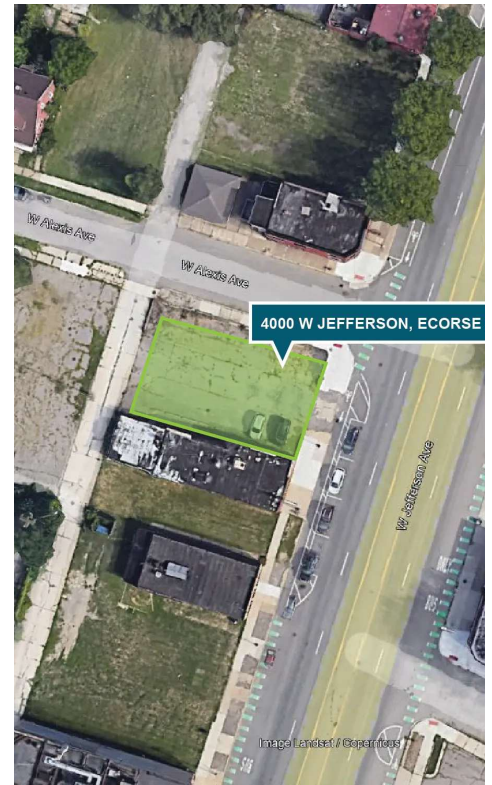
D: 248.331.0202 | C: 248.924.7499

mike@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

11908-11940 CONNER ST, DETROIT, MI 48205 // FOR SALE

LAND LOTS IN PORTFOLIO



P.A. COMMERCIAL
Corporate & Investment Real Estate

Matt Schiffman MANAGING PARTNER/CEO
D: 248.281.9907 | C: 248.281.9907
matt@pacommercial.com

Mike Gunn SENIOR ASSOCIATE
D: 248.331.0202 | C: 248.924.7499
mike@pacommercial.com

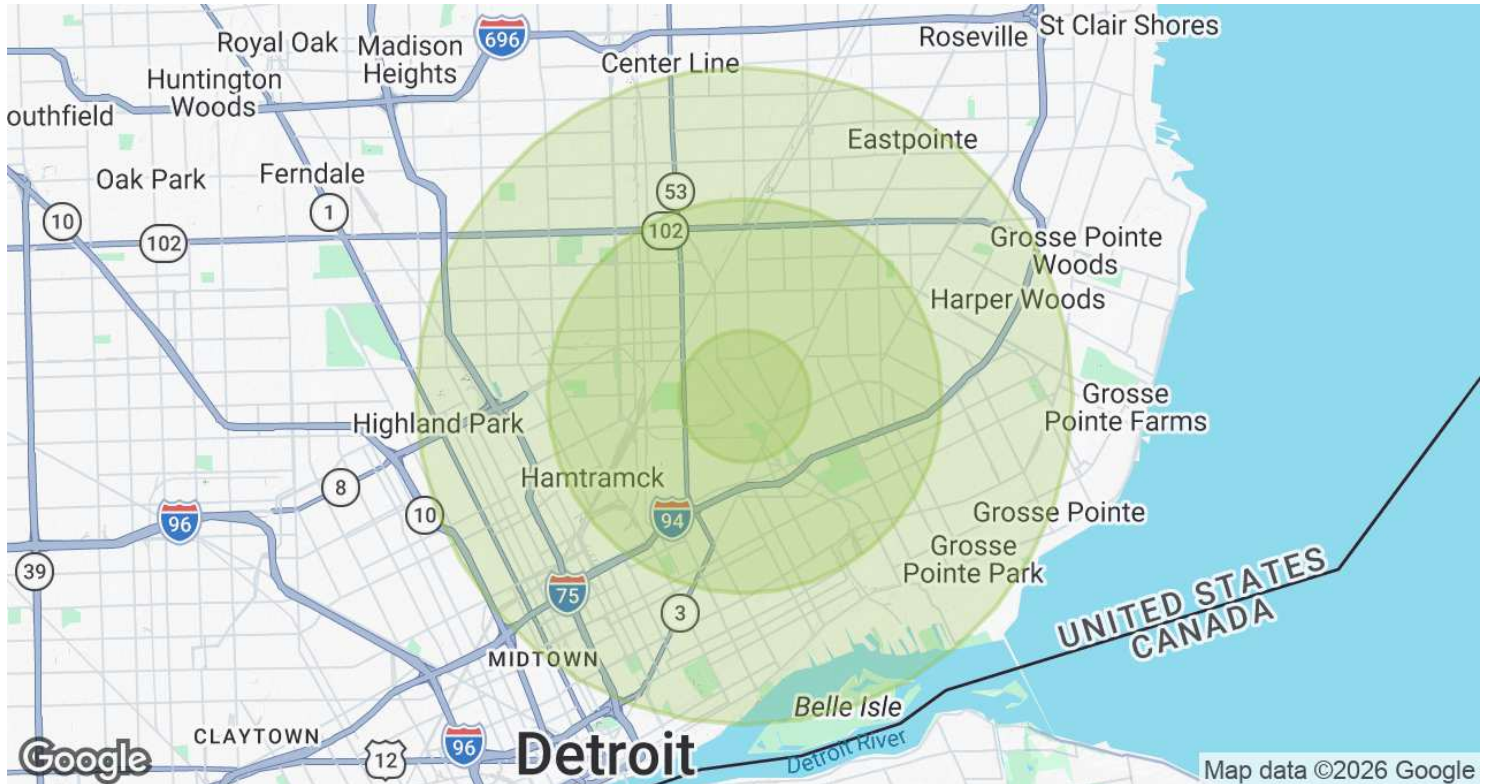
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

11908-11940 CONNER ST, WARREN AVE, & JEFFERSON AVE, DETROIT, MI 48205 // FOR SALE
RETAIL CENTER PHOTOS



11908-11940 CONNER ST, WARREN AVE, & JEFFERSON AVE, DETROIT, MI 48205 // FOR SALE

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,546	117,484	346,394
Average Age	32.8	33.7	36.0
Average Age (Male)	31.4	31.1	34.2
Average Age (Female)	36.4	36.0	37.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,651	41,548	133,507
# of Persons per HH	2.6	2.8	2.6
Average HH Income	\$47,466	\$48,327	\$63,825
Average House Value	\$74,240	\$74,261	\$129,049

2023 American Community Survey (ACS)



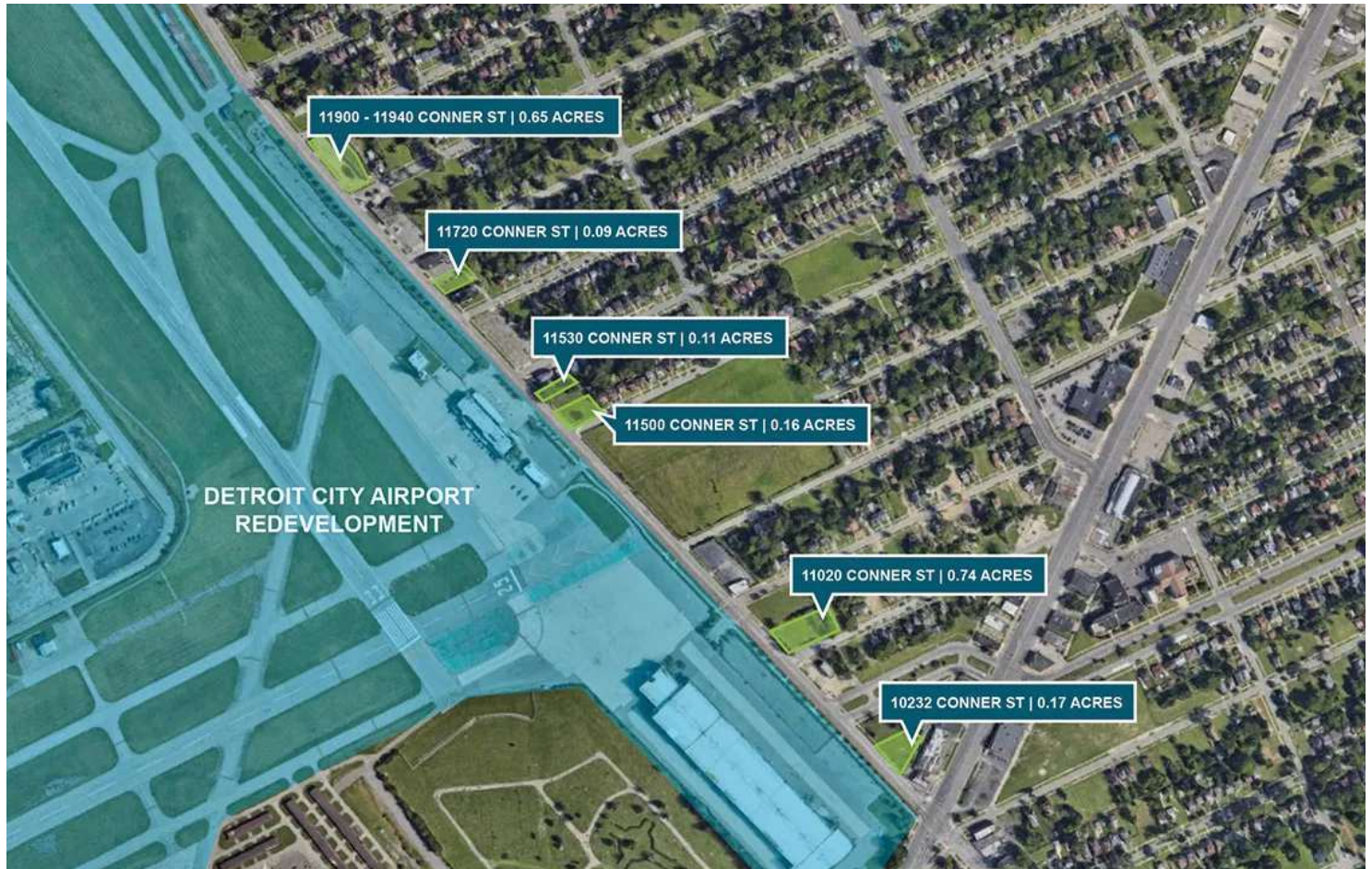
Matt Schiffman MANAGING PARTNER/CEO
D: 248.281.9907 | C: 248.281.9907
matt@pacommercial.com

Mike Gunn SENIOR ASSOCIATE
D: 248.331.0202 | C: 248.924.7499
mike@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

11908-11940 CONNER ST, WARREN AVE, & JEFFERSON AVE, DETROIT, MI 48205 // FOR SALE

CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



Matt Schiffman
MANAGING PARTNER/CEO
D: 248.281.9907
C: 248.281.9907
matt@pacommercial.com



Mike Gunn
SENIOR ASSOCIATE
D: 248.331.0202
C: 248.924.7499
mike@pacommercial.com

P.A. Commercial
26555 Evergreen Road, Suite 1500
Southfield, MI 48076

P: 248.358.0100
F: 248.358.5300

pacommercial.com

Follow Us!



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.