

289 E BALTIMORE

MILWAUKEE JUNCTION



O'CONNOR



MILWAUKEE JUNCTION DEVELOPMENT OPPORTUNITY

Vacant parcel on E Baltimore within a growing corridor

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Asking Price

\$175,000

Size

**0.289 Acres
(12,600 SF)**

Neighbors

Shinola Headquarters, CCS, Oak & Reel, Freya, Kiesling, Milwaukee Cafe, UpPaint, CityYear, TruFit, Tangent Gallery, The Gathering Coffee Co, Tech Town, Time Will Tell, Baobab Fare, Huntington Bank, The Fisher Building, Wayne State, The Ten, Time Will Tell, Supino's Pizza, Yum Village.

Address

289 E Baltimore St

Location

**E Baltimore St between
John R and Brush**

Neighborhood

Milwaukee Junction

Property Type

Land for Sale

SD-2 Zoning

This district is designed to encourage a complementary mixture of more intensive pedestrian- and transit-oriented uses that may be compatible with a neighborhood center or with a location along major or secondary thoroughfares. Parking requirements are reduced in certain circumstances to promote use of transit and non-motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcohol for consumption on the premises are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.

Located in one of Detroit's most dynamic neighborhoods, surrounded by historic housing, new development, and neighborhood amenities. Ideal for mixed-use, residential, or retail development with easy access to major employers, cultural destinations, and transit.

View looking west along E Baltimore St toward the Fischer Building



NEW CENTER & MILWAUKEE JUNCTION



Less than 3 miles north of the central business district, New Center is the geographic heart of Detroit where neighborhoods meet the urban core. New Center sprang to life in the 1920s as a second city where auto companies could be closer to

manufacturing facilities in neighboring Milwaukee Junction. The neighborhood's signature historic buildings continue to drive economic activity while industrial facilities are being reimaged as creative mixed-use spaces for residential and retail use.

New Henry Ford Hospital

Henry Ford Health is driving a \$2.5 billion investment in New Center anchored by a new \$1.8 billion hospital at the M-10 Freeway and Grand Boulevard. The new hospital will be more than one million square feet and nearly as tall as the 489-foot Fisher Building. Construction is planned to begin in 2024 and conclude in 2029.



One Ford Place Lofts

As part of the \$2.5 billion partner investment, Detroit Pistons owner Tom Gores plans to redevelop the health system’s 610,000-square-foot headquarters located across from the Pistons Performance Center into housing and construct new mixed-use residential, retail, parking and green spaces on an adjacent surface parking lot.

Michigan State University Research Center

The 30-year Henry Ford Health (HFH) and Michigan State University partnership includes a new, 300,000- to 400,000-square-foot, cutting-edge medical research facility to be built on the HFH campus near the Detroit Pistons Performance Center. The project is expected to break ground in 2024 and open in 2027.





Fisher Body Plant No. 21

The conversion of the long-vacant Fisher Body 21 Plant represents one of the most ambitious redevelopments of an abandoned Detroit building in recent times. The adaptive reuse of the 600,000-square-foot plant into 435 apartments and commercial spaces is expected to start in 2024.

Piquette Flats

A 108,000-square-foot historic industrial building in Milwaukee Junction is being converted into 161 affordable apartments, representing one of the largest new affordable housing developments in Detroit. The \$38.2 million project is scheduled to open in 2024 with apartments priced between 60%-120% of the area median income.



Detroit Design District

A mixed-use hub for artists, creators and other design-driven businesses is underway on E. Grand Boulevard in Milwaukee Junction. Phase 1 created 15,000 square feet of retail space, lofts and outdoor event space. Phase 2 will add an additional 60,000 square feet to the district through the adaptive reuse of an adjacent industrial building.

NORTH END NEIGHBORHOOD

CHROMA

OAK & REEL

FREYA

MILWAUKEE CAFE

KIESLING

VAULT OF MIDNIGHT

BULK SPACE

289 E BALTIMORE



VIRGINIA PARK

MILWAUKEE JUNCTION

NEW CENTER

TECH TOWN

289 E BALTIMORE



O'CONNOR

A trusted and respected member of the community, O'connor real estate brings 20 years of experience and expertise to the commercial office and retail market.

For more information about our properties, please contact O'Connor Real Estate

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