



NEIGHBORHOOD  
**MIDTOWN**

LOCATION  
 ON 3RD AVE BETWEEN SELDEN  
 AND ALEXANDRINE

SPACE TYPE  
**REDEVELOPMENT**





**3939**  
3rd Street  
5,393 SF  
For Sale







# MIDTOWN

Midtown Detroit is a dynamic, rapidly evolving neighborhood that seamlessly blends historic charm with modern energy. As one of the city's most walkable districts, it attracts a diverse mix of residents, including students, professionals, creatives, and entrepreneurs. Its tree-lined streets feature a mix of historic apartment buildings, contemporary developments, and adaptive reuse projects, all reflecting Midtown's ongoing growth.

Anchored by Wayne State University and the Detroit Medical Center, Midtown boasts a stable economic foundation, now further strengthened by a \$3 billion joint development between Michigan State University and Henry Ford Health. This transformative project will introduce cutting-edge medical research, education, and innovation, reinforcing Midtown's position as a major hub for healthcare and technology.

With a well-connected transit network, including QLINE streetcar access and proximity to major thoroughfares, Midtown remains one of Detroit's most desirable places to live, work, and invest.

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# AREA DEVELOPMENTS



## New Henry Ford Hospital

Henry Ford Health is leading a \$2.5 billion investment in New Center, anchored by a new \$1.8 billion hospital at the intersection of the M-10 Freeway and Grand Boulevard. The state-of-the-art facility will span over one million square feet and rise to nearly the height of the 489-foot Fisher Building. Construction is set to begin in 2024 and conclude in 2029.



## Fisher Body Plant No. 21

The transformation of the long-vacant Fisher Body 21 Plant is one of the most ambitious redevelopment projects of an abandoned Detroit building in recent years. This adaptive reuse will convert the 600,000-square-foot plant into 435 apartments and commercial spaces, with construction expected to begin in 2024.



## University of Michigan Center for Innovation

The University of Michigan is constructing a \$250 million, 200,000-square-foot building to support graduate education, talent-driven community development, and public engagement. It is part of the larger \$1.5 billion District Detroit development, which includes six new buildings and the adaptive reuse of four historic properties.



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