

23946-23948, 23954 & 23880 MICHIGAN AVENUE

RETAIL INVESTMENT IN DEARBORN

DEARBORN, MI 48124



OFFERING MEMORANDUM

DET
PROPERTIES

(313) 306-SOLD | Info@DET.Properties

TABLE OF CONTENTS

EXECUTIVE SUMMARY

The Offering	3
Location Highlights	4

PROPERTY PHOTOS

Exterior Photos	6
Aerial Photos	9

DEMOGRAPHICS

Demographic Report	10
Traffic Count	11
Demographic Summary	12

LOCATION OVERVIEW

Detroit, MI	13
Business Map	14
Top 5 Local/Large Employers	15

LOCAL AREA HIGHLIGHTS

Dearborn, MI	16
Area Attractions	17

DET PROPERTIES TEAM 18

CONFIDENTIALITY AGREEMENT

This document, including the attached Offering Memorandum, contains confidential information and trade secrets belonging to KW Commercial. The recipient of this information acknowledges and agrees to the following:

- Confidentiality Obligation: Recipient shall keep all information contained in this document strictly confidential and shall not disclose, disseminate, or share it with any third party without the prior written consent of the Disclosing Party.
- Purpose of Use: Recipient may use the confidential information solely for the purpose of evaluating and considering a potential transaction as described in the Offering Memorandum.
- Non-Disclosure Agreement: This notice does not constitute a separate Non-Disclosure Agreement (NDA) but serves as a reminder of the recipient's obligations concerning the confidential information provided herein.
- Return or Destruction: Upon the Disclosing Party's request or the conclusion of the evaluation, Recipient shall promptly return all copies of this document and its contents, or, at the Disclosing Party's option, destroy such materials.
- No Rights Granted: This notice does not grant any license or rights to the recipient with respect to the confidential information. By accessing this document, the recipient acknowledges their understanding of and agreement to the terms and obligations set forth in this Confidentiality Notice.

FOR MORE INFORMATION, PLEASE CONTACT

ALAN DAVIDOV

(313) 404-7653

Alan@DET.Properties

JOEL KARBOSKE

(248) 361-9780

Joel@DET.Properties

TODD ZAHN

(586) 243-1843

TZahn@DET.Properties



PROPERTIES

THE OFFERING

Turnkey Investment Opportunity in Dearborn's Thriving Commercial Corridor! This 6,984 SF commercial property offers a rare, income-producing opportunity in the heart of Dearborn's bustling business district. The property features two buildings, a high-visibility billboard, and a private parking lot—perfectly positioned to attract both tenants and customers. The corner building is leased by H&R Block, a long-term tenant with over 30 years of occupancy. They recently renewed their lease, providing a stable and reliable income stream. Additionally, H&R Block leases the prominent billboard above the property, adding to your revenue potential. The second building offers flexible space and can be divided into two additional units, maximizing rental income. Ideal for medical offices, studios, retail shops, or professional services, this property's versatility appeals to a wide range of businesses. A dedicated parking lot located behind the buildings enhances accessibility for both tenants and customers, further increasing the property's desirability. Don't miss out on this exceptional investment opportunity in one of Dearborn's most sought-after business locations. Schedule your private tour today!

PROPERTY DETAILS

Property Address	23946-23948 MICHIGAN AVENUE 23954 MICHIGAN AVENUE 23880 MICHIGAN AVENUE
City, State, Zip	DEARBORN, MI 4812
Asking Price	\$1,750,000
Type	Retail, Commercial, Investment
Lot Size	6,948 SF
Total Size	0.69 AC
Parking	4 Surface Spaces + Extra Parking (Third Address)



LOCATION HIGHLIGHTS



PRIME LOCATION

Positioned along **Michigan Avenue (US-12)** in Dearborn, MI, these properties have direct access to **Telegraph Road (US-24)**, **I-94**, **M-153 (Ford Road)**, **M-39 (Southfield Freeway)**, and **I-96**, ensuring seamless connectivity to Metro Detroit and beyond.



SPACIOUS LAYOUT

Features a modern commercial space with a sleek façade, large display windows, and an open, adaptable interior suitable for various business needs.



CONVENIENT PARKING

Ample surface parking is available behind the building, providing convenient access for customers, tenants, and employees.



TRANSPORTATION ACCESS

Easily accessible via bus routes and public transit stops, providing seamless commuting options for employees, customers, and visitors.



COMMUNITY APPEAL

Surrounded by retail shops, restaurants, and professional offices, creating a dynamic business environment.



NEW Spruce built by
H&R BLOCK

Your everyday mobile banking app for
money management, saving, & more.

- Get your federal tax refund
up to 5 days early.
- No monthly fees, no sign-up fees,
no credit check.
- Get your paycheck up to 2 days
early with direct deposit.

Get started at
DiscoverSpruce.com



H&R BLOCK

23954

H&R BLOCK



MH LAW
313-642-9970





23880 MICHIGAN AVENUE
SUBJECT PROPERTY

M-39 (MICHIGAN HIGHWAY)

M-153 (FORD ROAD)

US-24 (TELEGRAPH ROAD)

US-12 (MICHIGAN AVENUE)

**23954, 23946-23948
MICHIGAN AVENUE**
SUBJECT PROPERTY

Google Earth

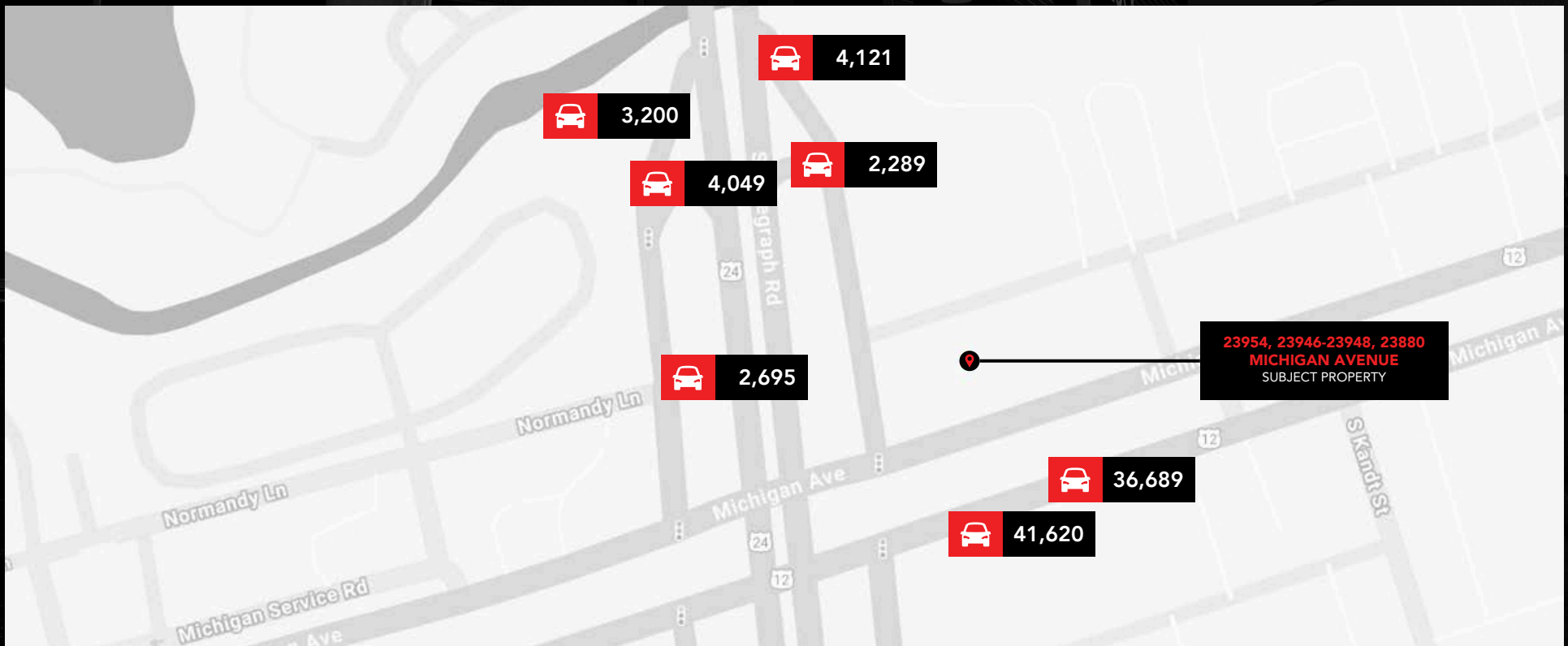
I-94 (DETROIT INDUSTRIAL EXPY)

DEMOGRAPHIC REPORT

RADIUS	1 MILE		3 MILE		5 MILE	
POPULATION						
2029 PROJECTION	110,391		303,968		992,943	
2024 ESTIMATE	114,605		315,006		1,022,222	
2020 CENSUS	124,954		340,687		1,072,039	
GROWTH 2024 - 2029	-3.68%		-3.50%		-2.86%	
GROWTH 2020 - 2024	-8.28%		-7.54%		-4.65%	
2024 POPULATION BY HISPANIC ORIGIN	6,261		20,756		93,879	
2024 POPULATION	114,605		315,006		1,022,222	
WHITE	85,560	74.66%	213,310	67.72%	533,624	52.20%
BLACK	16,623	14.50%	63,635	20.20%	340,416	33.30%
AM. INDIAN & ALASKAN	233	0.20%	958	0.30%	4,300	0.42%
ASIAN	2,166	1.89%	5,684	1.80%	21,040	2.06%
HAWAIIAN & PACIFIC ISLAND	5	0.00%	22	0.01%	89	0.01%
OTHER	10,018	8.74%	31,397	9.97%	122,753	12.01%
U.S. ARMED FORCES	24		78		237	
HOUSEHOLDS						
2029 PROJECTION	42,212		115,592		387,241	
2024 ESTIMATE	43,807		119,841		398,773	
2020 CENSUS	47,651		129,804		418,523	
GROWTH 2024 - 2029	-3.64%		-3.55%		-2.89%	
GROWTH 2020 - 2024	-8.07%		-7.68%		-4.72%	
OWNER OCCUPIED	30,302	69.17%	79,182	66.07%	244,841	61.40%
RENTER OCCUPIED	13,505	30.83%	40,659	33.93%	153,932	38.60%
2024 HOUSEHOLDS BY HH INCOME	43,805		119,840		398,774	
INCOME: <\$25,000	8,389	19.15%	24,410	20.37%	95,613	23.98%
INCOME: \$25,000 - \$50,000	9,250	21.12%	27,694	23.11%	96,798	24.27%
INCOME: \$50,000 - \$75,000	8,422	19.23%	23,368	19.50%	72,642	18.22%
INCOME: \$75,000 - \$100,000	5,950	13.58%	15,403	12.85%	46,381	11.63%
INCOME: \$100,000 - \$125,000	4,101	9.36%	11,255	9.39%	34,595	8.68%
INCOME: \$125,000 - \$150,000	2,620	5.98%	6,224	5.19%	18,877	4.73%
INCOME: \$150,000 - \$200,000	2,855	6.52%	6,740	5.62%	20,460	5.13%
INCOME: \$200,000+	2,218	5.06%	4,746	3.96%	13,408	3.36%
2024 AVG HOUSEHOLD INCOME	\$79,924		\$74,441		\$69,292	
2024 MED HOUSEHOLD INCOME	\$61,801		\$57,508		\$52,191	

TRAFFIC COUNT REPORT

RADIUS	CROSS STREET	CROSS STR DIST	COUNT YEAR	AVG DAILY VOLUME	VOLUME TYPE	MILES FROM SUBJECT PROP
MICHIGAN AVE	TELEGRAPH RD	0.05 S	2022	5,018	MPSI	0.03
US-24 ON RAMP	-	0.00	2022	4,049	MPSI	0.03
MICHIGAN AVE	TELEGRAPH RD	0.05 W	2022	41,620	MPSI	0.03
US-12 MICHIGAN	TELEGRAPH RD	0.05 W	2020	36,689	AADT	0.04
TELEGRAPH RD	MICHIGAN AVE	0.07 S	2022	2,323	MPSI	0.05
US-24 OFF RAMP	MICHIGAN AVE	0.07 S	2020	2,289	AADT	0.05
NORMANDY LN	OMAHA BEACH DR	0.14 W	2020	3,331	MPSI	0.05
US-12 ON RAMP	OMAHA BEACH DR	0.14 W	2020	2,695	AADT	0.06
TELEGRAPH RD	MICHIGAN AVE	0.08 S	2022	4,121	MPSI	0.06
TELEGRAPH RD	MICHIGAN AVE	0.07 SE	2022	3,200	MPSI	0.0



DEMOGRAPHIC SUMMARY



POPULATION

The total estimated population within a 5-mile radius is 315,006, with projections indicating a slight decline of -3.50% by 2029. The 10-mile radius has a population of 1,022,222, reflecting a similar trend. Despite the decrease, the area maintains a steady demand for housing and services.



HOUSEHOLD INCOME

There are 119,841 households within 5 miles, with 66.07% owner-occupied and 33.93% renter-occupied. The 10-mile radius shows a slightly lower owner-occupancy rate at 61.40%, indicating a strong rental market.



ETHNICITY

Hispanic or Latino individuals make up 6.56% of the population within a 5-mile radius, reflecting a steady multicultural presence in the area. The remaining 93.44% of the population identifies as non-Hispanic, with varying racial backgrounds. This demographic distribution underscores the community's diversity and evolving cultural landscape.



COMMUNITY COMPOSITION

The area is diverse, with the 5-mile radius population comprising 67.72% White, 20.20% Black, 1.80% Asian, and 9.97% other racial groups. Additionally, 6.56% of the population identifies as Hispanic or Latino, highlighting a growing multicultural presence.

DETROIT, MICHIGAN

Detroit, Michigan, is a hub of industry, culture, and growth. Known as the birthplace of the automotive industry, the city offers strategic connectivity via major highways, rail lines, and Detroit Metropolitan Airport. With over 4 million residents in the metro area, Detroit is experiencing a resurgence driven by downtown redevelopment, expanding tech and entrepreneurial sectors, and significant investment. Home to cultural landmarks like the Detroit Institute of Arts and Motown Museum, Detroit attracts millions of visitors annually. This thriving market offers exceptional opportunities for real estate investment and development.



POPULATION

639,000 in Detroit city
4.3 Million in Metro Detroit



EDUCATION

Near Wayne State University and University of Detroit Mercy, plus 7 other colleges within 10 miles.



REAL ESTATE GROWTH

Multifamily rental growth of +4.2% year-over-year in Detroit.



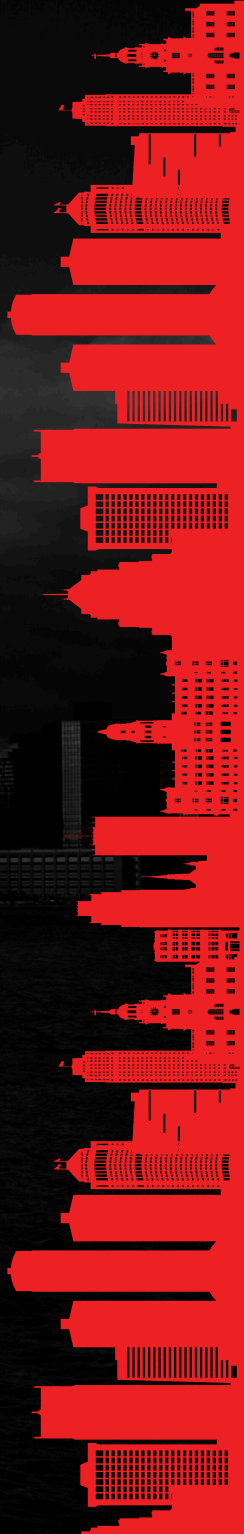
RETAIL & DINING

Convenient access to Midtown Detroit (5 miles) and Ferndale Downtown District (6 miles).



EMPLOYMENT HUB

Home to 3 Fortune 500 companies and a strong automotive industry workforce of 70,000+.





DETROIT METRO • WILLOW RUN
WAYNE COUNTY AIRPORT AUTHORITY

YQQ

TOP 5 LOCAL/LARGE EMPLOYERS

- 01** **FORD MOTOR COMPANY**
 Approximately 43,080 employees in Dearborn.
- 02** **CLEVELAND-CLIFFS (FORMERLY SEVERSTAL)**
 Around 1,290 employees at the Dearborn Works facility.
- 03** **PERCEPTA**
 Globally employs over 4,500 individuals, with a significant presence in Dearborn.
- 04** **CARHARTT**
 Approximately 616 employees in Dearborn.
- 05** **THE HENRY FORD**
 Around 747 employees in Dearborn.

- ### ADDITIONAL MAJOR EMPLOYERS
- SGC Holding Company Inc
 - Edw. C. Levy Co.
 - Ballard Power Systems
 - DFCU Financial
 - Henry Ford Village
 - Hollingsworth
 - Hollingsworth Logistics Management LLC
 - G-TECH
 - Village Ford
 - ASG Renaissance
 - SSA Soft
 - Campbell Marketing & Communications
 - Allied Universal
 - Beaumont Health



<https://www.zippia.com/company/best-biggest-companies-in-dearborn-mi/>

DEARBORN, MI

Home Town of Henry Ford

Dearborn, Michigan, is a vibrant city rich in history, culture, and innovation. As the hometown of Henry Ford, it is home to The Henry Ford Museum and Greenfield Village, where visitors can explore groundbreaking inventions and immerse themselves in America's past. The city's lively downtown districts feature bustling shopping centers, diverse dining experiences, and local artisan markets, offering something for everyone. Nature lovers can enjoy scenic parks, walking trails, and golf courses, while the Ford Community & Performing Arts Center provides a hub for entertainment and cultural events. With a unique blend of heritage, green spaces, and a thriving arts scene, Dearborn is a destination where history meets modern living.



DET
PROPERTIES



LIBERTY TAX
313-278-1040

AREA ATTRACTIONS



DEARBORN HENRY FORD ACADEMY



DETROIT HISTORICAL MUSEUM



HENRY FORD MUSEUM

DET PROPERTIES TEAM



ALAN DAVIDOV

(313) 404-7653

Alan@DET.Properties

Whether you're searching for the perfect home, or looking to sell your current property, you want to know you can trust the person working alongside you. As a dedicated Real Estate Agent, Alan Davidov has a passion for seeing his clients achieve their real estate goals. Alan dedicates himself to the unique needs of his clients. His experience in this industry started as a Mortgage Broker. He also works as a licensed builder with several flips and construction projects to his name. This experience gave him unique insight and allows him to provide valuable advice for clients during the home buying and selling process. He is fully committed to meeting the needs of each of his clients while creating a tailored experience to suit you.



JOEL KARBOSKE

(248) 361-9780

Joel@DET.Properties

Joel began his commercial real estate career in 2003 after graduating from Aquinas College. He co-founded Paramount Real Estate Services in 2007, representing clients like Walgreens, Dunkin' Donuts, and White Castle across multiple states. In 2024, Joel joined DET Investment Properties, leveraging his expertise in tenant representation, land assemblage, and leasing. He is a member of ICSC, NAR, CBOR, and actively serves his community through local boards and the Knights of Columbus.



TODD ZAHN

(586) 243-1843

TZahn@DET.Properties

With over 20 years in operations management, including key leadership roles as CEO of two chemical companies, I bring extensive expertise to industrial real estate. A proud graduate of Michigan State and Wayne State (PhD, MBA), I've advised on growth strategies and market trends across multiple sectors. I've also served on boards like NexusTech Ventures and American Chemical Solutions, broadening my industry perspective. Dedicated to seamless real estate solutions, I'm here to help achieve your industrial goals.



DET PROPERTIES

(313) 306-SOLD

Info@DET.Properties

LIBERTY IAA
313-278-1040

CK

23946-23948, 23954 & 23880 MICHIGAN AVENUE

RETAIL INVESTMENT IN DEARBORN
DEARBORN, MI 48124

FOR MORE INFORMATION, PLEASE CONTACT

ALAN DAVIDOV

(313) 404-7653

Alan@DET.Properties

JOEL KARBOSKE

(248) 361-9780

Joel@DET.Properties

TODD ZAHN

(586) 243-1843

TZahn@DET.Properties



PROPERTIES

OFFERING MEMORANDUM

Keller Williams Realty, Inc., a franchise company, is an Equal Opportunity Employer and supports the Fair Housing Act.

Each Keller Williams® office is independently owned and operated.

Copyright © 1996-2025 Keller Williams Realty, Inc. All rights reserved.

