

2,400 SF MIXED-USE



FOR SALE



16445 Hamilton Ave

Highland Park, Michigan 48203

Property Description

Thriving potential of the Detroit West of Woodward Avenue market. Along Hamilton Ave is a vibrant area that boasts a strategic location in Highland Park, MI, and a short distance from the heart of Detroit. Owners/Operators will appreciate the proximity to major transportation links, including the I-75 freeway and the Detroit Metropolitan Wayne County Airport. The area also offers a wealth of amenities, with iconic landmarks such as the Detroit Institute of Arts, the Fisher Building, and Palmer Park nearby.

NAI FARBMAN is excited to introduce an exceptional opportunity for retail investors: a well-appointed 2,400 SF free-standing building, meticulously renovated in 2020, and ideally situated within the sought-after Detroit West of Woodward Avenue market. Built in 1946, this property holds a prime position in the Urban Village Mixed-Use (M-UV) zone, offering versatility for a range of retail ventures. With a strategic location and a blend of historic charm and modern functionality, this property presents an enticing prospect for owners/users/investors seeking to establish a thriving retail presence in this dynamic commercial district.

Property Highlights

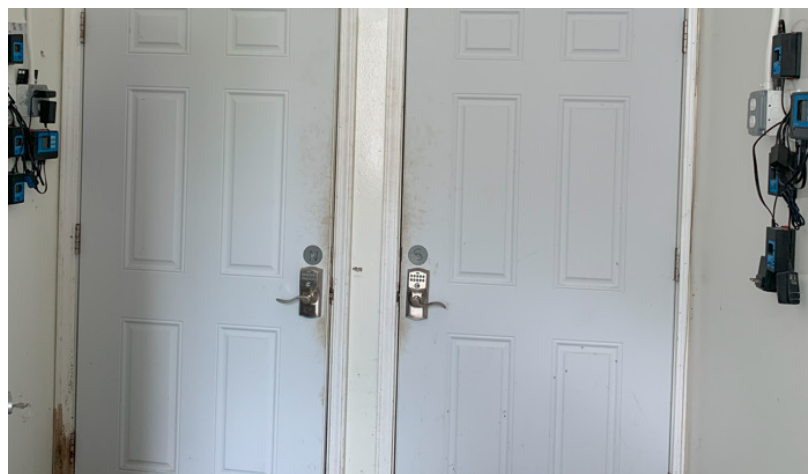
- 2,400 SF Free-Standing Building
- Built in 1946, Renovated in 2020
- Zoned: (N-UV) Urban Village Mixed-Use
- Steel Roof Structure – Replaced 2020
- Located Along Hamilton Ave. Between 8 Mile Rd and McNicholas Rd.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,174	53,405	145,954
Total Population	10,988	133,710	361,554
Average HH Income	\$49,991	\$57,821	\$58,378

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NAI Farbman
Commercial Real Estate Services, Worldwide.

www.naifarbman.com

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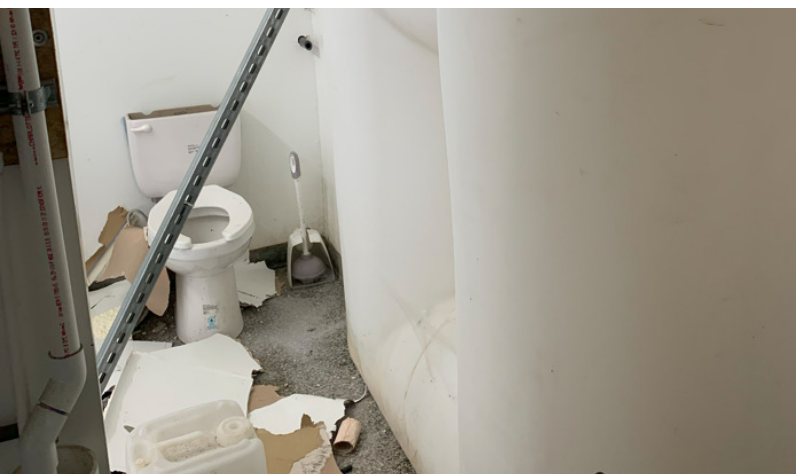
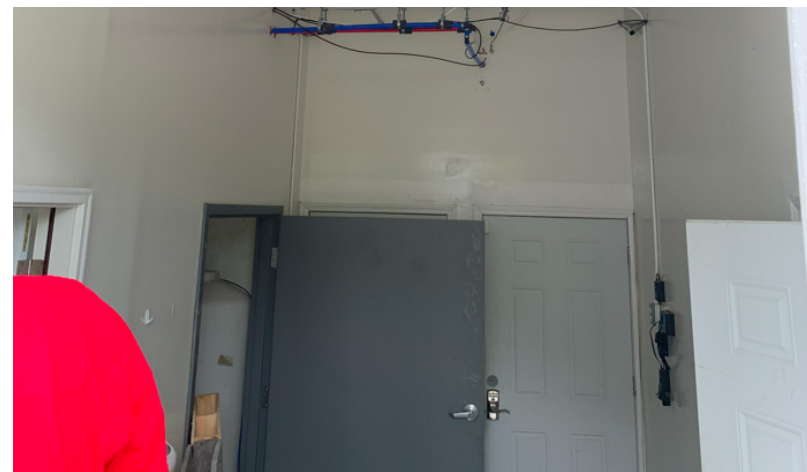
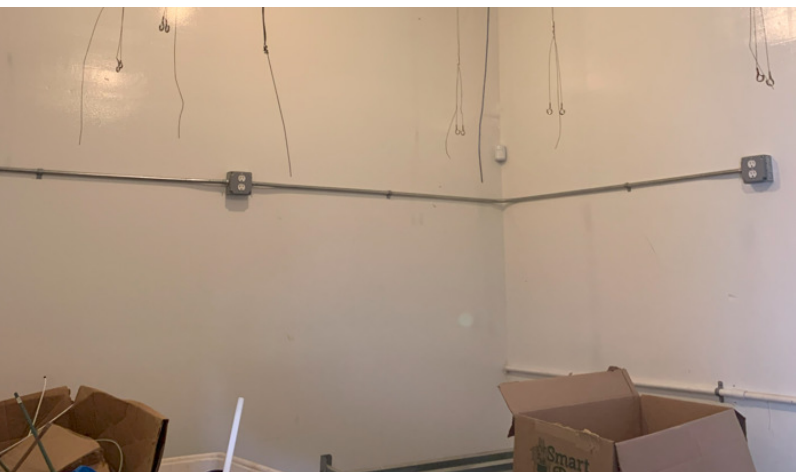
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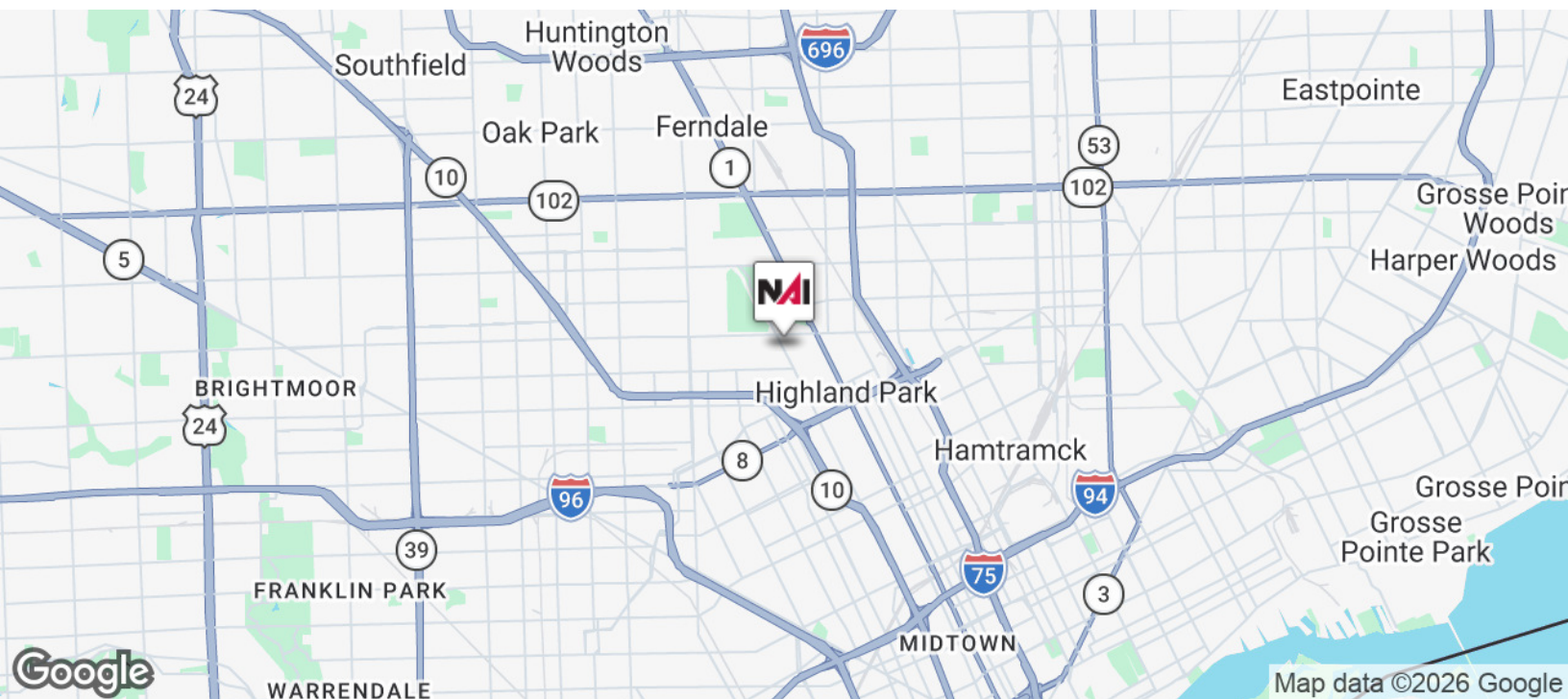
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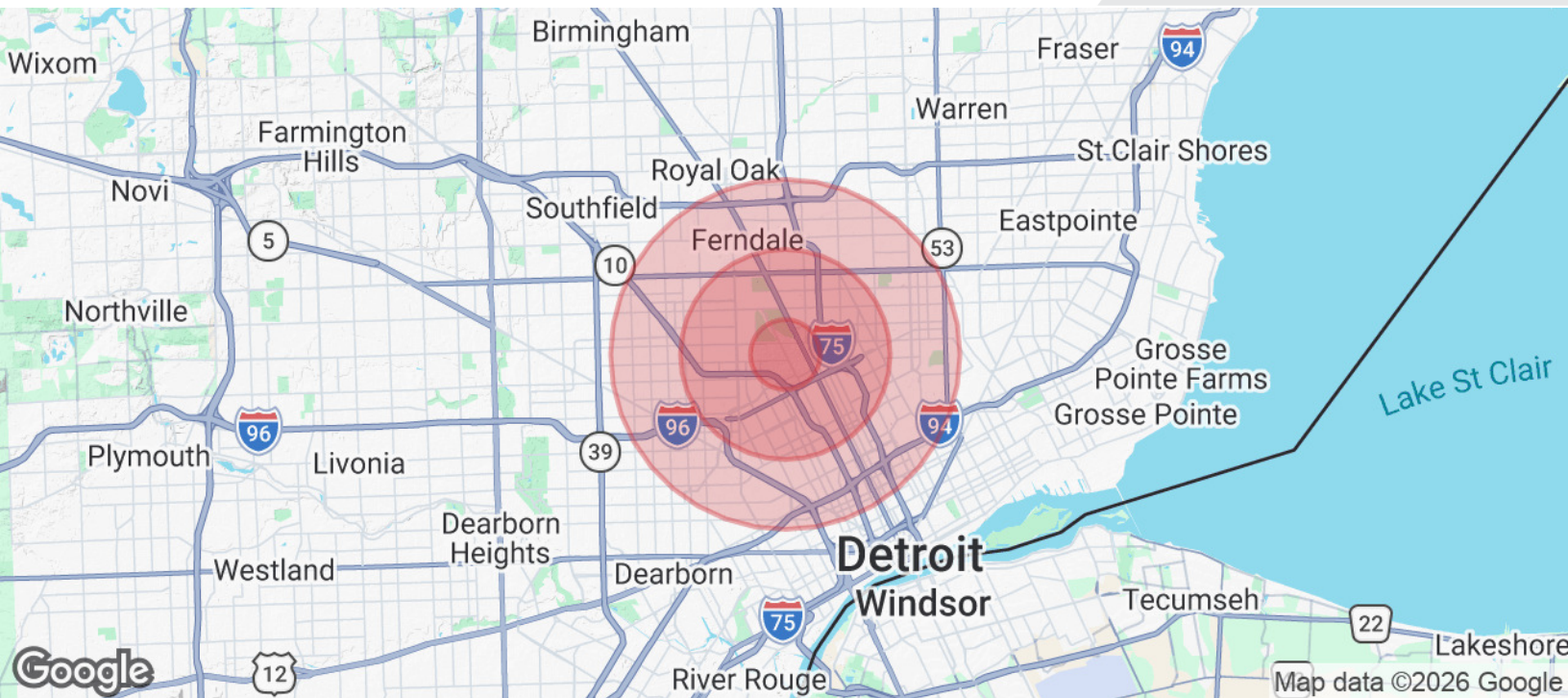
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,988	133,710	361,554
Average Age	41	39	38
Average Age (Male)	40	38	37
Average Age (Female)	42	40	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,174	53,405	145,954
# of Persons per HH	2.1	2.5	2.5
Average HH Income	\$49,991	\$57,821	\$58,378
Average House Value	\$187,633	\$146,819	\$152,046

2020 American Community Survey (ACS)



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