

# 4.68-Acre Commercial Site

## Rare, Large-scale Development Opportunity



### Prime Location

Heart of Detroit's Next Growth Corridor

### 4.68 Acres

High Visibility along Interstate 96 Frontage

### Mixed-Density Development

(Residential & Commercial)

Special Development District  
(SD-2 Zoning)



## Property Highlights

- Ready for Immediate Development
- Allows for Residential, Commercial, Retail, Mixed-Use Concepts
- Flexible Density Options from Low to High
- Multiple New Developments in Core City Neighborhood
- Quick Access to Downtown, Corktown, & Midtown
- Proximity The Ambassador Bridge and Gordie Howe Bridge to Windsor Canada
- Convenient access to transportation corridors: I-96, I-94, I-75, M-10 (Lodge), Grand River Avenue, Michigan Avenue



Call or Text Today! (248)310-5955

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## Special Development District

4445 Lawton, Detroit Michigan



- **Reduced parking requirements**
- **No Alcohol Spacing Requirements – beneficial for entertainment or restaurant-heavy developments**
- **Pedestrian-Oriented and Transit-Friendly**
- **Encouraged Mixed Use of Residential, Business, and Office Uses**
- **Higher-Density and Height Allowance (up to 60 feet for mixed-use developments)**
- **Faster Approval Process with a wide range of “by-right” uses**

### **Uses may Include:**

- **Retail, Restaurant, Brewpub or Microbrewery**
- **Recreation, indoor commercial and health club**
- **Medical or Dental Clinic, Physical Therapy, etc.**
- **Light Manufacturing: Printing, Jewelry, Confection**
- **Assisted Living**
- **Religious Residential**
- **Multi-Family Dwellings**
- **Mixed-Use Development Concepts**



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