



NEIGHBORHOOD

NEW CENTER

LOCATION

ON WOODWARD BETWEEN E GRAND BLVD
AND E MILWAUKEE

SPACE TYPE

RETAIL

Located on Woodward Avenue in New Center, this 8,856-square-foot retail building was originally constructed as the home of Sanders Fudge. The property has an original marble façade with glass storefronts, exposed brick walls, concrete floors, and a barrel-vault ceiling with ornamental plasterwork that may be restored or removed to create additional ceiling height. The basement consists of 7,921 square feet with 12-foot ceilings, and there is 1,401 square feet of outdoor space. The building is located near Baobab Fare, YumVillage, Supino, Joe Louis Southern Kitchen, the Fisher Building, and the new Henry Ford Hospital expansion.

ASKING PRICE

\$995,000

ADDRESS

6532 Woodward Ave, Detroit, MI 48202

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.

GROUND FLOOR SIZE

8,856 SF

LOWER LEVEL SIZE

7,921 SF

OPPORTUNITY ZONE

YES

ZONING

B4

ZONING DESCRIPTION

In Detroit, B4 zoning designates the B4 General Business District, which is for thoroughfare-oriented commercial and business uses like retail, service, and other businesses not considered noxious. This zone allows for a broader range of commercial activities than the more restricted B1 and B2 zones, supporting a wider variety of businesses on busy commercial streets.

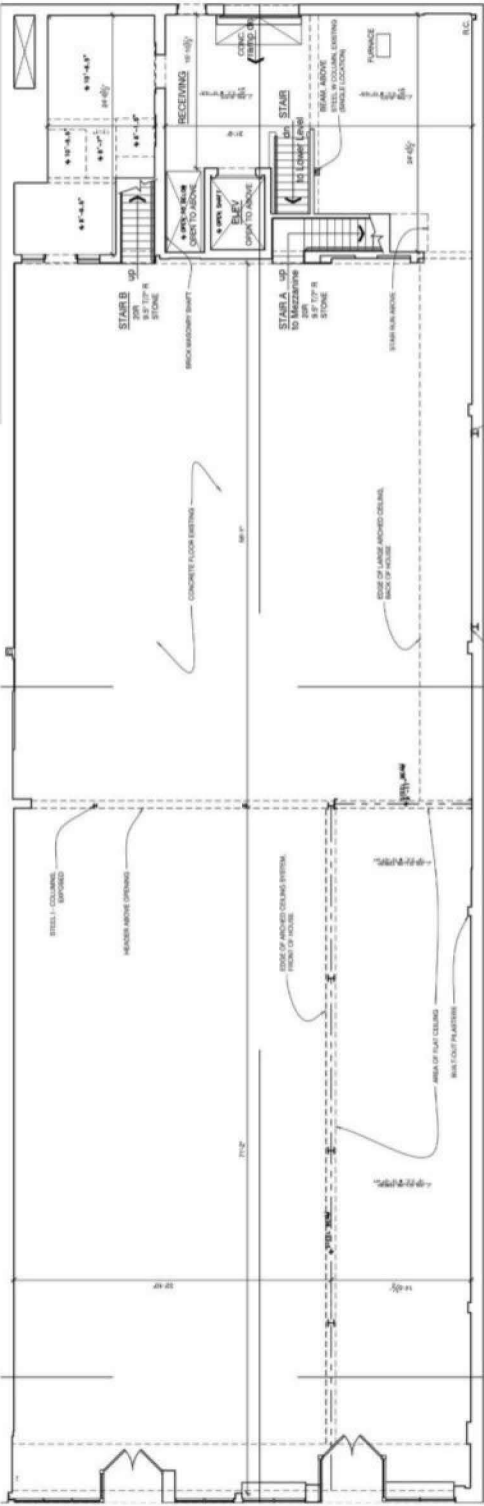
6532

WOODWARD

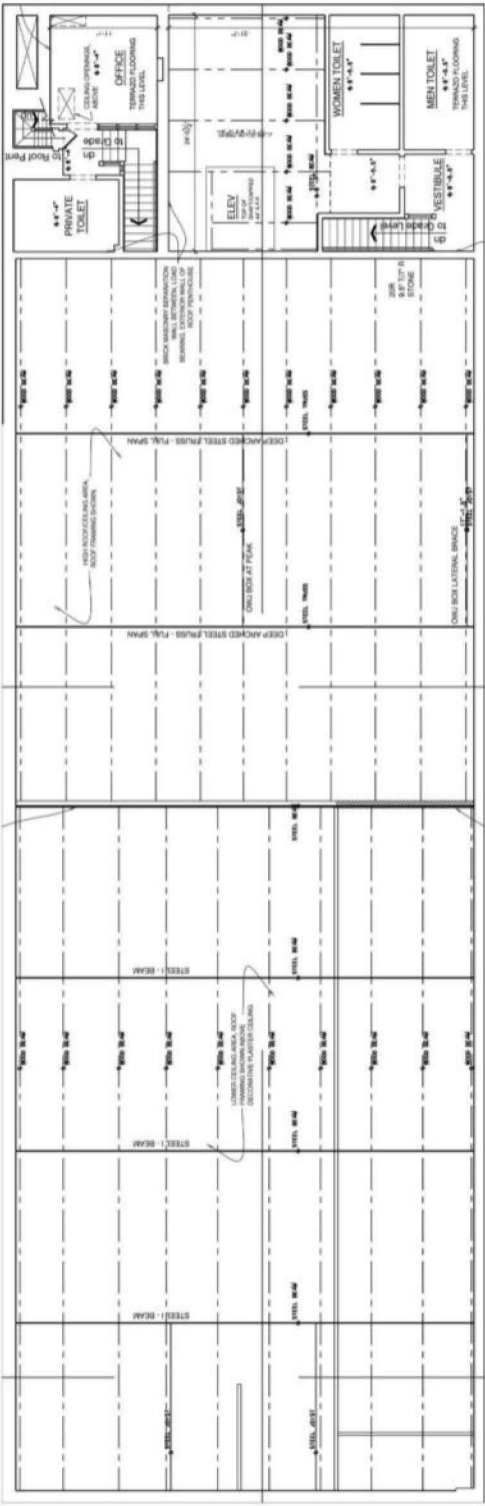
Floor Plans

FEATURES

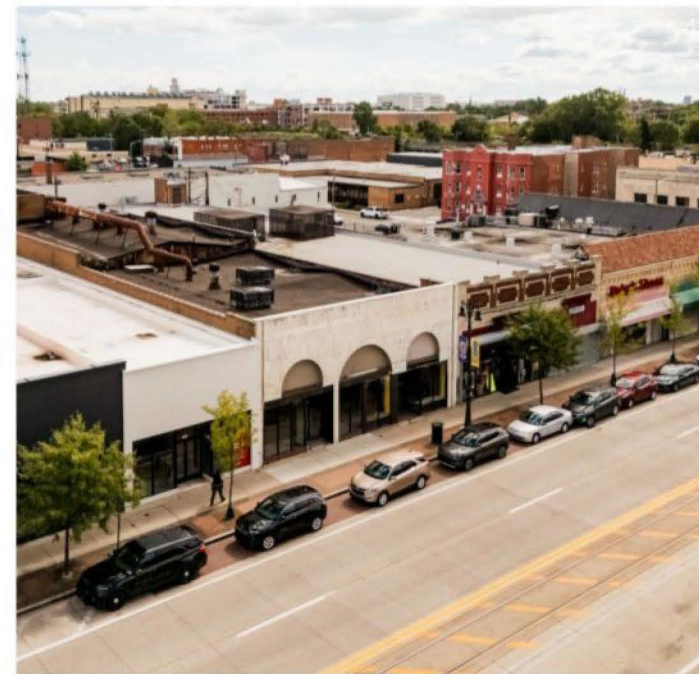
- 8,856 SF (main level) with 7,921 SF (lower level) with 12' clear ceiling heights
- 1,401 SF outdoor space
- Original marble façade with glass storefronts along Woodward Avenue
- Adjacent to Baobab Fare, YumVillage, Supino, Joe Louis Southern Kitchen; in proximity to the Fisher Building and the Henry Ford Hospital expansion

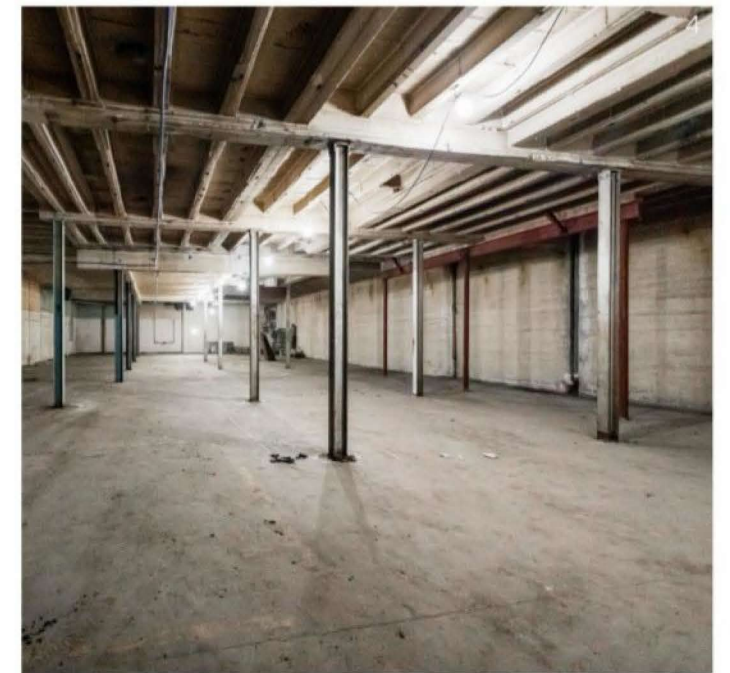
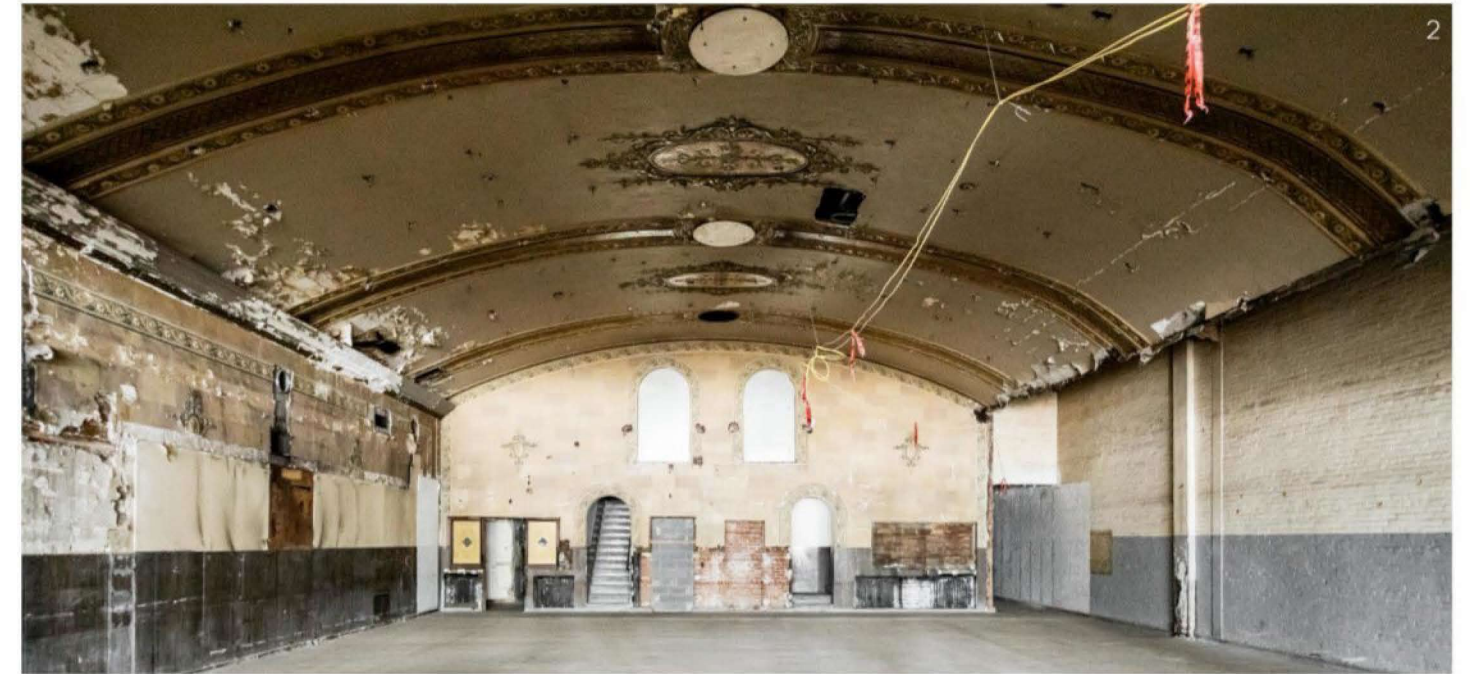


GROUND FLOOR



LOWER LEVEL







← Downtown (2 miles)

Wayne State University →

← Time Will Tell

← Yumvillage

**6532
Woodward**

For Sale

→
Urbanum, Joe Louis
Southern Kitchen,
TEN Nail Bar,
Norwood, Supino,
Jp Makes and
Bakes

← **Baobab Fare**

NEW CENTER

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 reimagined as creative mixed-use spaces for residential and retail use.

O'Connor Real Estate



AREA DEVELOPMENTS



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.

AREA DEVELOPMENTS



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.



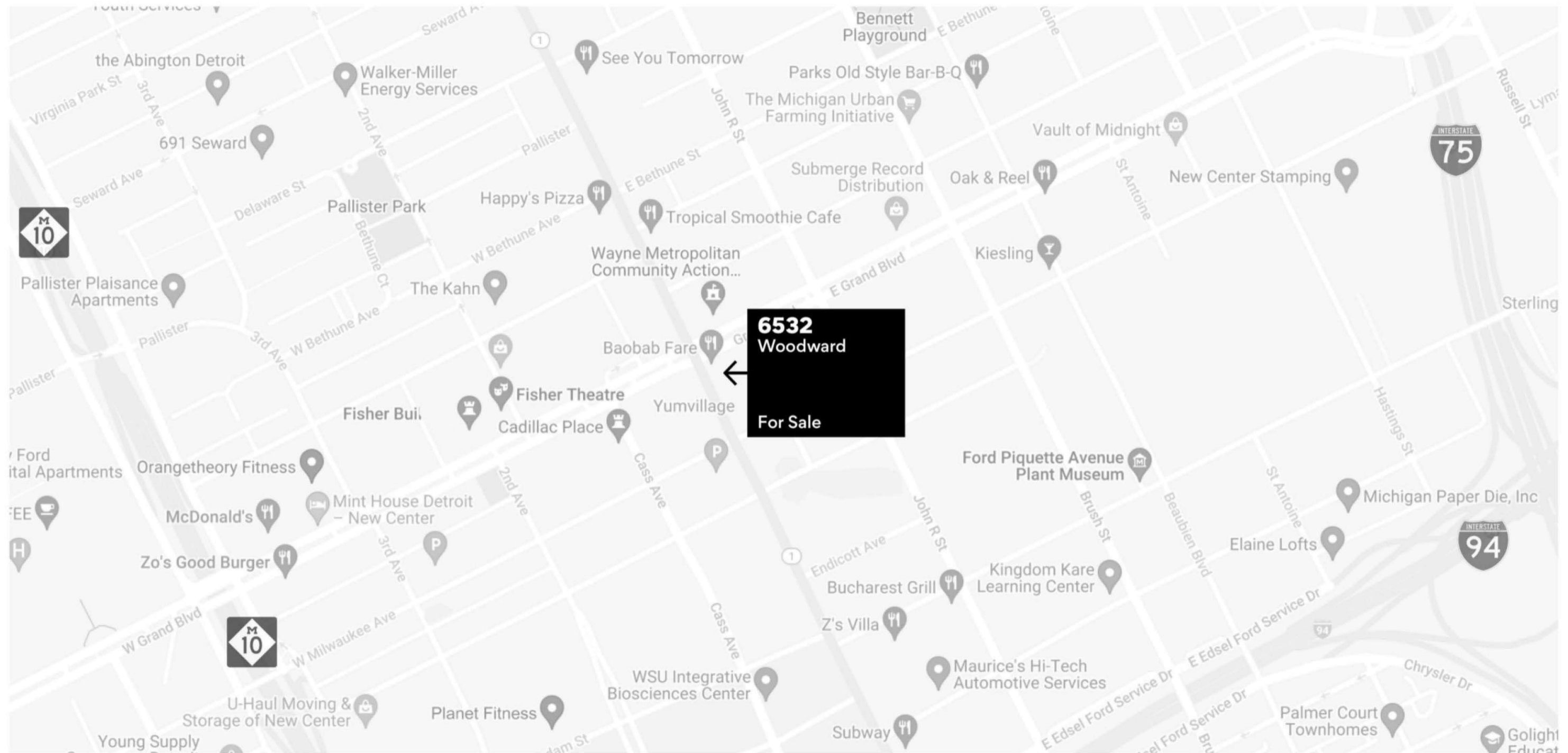
Piquette Flats

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.



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