

## MULTI-PURPOSE PROPERTY // FOR LEASE

# 7,275 SF RETAIL/OFFICE SPACE AVAILABLE NEXT TO LARGE STATE OFFICES & RETAIL

4737 CONNER ST  
DETROIT, MI 48215

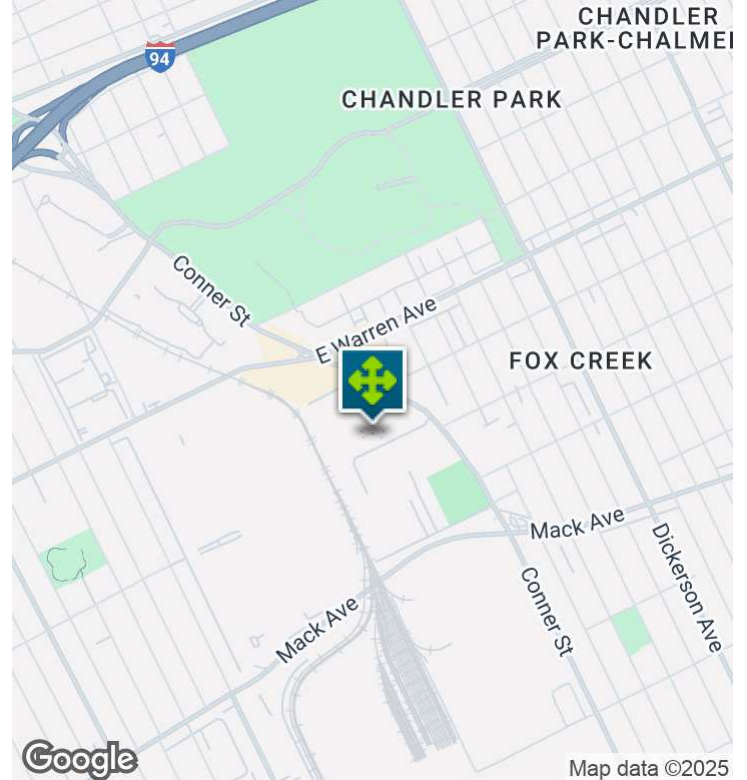


- 7,275 SF space ideal for retail, office, or warehouse user
- Shell Condition studded with 3 offices, conference, and bathrooms
- M4 Zoning - Wide range of uses
- Adjacent to Chrysler and Stellantis Plants
- Surrounded by Retail, Fast Food, Clothing, and Grocery
- Quick access to I-94
- Lease Rate: \$12/PSF NNN



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# EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$12.00 SF/YR (NNN)</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	43,550 SF
<b>Available SF:</b>	7,275 SF
<b>Year Built:</b>	1976
<b>Zoning:</b>	M4
<b>Market:</b>	Detroit
<b>Submarket:</b>	Detroit E of Woodward
<b>Traffic Count:</b>	20,800

## PROPERTY OVERVIEW

This 7,275 SF space is perfectly suited for retail, office, or warehouse use, with a shell space that's ready for a customizable build-out. Boasting M4 zoning and abundant parking, this property offers convenience and flexibility for various business ventures. Its proximity to the Chrysler and Stellantis Plants provides a strategic advantage for businesses seeking strong auto industry connections. Don't miss the chance to tailor this space to suit your unique business needs and elevate your operations in this prime location.

Some permitted uses include motor vehicle/boat sales, financial services, event space, a trade school, a union hall, a non-profit organization headquarters, an urgent care-medical clinic, a church, a print shop, a radio station, storage, bakeries, an art gallery, a machine shop, and apparel manufacturing, etc

## LOCATION OVERVIEW

This building is surrounded by retail, public service offices, fast food, residential, and senior housing. The newly constructed Stellantis Plant is next door and Chrysler Manufacturing is nearby. High traffic counts on Conner immediately lead to I-94 freeway access and Jefferson Ave. Surrounding retail includes restaurants, clothing, furniture, national grocery, nail salons, and more!

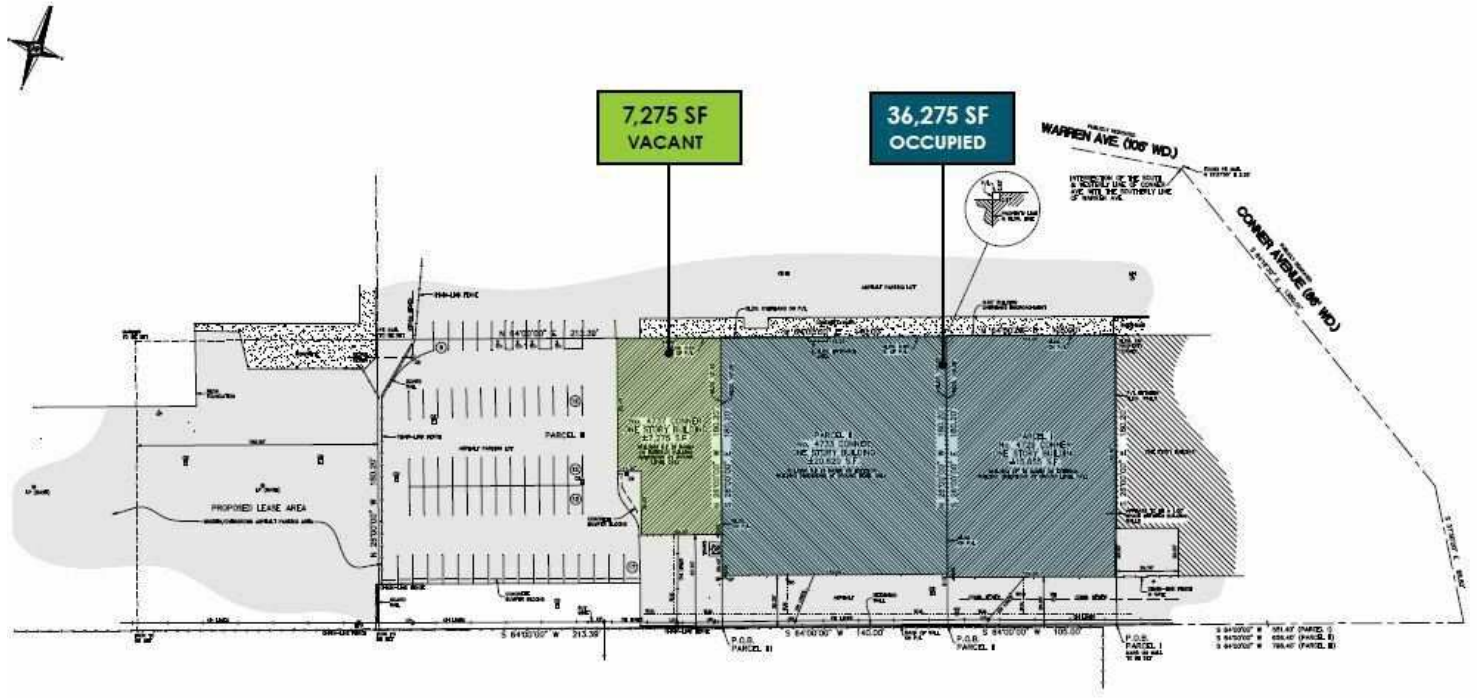


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**SITE PLANS**

STATE OF MICHIGAN  
 DEPARTMENT OF HUMAN  
 SERVICES



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# ADDITIONAL PHOTOS



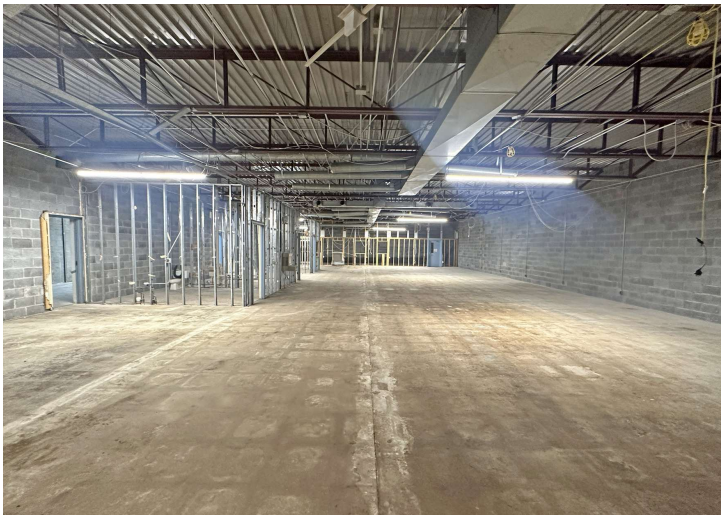
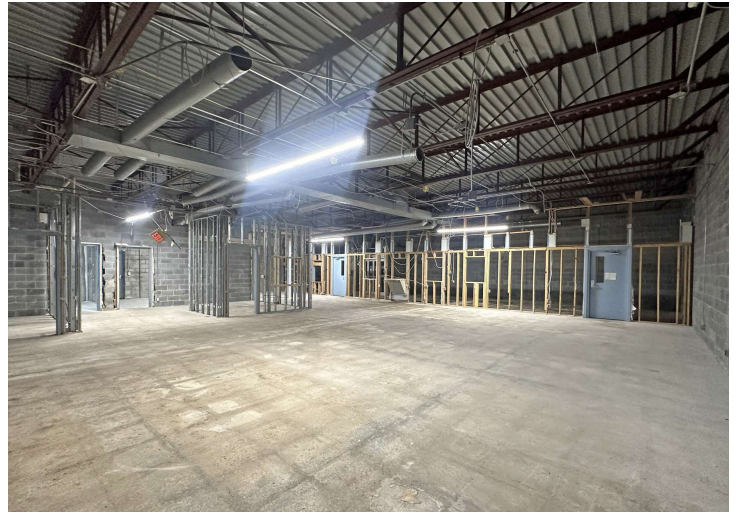
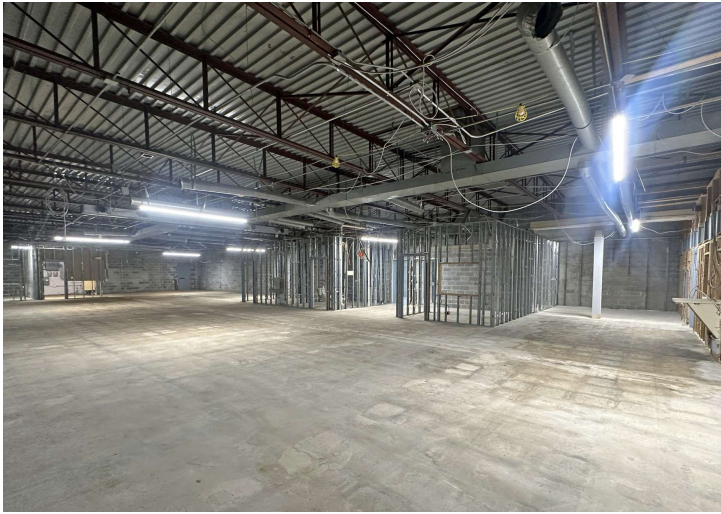
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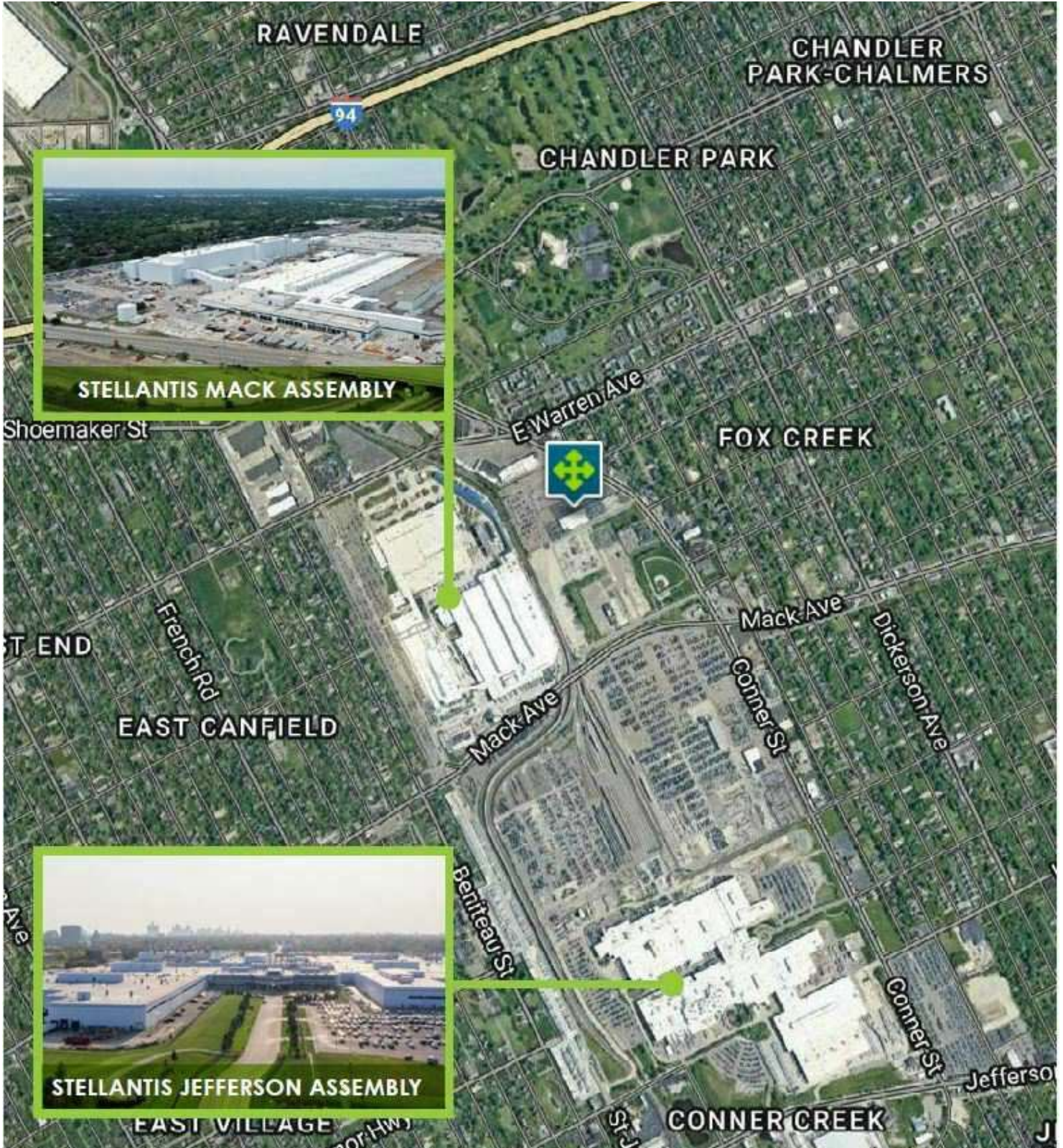
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# RETAILER MAP



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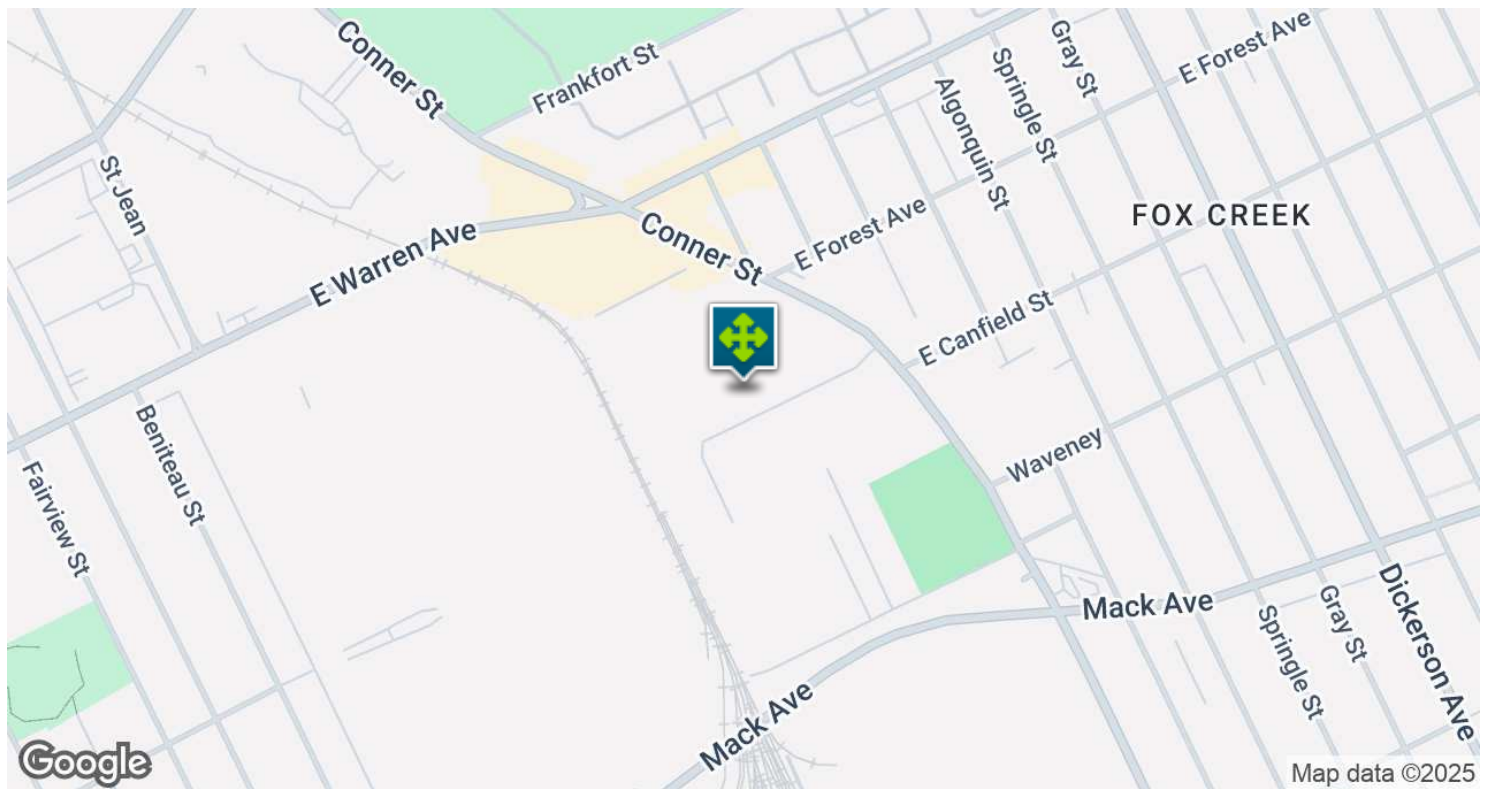
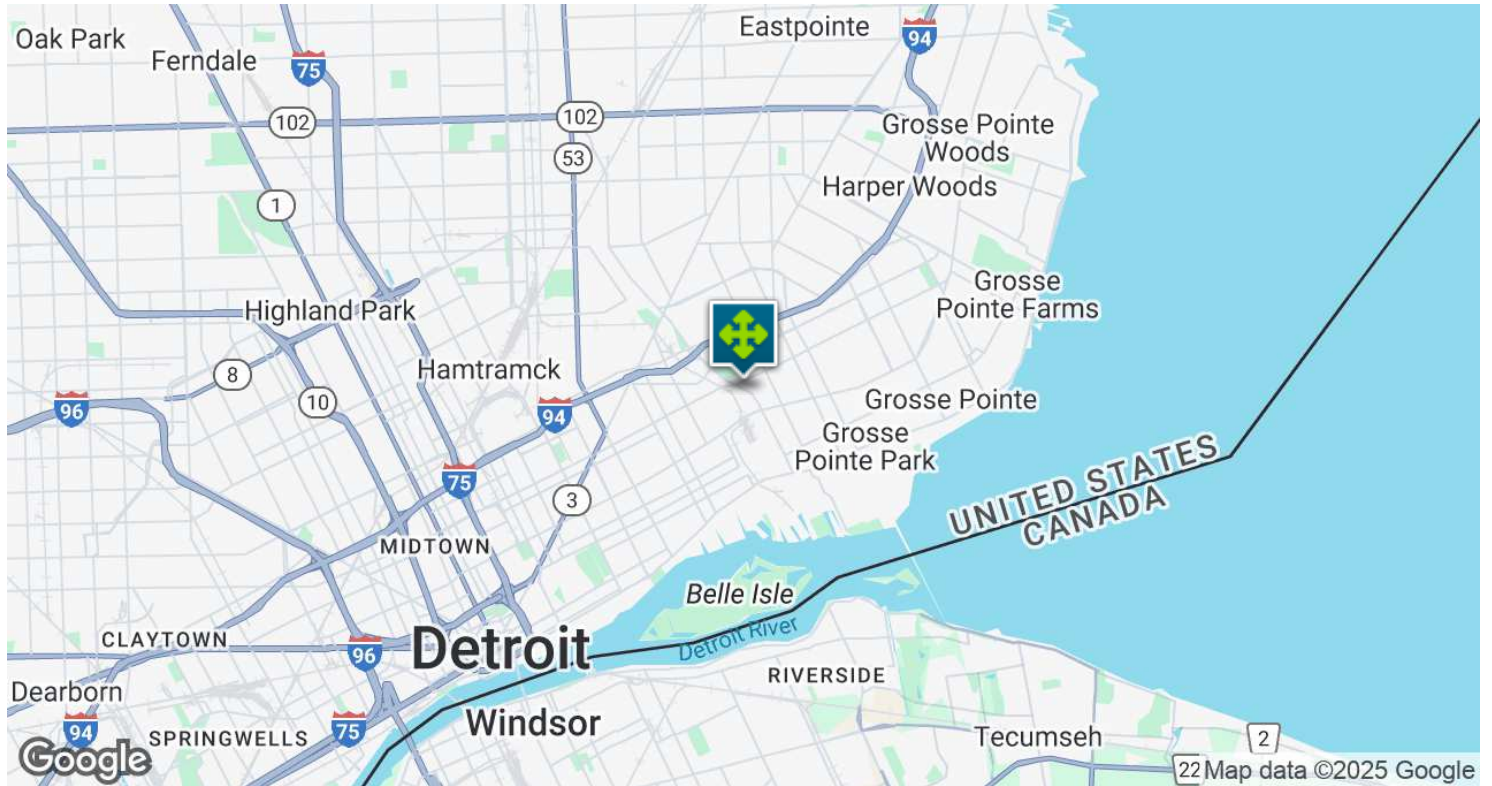
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# LOCATION MAP

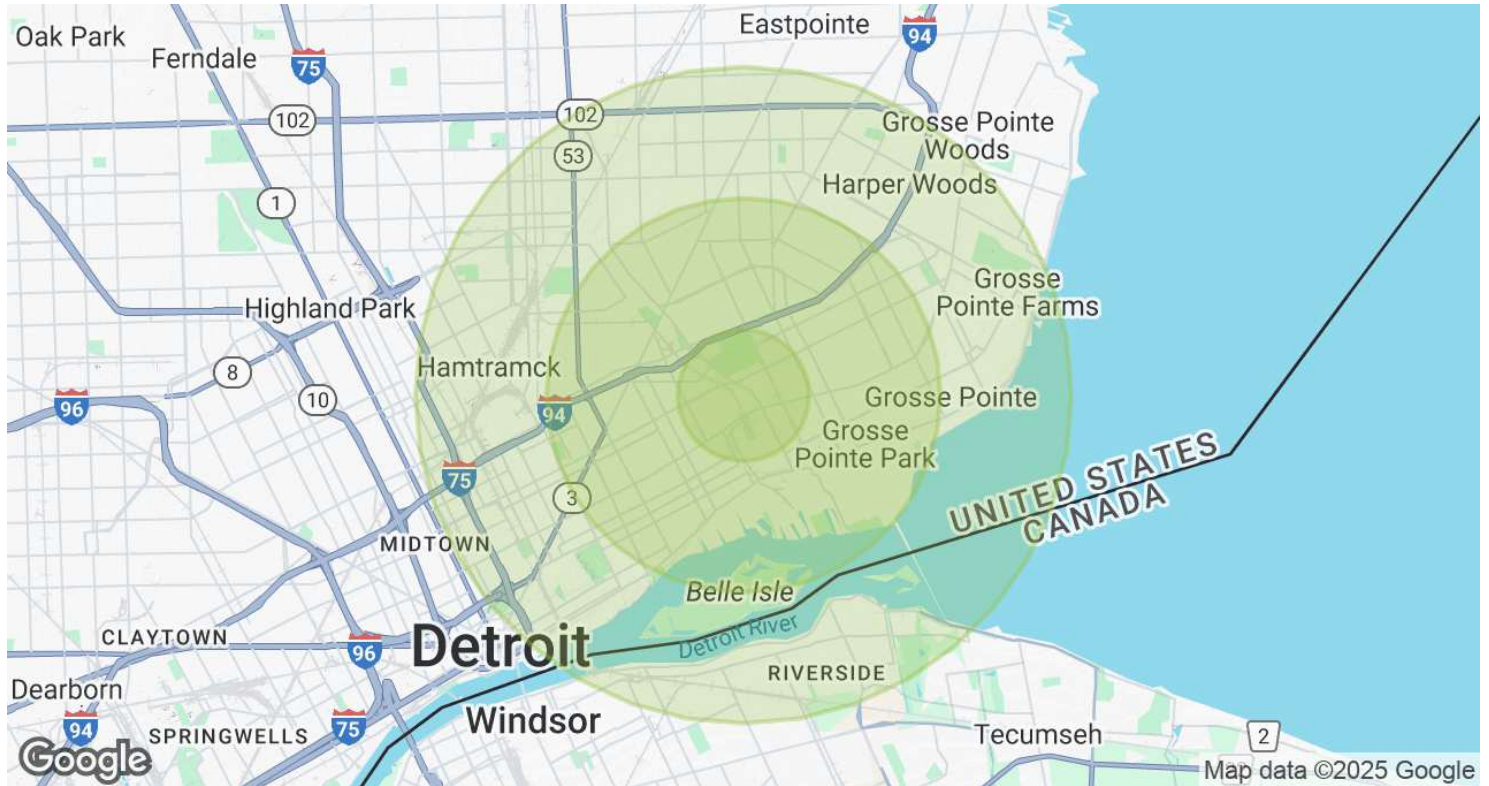


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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	6,762	98,719	261,602
<b>Average Age</b>	39	40	38
<b>Daytime Population</b>	7,827	83,093	254,479
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	2,651	40,520	103,350
<b># of Persons per HH</b>	2.6	2.4	2.5
<b>Average HH Income</b>	\$36,376	\$70,634	\$72,723
<b>Average House Value</b>	\$120,171	\$192,402	\$201,005

Demographics data derived from AlphaMap

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**FOR MORE INFORMATION, PLEASE CONTACT:**



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