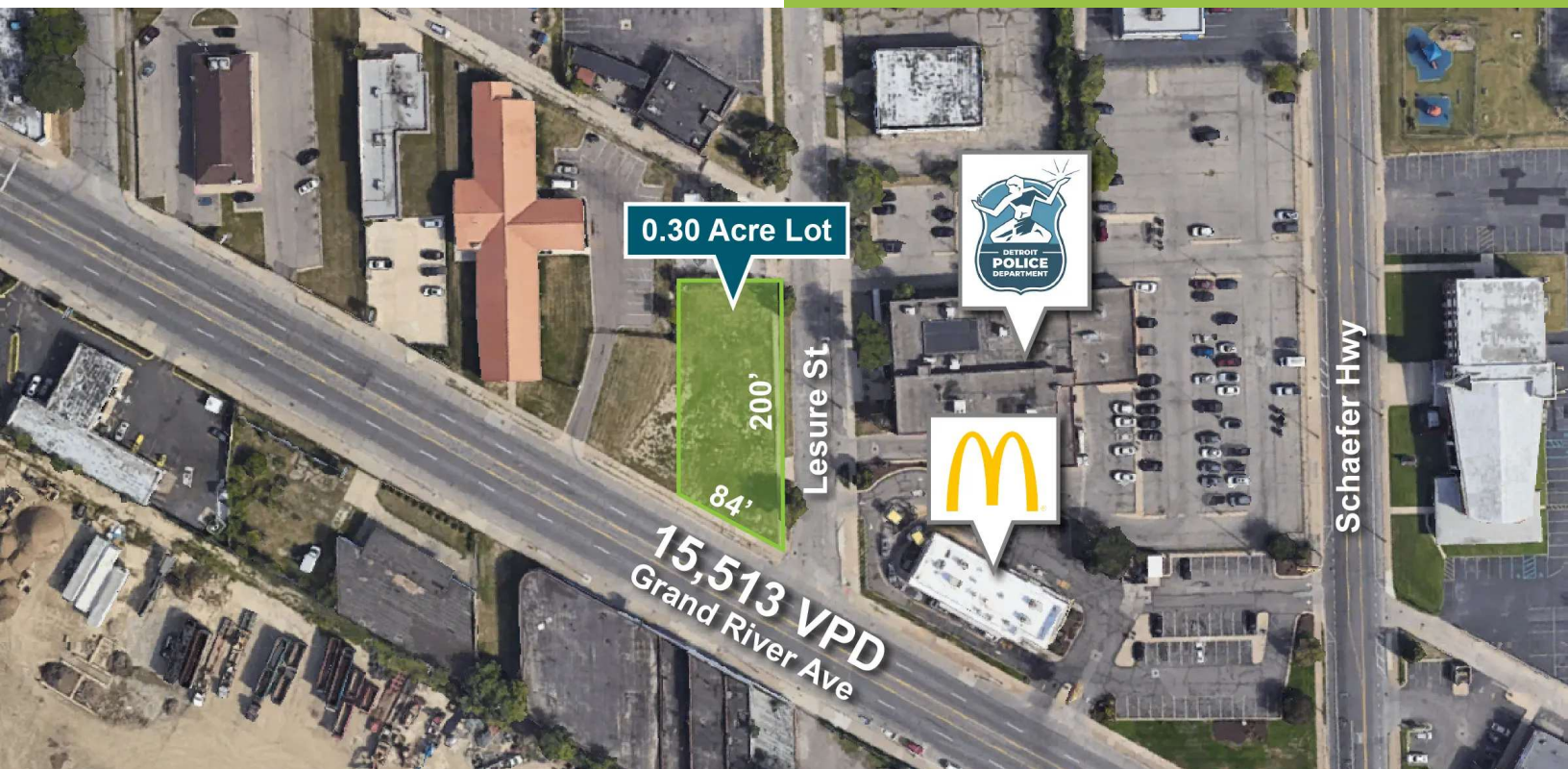


LAND PROPERTY // FOR SALE

0.30 ACRE PREVIOUSLY DEVELOPED CORNER LOT ON GRAND RIVER

13812 GRAND RIVER AVE

DETROIT, MI 48227



- Zoned B4 for versatile commercial use
- Ideal for retail or office development
- Prominent location on Grand River Ave w/ high visibility & access
- Previously developed lot w/ utilities on site
- Located near McDonalds & Detroit's 2nd Precinct Police Department



26555 Evergreen Road, Suite 1500
Southfield, MI 48076

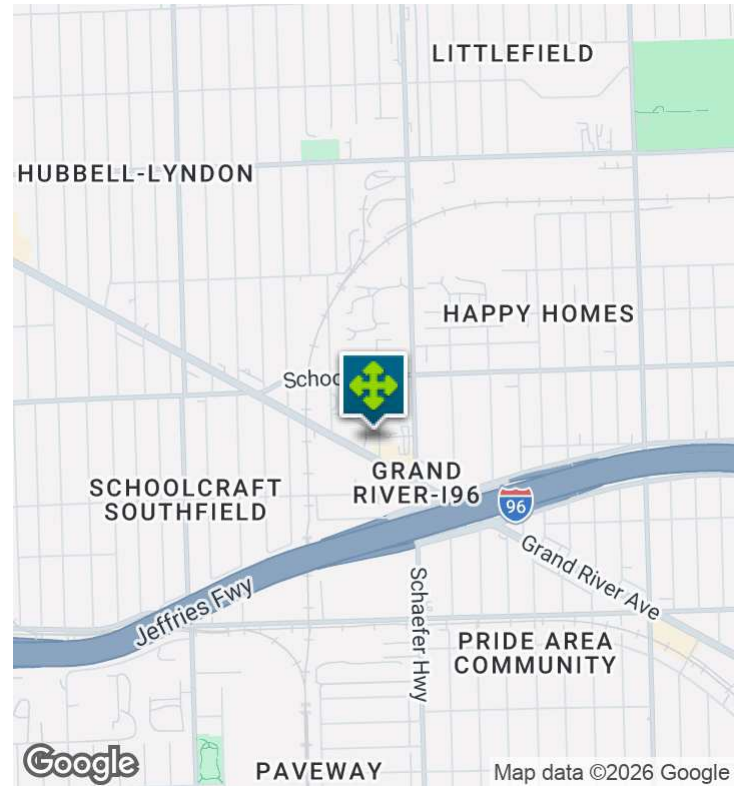
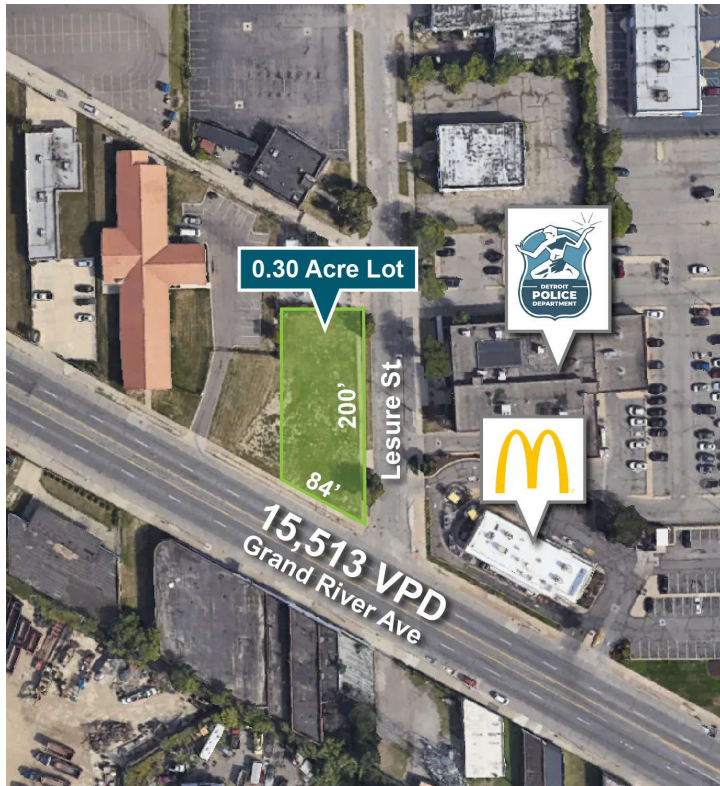
248.358.0100

pacommercial.com

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EXECUTIVE SUMMARY

13812 GRAND RIVER AVE, DETROIT, MI 48227 // FOR SALE



Sale Price	\$75,000
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OFFERING SUMMARY

Lot Size:	0.3 Acres
Price / Acre:	\$250,000
Zoning:	B4
Market:	Detroit
Submarket:	Detroit W of Woodward
Traffic Count:	15,513
Property Taxes:	\$879.00

PROPERTY OVERVIEW

This prime commercial property, zoned B4, is strategically located on 13812 Grand River Ave, Detroit, MI. Its versatile zoning allows for a wide range of commercial uses, making it a lucrative prospect for a freestanding retail or office development. Great upside potential for this major corner property for future development! Water and sewer are at the site.

LOCATION OVERVIEW

This previously developed lot is located at the hard corner of Grand River Avenue and Lesure Street. It's a high-visibility commercial site next to McDonalds and Detroit's 2nd Precinct Police Station. The site is also just a block away from the very busy I-96 and Schaeffer Highway intersection.

PROPERTY HIGHLIGHTS

- Zoned B4 for versatile commercial use
- Ideal for retail or office development
- Prominent location on Grand River Ave w/ high visibility & access
- Previously developed lot w/ utilities on site
- Located near McDonalds & Detroit's 2nd Precinct Police Department

PROPERTY DETAILS

13812 GRAND RIVER AVE, DETROIT, MI 48227 // FOR SALE

Sale Price	\$75,000
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LOCATION INFORMATION

Street Address	13812 Grand River Ave
City, State, Zip	Detroit, MI 48227
County	Wayne
Market	Detroit
Sub-market	Detroit W of Woodward
Cross-Streets	Schoolcraft Rd & Lesure St
Side of the Street	North
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	I-96

BUILDING INFORMATION

Number of Lots	1
Best Use	Retail, Office, Restaurant

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Retail
Zoning	B4
Lot Size	0.3 Acres
APN #	22-008383
Lot Frontage	84 ft
Lot Depth	200 ft
Corner Property	Yes
Traffic Count	15513
Traffic Count Street	Grand River Ave
Amenities	Corner Lot Near Bus Line
Waterfront	No
Power	Yes
Rail Access	No
Topography	Flat

PARKING & TRANSPORTATION

Street Parking	No
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UTILITIES & AMENITIES

Water	Yes
Telephone	No
Sewer	Yes

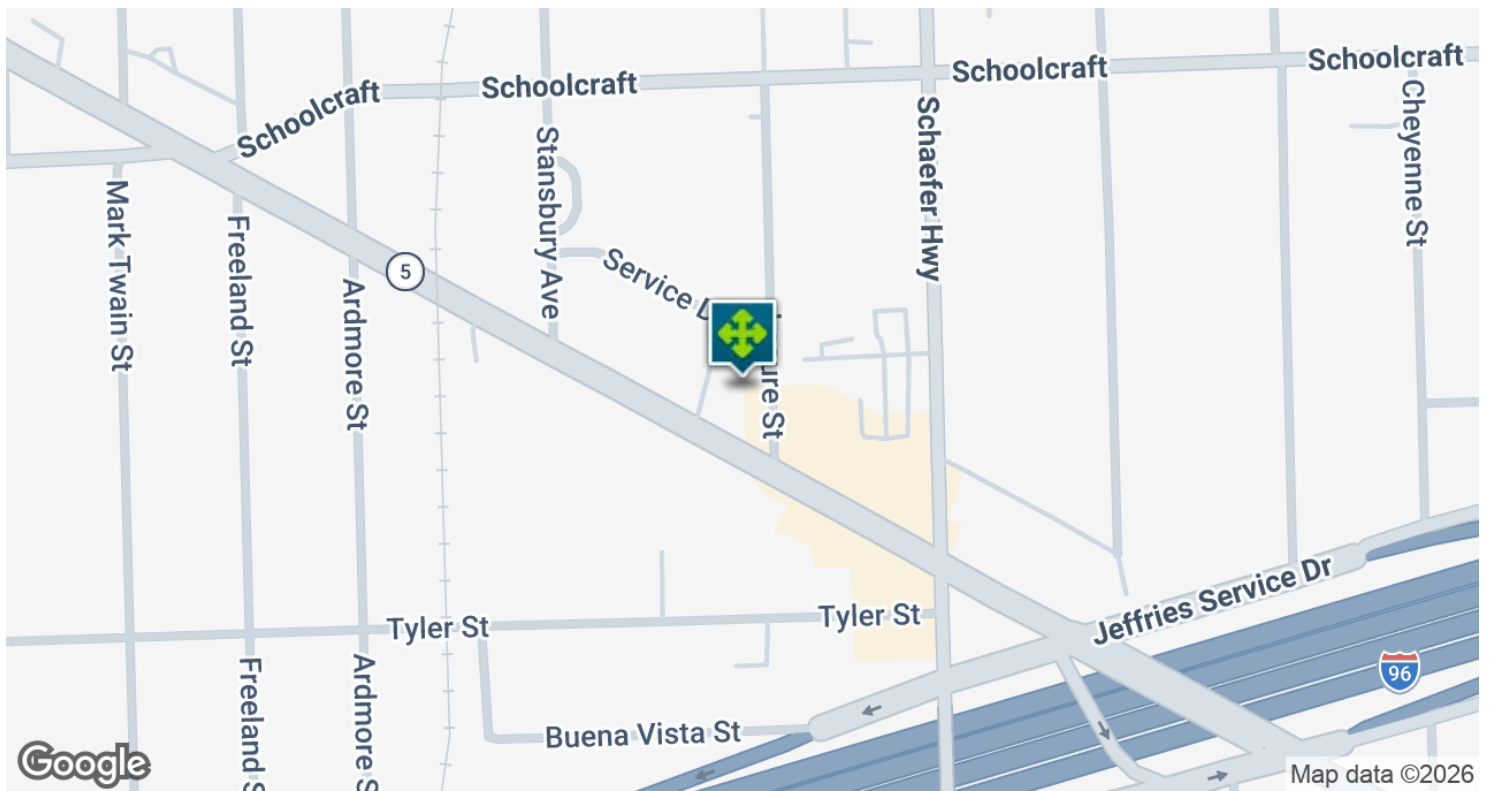
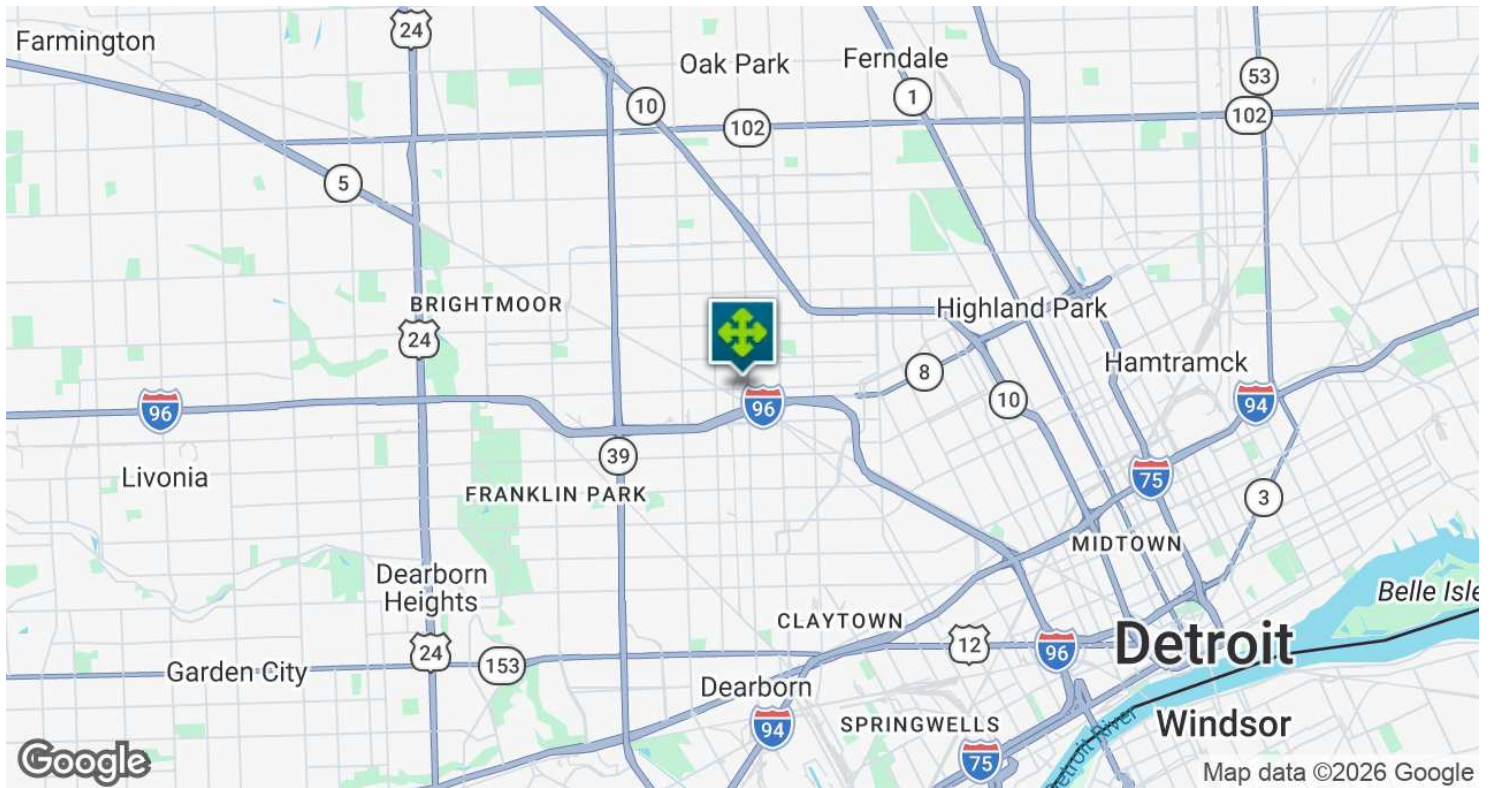
RETAILER MAP

13812 GRAND RIVER AVE, DETROIT, MI 48227 // FOR SALE



LOCATION MAP

13812 GRAND RIVER AVE, DETROIT, MI 48227 // FOR SALE

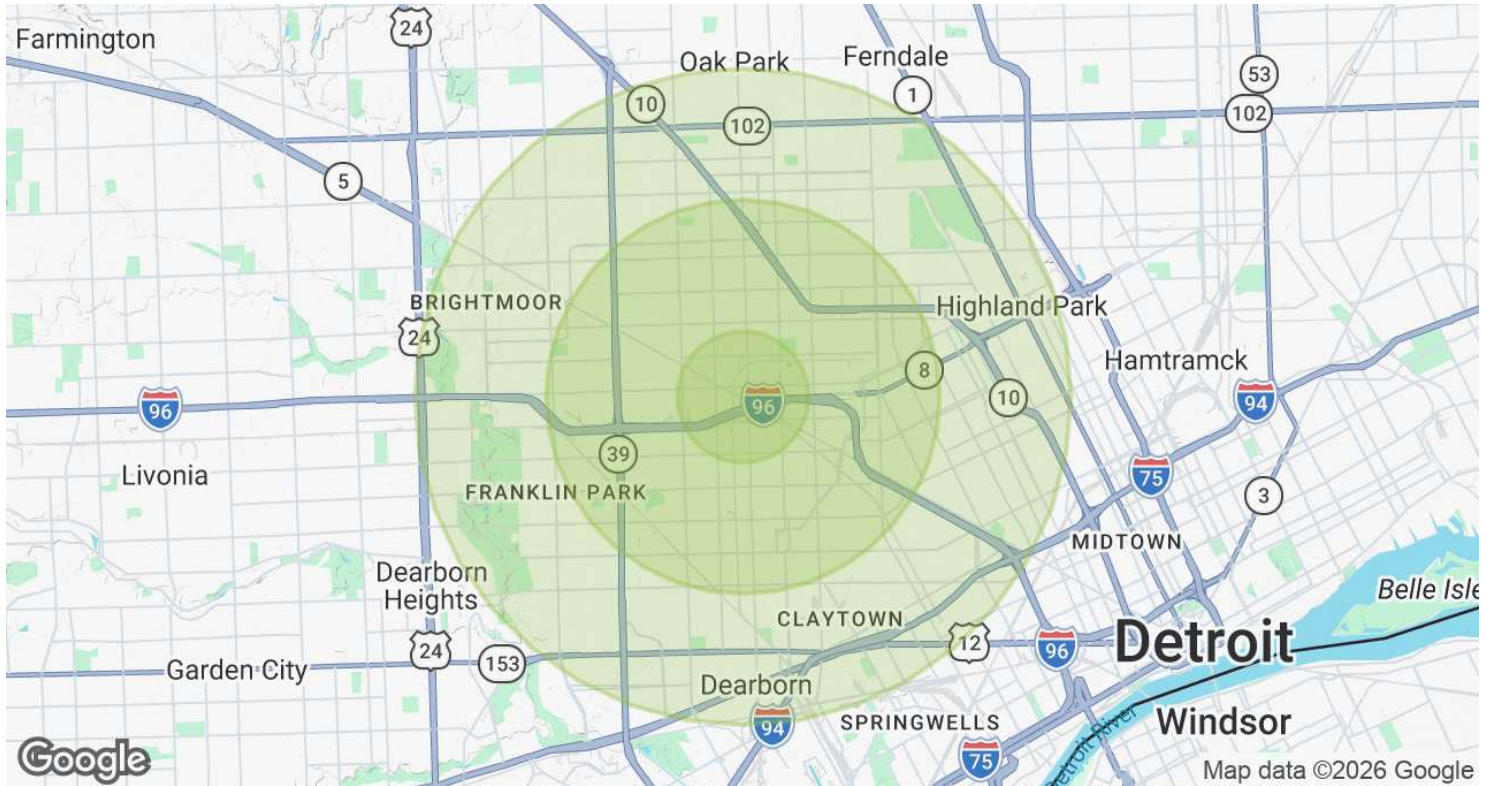


DeVon Jackson SENIOR ASSOCIATE
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DeVon@pacommercial.com

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DEMOGRAPHICS MAP & REPORT

13812 GRAND RIVER AVE, DETROIT, MI 48227 // FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,977	159,746	388,898
Average Age	38	38	37
Average Age (Male)	37	36	36
Average Age (Female)	39	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,301	61,354	145,990
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$40,395	\$51,072	\$55,426
Average House Value	\$81,490	\$117,075	\$136,999

2020 American Community Survey (ACS)

13812 GRAND RIVER AVE, DETROIT, MI 48227 // FOR SALE



FOR MORE INFORMATION, PLEASE CONTACT:



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