

FOR LEASE – BALTIMORE STATION DETROIT MIXED USE DEVELOPMENT



6402 WOODWARD AVE, DETROIT, MI 48202



**BALTIMORE
STATION**

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BALTIMORE STATION

PROPERTY HIGHLIGHTS

- Detroit mixed-use development for lease
- 2,189 SF ground floor retail space available with 811 SF lower level
- Baltimore Station development features 7,500 SF of commercial space and 23 loft style apartments
- Ideal uses include salon, health & wellness, medical, food & beverage
- Currently configured as turnkey salon but has ventilation in place for F&B
- Nearby retailers include Huntington Bank, Supino's, Oak & Reel, Freya
- Located in highly trafficked New Center neighborhood and located directly off the Q-line
- Steps from Wayne State, Henry Ford Health/MSU, Fisher Building and College for Creative Studies
- On-site gated surface parking available
- Lease Rate: Contact Broker

Available SF	2,189 SF
Property Type	Retail
City	Detroit
Lease Rate	Contact Broker

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BALTIMORE STATION – 6402 WOODWARD AVE

SUITE B – 2,189 SF

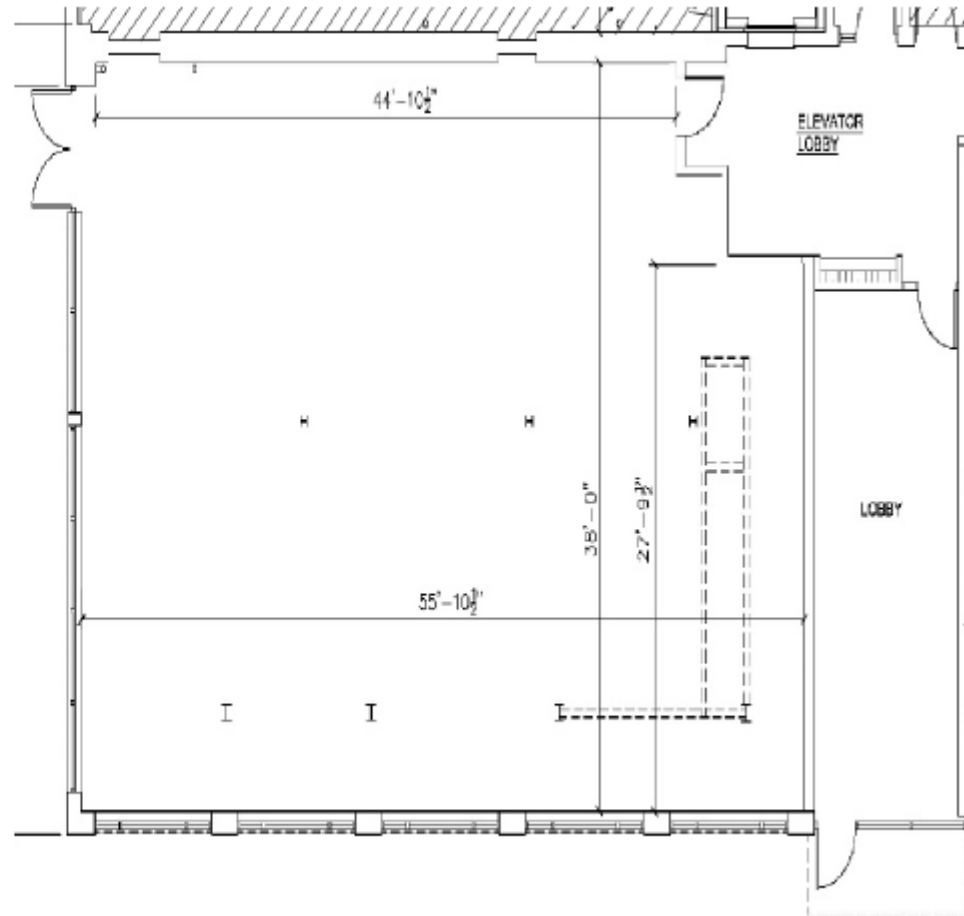
DIMENSIONS

38' X 56'

DETAILS

6406 Woodward Ave.
Corner unit with frontage along
Woodward and E. Baltimore
New floor-to-ceiling windows
800 SF additional in basement

BUILDING KEY



BALTIMORE STATION

**BALTIMORE STATION
6402 WOODWARD AVE**



**AVAILABLE SPACE
2,189 SF**

AVAILABLE RETAIL SPACE



PROPERTY LOCATION



**HENRY
FORD
HEALTH**

\$2.2B EXPANSION
OPENING 2027

**CADILLAC
PLACE**

SHINOLA

COLLEGE for Creative STUDIES

UNIVERSITY
PREP
ART & DESIGN
HIGH SCHOOL

AMTRAK

**WAYNE STATE
UNIVERSITY**
◀ 1 MILE SW

**FISHER
BUILDING**

**SUBJECT
PROPERTY**



DETROIT, MI

Detroit, Michigan is experiencing a vibrant renaissance that is transforming the city into a dynamic and thriving urban center. Once primarily known for its automotive industry, Detroit is now diversifying its economy with significant growth in technology, healthcare, and the arts. The city has become a magnet for young professionals and entrepreneurs, drawn by affordable real estate, a burgeoning job market, and a supportive business ecosystem. Initiatives like the Detroit Innovation District and the QLINE streetcar have revitalized downtown, making it a bustling hub of activity with new restaurants, shops, and entertainment venues springing up. This resurgence is fostering a sense of optimism and pride among Detroiters, who are witnessing the city reclaim its position as a powerhouse of American industry and culture.

Moreover, Detroit's rich cultural heritage is being celebrated and expanded upon in innovative ways. The revitalization of historic neighborhoods and the development of new public spaces have made the city more attractive and livable. Iconic institutions like the Detroit Institute of Arts and the Motown Museum continue to draw visitors, while new cultural events and festivals highlight the city's diverse and creative spirit. Community initiatives and public-private partnerships are also playing a crucial role in Detroit's comeback, addressing social challenges and ensuring that the benefits of economic growth are widely shared. With a strong sense of community and an indomitable spirit, Detroit is not just bouncing back but emerging stronger, embodying the resilience and ingenuity that define the city.

DETROIT DEMOGRAPHICS

ESTIMATED POPULATION (2024)	645,705
HOUSEHOLDS (2025)	268,739
MEDIAN HH INCOME (2025)	\$39,938
POPULATION PER SQUARE MILE (2025)	4,645

CREATING VALUE BEYOND REAL ESTATE



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