

Offering Memorandum

6 Mile and Van Dyke, Detroit MI



Offering Memorandum presented by:

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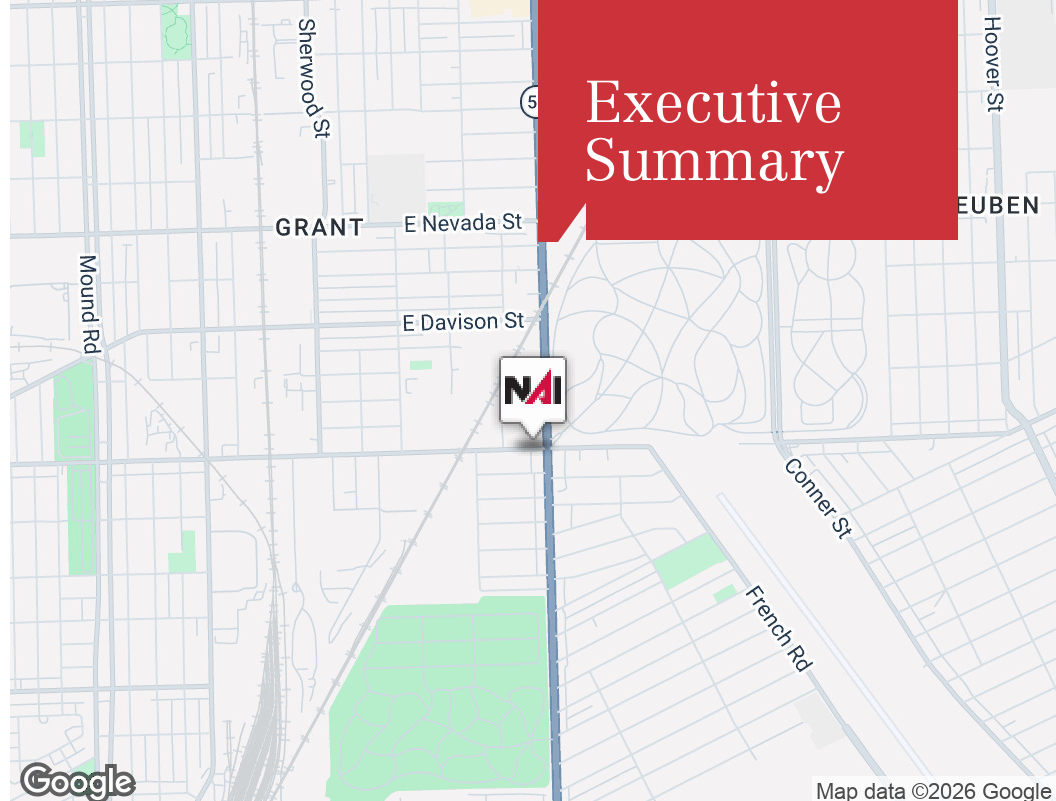
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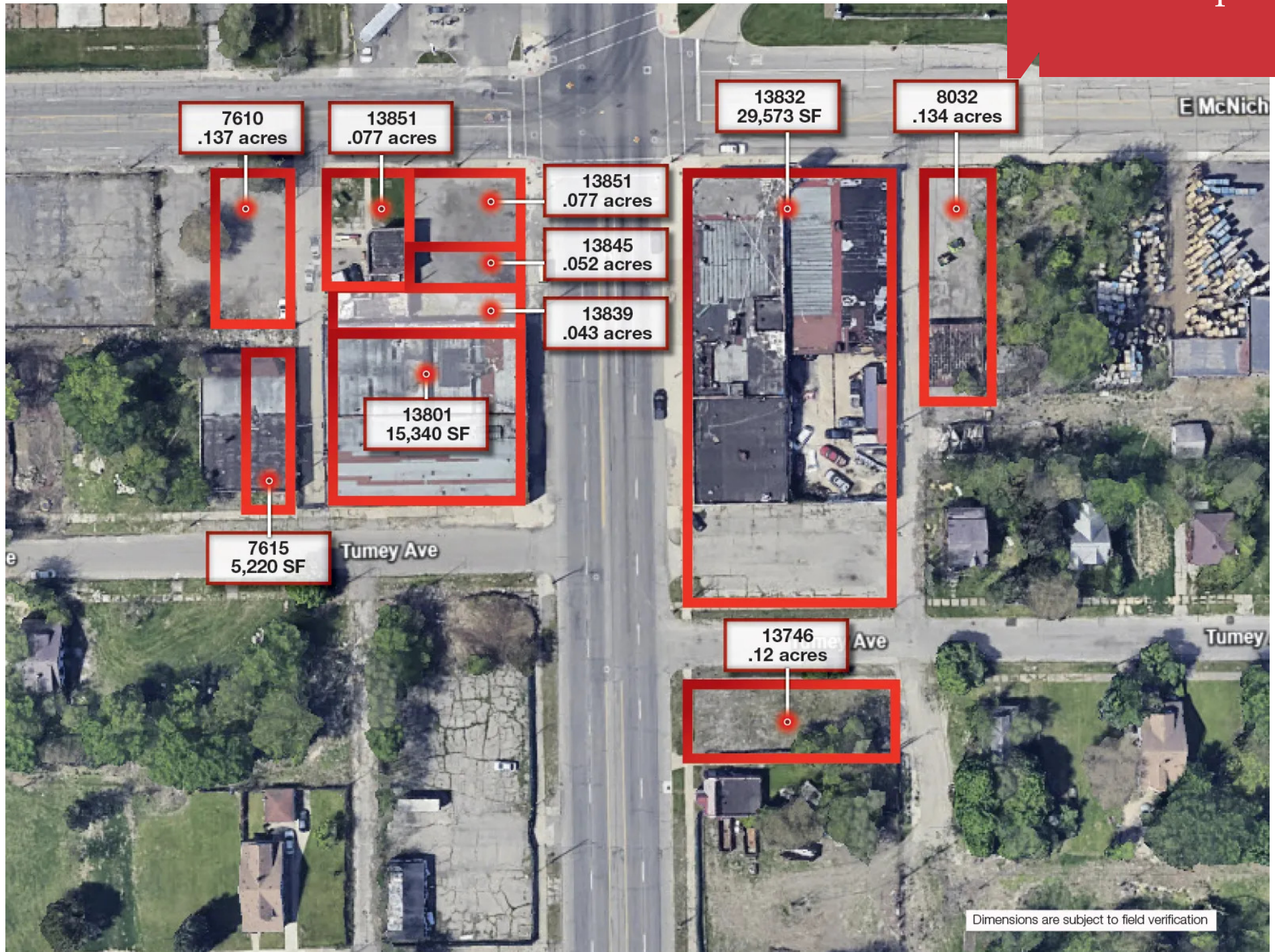
Offering Summary

Sale Price:	\$600,000
Building Size:	52,309 SF
Price / SF:	\$11.47

Property Highlights

- Retail portfolio located at the well-known intersection of 6 Mile and Van Dyke
- Strong storefront exposure ideal for dynamic tenant branding
- Ground-floor layouts accommodating multiple retail concepts
- Visible signage opportunities along Van Dyke Avenue
- Ample surface parking supporting long-term customer convenience
- Clear curb appeal with modern façade elements
- Flexible floor plans
- MTM Tenancy adding value-add component

Aerial Map



Parcels

Parcel ID	Property Address	Acerage	Building SF
15003294	7615 Tumey, Detroit, MI	.137	5,220
15003295	7630 E. McNichols, Detroit, MI	.126	2,176
15003296	7610 E. McNichols, Detroit, MI	.137	0
15005427	13851 Van Dyke, Detroit, MI	.077	0
15005428	13845 Van Dyke, Detroit, MI	.052	0
15005429	13839 Van Dyke, Detroit, MI	.043	0
15005430	13801 Van Dyke, Detroit, MI	.352	15,340
17004229	8032 E. McNichols, Detroit, MI	.134	0
17009754	13746 Van Dyke, Detroit, MI	.12	0
17009755	13800 Van Dyke, Detroit, MI	.122	0
17009756-9	13832 Van Dyke, Detroit, MI	.717	29,573
TOTAL		2.017	52,309

Location Map



Seven Mile E

Seven Mile E

Sherwood St

53

Outer Dr E

GRANT

E Nevada St

MT OLIVET

VON STEUBEN

Mound Rd

E Davison St



E McNichols Rd

LASALLE
COLLEGE PARK

Conner St

Gunston Ave

French Rd

Coleman A. Young
International Airport

BUFFALO
CHARLES

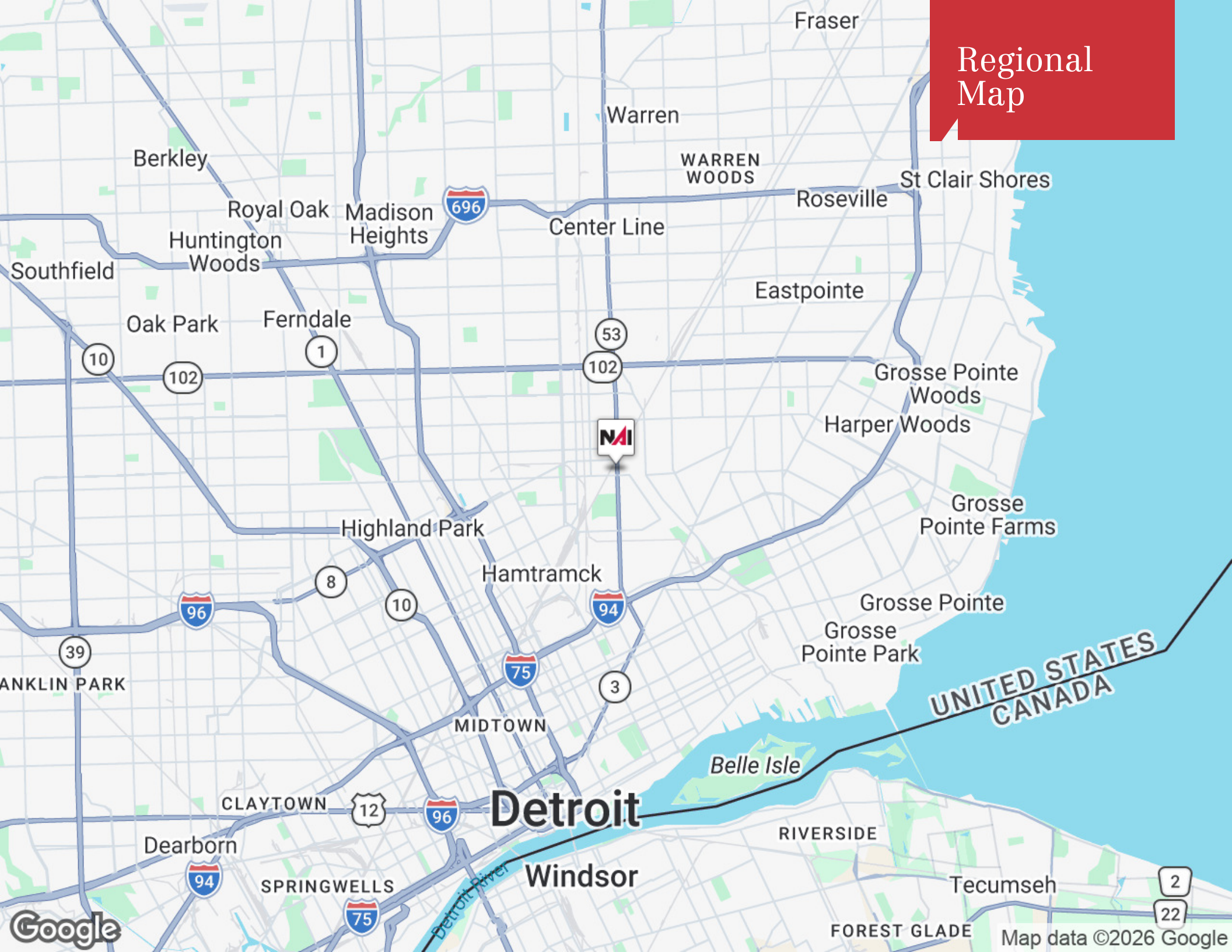
Mound Rd

Caniff Ave

53

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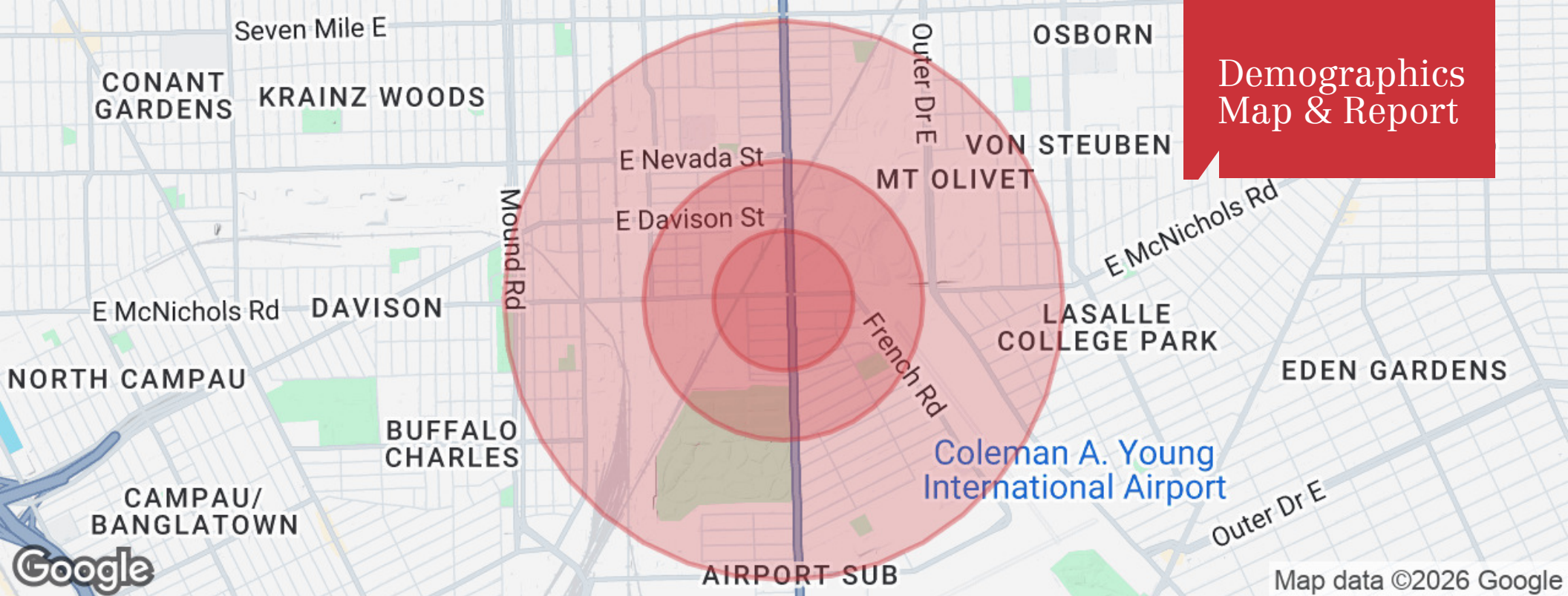
Regional Map



Retailer Map



Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies



Population

	0.25 Miles	0.5 Miles	1 Mile
Total Population	364	1,415	7,620
Average Age	29.5	29.7	34.1
Average Age (Male)	26.6	26.5	30.0
Average Age (Female)	30.5	30.7	36.2

Households & Income

	0.25 Miles	0.5 Miles	1 Mile
Total Households	133	521	2,951
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$38,479	\$38,338	\$45,521
Average House Value	\$64,671	\$63,308	\$76,257

2023 American Community Survey (ACS)