

15924 GRAND RIVER AVE

Detroit, MI 48227

OFFERS DUE AUGUST 31 | PRIME RETAIL CORRIDOR | GRAND RIVER & GREENFIELD



Exclusively Listed By:

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EVOLVE
GLOBAL COMMERCIAL REAL ESTATE SERVICES
LOVE.

15924 GRAND RIVER AVE

Detroit, MI 48227



Google Map



Street View

EXECUTIVE SUMMARY

SALE PRICE - OFFERS DUE AUGUST 31, 2026

\$350,000

INVESTMENT SUMMARY

Building Size:	8,280 SF
Land Acreage:	0.13 Acres
Year Built:	1946
Zoning:	B4



INVESTMENT HIGHLIGHTS

- **INVESTMENT SUMMARY** - Final Call for Offers Due Monday, August 31: 15924 Grand River presents a flexible opportunity for both investors and owner-users. The property currently generates approximately \$4,000 per month in rental income, with additional NOI upside through leasing the remaining vacant spaces. The current ground-floor tenant is on a month-to-month lease, creating the potential for an owner-user to occupy the storefront or reposition it for a higher-value retail use. Whether your strategy is owner occupancy or increasing cash flow through lease-up, this property offers multiple paths to create value.
- **VALUE-ADD OPPORTUNITY** -The second floor of the property is currently vacant and offers a straightforward value-add component. With primarily cosmetic improvements needed—mainly drywall and flooring—the space is well suited for office, studio, or specialty-use occupants. This presents the potential for an investor to significantly enhance income by completing light improvements and executing a well-targeted leasing strategy. The building's configuration and strong corridor activity support a wide range of prospective tenant uses.
- **LOCATION & MARKET POSITIONING** - Situated on Grand River Ave, the property benefits from exceptional visibility, high daily traffic counts, and immediate access to densely populated residential communities. The surrounding area hosts a balanced mix of retail, service-oriented businesses, and neighborhood amenities, contributing to sustained commercial demand. Continued investment and revitalization efforts throughout the Grand River corridor further bolster the long-term stability and desirability of this location.
- **PARKING & ACCESSIBILITY** - Ample on-site and street-front parking provides convenient access for tenants, customers, and future second-floor occupants. Adjacent parking lot owned and cooperatively shared between neighboring owners.



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



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MARKET OVERVIEW



LOCATION DESCRIPTION

15924 Grand River Ave is strategically positioned within one of Detroit's primary west-side commercial corridors, offering strong visibility and consistent daily traffic flow. Grand River Avenue serves as a major arterial roadway connecting the surrounding neighborhoods to the city's core, making it a preferred route for both local residents and commuter activity. The immediate area features a diverse mix of retail, service-based businesses, institutional uses, and neighborhood amenities, creating a stable commercial environment supported by long-standing community demand.

The property benefits from its proximity to dense residential neighborhoods that provide a reliable customer base for ground-floor retail and future second-floor office users. The corridor has experienced ongoing public and private investment, contributing to enhanced streetscape improvements, new business openings, and gradual economic revitalization across the surrounding district. Its location along an established transit route further increases accessibility for customers, employees, and future tenants.

Overall, the site's placement along Grand River's active commercial spine—combined with strong connectivity, residential density, and continued redevelopment momentum—positions the property within a resilient and growing submarket that supports long-term occupancy and investor stability.



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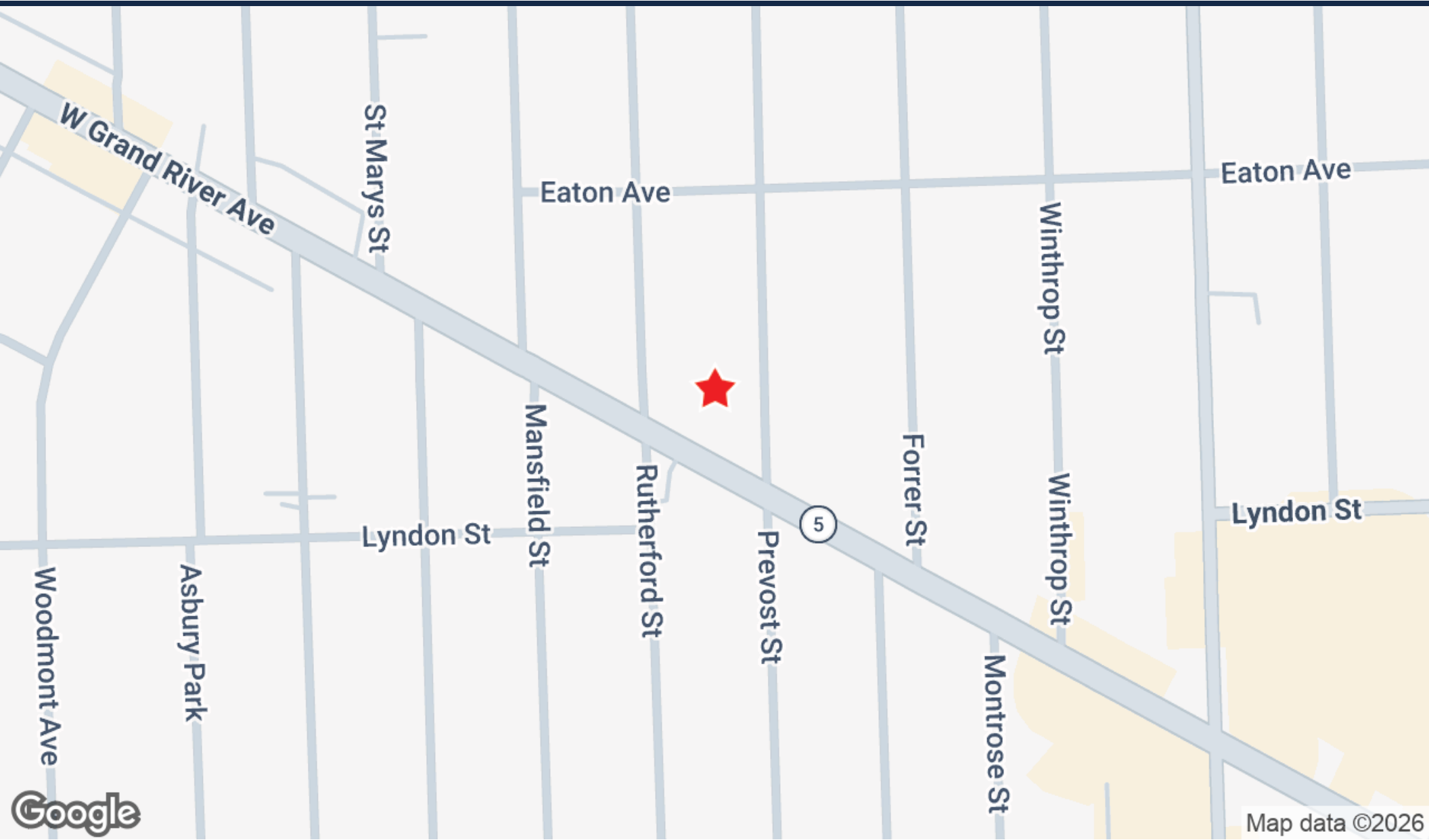
REGIONAL MAP



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LOCATION MAP



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AERIAL MAP



15924 GRAND RIVER AVE

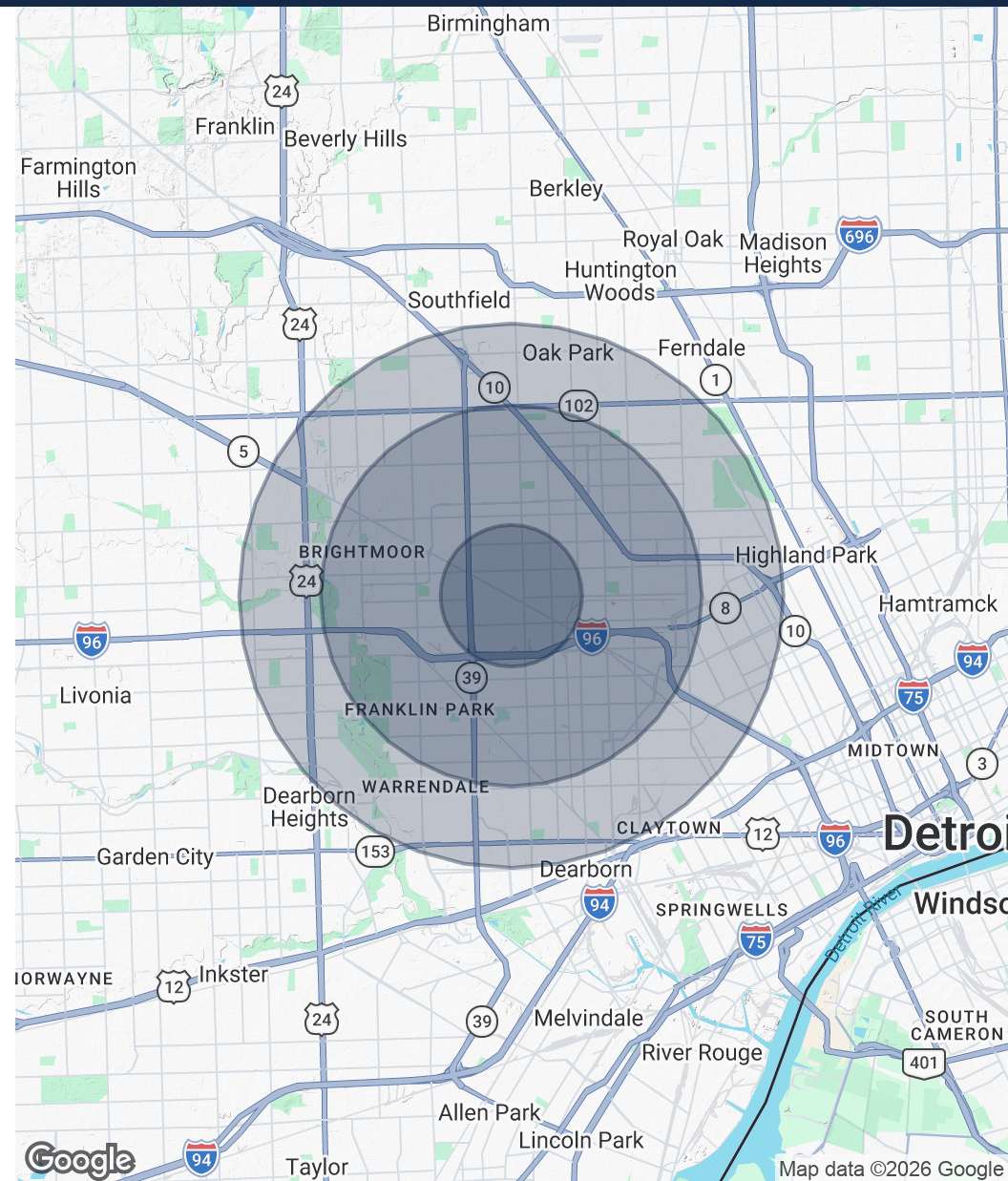
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DEMOGRAPHICS MAP & REPORT

POPULATION	1.3 MILES	3.5 MILES	5 MILES
Total Population	32,516	190,315	405,723
Average Age	39	39	38
Average Age (Male)	37	37	37
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	1.3 MILES	3.5 MILES	5 MILES
Total Households	12,770	74,854	156,246
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$52,612	\$52,784	\$58,697
Average House Value	\$111,772	\$102,801	\$140,010

2020 American Community Survey (ACS)



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