

# FOR SALE/LEASE

UNIVERSITY PLAZA  
4445-4465 2ND AVENUE  
DETROIT, MI 48201



## PRIME MIDTOWN RETAIL SPACE

### PROPERTY HIGHLIGHTS:

- ±7,900 SF retail strip center in the heart of Midtown with possible outlot opportunity
- Prime re-development potential, ideal for restaurant with possible patio seating
- Positioned within an Opportunity Zone with SD-2 mixed-use zoning
- Located across from Shinola, Jolly Pumpkin, Traffic Jam and Mario's
- Positioned in a densely-populated residential area near Wayne State University
- 3,400 SF available for lease up with high parking ratio
- Rental rate \$20.00/SF NNN
- Sale price \$3,300,000



FOR MORE INFORMATION PLEASE CONTACT:

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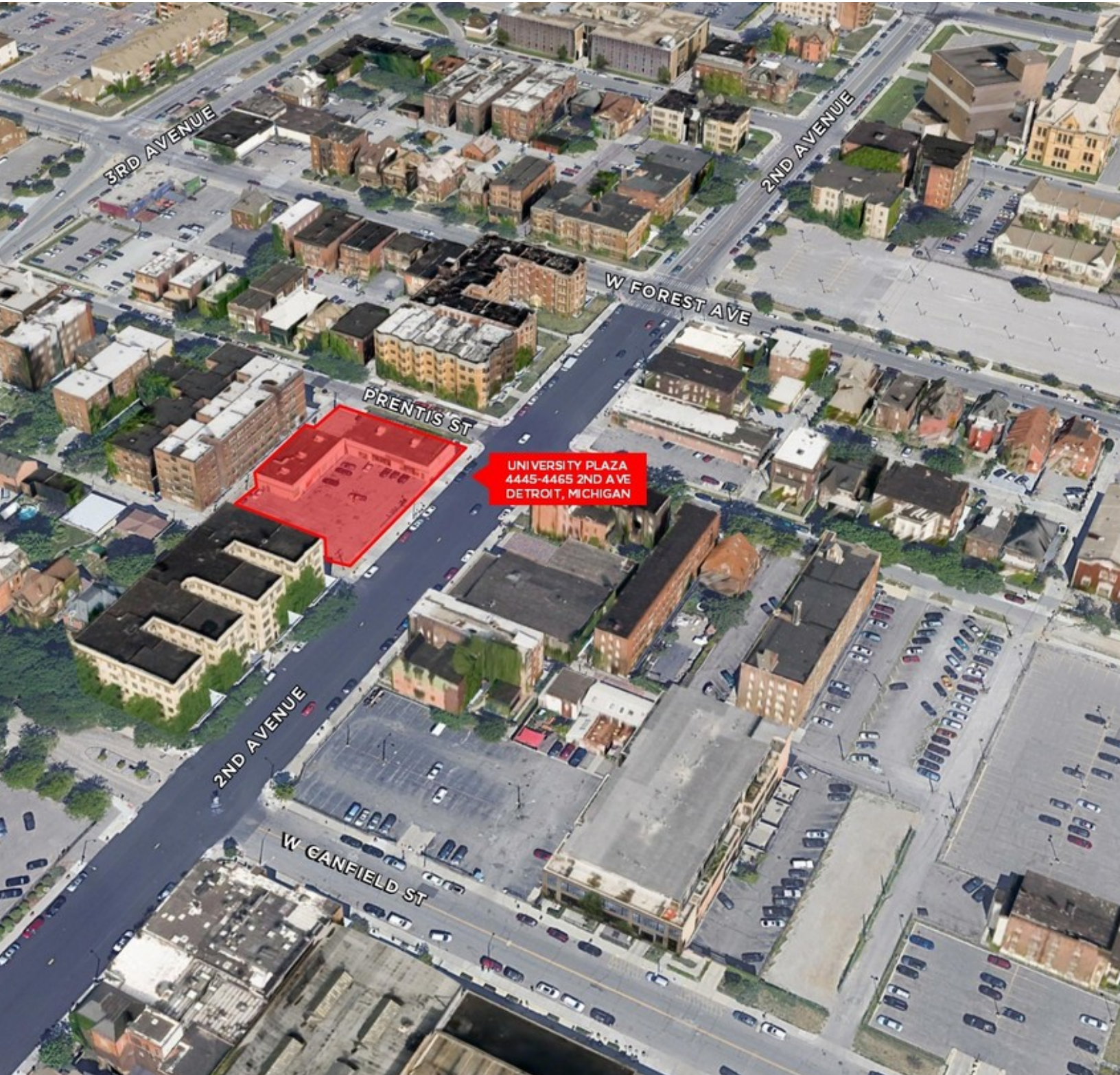
**248.324.2000**

**eCODE 498**

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