

38 & 42-62 PIQUETTE AVENUE
DETROIT, MICHIGAN

RETAIL/INDUSTRIAL FOR SALE
14,696 Square Feet Available

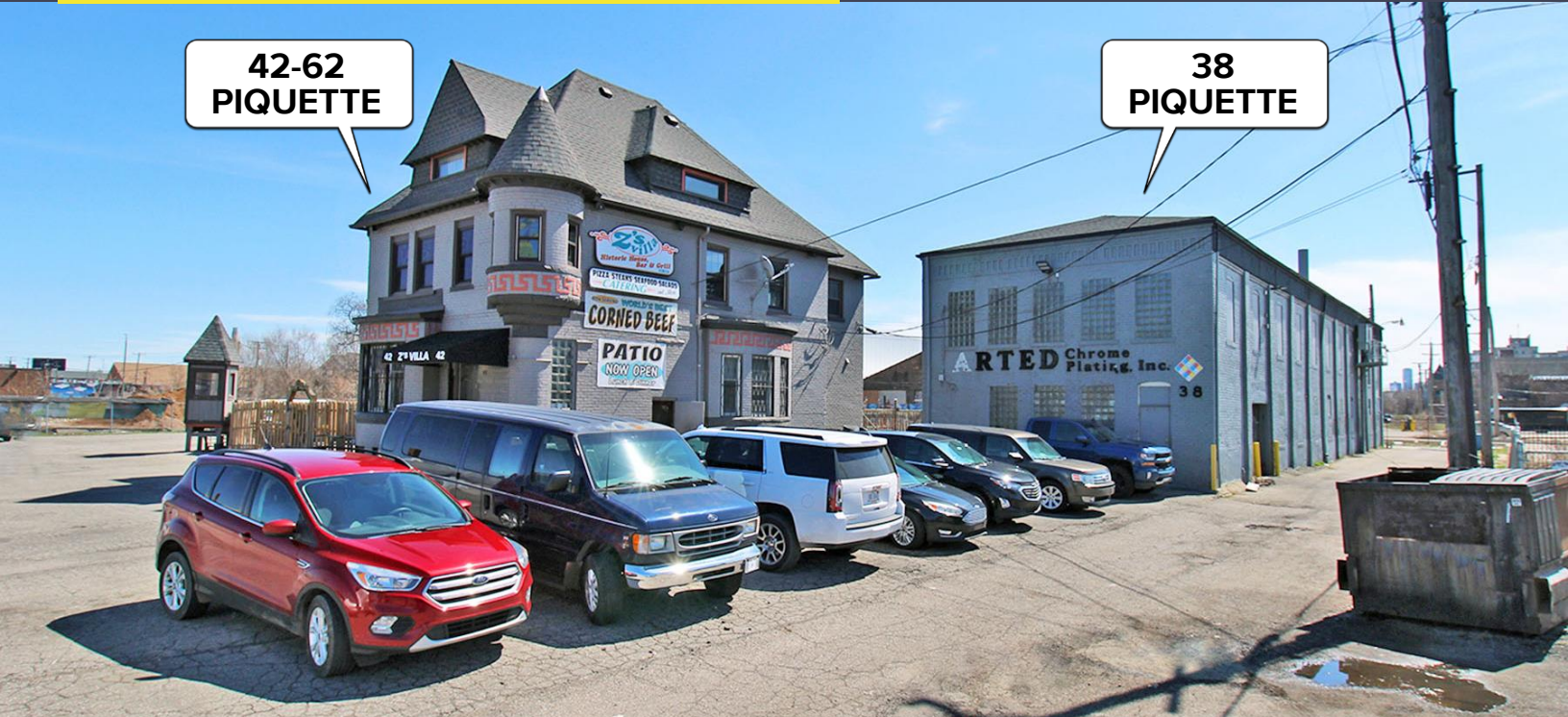


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IN THE HEART OF MIDTOWN

42-62
PIQUETTE

38
PIQUETTE



PURCHASE THESE LANDMARK SITES SEPARATELY OR TOGETHER
PRIME WOODWARD CORRIDOR LOCATION BETWEEN MIDTOWN AND NEW CENTER

42-62 PIQUETTE FEATURES:

- 5,696 square feet of retail space
- Currently operating as a restaurant, with potential to be redeveloped for many uses
- Almost 3/4 acres of flexible M2 zoning
- Excellent track record for success with a crowd of long-time regulars and young professionals
- Sale Price: \$1,750,000 (\$307.23/sq.ft.)

38 PIQUETTE FEATURES:

- 9,000 square feet of industrial space
- Former Mayor's carriage house
- 1/4 acres of flexible M2 zoning
- 10'-24' ceiling height
- (2) two grade level doors
- Stand alone Woodward Development Opportunity
- Sale Price: \$695,000 (\$77.22/sq.ft.)

For more information, please contact:

JOE STACK
(248) 359 0615
jstack@signatureassociates.com

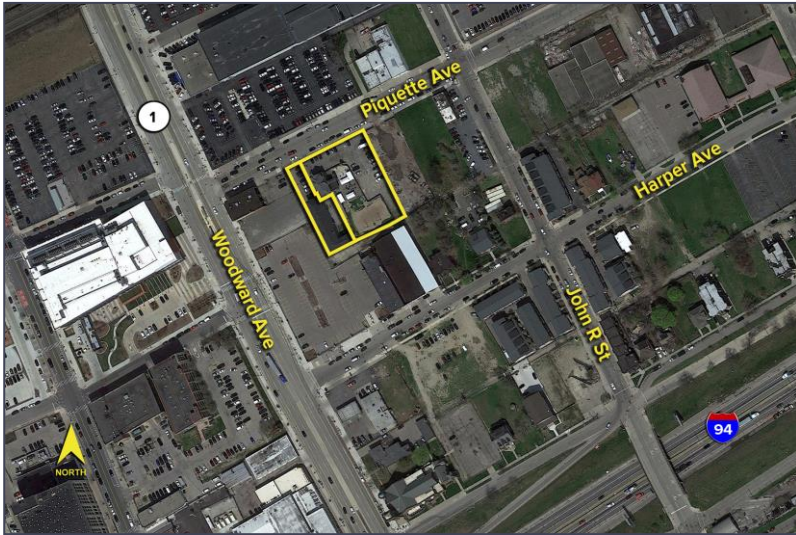
CHRIS MONSOUR
(248) 948 0107
cmonsour@signatureassociates.com

SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

38 & 42-62 Piquette Avenue – Detroit, Michigan

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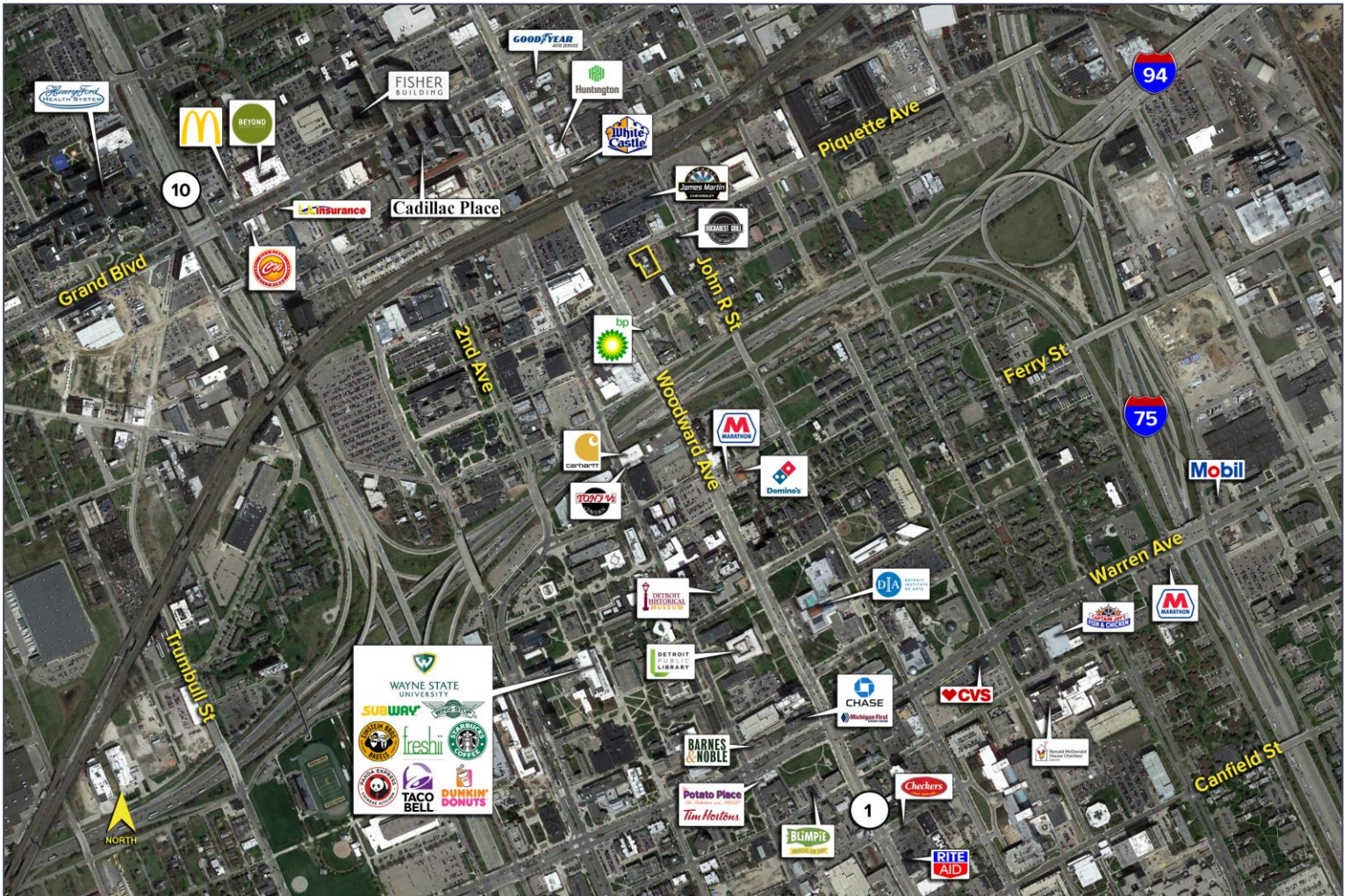


DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	16,488	\$31,917
3 MILE	129,838	\$35,646
5 MILE	297,714	\$35,699

TRAFFIC COUNTS (TWO-WAY)

22,674	Woodward Ave. N. of I-94
21,333	Woodward Ave. S. of I-94
142,433	I-94 E. of Woodward Ave.
152,697	I-94 W. of Woodward Ave.



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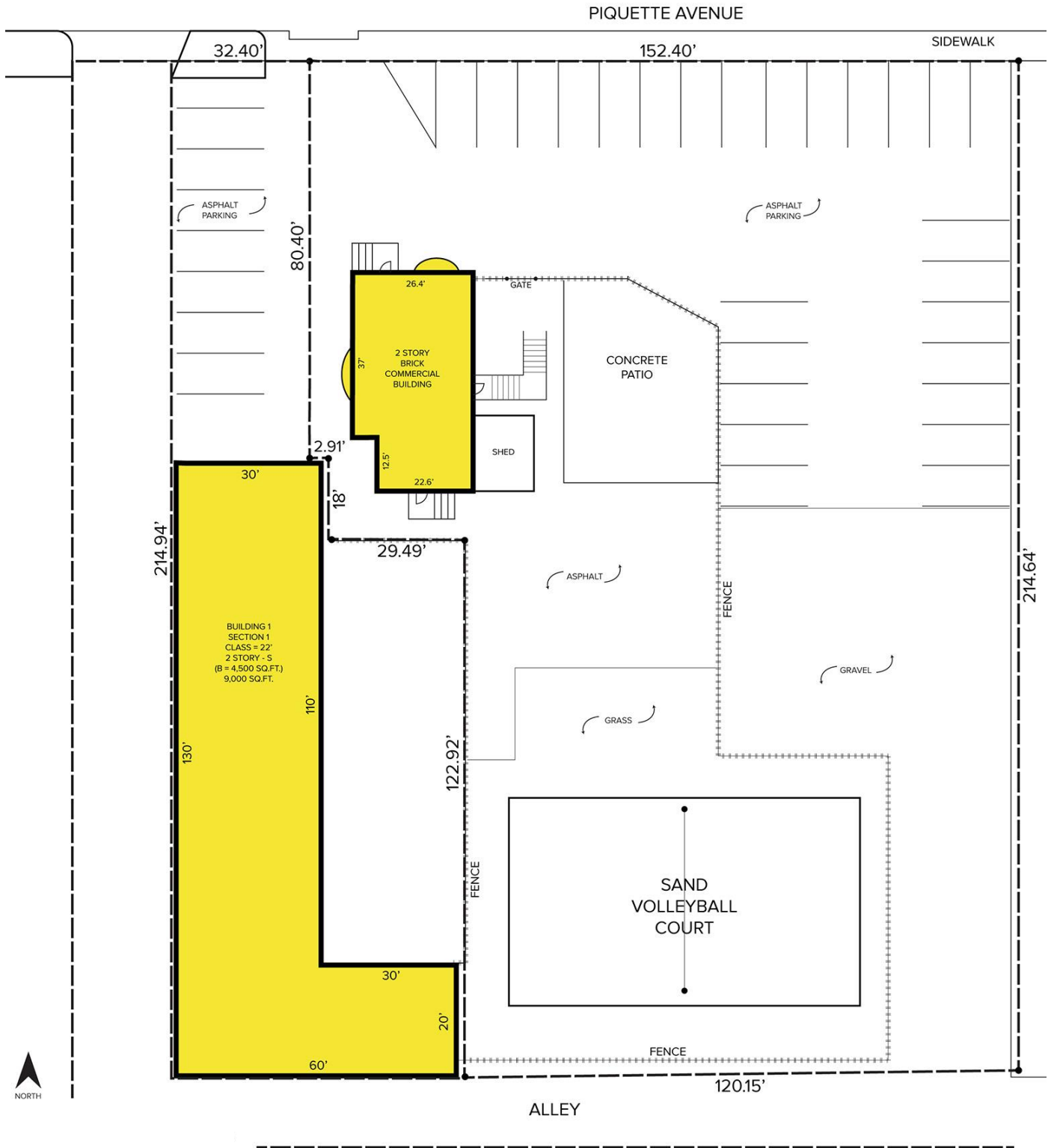
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Site Plan



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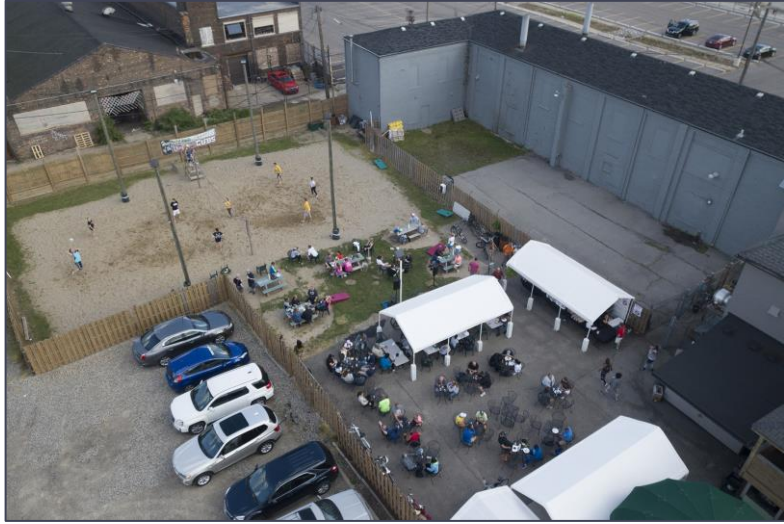
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Additional Photos



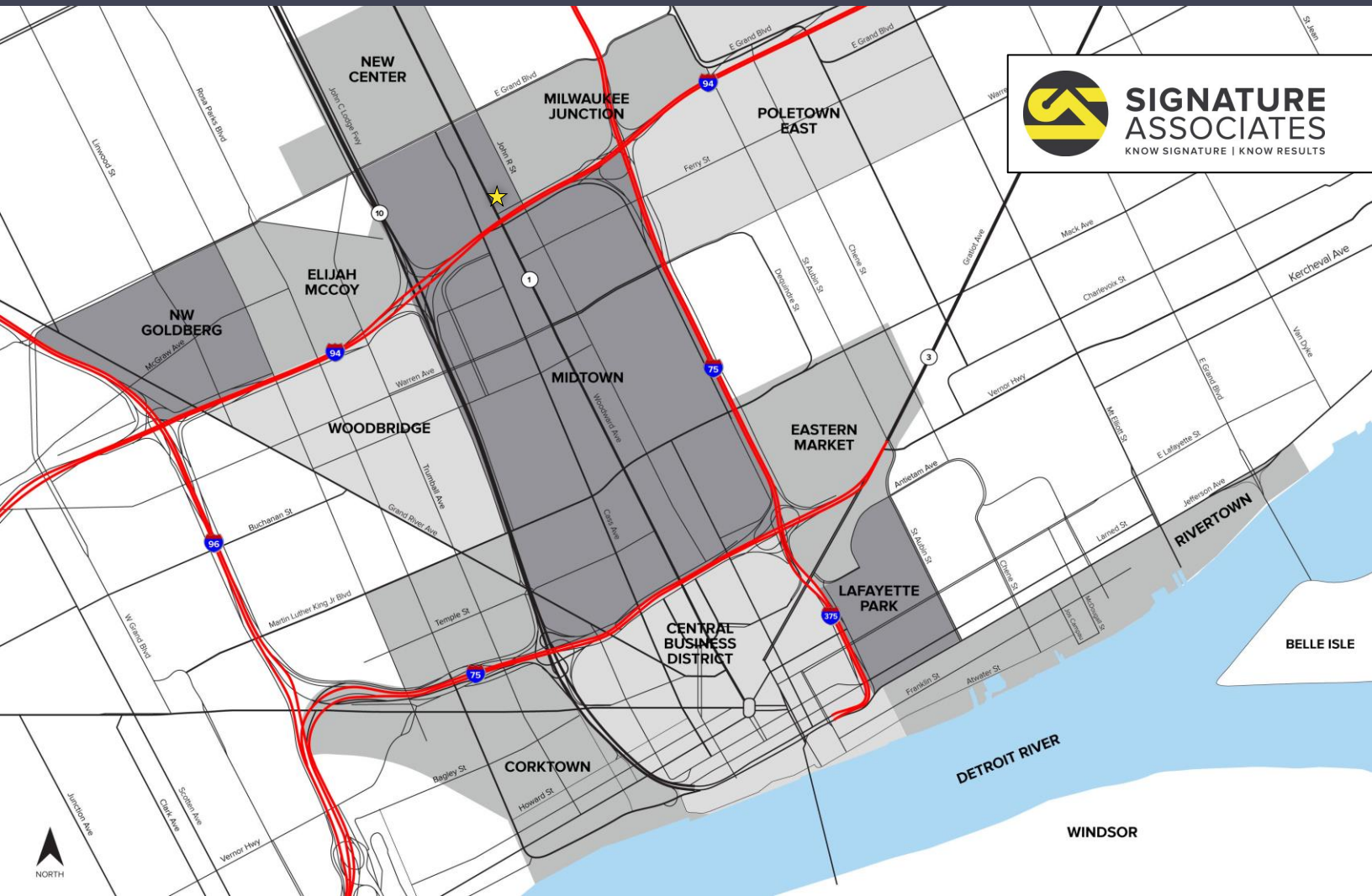
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SNAPSHOT OF MIDTOWN/DOWNTOWN



In the last ten years, Midtown/Downtown Detroit has experienced a dramatic revival and influx of development and resources that have created undeniable excitement in the City. Head turning projects like Ford World Headquarters moving into the train station, Bedrock's Hudson Site and the newly announced "District Detroit" has Mid/Downtown poised for stable economic growth and sustainability. Known to have a bohemian undercurrent these areas also boast excellent opportunities for dining - casual to fine, and many music and art venues. Staple institutions in the area include Wayne State University, The College for Creative Studies, Detroit Institute of Arts (DIA), Little Caesars Arena, and a thriving museum district define the area's most popular destinations.

DETROIT FACTS & FIGURES

- A strong presence of young professionals nurtures a thriving economy of medium to small and niche businesses.
- Major employers such as Rocket companies, General Motors, Ally Financial and Blue Cross Blue Shield all call Detroit's downtown home.
- All within a mile of each other, Comerica Park, Ford Field, and Little Caesars Arena comprise the densest Stadium district in the US.

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