

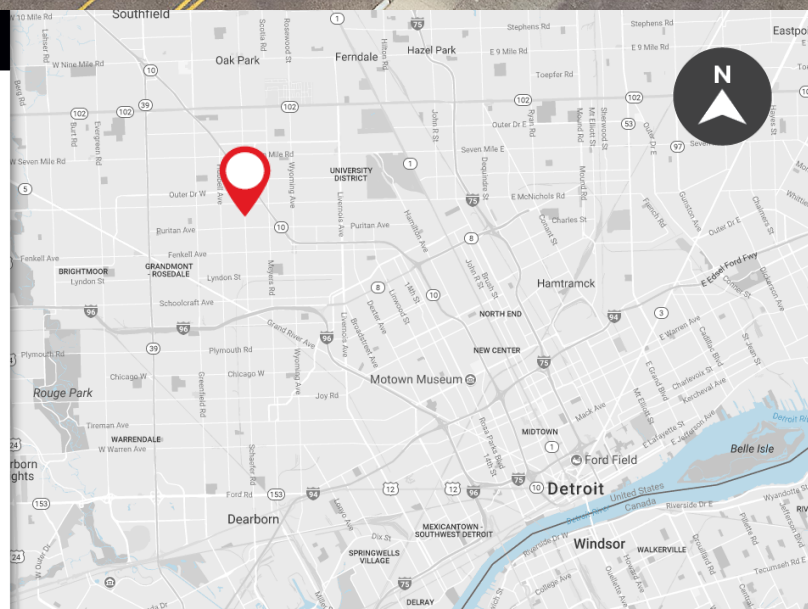
VALUE-ADD INVESTMENT OPPORTUNITY

MERCURY PLAZA
16800-16862 SCHAEFER HIGHWAY
DETROIT, MI 48235



PROPERTY FEATURES:

- 95.5% occupied ±38,683 SF neighborhood retail center
- Longstanding and successful mix of national and local retailers including CVS, O'Reilly Auto Parts, H&R Block, Boost Mobile, & Happy's Pizza
- Significant value-add opportunity; 1,750 SF available immediately
- Ownership is currently appealing the property taxes with the City of Detroit and will increase the NOI based upon various gross leases
- Located less than 1/2 mile from DMC Sinai-Grace Hospital; the largest of the 8 hospitals that comprise the Detroit Medical Center
- Limited competing retail in the immediate trade area (including drug stores)
- Situated on ±2.05 acres with 134 free surface parking spaces
- Positioned in close proximity to both the resurging Downtown Detroit and nearby Metro Detroit suburbs
- Excellent traffic counts and retail demographics in the immediate trade area
- Reduced Asking Price: \$2,925,000



FOR MORE INFORMATION PLEASE CONTACT:

ALAN STERN
alan.stern@freg.com

STEVEN SILVERMAN
steven.silverman@freg.com

248.324.2000

RETAIL eCODE 165

Information is subject to verification and no liability for errors or omissions is assumed. We have no reason to doubt its accuracy, but we do not guarantee it.

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