

PRIME MIDTOWN REDEVELOPMENT OPPORTUNITY

Approximately 1.03 Acres



90, 102 and 114 Stimson

Detroit, Michigan 48201



For additional information, contact:

Benjamin Smith

248-798-1075

smith@summitcommercialllc.com

Bunia Parker

313-282-1630

parker@summitcommercialllc.com

Table of Contents

Property Overview.....Page 1

Property Description.....Page 2

Property DemographicsPage 3

Aerial View.....Page 4-5

Location Map.....Page 6



Property Overview

The Property is one of the most prime locations for mixed-use development within the State of Michigan. Centrally located in Midtown, this Property consist of approximately 1.03 acres and is situated in one of Detroit's energetic and most desirable areas. The Property is generally bounded by Mack Avenue/MLK to the north, Stimson to the south, Cass Avenue to the west, and Woodward Avenue to the east. The site enjoys access to all major expressways, including M-10, I-75, and I-94. This vacant land is surrounded by dense residential, museums, universities, theatres, big box retailers, and national restaurants.

The Property is located immediately adjacent to the Qline on Woodward Avenue, which allows easy access to the Central Business District, Brush Park, TechTown, and the New Center area. The property is within walking distance of The District Detroit, which consist of multiple blocks of mixed-use development anchored by Little Caesars Arena. The site provides access to millions of square feet of corporate businesses and the employees that work at these offices.

This Property would provide the ideal setting for most mixed-use developments. This Special Development District (SD2) is designed to encourage a somewhat more intensive mixture of uses including residential, business, retail and office uses while promoting pedestrian activity. The SD2 designation encourages transit-oriented design (TOD) regulations, including less restrictive setback and parking requirements.

In summary, this location has easy freeway access, access to numerous retailers, dense residential and high daytime populations. There are few developments that would not be successful at this location.



Property Description

Location: 90, 102, and 114 Stimson

County: Wayne

Zoning: SD2

Acreage: Approximately 1.03 Acres (44,823sf)

Asking Price: \$1,500,000 (\$33.46/sf)

Property Features:

- Centrally located in Midtown on Mack, immediately off of Woodward
- Close Proximity to M-10, I-75, and I-94

Close Proximity to numerous retailers (partial list):

- Whole Foods
- Rite Aid
- Shinola
- Jolly Pumpkin
- Tim Hortons
- Starbucks
- McDonalds

Close proximity to several institutions:

- Wayne State University Campus
- Detroit Medical Center (DMC)
- Detroit Institute of Arts
- Charles H Wright Museum
- Detroit History Museum
- Detroit Library
- QLine (Light Rail)
- University of Michigan (Detroit Campus)
- Lawrence Tech University (Detroit Campus)
- Michigan State University (Detroit Campus)



Property Demographics

DEMOGRAPHICS

	1-Mile	3-Mile
Population	15,935	83,567
Households	8,531	38,501
Average Age	39.50	39.20
Median HH Income	\$16,745	\$21,667
Daytime Employees	50,357	151,763

TRAFFIC COUNTS

Street	Direction	YEAR	TRAFFIC
Woodward	2-Way, Parsons	2015	21,843
Mack	2-Way, Brush	2015	23,133



Aerial View



Aerial View



Location Map

