

## Downtown Dearborn Development

22236 Michigan Ave Dearborn, MI 48124



# FOR LEASE

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Lease Rate: Negotiable

### DESCRIPTION

22236 Michigan Ave is one of the last remaining vacant parcels in Dearborn's Downtown District. The site offers a tremendous opportunity to occupy one of the most visible sites on Michigan Avenue with access to free municipal parking at the rear of the site.

### PROPERTY HIGHLIGHTS

- Build to suit opportunity
- 2,500 SF - 8,000 SF
- Retail/Office/Apartments
- Located in the heart of Dearborn's Downtown District.
- Free municipal parking



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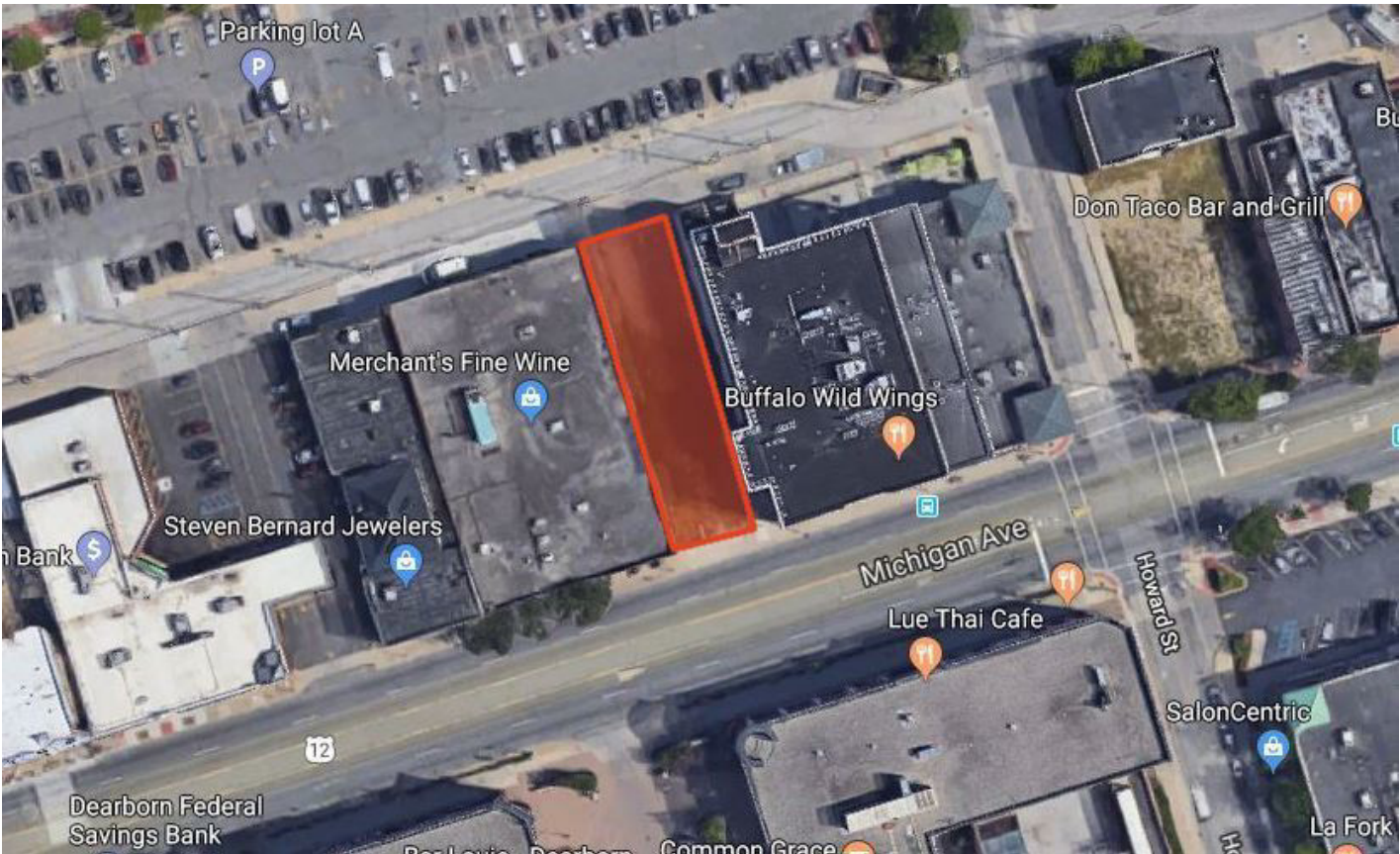
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### BUILDING INFORMATION

|                   |                      |
|-------------------|----------------------|
| Building Size:    | 32,000 SF            |
| Number of Floors: | 4                    |
| Parking Spaces:   | 190 Municipal Spaces |

### PROPERTY INFORMATION

|                   |                                 |
|-------------------|---------------------------------|
| Lot Size:         | 50' x 159'                      |
| Property Type:    | Retail/Mixed Use                |
| Property Subtype: | Vacant Land                     |
| Zoning            | BC- General Business District   |
| Traffic Count:    | Michigan Ave (2020): 34,907 VPD |
| APN:              | 32-09-221-07-011                |



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## LOCATION INFORMATION

Located in the heart of west Dearborn's downtown district on Michigan Ave between S. Military St and Howard St



| DEMOGRAPHIC INFORMATION | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------------|-----------|-----------|-----------|
| Total population        | 9,880     | 110,745   | 338,241   |
| Median age              | 44.9      | 39.7      | 36.9      |
| Total households        | 4,655     | 44,120    | 127,762   |
| Average HH income       | \$74,827  | \$68,181  | \$57,566  |
| Average house value     | \$192,050 | \$164,626 | \$146,128 |

