

ICONIC
REAL ESTATE

FOR SALE

APPROXIMATELY 7,000 SQUARE FEET



RETAIL REDEVELOPMENT
OPPORTUNITY

CONTACT

JACOB SWORSKI

Jacob@ICONICdet.com

PETAR ELIEFF

PElieff@ICONICdet.com

313.603.**ICON**

3446 MICHIGAN AVENUE
DETROIT, MI 48216

PROPERTY FEATURES

- Approximately half a mile from Michigan Central Station
- NE corner of Michigan Ave & 24th Street
- High Traffic Count on Michigan Avenue
- 3 miles from Detroit-Windsor Border
- 2.2 miles from downtown Detroit
- Exceptional access to I-75 & I-96 Freeways
- Asking Price: Contact Broker





DEMOGRAPHICS

DISTANCE	POPULATION	AVERAGE AGE	TOTAL HOUSEHOLDS	HH INCOME
1 MILE	9,999	32.70	3,526	\$32,713
3 MILE	110,822	33.90	43,962	\$30,112

DAILY TRAFFIC COUNTS

ROADS

MICHIGAN AVE/24TH ST E

DAILY TRAFFIC

13,456

MICHIGAN AVE/ROOSEVELT

11,691