

**ICONIC**  
REAL ESTATE

# FOR SALE

**APPROXIMATELY 7,000 SQUARE FEET**

**LAND CONTRACT AVAILABLE**



RETAIL REDEVELOPMENT  
OPPORTUNITY

CONTACT

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3446 MICHIGAN AVENUE  
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## 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



[ICONICREALESTATE.COM](http://ICONICREALESTATE.COM)

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450 W. FORT STREET, DETROIT MI 48226





## 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