

FOR SALE

POSSIBLE REDEVELOPMENT
275 Iron Street
Detroit, Michigan 48207



EXCLUSIVE
— REALTY —



PROPERTY FEATURES:

- Sale Price: \$1,500,000
- Building Size: 23,170 sq/ft
- Single Story
- Secure Parking Lot of 20 cars
- .75 acres of Land
- Built in 1964
- Possible redevelopment
- Minutes from downtown Detroit
- Income: \$152,000 annually
GSA/Federal Government \$80,000 per year
(occupied for 20 Years)
Pangborn Design \$36,000 per year
Vacant Space (3,000 sf) \$36,000 per year
(formerly Immigration Photo)



FOR MORE INFO CONTACT: CHUCK MADY

313-963-7653

28 West Adams Avenue, Suite 1550

Detroit, Michigan 48226

cam@exclusive-realty.com

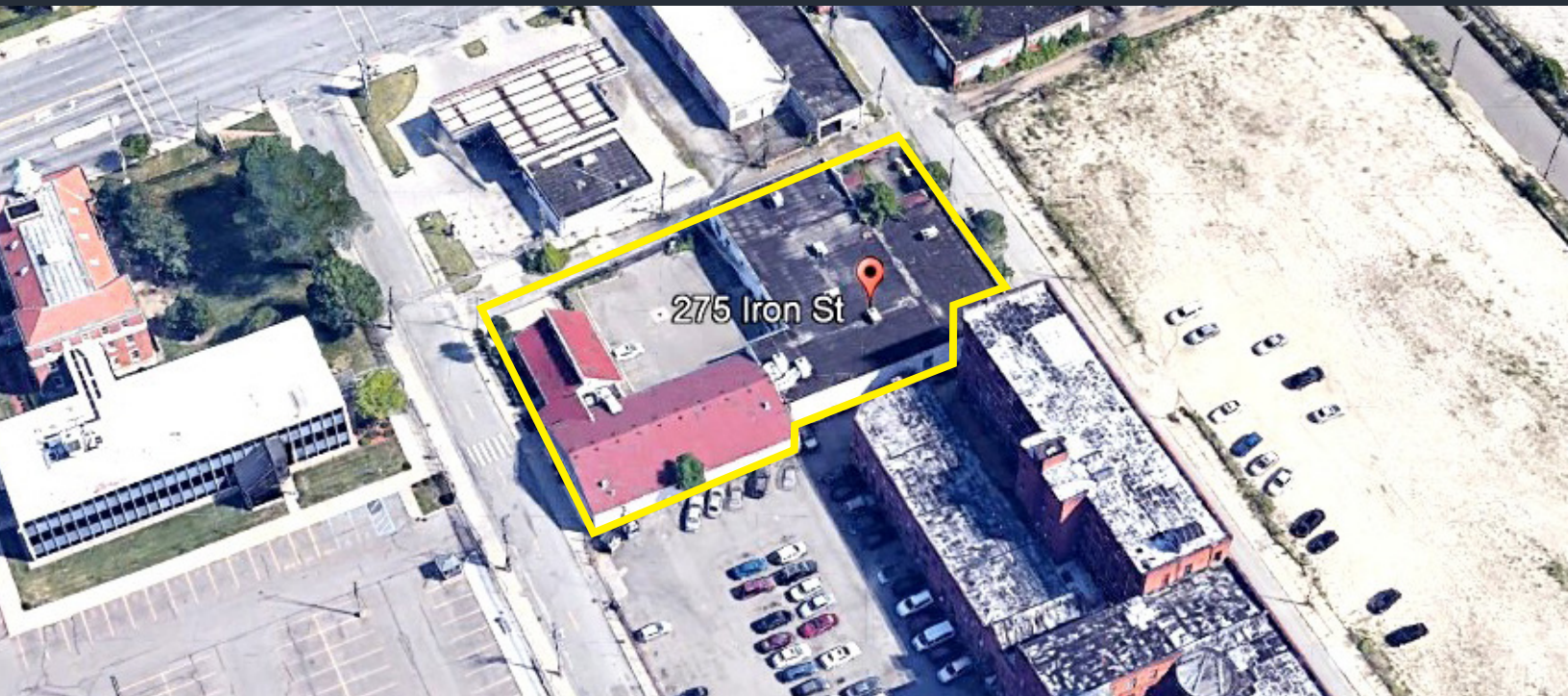
WWW.EXCLUSIVE-REALTY.COM

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ER in compliance with all applicable fair housing and equal opportunity laws.

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TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
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East Jefferson Ave & Bellevue St	32,502
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East Jefferson Ave & Adair St	28,536
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Lafayette St E & Leib St	8,392
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
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Total Households	6,467	31,158	71,165
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Total Population	11,211	62,181	169,660
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Average HH Income	\$29,718	\$27,863	\$27,815
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Detroit is the largest and most populous city in the U.S., State of Michigan, the largest U.S. city on the United States–Canada border, and the seat of Wayne County. The municipality of Detroit had a 2019 estimated population of 670,031, making it the 24th-most populous city in the United States. The metropolitan area, known as Metro Detroit, is home to 4.3 million people, making it the second-largest in the Midwest after the Chicago metropolitan area, and 14th largest in the United States. Regarded as a major cultural center, Detroit is known for its contributions to music and as a repository for art, architecture and design.

Detroit is a major port on the Detroit River, one of the four major straits that connect the Great Lakes system to the Saint Lawrence Seaway. The Detroit Metropolitan Airport is among the most important hubs in the United States. The City of Detroit anchors the second-largest regional economy in the Midwest, behind Chicago and ahead of Minneapolis Saint Paul, and the 13th-largest in the United States. Detroit and its neighboring Canadian city Windsor are connected through a highway tunnel, railway tunnel, and the Ambassador Bridge, which is the second busiest international crossing in North America, after San Diego–Tijuana. Detroit is best known as the center of the U.S. automobile industry, and the “Big Three” auto manufacturers.



Comerica Park

Comerica Park is an open-air ballpark located in Downtown Detroit. It serves as the home of the Detroit Tigers of Major League Baseball, replacing Tiger Stadium in 2000. The park is named after Comerica Bank, which was founded in Detroit and was based there when the park opened. The stadium's seating capacity is 41,083.



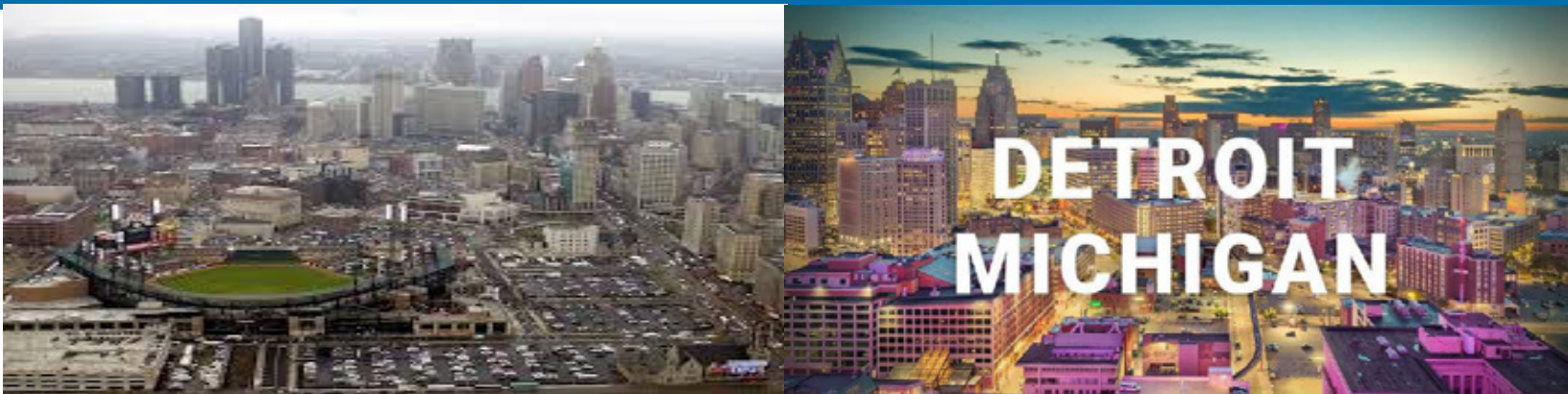
Detroit Institute of Arts

The Detroit Institute of Arts, located in Midtown Detroit, Michigan, has one of the largest and most significant art collections in the United States. With over 100 galleries, it covers 658,000 square feet with a major renovation and expansion project completed in 2007 that added 58,000 square feet.



Belle Isle Park

Belle Isle Park, known simply as Belle Isle, is a 982-acre island park in Detroit, Michigan, developed in the late 19th century. It consists of Belle Isle, an island in the Detroit River, as well as several surrounding islets. The U.S.-Canada border is in the channel south of Belle Isle such that the island is not in Canada. Owned by the city of Detroit.



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