

# FOR SALE

RE-DEVELOPMENT OPPORTUNITY

7600 - 7646 Woodward Avenue

with 14 - 34 Smith Street

Detroit, Michigan 48202

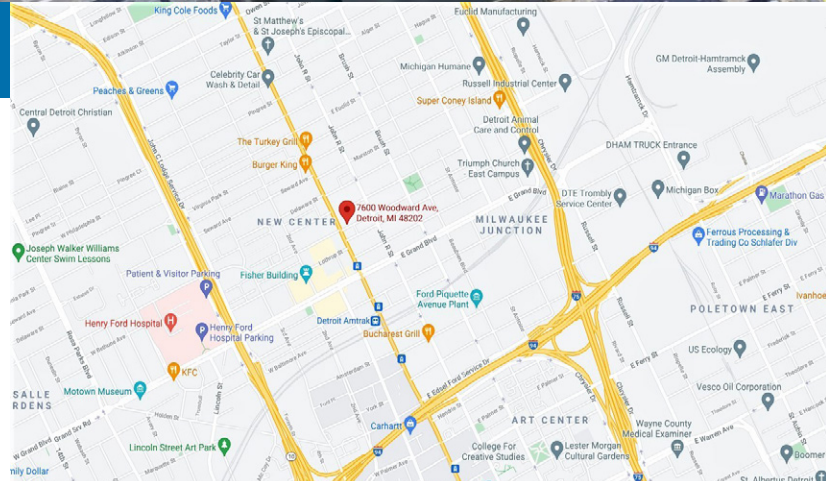


**EXCLUSIVE**  
— REALTY —



## PROPERTY FEATURES:

- 1.27 acres of land
- Former Lelli's Site
- Rare Opportunity
- Possible Redevelopment
- Zoned B4
- Corner Lot
- Walk Score of 87
- 17,000 Vehicles Per Day on Woodward Ave
- In the Heart of Midtown/North End
- Over 131,000 Residents within a 3 Mile Radius
- Close proximity to I-75 Expressway, I-94 Expressway and M-10 Highway



**FOR MORE INFO CONTACT: CHUCK MADY/TERRY EDMONDSON**

# 313-963-7653

28 West Adams Avenue, Suite 1550

Detroit, Michigan 48226

cam@exclusive-realty.com/te@exclusive-realty.com

**WWW.EXCLUSIVE-REALTY.COM**

# FOR SALE

RE-DEVELOPMENT OPPORTUNITY

7600 - 7646 Woodward Avenue

with 14 - 34 Smith Street

Detroit, Michigan 48202



# EXCLUSIVE

— R E A L T Y —

## DISCLOSURE:

All materials and information received or supplied by Exclusive Realty (hereinafter collectively referred to as "ER"), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by ER, its directors, officers, agents, advisors, or affiliates as to the veracity, accuracy or totality, the condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither ER, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or totality of any of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. ER will not verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third- party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ER makes no warranties and/or representations regarding the accuracy, totality, or relevance of any financial data or assumptions. All data and assumptions regarding financial performance may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.

## FOR MORE INFORMATION CONTACT:

Chuck Mady  
Senior Director  
cam@exclusive-realty.com  
(313) 963-7653

# 313-963-SOLD

Terry Edmondson  
President  
te@exclusive-realty.com  
(313) 243-9013



# FOR SALE

RE-DEVELOPMENT OPPORTUNITY  
7600 - 7646 Woodward Avenue  
with 14 - 34 Smith Street  
Detroit, Michigan 48202



**EXCLUSIVE**  
— REALTY —



## TRAFFIC COUNTS

### INTERSECTION

### CARS PER DAY

Woodward Ave & W. Grand Blvd SE 17,251

W Grand Blvd & Cass Ave SW 15,041

Woodward Ave & Horton St SE 16,074

## DEMOGRAPHICS

### 1 MILE

### 3 MILES

### 5 MILES

Total Households 6,225 53,325 129,566

Total Population 13,465 131,019 333,450

Average HH Income \$41,048 \$38,360 \$40,880

**FOR MORE INFORMATION CONTACT:**

Chuck Mady  
Senior Director  
cam@exclusive-realty.com  
(313) 963-7653

**313-963-SOLD**

Terry Edmondson  
President  
te@exclusive-realty.com  
(313) 243-9013



# FOR SALE

## RE-DEVELOPMENT OPPORTUNITY

7600 - 7646 Woodward Avenue  
with 14 - 34 Smith Street  
Detroit, Michigan 48202



# EXCLUSIVE

— REALTY —

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.



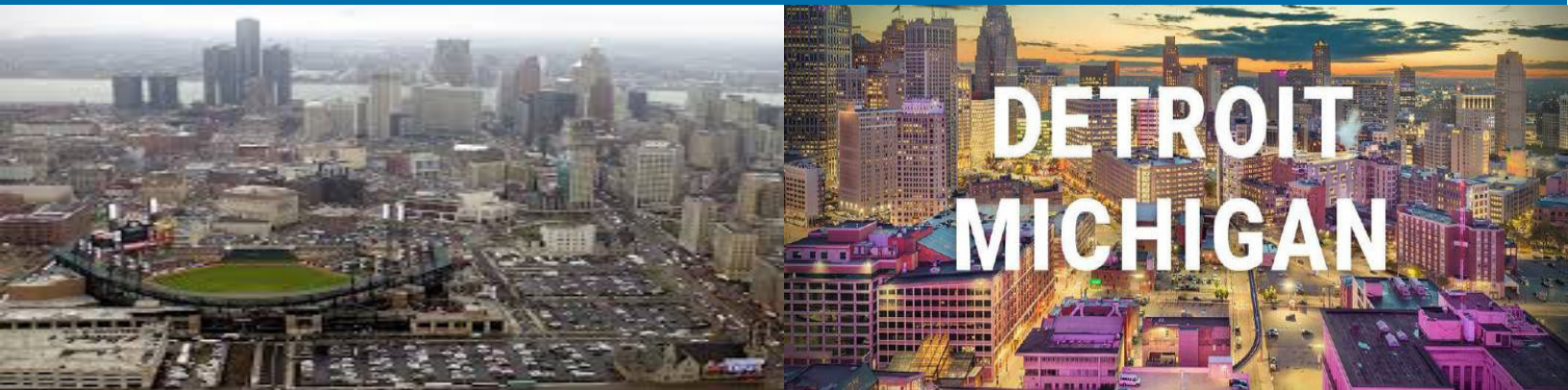
### Detroit Institute of Arts

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.



**FOR MORE INFORMATION CONTACT:**

Chuck Mady  
Senior Director  
[@cam@exclusive-realty.com](mailto:@cam@exclusive-realty.com)  
(313) 963-7653

# 313-963-SOLD

Terry Edmondson  
President  
[te@exclusive-realty.com](mailto:te@exclusive-realty.com)  
(313) 243-9013

28 W. ADAMS, STE. 1550, DETROIT, MI 48226 | [WWW.EXCLUSIVE-REALTY.COM](http://WWW.EXCLUSIVE-REALTY.COM)