

2010-40
MICHIGAN AVENUE
CORKTOWN
—
FOR SALE

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O'Connor Real Estate

O'Connor Real Estate is pleased to offer for sale more than half an acre of land with more than 200 feet of prime Michigan Avenue frontage, just a block from Michigan Central Station, currently undergoing a \$350 million renovation by Ford Motor Company. Ford's Corktown Campus promises to bring 5,000+ new jobs to the neighborhood and will create a need for 1,100 new residential units in coming years.

O'Connor Real Estate



2010-2040 Michigan Avenue Corktown

\$1,950,000

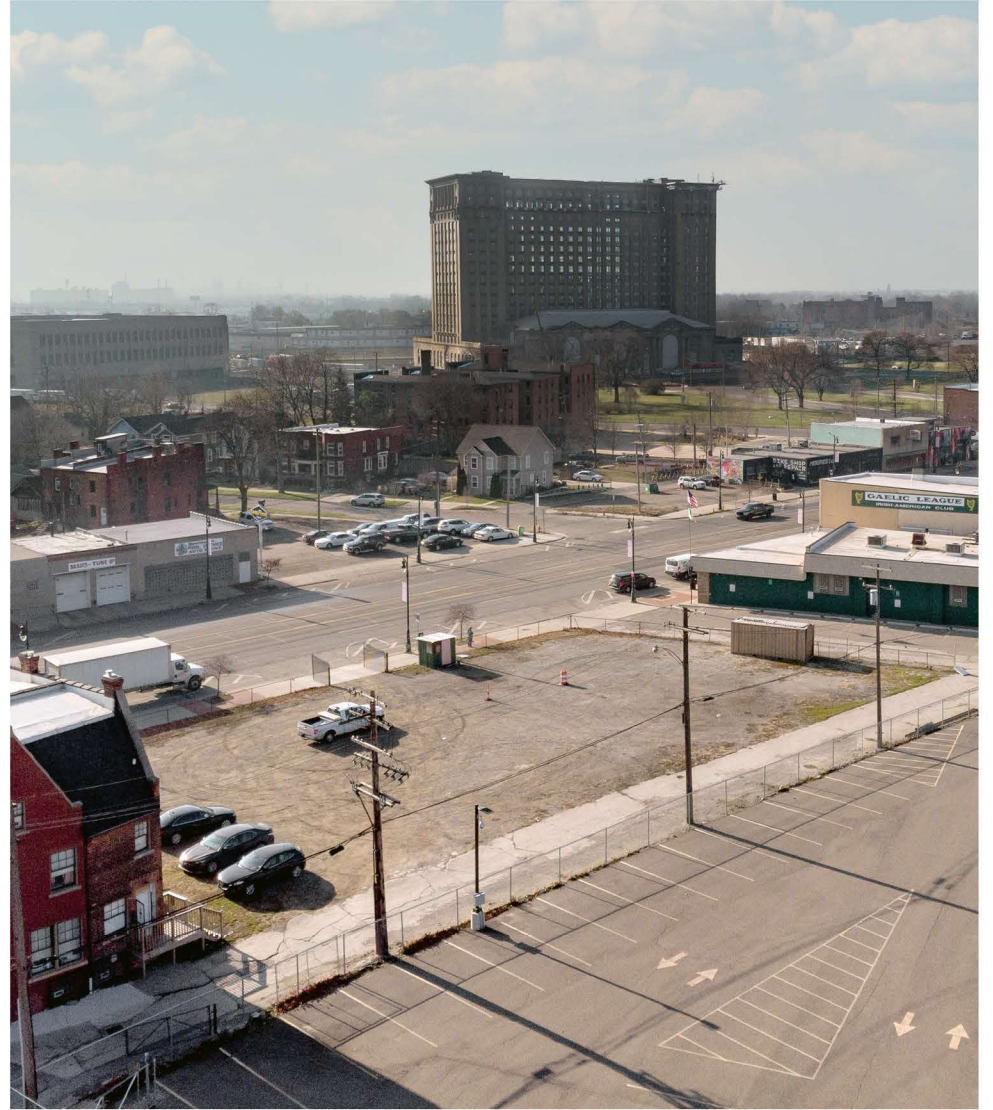
.52 Acres | B-4 Zoning

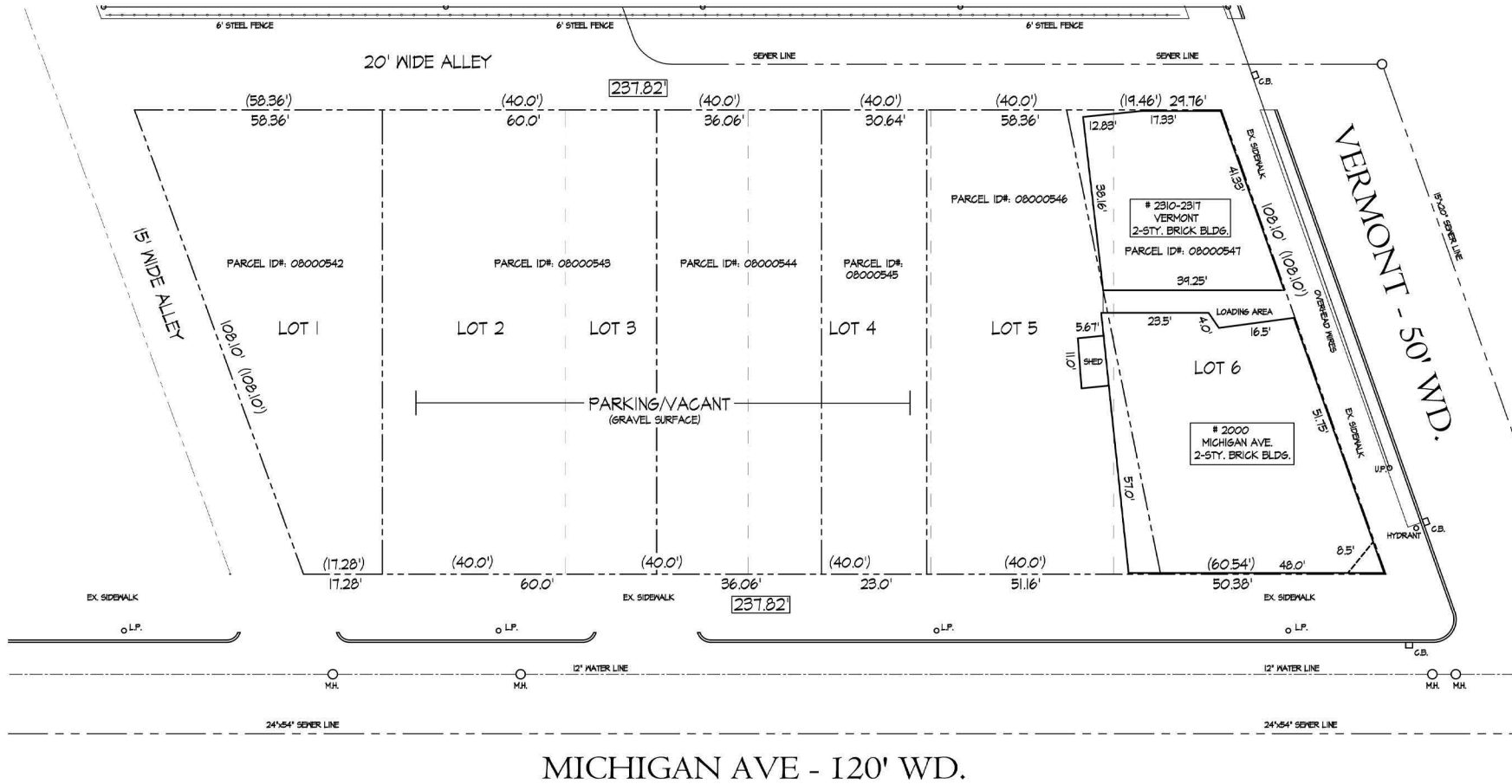
Zoned B-4, this is a great development opportunity in one of Detroit's most desirable and walkable neighborhoods, which commands some of Detroit's highest rental and sale prices. Offering a diverse mix of restaurants, shops, coffee shops and bars, Michigan Avenue also connects downtown Detroit to suburbs like Dearborn and Ann Arbor, with daily traffic in and out of the city. The avenue was widened in the 1930's from 60 feet to 120 feet, and the south side buildings were demolished, leaving the north side of Michigan Ave lined with some of Detroit's oldest Victorian architecture.

Property Features

- Opportunity Zone
- Development opportunity
- Close proximity to major freeways
- 200+ feet of Michigan Ave frontage
- Located within \$1B of developments
- Walkable neighborhood

2010 - 2040 MICHIGAN AVENUE - CORKTOWN



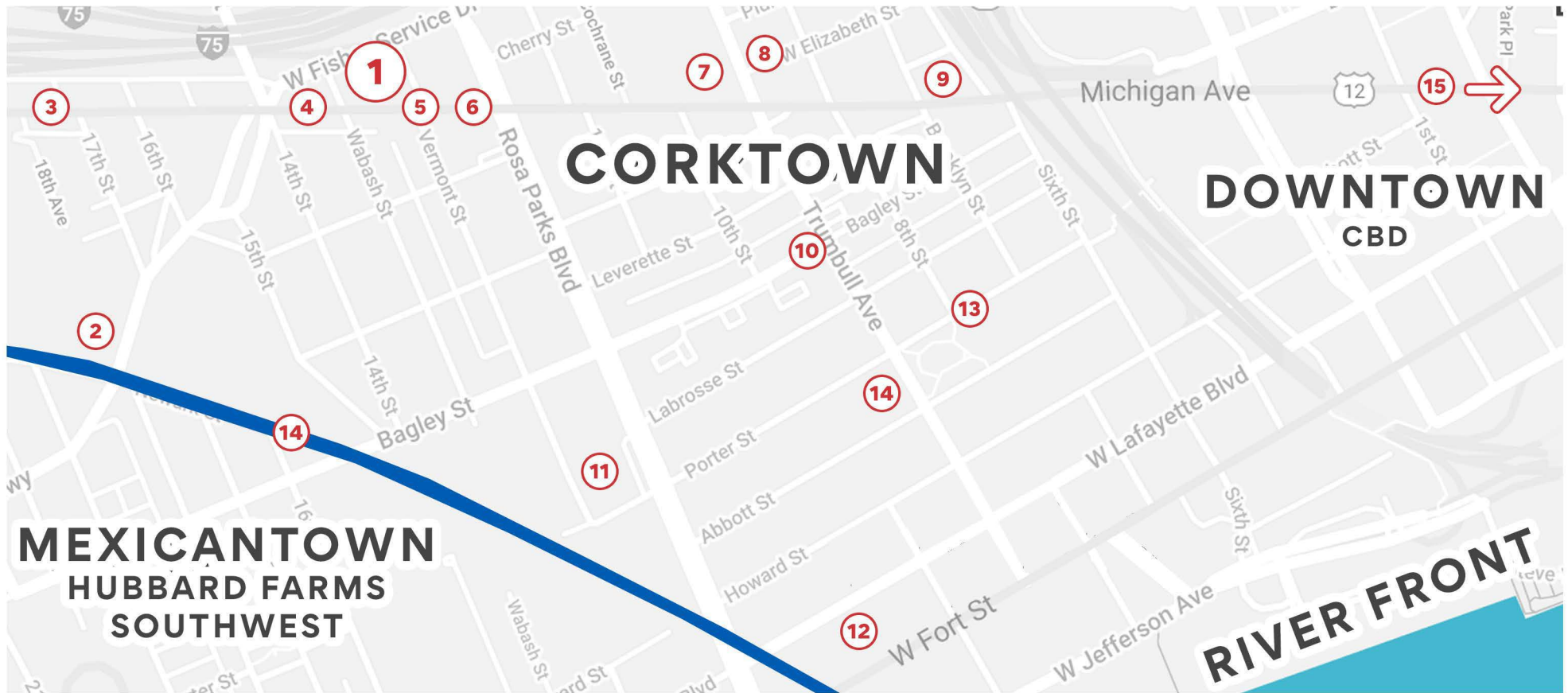




Corktown

The oldest neighborhood in Detroit, Corktown was named after the Irish immigrants who settled there in the 1830s (from County Cork). Located just west of downtown, Corktown's rich history can be seen in the diverse architecture, spanning humble worker's rowhouses to the candy-colored Victorians that line the residential blocks. Corktown was also home to other ethnic communities, including a Maltese population, who followed three men who arrived from Malta in the early 1900s. Perhaps the neighborhood's biggest claim to fame was as the home of the since demolished Tiger Stadium, where the Detroit Tigers played from 1912 through 1999, and bars and restaurants along Michigan Avenue still exist as part of the celebratory commercial infrastructure for the historic ballpark.

Originally a much larger neighborhood, Corktown suffered a handful of "urban renewal projects," including the construction of numerous highways and some industrial facilities, which eliminated and cut up dozens of residential blocks. Today, the existing historic neighborhood, listed on the National Register of Historic Places, finds itself at the center of another growth spurt. Thriving commercial development along Michigan Avenue continues to seam together historic businesses with brand-new ones, and several recent large-scale projects -- including the rehabilitation of the old train station by Ford Motor Company -- offer a promising example of building re-use and neighborhood evolution. The site of the former ballpark has even come to life as multi-use development for housing and a stadium/headquarters for youth sports.



Area Retailers & Institutions

- | | | | |
|---|-----------------------------------|--|---|
| 1 2010 - 2040 Michigan Avenue | 5 Ima Noodles, MotorCity Wine | 10 Folk Detroit, Mama Co's Mink, Lady of the House | 13 Mudgie's Deli, Batch Brewing |
| 2 Ford's Michigan Central Station | 6 Ford's Factory at Corktown | 11 Quicken Loans Data Center | 14 Trumbull + Porter Hotel Brew Detroit |
| 3 Takoi, Two James Spirits | 7 The Corner Detroit Apartments | 12 The Assembly / Modern Apartments and Office | 15 1 Mile +/- to General Motors, Quicken Loans, Bedrock, Blue Cross Blue Shield |
| 4 Slows BBQ, Astro Coffee, O'Connor, LJ's, Mercury Bar, Grandma Bob's | 8 Elton Park : Upscale Apartments | | |
| | 9 Detroit Institute of Bagels | | |

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LISTING AGENT

James Tumey

CELL

586 419 6271

EMAIL

jtumey@oconnordetroit.com

ADDRESS

2122 Michigan Avenue

OFFICE

313 963 9891

WEB

oconnordetroit.com

SOCIAL

[@oconnordetroit](#)

O'Connor Real Estate