

6565

WOODWARD AVENUE

NEW CENTER

DEVELOPMENT SITE



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O'Connor Real Estate is pleased to offer the The F. W. Woolworth Building located at 6565 Woodward Avenue in Detroit's New Center neighborhood. In 1940, the Henry Block at the southwest corner of Woodward and West Grand Boulevard was demolished to make room for the widening of Woodward Avenue. This limestone two-story Art Moderne commercial building was built in its place. The structure was designed by architects Hyde and Williams and built by the Barton Malow Company to house a Woolworth's department store. The building was constructed with two retail floors, on the first and lower level, and the second floor featured a Whoolworth lunch counter. Designed with varying roof heights and a square corner tower positioned slightly back from the Woodward facade, the tower has raised decorative blocks in a column near the edge and an original flagpole.

O'Connor Real Estate



6565 Woodward Avenue New Center

Price To Be Determined By Market

38,160 SF | B5 ZONING | OPPORTUNITY ZONE

6565 Woodward Avenue is located on the corner of Woodward Avenue and West Grand Boulevard, the cornerstone of New Center's retail and commercial corridor. The Art Moderne style structure is built entirely of concrete and is comprised of a full basement with 10'10" ceilings, allowing for continued retail space from the 13,200 SF first floor, which is currently divided into three retail spaces. The 11,920 SF second floor could be redeveloped into creative office or residential with the possibility of roof decks. Zoning district allows for zero parking requirements for retail and residential.

Floor Sizes

- **Lower Level**
13,120 SF with 10' 10" Ceilings
- **Ground Level**
13,120 SF with 12' 10" Ceilings
2,200 SF Land
- **Second Level**
11,920 SF with 12' 3" Ceilings



PREMIERE DEVELOPMENT OPPORTUNITY

This unique development opportunity benefits from favorable B5 zoning, permitting the development of an approximately 46-story, 569,150 SF, mixed use building with prime ground-floor retail located at the most prominent intersection of New Center. The B5 zoning allows for no off street parking requirements for retail and multi family. An iconic building at this location would serve as the entry to both the Woodward commercial corridor and West Grand Boulevard leading to the heart of New Center.

Address	6565 Woodward Avenue, Detroit 48202
Location	Corner of Woodward Avenue & West Grand Boulevard
Lot Size	15,320 SF
Opportunity Zone	Yes
Zoning District	B5
FAR	37.1
Buildable Square Feet	Approx 569,150
Air Rights	510'
Certified Historic	No
Woodward Avenue Frontage	80'
West Grand Boulevard Frontage	164'
Off Street Parking Spaces Required (Multi Family)	None
Off Street Parking Spaces Required (Retail Sales and Service)	None
Floor to Floor Height Assumptions	11'





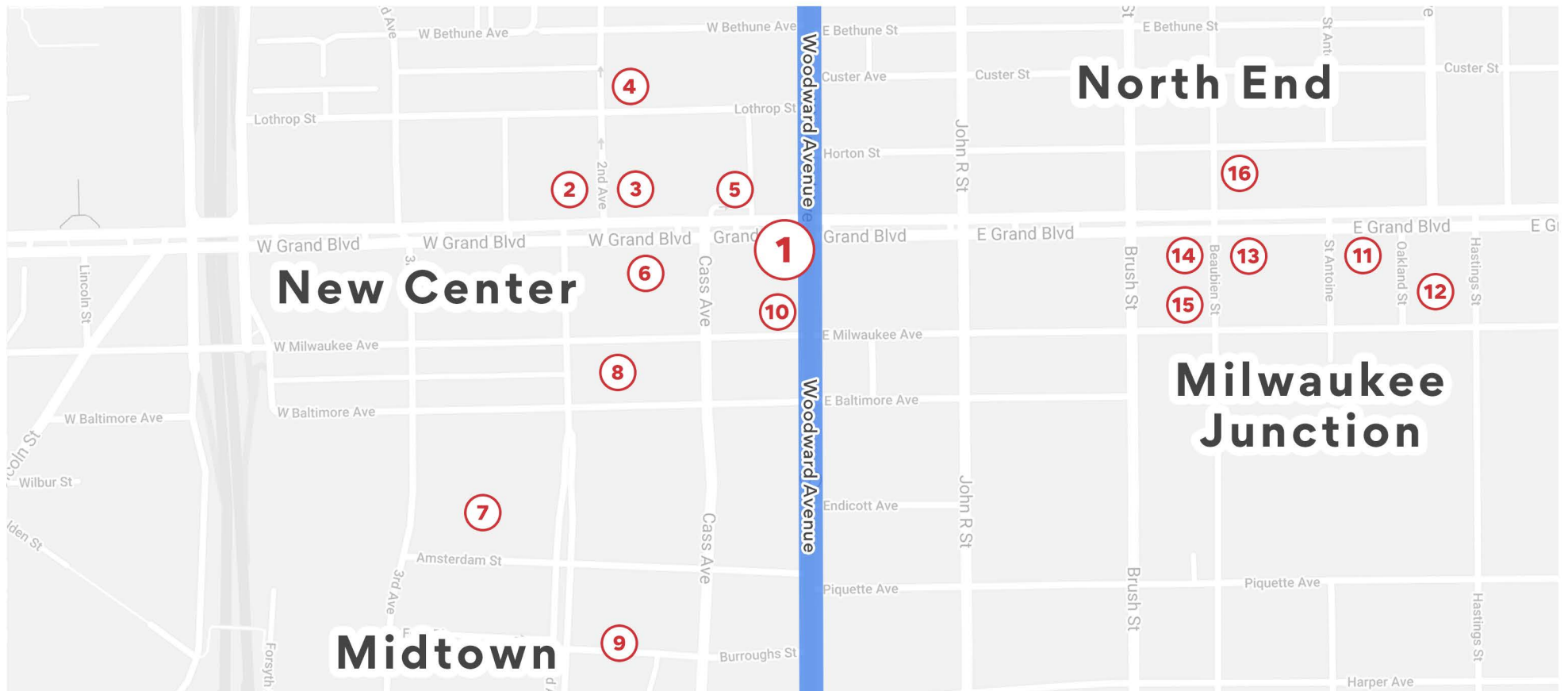




New Center

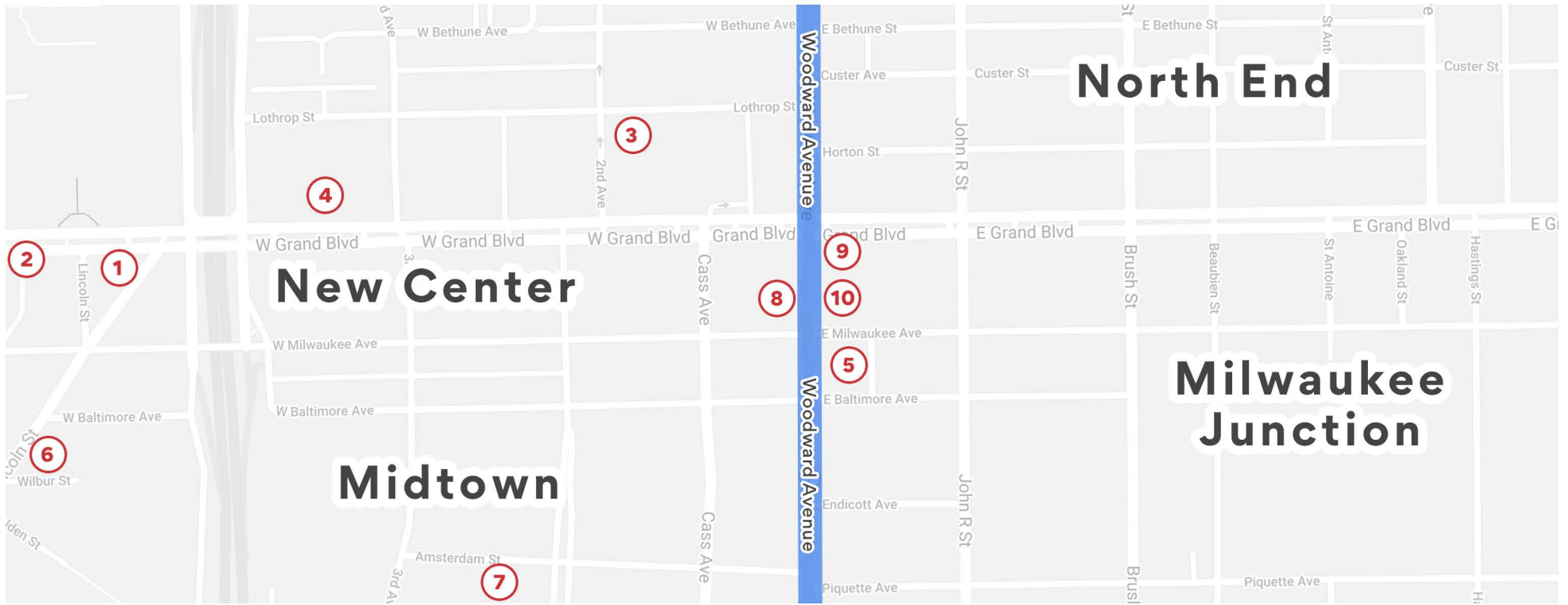
The northern anchor of Detroit’s greater downtown, New Center is a diverse and vibrant neighborhood that offers shopping, entertainment, and dining among landmark architecture and contemporary businesses. Shortly after General Motors built their headquarters three miles north of the central business district, the Fisher Brothers conceived the idea of a “New Center” and proceeded to construct the landmark Fisher Building. From this initial activity in the 1920s sprung a new commercial district, a new neighborhood, and a New Center for the City of Detroit

Area institutions and retailers include College for Creative Studies, Detroit Pistons Performance Center, Henry Ford Health System, Cadillac Place, TechTown, the Motown Museum, Q-Line & Penske Tech Center, Third and Grand Development, The Fisher Building, Baltimore Station, Avalon Café, Yum Village, Chroma, Kiesling Bar, Ferne, Urbanum, and many more.



Area Retailers & Institutions

- | | | | |
|------------------------|-----------------------------|---|-------------------------------------|
| 1 6565 Woodward | 6 Cadillac Place | Ten Nail Bar, Urbanum Home Decor, | 13 Rebuild Group, Clutch & Trottle, |
| 2 The Fisher Building | 7 Pistons Practice Facility | Baltimore Station 1, Yum Village | Freya & Dragonfly Restaurant |
| 3 New Center One | 8 CCS, Shinola Headquarters | Pingree Leather Goods, Room Project Writers' | 14 Chroma / Foodhall |
| 4 Albert Kahn Building | 9 TechTown, WeWork | 11 Method Development | 15 Kiesling Bar / Lofts |
| 5 Hotel Saint Regis | 10 Lake Trust Credit Union | 12 Chaps Lofts, Tangent Gallery, Gathering Coffee | 16 Jam Handy |



Current & Proposed Area Developments

- | | | |
|---|--|---|
| <p>1 Henry Ford Brigitte Harris Cancer Pavillion
300 Acre Expansion</p> | <p>4 The Boulevard
231 Residential Units with 17,500 SF of Retail</p> | <p>7 Industry Innovation Center
WSU Industry Innovation Center</p> |
| <p>2 Motown Museum
\$50 million, 50,000 SF Expansion</p> | <p>5 Baltimore Station 2
138 Residential Units with 8,650 SF Retail</p> | <p>8 Supino Pizzeria</p> |
| <p>3 Albert Kahn Building
206 Residential Units with Ground Floor Retail</p> | <p>6 Holden Block
52 Residential Units with 5,000 SF of Retail</p> | <p>9 Baobab Fare</p> <p>10 The Duck
Duckpin bowling & Cocktail Lounge</p> |

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