



NEIGHBORHOOD

## MILWAUKEE JUNCTION

LOCATION

SW CORNER OF E BALTIMORE AND JOHN R

SPACE TYPE

LAND



Located just one block from Woodward between Midtown and New Center, this .97-acre site is near two universities and two hospital campuses. Located within burgeoning Milwaukee Junction in Greater New Center, this site is ideal for a mixed-use, residential or retail development. Specific adjacencies include College for Creative Studies, Wayne State University, Henry Ford Hospital, and Detroit Medical Center. 66 E Baltimore is located within a qualified opportunity zone with an additional .25 acre parcel available for purchase nearby.

ASKING PRICE

**\$1,250,000**

CURRENT USE

**LAND**

PROPERTY OWNER

**THE PLATFORM**

NEIGHBORS

Shinola Headquarters, CCS, Oak & Reel, Freya, Kiesling, Milwaukee Cafe, UpPaint, CityYear, TruFit, Tangent Gallery, The Gathering Coffee Co, Tech Town, Time Will Tell, Baobab Fare, Huntington Bank, The Fisher Building, Wayne State, The Ten, Time Will Tell, Supino's Pizza, Yum Village.

SIZE

**0.97 Acres ( 42,558 SF )**

OPPORTUNITY ZONE

**YES**

QUALIFIED CENSUS TRACT

**YES**

ZONING

**SD-2**

ZONING DESCRIPTION

This district is designed to encourage a complementary mixture of more intensive pedestrian- and transit-oriented uses that may be compatible with a neighborhood center or with a location along major or secondary thoroughfares. Parking requirements are reduced in certain circumstances to promote use of transit and non-motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcohol for consumption on the premises are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.





Henry Ford Health /  
MSU \$2.5 Billion  
Development

Fisher Building

Boston Edison Neighborhood

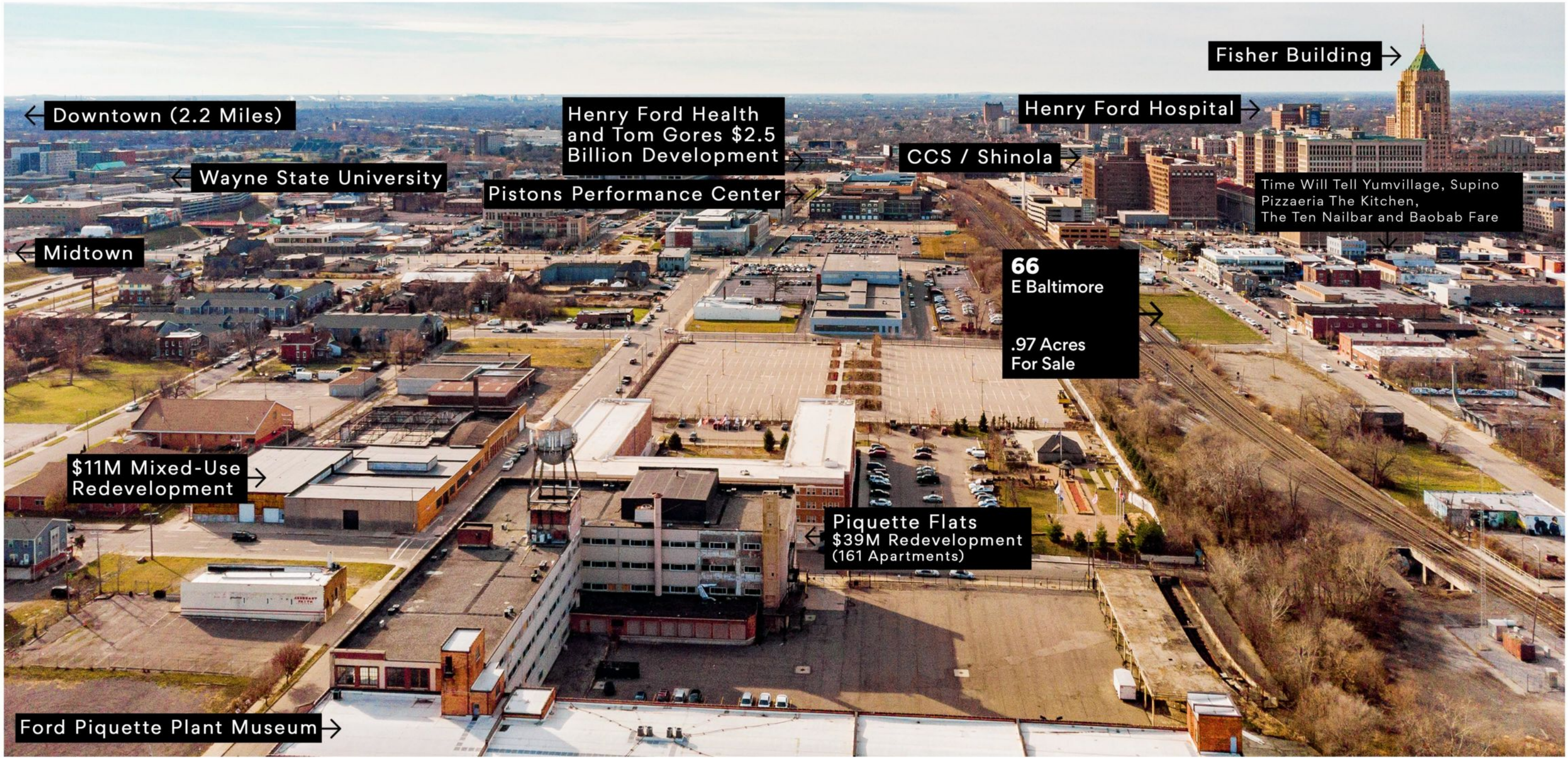
College for Creative Studies

Supino Pizza  
Time Will Tell  
YumVillage

Baobab Fare  
The Duck  
The Norwood

66  
E Baltimore  
  
.97 Acres  
For Sale









North End Neighborhood

Chroma

Oak & Reel  
Freya

Vault of Midnight,  
Boro, Someday  
I.M. Weiss Gallery,  
Bulk Space

Kiesling  
Milwaukee Cafe

Stanley's

66  
E Baltimore  
.97 Acres  
For Sale



# 66 E BALTIMORE

Milwaukee Junction

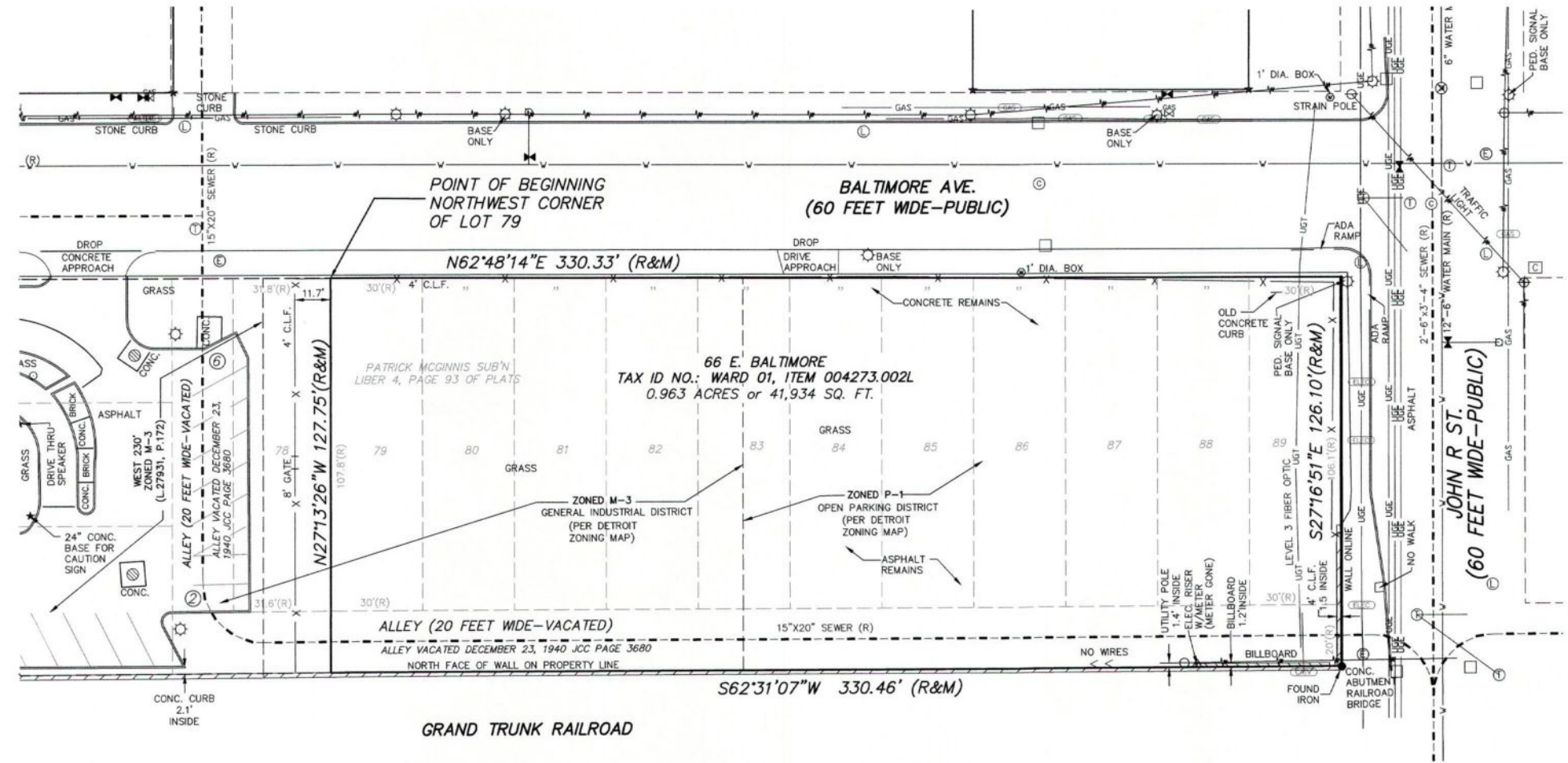
## FEATURES

Located just one block off Woodward

Flexible and development-friendly SD-2 zoning allows for the widest use of the property including retail, office, residential, and multi-family projects.

Located within a qualified Opportunity Zone

Additional .25 acre parcel available for purchase nearby









# AREA DEVELOPMENTS



## New Henry Ford Hospital

Henry Ford Health is driving a \$2.5 billion investment in New Center anchored by a new \$1.8 billion hospital at the M-10 Freeway and Grand Boulevard. The new hospital will be more than one million square feet and nearly as tall as the 489-foot Fisher Building. Construction is planned to begin in 2024 and conclude in 2029.



## One Ford Place Lofts

As part of the \$2.5 billion partner investment, Detroit Pistons owner Tom Gores plans to redevelop the health system's 610,000-square-foot headquarters located across from the Pistons Performance Center into housing and construct new mixed-use residential, retail, parking and green spaces on an adjacent surface parking lot.



## Michigan State University Research Center

The 30-year Henry Ford Health (HFH) and Michigan State University partnership includes a new, 300,000- to 400,000-square-foot, cutting-edge medical research facility to be built on the HFH campus near the Detroit Pistons Performance Center. The project is expected to break ground in 2024 and open in 2027.



# AREA DEVELOPMENTS



## Fisher Body Plant No. 21

The conversion of the long-vacant Fisher Body 21 Plant represents one of the most ambitious redevelopments of an abandoned Detroit building in recent times. The adaptive reuse of the 600,000-square-foot plant into 435 apartments and commercial spaces is expected to start in 2024.



## Piquette Flats

A 108,000-square-foot historic industrial building in Milwaukee Junction is being converted into 161 affordable apartments, representing one of the largest new affordable housing developments in Detroit. The \$38.2 million project is scheduled to open in 2024 with apartments priced between 60%-120% of the area median income.



## Detroit Design District

A mixed-use hub for artists, creators and other design-driven businesses is underway on E. Grand Boulevard in Milwaukee Junction. Phase 1 created 15,000 square feet of retail space, lofts and outdoor event space. Phase 2 will add an additional 60,000 square feet to the district through the adaptive reuse of an adjacent industrial building.



# **NEW CENTER + MILWAUKEE JUNCTION**

Less than 3 miles north of the central business district, New Center is the geographic heart of Detroit where neighborhoods meet the urban core. New Center sprang to life in the 1920s as a second city where auto companies could be closer to manufacturing facilities in neighboring Milwaukee Junction. The neighborhood's signature historic buildings continue to drive economic activity while industrial facilities are being reimaged as creative mixed-use spaces for residential and retail use.

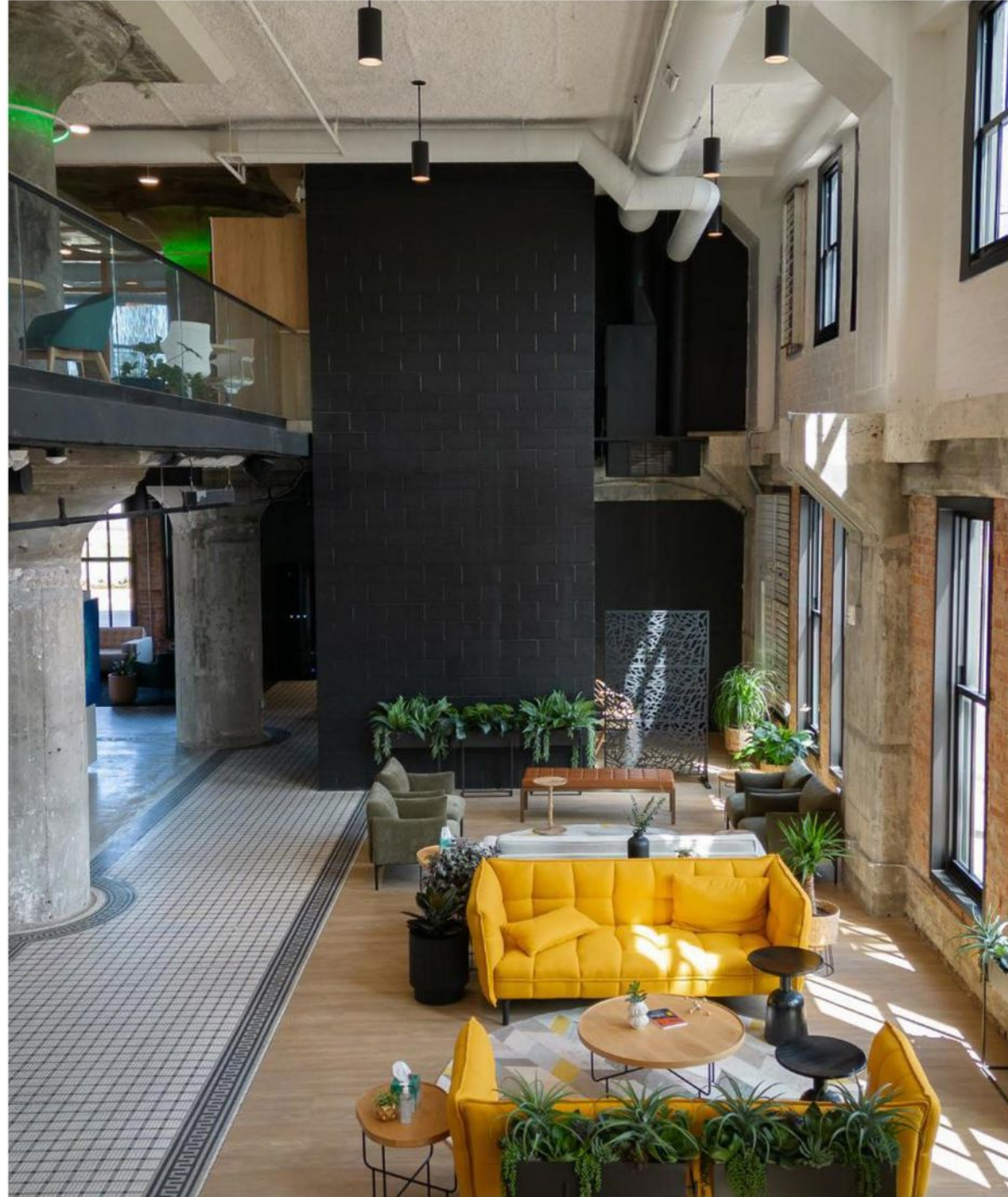
**O'Connor** Real Estate



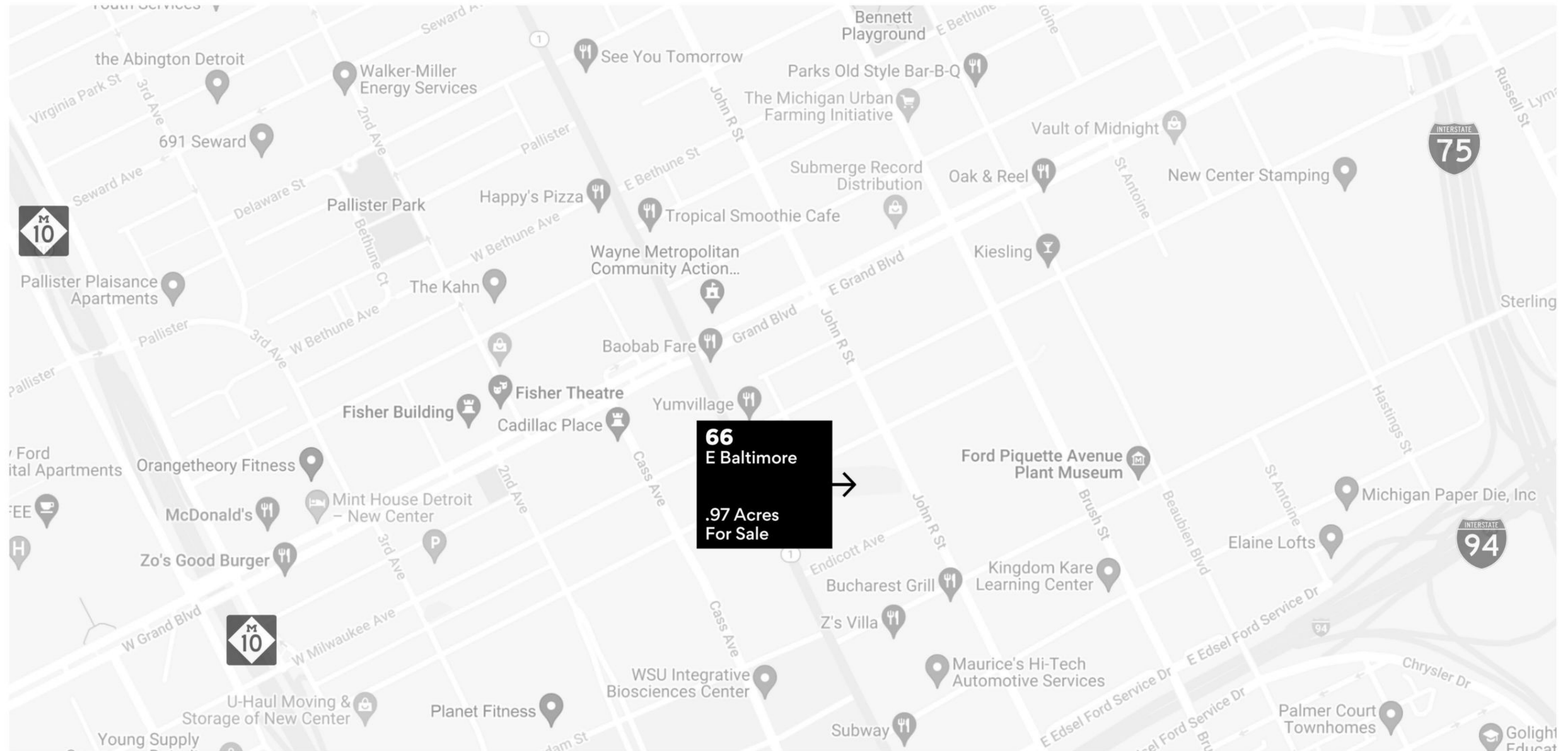














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