



NEIGHBORHOOD

LOCATION

SPACE TYPE

NEW CENTER

ON E GRAND BLVD BETWEEN
JOHN R AND BRUSH

LAND

3014 E. Grand Blvd is located in the greater New Center area, right across East Grand Blvd from the Milwaukee Junction. This 0.09-acre (3,737 sq. ft.) property is zoned B4, allowing for a range of commercial and mixed-use developments. It is surrounded by popular establishments such as Oak & Reel, Freya, Kiesling, Milwaukee Cafe, UpPaint, CityYear, TruFit, Tangent Gallery, The Gathering Coffee Co, Full Lotus Yoga, Lake Trust Credit, Tech Town, Baobab Fare, Huntington Bank, The Fisher Building, Wayne State, The Ten, Time Will Tell, Supino’s Pizza, BasBlue, CCS, Shinola Headquarters, Yum Village, and Bucharest Grill. Milwaukee Junction is experiencing a renaissance, with significant investments in infrastructure, real estate, and community development.

ASKING PRICE
\$70,000
CURRENT USE
LAND
PROPERTY ADDRESS
3014 E GRAND BLVD, DETROIT, 48202
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
0.09 Acres (3,737 SF)
OPPORTUNITY ZONE
YES
CROSS STREETS
John R and Brush

ZONING
B-4
ZONING DESCRIPTION
The B4 General Business District provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional.





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

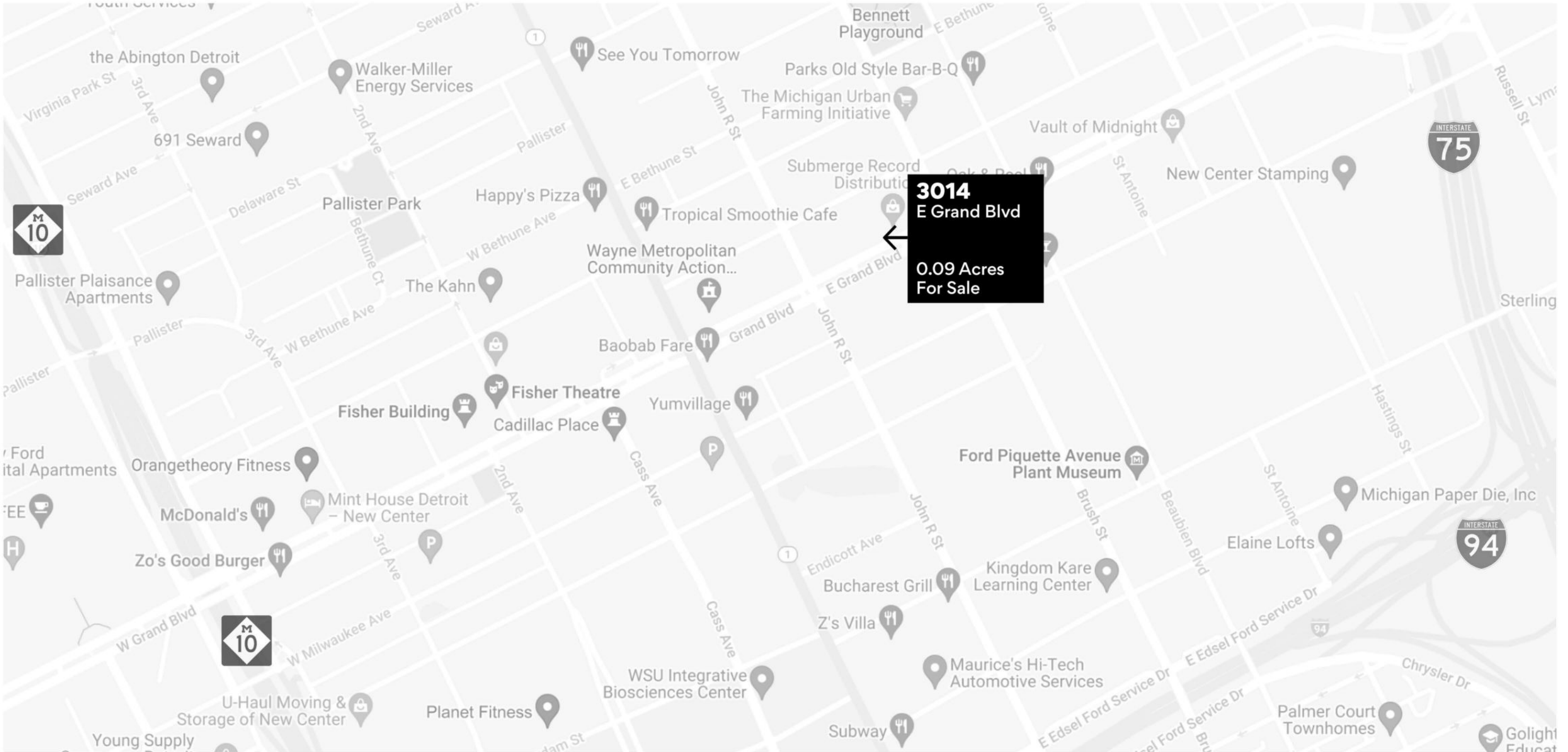
A mixed-use hub for artists, creators and other design-driven businesses is underway on E. Grand Boulevard in Milwaukee Junction. Phase 1 created 15,000 square feet of retail space, lofts and outdoor event space. Phase 2 will add an additional 60,000 square feet to the district through the adaptive reuse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

NEW CENTER, NORTH END, 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 reimagined as creative mixed-use spaces for residential and retail use.

O'Connor Real Estate





A TRUSTED AND RESPECTED
MEMBER OF THE COMMUNITY,
O'CONNOR REAL ESTATE
BRINGS 20 YEARS OF
EXPERIENCE AND EXPERTISE
TO THE COMMERCIAL OFFICE
AND RETAIL MARKET.

For more information about 3014 E Grand Blvd,
please contact O'Connor Real Estate

Vincent Mazzola
+ 313 704 2678
vincent@oconnordetroit.com
www.oconnordetroit.com

O'Connor Real Estate

The information used in this marketing material was taken from sources believed to be reliable. O'Connor Real Estate makes no representation, warranty, or endorsement made as to the accuracy, reliability, adequacy, or completeness of any information or analysis contained herein and disclaims any and all liability that may be based on such information, errors therein or omissions therefrom. You and your advisors should conduct a careful and independent investigation of the property to determine your satisfaction with the suitability of the property for your needs.