



NEIGHBORHOOD

NEW CENTER

LOCATION

**SE CORNER OF WOODWARD
AND E GRAND BLVD**

SPACE TYPE

RETAIL

6540 Woodward offers 2,155 to 10,165 square feet of premier retail space in the vibrant New Center retail corridor. The property features two prominent storefronts along Woodward Avenue, designed to maximize visibility and foot traffic. In addition, a back space includes its own dedicated Woodward entrance and signage, ensuring strong visibility and accessibility.

ASKING RENT

\$16 - \$25/SF NNN

SIZE

2,155 - 10,165 Square feet

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 Pizzeria, Yum Village, QLine station

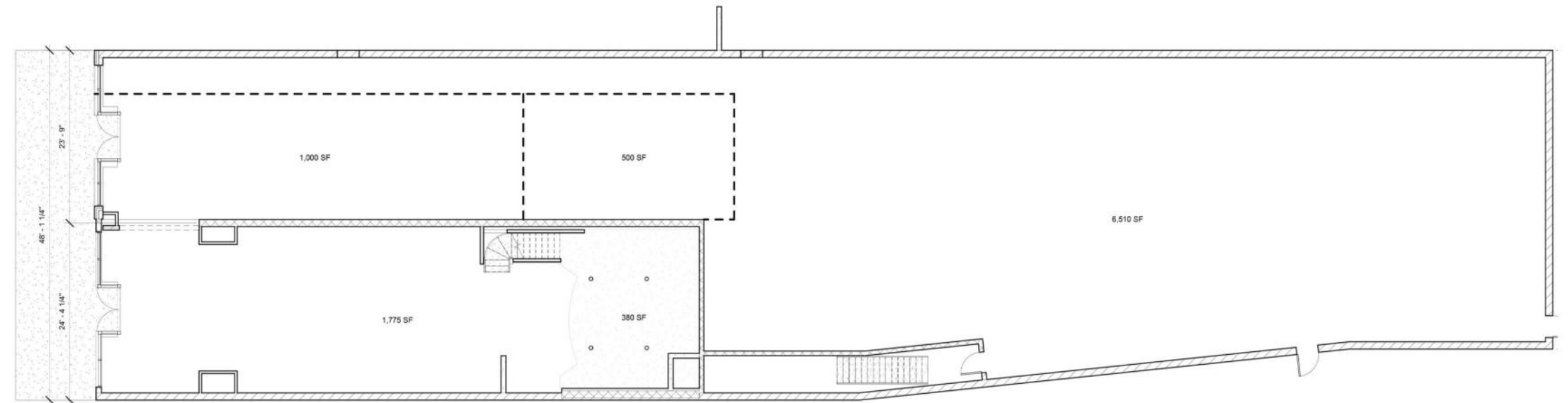
6540

WOODWARD

Floor Plans

FEATURES

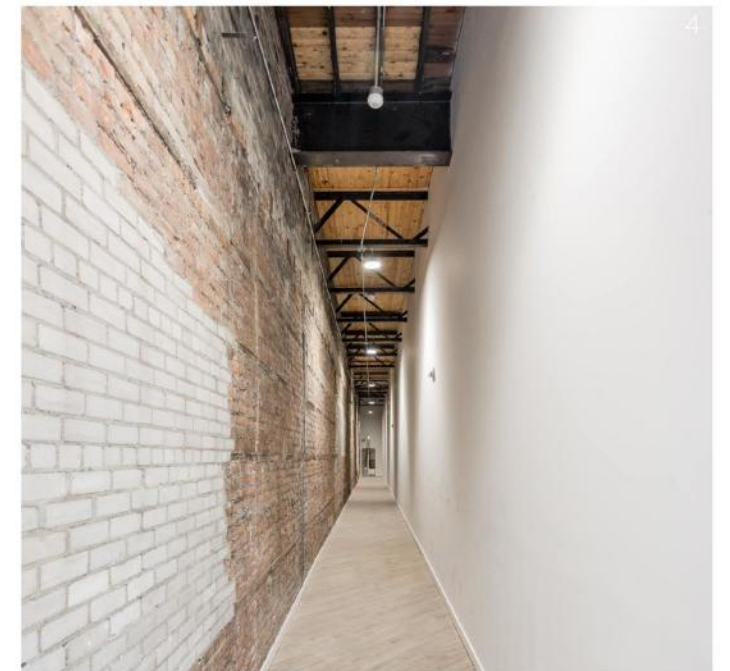
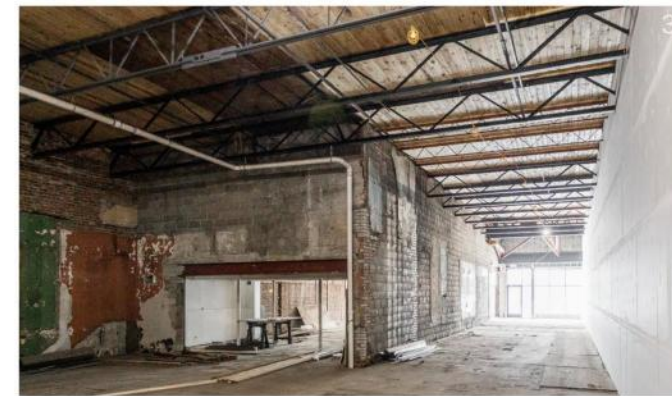
- Prominent Woodward frontage
- Less than one mile from 1-94, M-10, I-75
- Property is convenient to both the city center and suburbs
- New Center's Q-Line station is located less than one block from the property





- 1 & 2 Woodward storefronts
- 2. South retail storefront
- 3. North retail storefront





1. Exposed block walls, concrete floors and open wood ceilings
2. Exposed brick walls
3. Flexible floor plans
4. Common area hallway

← Downtown (2 miles)

Wayne State University →

← Time Will Tell

← Yumvillage

Urbanum, Joe Louis
Southern Kitchen,
TEN Nail Bar,
Norwood, Supino,
Jp Makes and
Bakes →

←
6540
Woodward
2,155 - 10,165 SF
Retail For Lease

← Baobab Fare

NEW CENTER

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.

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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.



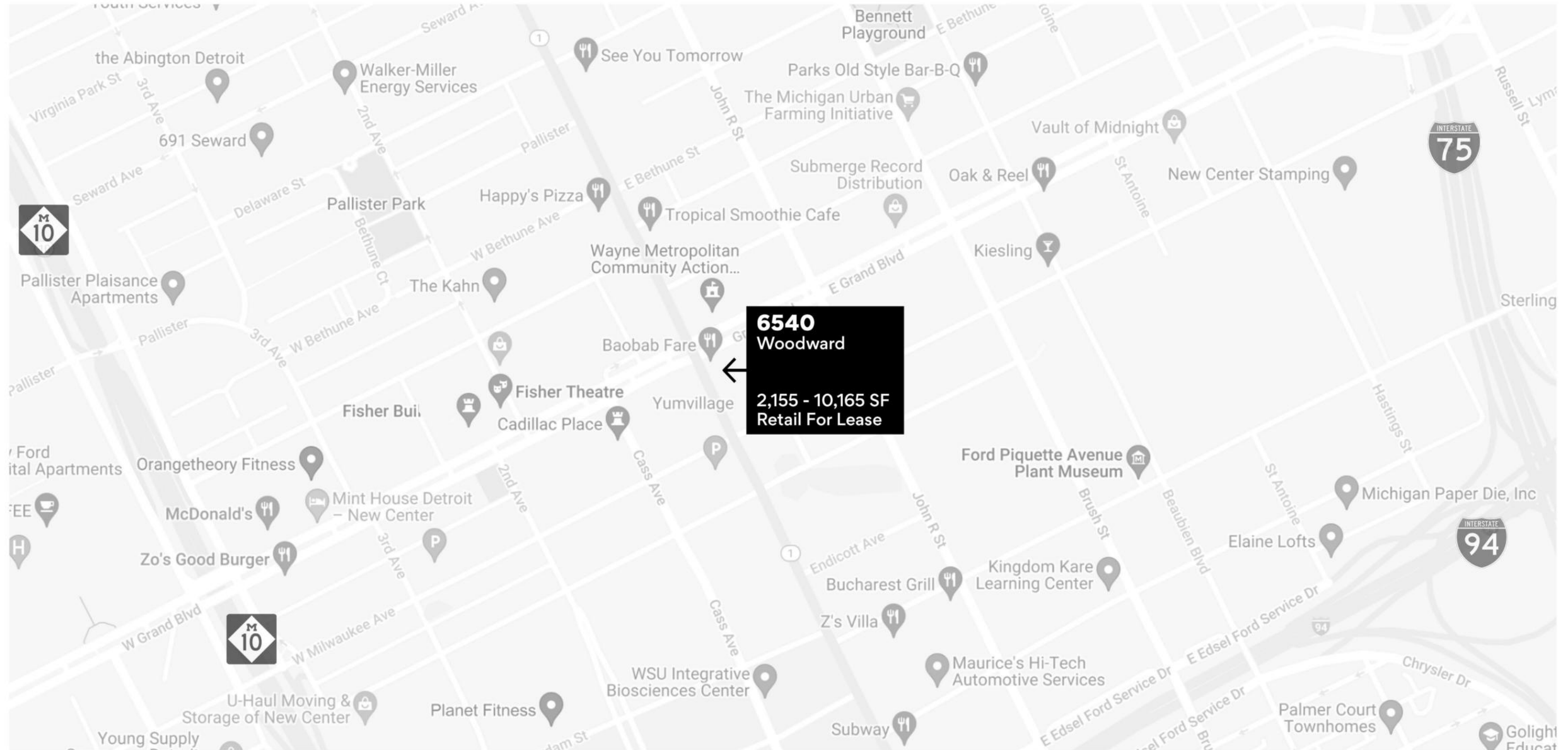
Piquette Flats

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.



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AND RETAIL MARKET.

For more information about the spaces available at 6540 Woodward,
please contact O'Connor Real Estate

Sloane Walsh

+ 248 227 0182

sloane@oconnordetroit.com

Vincent Mazzola

+ 313 704 2678

vincent@oconnordetroit.com

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