6513 WOODWARD

NEW CENTER

O'CONNOR

WOODWARD
RETAIL

A highly visible retail bulding in the heart of Detroit's New Center neighborhood. The 2,010 SF space offers an open, flexible layout with direct frontage along Woodward Avenue.

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Asking Price

$425,000

Address

6531 Woodward Ave Detroit, MI 48202

Neighbors

Joe Louis Southern Kitchen, The Norwood, The Kitchen by Cooking with Que, JP Makes and Bakes, Textures Salon, Supino Pizzeria, Lake Trust, Yum Village, Baobab Fare, Time Will Tell, Oak & Reel, Freya, Kiesling, Milwaukee Cafe, Vault of Midnight, Someday Gallery, Tangent Gallery, TechTown Detroit, Huntington Bank, Fisher Building, Wayne State University, Shinola Headquarters, College for Creative Studies

Space Size

2,010 SF

Location

Between West Grand Blvd and Milwaukee

Neighborhood

New Center

Clear Height

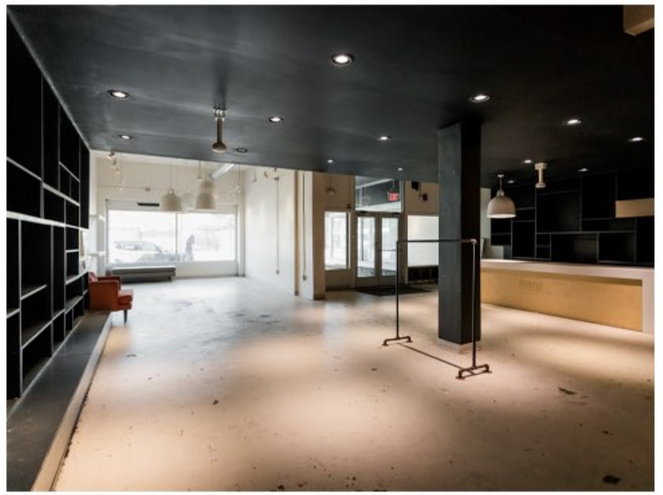
Up to 12′

Structure

Column-free / clear span

6513 Woodward offers a distinctive commercial opportunity along one of Detroit's most prominent corridors. The 2,010 SF space features a column-free layout, up to 12-foot clear height, large storefront windows, and an open configuration that can accommodate a variety of retail, showroom, service, office, or creative uses.

The interior combines an open floor plan with existing retail improvements, exposed architectural elements, high ceilings, and substantial storefront windows. The flexible configuration provides a strong foundation for a new owner to adapt the space for a range of commercial concepts.



New Center

is one of Detroit's most established mixed-use districts, centered along the Woodward Avenue corridor just north of Midtown. The neighborhood is anchored by the historic Fisher Building and the Henry Ford Health campus and is home to a growing mix of restaurants, retailers, creative businesses, institutions, and residential development. Its central location provides convenient access to Midtown, Downtown, Milwaukee Junction, and the surrounding neighborhoods, with direct connectivity via Woodward Avenue and the QLINE.

The district continues to benefit from significant investment, led by Henry Ford Health's major campus expansion and new hospital development, along with Michigan State University's planned research facilities and continued residential and commercial development throughout New Center and Milwaukee Junction.

SITE OF NEW HENRY FORD HOSPITAL DEVELOPMENT
FISHER BUILDING
COLLEGE FOR CREATIVE STUDIES
SHINOLA HQ
SUPINO PIZZA
TEXTURES SALON
JP MAKES & BAKES
COOKING WITH QUE
6531 WOODWARD
FOR SALE
2,010 SF
BAOBAB FARE

New Henry Ford Hospital

Henry Ford Health is driving a $2.2 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 span more than one million square feet and rise nearly as high as the 489-foot Fisher Building. Construction commenced in September 2024 and is expected to be completed in 2029.

One Ford Place Lofts

Detroit Pistons owner Tom Gores plans to redevelop Henry Ford Health's 610,000-square-foot former headquarters, located across from the Pistons Performance Center, into residential housing. The broader project also calls for new mixed-use residential and retail development, structured parking and green space on the adjacent surface parking lot.

Michigan State University Research Center

The 30-year partnership between Henry Ford Health and Michigan State University includes a new 300,000- to 400,000-square-foot medical research facility on the Henry Ford Health campus near the Detroit Pistons Performance Center. The $335 million development broke ground in June 2024 and is expected to open in 2027.

Fisher Body Plant No. 21

The redevelopment of the long-vacant Fisher Body Plant No. 21 represents one of Detroit's most significant adaptive reuse projects. The 600,000-square-foot former automotive plant is being transformed into 435 apartments and commercial space, with the first phase of construction beginning in 2024.

Piquette Flats

A 108,000-square-foot historic industrial building in Milwaukee Junction has been converted into 161 apartments, representing a significant new housing development in the neighborhood. The approximately $40 million project includes units serving a range of income levels, with rents targeted to households earning between 60% and 120% of area median income.

Detroit PBS – Fred and Barbara Erb Public Media Campus

Detroit PBS is preparing to redevelop a century-old former General Motors engineering facility at 234 Piquette Avenue into its new headquarters and the Fred and Barbara Erb Public Media Campus. The approximately $40 million project will bring Detroit PBS and classical and jazz station 90.9 WRCJ together in Milwaukee Junction, creating a new center for media production, education and community programming. Groundbreaking is anticipated in 2026.

O'CONNOR

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For more information about our properties, please contact O'Connor Real Estate

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