9155 Woodward

BOSTON EDISON



O'CONNOR

PROMINENT **DEVELOPMENT SITE**

Offering significant frontage along Woodward Avenue, this approximately 0.684-acre property is positioned between the historic Boston-Edison and Piety Hill neighborhoods. The site provides a rare opportunity to acquire a sizable vacant parcel along one of Detroit's primary north-south thoroughfares.



Asking Price

$275,000

Total Lot AC

0.684

Total Lot Square Feet

29,811

Neighbors

Shinola Headquarters, CCS, Henry Ford Hospital, Pistons Performance Center, Planet Fitness, Plum Market, Beyond Juice, Orange Theory, Comerica, Future MSU/Henry Ford Research Center, Albert Kahn Apartments, Oak & Reel, Freya, Kiesling, Milwaukee Cafe, UpPaint, CityYear, TruFit, Tangent Gallery, The Gathering Coffee Co, Tech Town, T ime Will Tell, Baobab Fare, Huntington Bank, Wayne State, T he Ten, Supino's Pizza, Yum Village, QLine station

Address

9155 Woodward Ave

Location

SW Corner of Woodward and Atkinson

Neighborhood

Boston Edison / Piety Hill

Frontage

150 FT on Woodward Ave

Zoning

R1

Located north of Midtown and New Center, the property benefits from continued investment throughout the Woodward corridor, including substantial residential, institutional, and healthcare development. The site is also within convenient reach of Henry Ford Health's expanding medical campus, Wayne State University, Midtown, New Center and Downtown Detroit.



With its highly visible Woodward Avenue location and proximity to established residential neighborhoods and major employment centers, 9155 Woodward presents an opportunity for a variety of potential development concepts, subject to zoning and municipal approvals.

GREATER NEW CENTER

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.



Residences at Water Square

The residential skyscraper at the former site of the Joe Louis Arena is the largest apartment tower to open on the Detroit riverfront in decades. The all-glass high-rise, boasting 496 upscale units, opened in 2024 and features an all-season swimming pool, rooftop terrace, and fitness center.





Hudson's Site

Hailed as one of Detroit's most significant developments in decades, Hudson's Detroit has transformed the former J.L. Hudson Department Store site in the heart of the Central Business District. The 1.5-million-square-foot mixed-use development includes office, retail, restaurant, hotel, residential, and event space. The development opened in phases beginning in 2024, with the 685-foot tower and remaining components reaching completion in 2026.

Gordie Howe International Bridge

The new Detroit–Windsor bridge opened to traffic in July 2026, enhancing trade and travel across the busiest international crossing in North America and providing uninterrupted freeway connectivity between the two countries. The 1.5-mile crossing features six lanes of travel, a dedicated pedestrian and cycling path, and new ports of entry on both sides of the border.





New Henry Ford Hospital

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

University of Michigan Center for Innovation

The $250 million, 200,000-square-foot building is being developed by the University of Michigan to provide graduate education, talent-based community development, and community engagement. It is part of the larger $1.5 billion District Detroit development, which includes the construction of six new buildings and the adaptive reuse of four historic properties.





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.


9155 Woodward
HAWTHORNE PARK
CONANT GARDENS
KRAINZ WOODS
GREENFIELD PARK
CADILLAC HEIGHTS
UNIVERSITY DISTRICT
PALMER PARK
MARTIN PARK
NORTH CAMPAU
DAVISON
BUFFALO CHARLES
CAMPAU/ BANGLATOWN
Highland Park
PILGRIM VILLAGE
DEXTER-FENKELL
GATEWAY COMMUNITY
Hamtramck
RUSSELL INDUSTRIAL
OAKMAN BLVD COMMUNITY
DEXTER LINWOOD
RUSSELL WOODS
BOSTON-EDISON HISTORIC DISTRICT
HENRY FORD
LASALLE GARDENS
POLETOWN EAST
GRATIOT-GRAND
GRATIOT TOWN/ KETTERING
GRATIOT WOODS
PINGREE PARK
CONNER CREEK
JEFFERSON CHALMERS
MARINA DISTRICT
INDIAN VILLAGE
ISLANDVIEW
MCDOUGALL-HUNT
WAYNE STATE
MEDICAL CENTER
MIDTOWN
WEST VILLAGE
EASTERN MARKET
MIDWEST
WOODBRIDGE
CORE CITY
CHADSEY CONDON
ELMWOOD PARK
BELLE ISLE
LAFAYETTE PARK
VON STEUBEN
MAPLERIDGE
MOROSS-MORANG
DENBY
YORKSHIRE WOODS
LASALLE COLLEGE PARK
EDEN GARDENS
OUTER DRIVE-HAYES
GRATIOT-FINDLAY
AIRPORT SUB
EAST ENGLISH VILLAGE
MORNINGSIDE
CHANDLER PARK
FOX CREEK
Grosse Pointe
Grosse Pointe Park
PETOSKEY-OTSEGO
E Nevada St
E Davison St
E McNichols Rd
W McNichols Rd
Puritan Ave
Fenkell Ave
W Grand Blvd
E Grand Blvd
W Warren Ave
Tireman Ave
Temple St
E Lafayette St
E Vernor Hwy
Harper Ave
Mack Ave
Kercheval Ave
E Warren Ave
Shoemaker St
Outer Dr E
Lynch Rd
Caniff Ave
Conant
Hamtramck Dr
Mt Elliott St
Oakland Ave
John R St
Hamilton Ave
Rosa Parks Blvd
14th St
Oakman Blvd
Dexter Ave
Broadstreet Ave
Livernois
Linwood St
Russell St
Saint Aubin St
Dequindre St
Brush St
Cadillac Blvd
Cadillac Ave
McClellan Ave
Gratiot Ave
Conner St
Alter Rd
Charlevoix St
Lenox St
Detroit River
UNITED STATES
CANADA
Riverside Dr E
Mack Ave
Morang Ave
Moross Rd
Canyon St
Chandler Park Dr
Whittier Ave
Hayes St
French Rd
Outer Dr E
McMillan Rd
Fisher Rd
Kercheval Ave
Joy Rd
E Forest Ave
E Grand Blvd
Mound Rd
Outer Dr E
Palmers St

O'CONNOR

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 our properties, please contact O'Connor Real Estate.



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