



NEIGHBORHOOD

UNIVERSITY COMMONS-PALMER PARK

LOCATION

NE CORNER OF 3RD AND McNICHOLS

SPACE TYPE

REDEVELOPMENT

With a highly visible location on busy McNichols Road, this 9,980-square-foot building presents an excellent redevelopment opportunity only two blocks from Woodward Avenue and the Detroit Golf Club. Within walking distance to Palmer Park, which offers 296 acres of scenic woodlands, open meadows, and a newly restored hiking and biking trail system. The building is minutes from Palmer Woods, University District, and the Livernois Avenue of Fashion, an historic corridor experiencing a resurgence with new retail, dining, and investment.

ASKING PRICE

\$190,000

ADDRESS

**714 W McNichols Rd,
Detroit, MI 48203**

BUILDING SIZE

9,890 SF

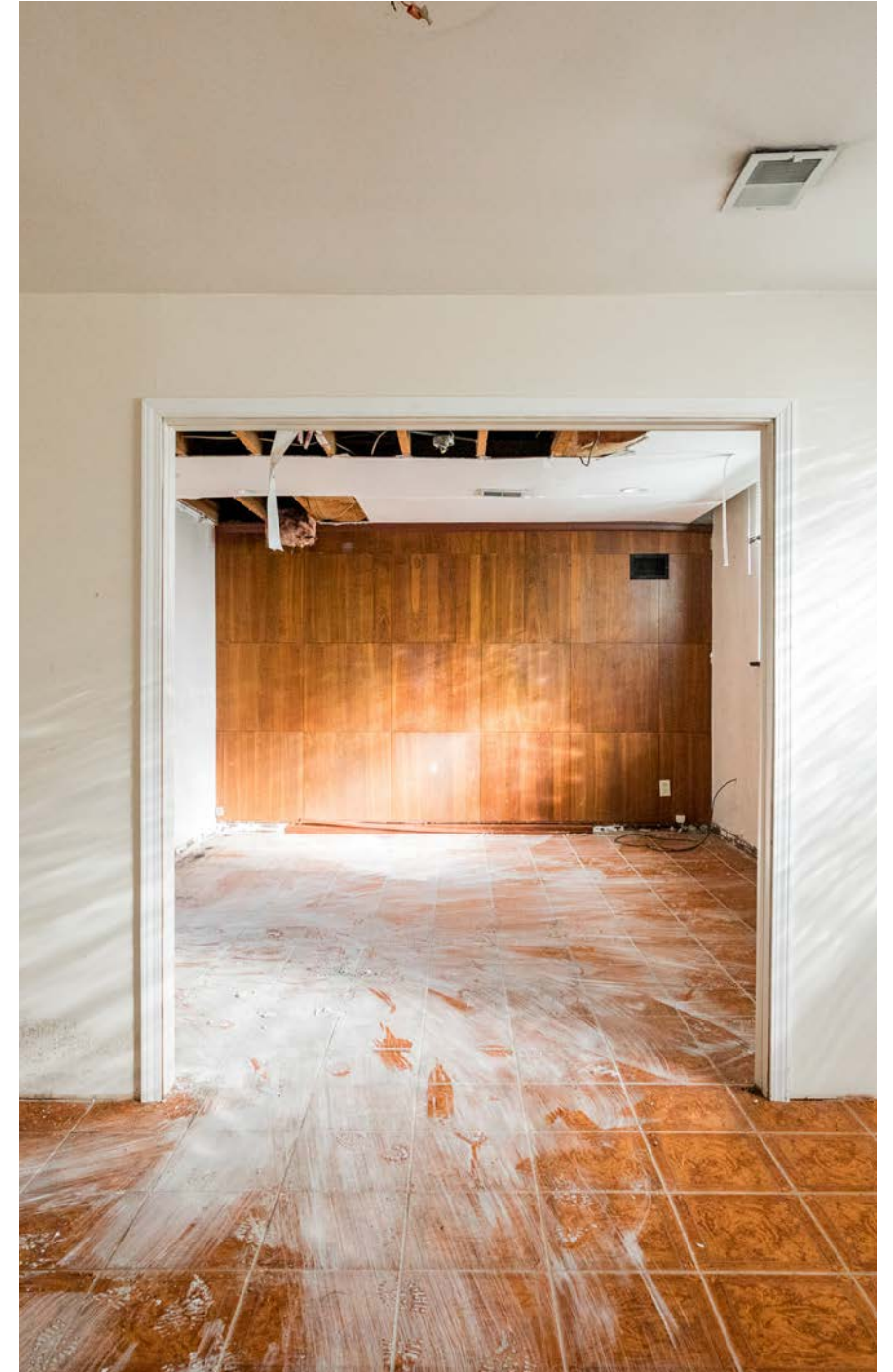
NEIGHBORS

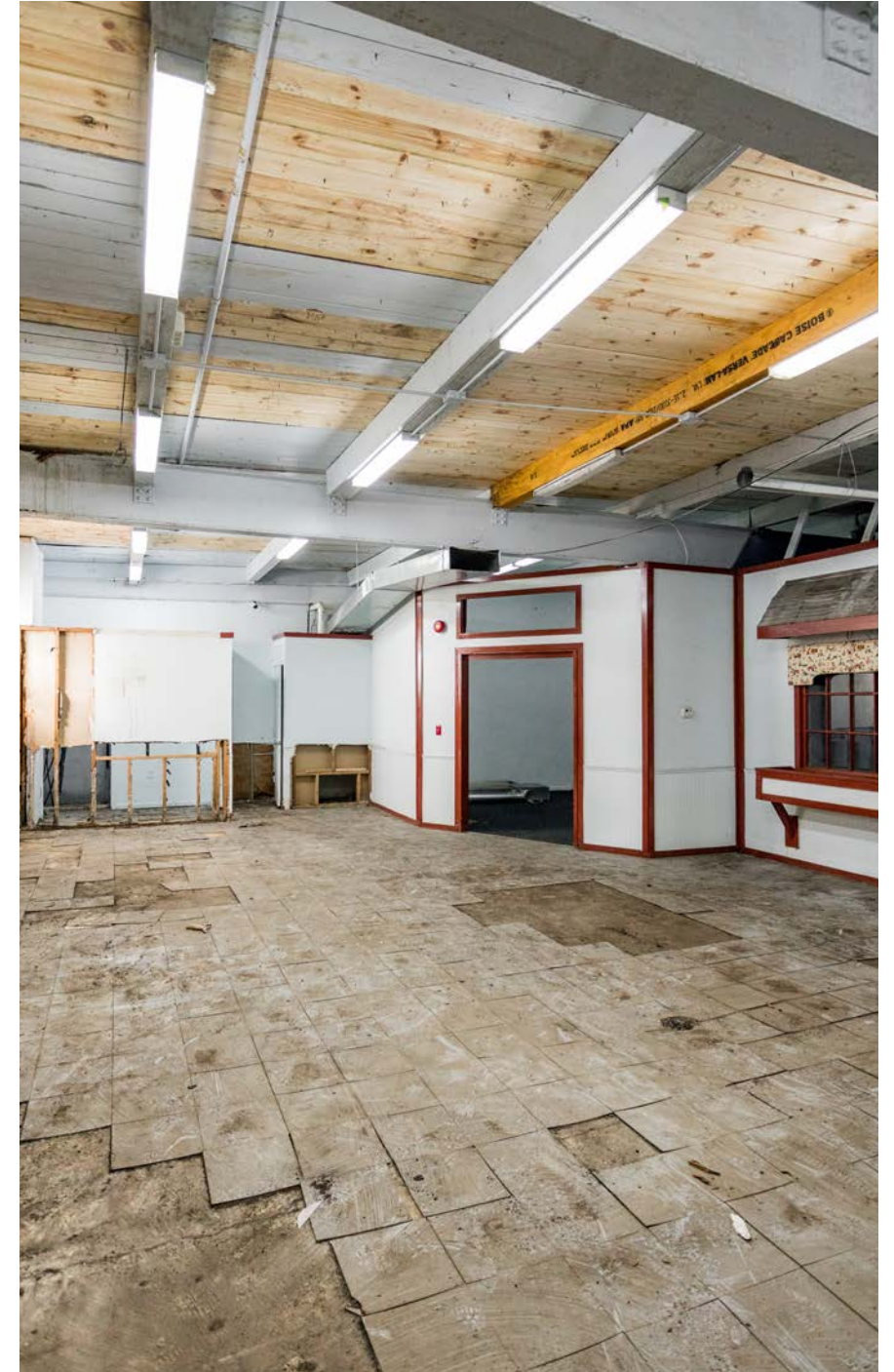
Palmer Park, Palmer Woods, Avenue of Fashion,
Detroit Golf Club, University District, University
of Detroit Mercy

ZONING

B4 (GENERAL BUSINESS DISTRICT)









AREA DEVELOPMENTS



Palmer Park

Palmer Park is one of Detroit’s hidden gems—a 296-acre urban oasis filled with scenic woodlands, open meadows, and a beautiful lake. It’s a favorite spot for outdoor activities like hiking, biking, tennis, and picnicking.



University of Detroit Mercy

The University of Detroit Mercy, established in 1877, is Michigan’s largest Catholic university, offering diverse programs in business, engineering, law, and healthcare. In the 2025 Wall Street Journal/College Pulse rankings, it was ranked #43 nationally and #2 in Michigan.



Avenue of Fashion

Detroit’s Avenue of Fashion on Livernois has seen a major revival with over \$14 million in new investments, including mixed-use developments and business expansions. Programs like Motor City Match have helped launch many new businesses, transforming the corridor into a thriving hub for shopping, dining, and culture.



← Avenue of Fashion

← Palmer Park

← U of D Mercy

714
W McNichols
9,980 SF
For Sale

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