

NEIGHBORHOOD

LOCATION

SPACE TYPE

Located at 3469 & 3457 Second Ave. in Midtown, this 0.145-acre (6,350 SF) parcel occupies a prime corner at 2nd Ave and Martin Luther King, within walking distance of Little Caesars Arena, Selden Standard, Honest John's, SheWolf, and Mad Nice. Zoned B4, the property offers versatile development potential, making it ideal for a range of commercial uses. Its strategic location, adjacent to significant revitalization efforts, presents an outstanding investment opportunity in one of Detroit's most dynamic neighborhoods.

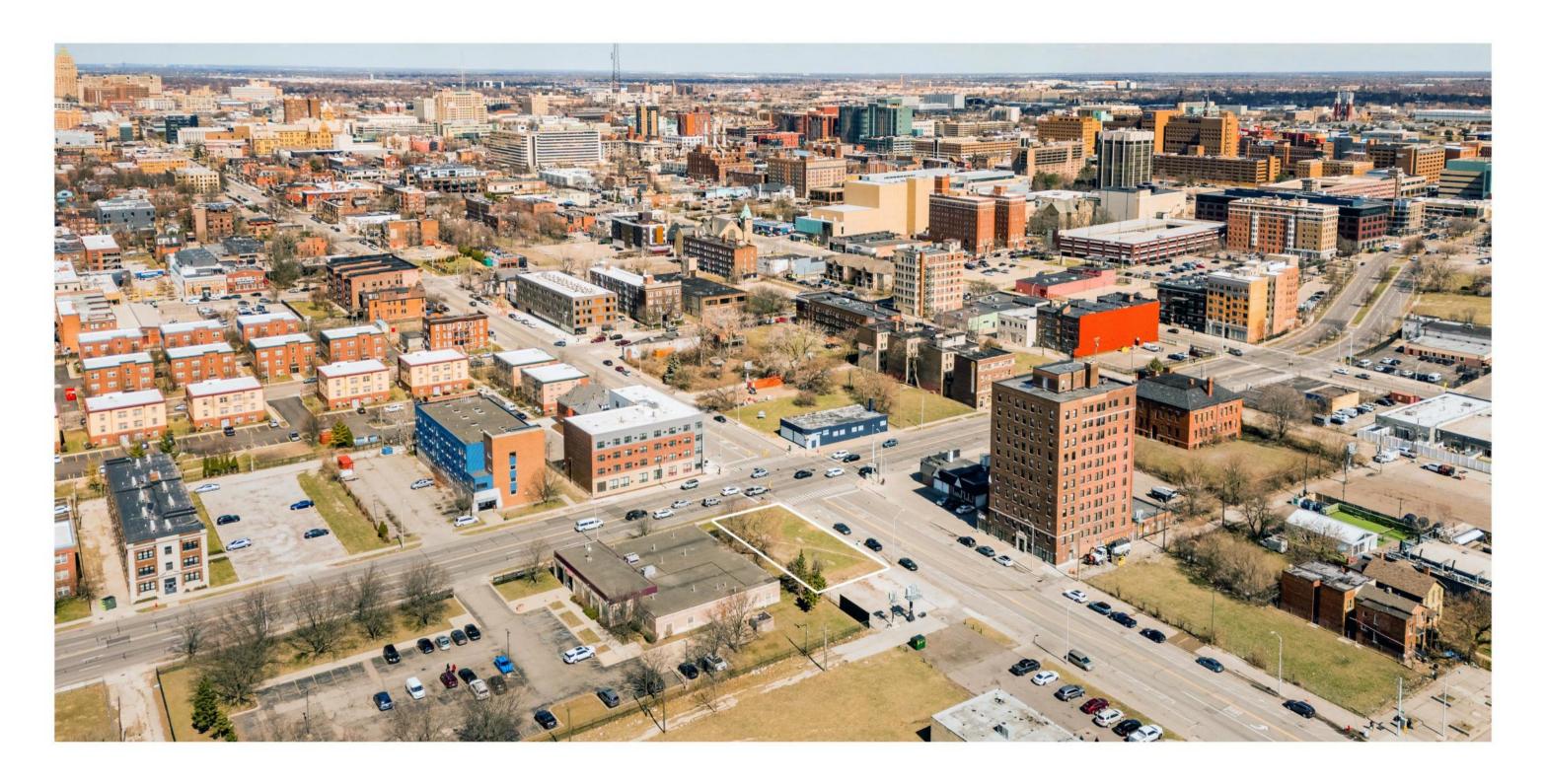
ASKING PRICE	LOT SIZE	ZONING
\$250,000	.145 Acres (6,350 SF)	B4
ADDRESS	OPPORTUNITY ZONE	PROPERTY TAXES
3469 & 3457 2nd, Detroit, MI 48201	YES	\$ 1,040.23

NEIGHBORS

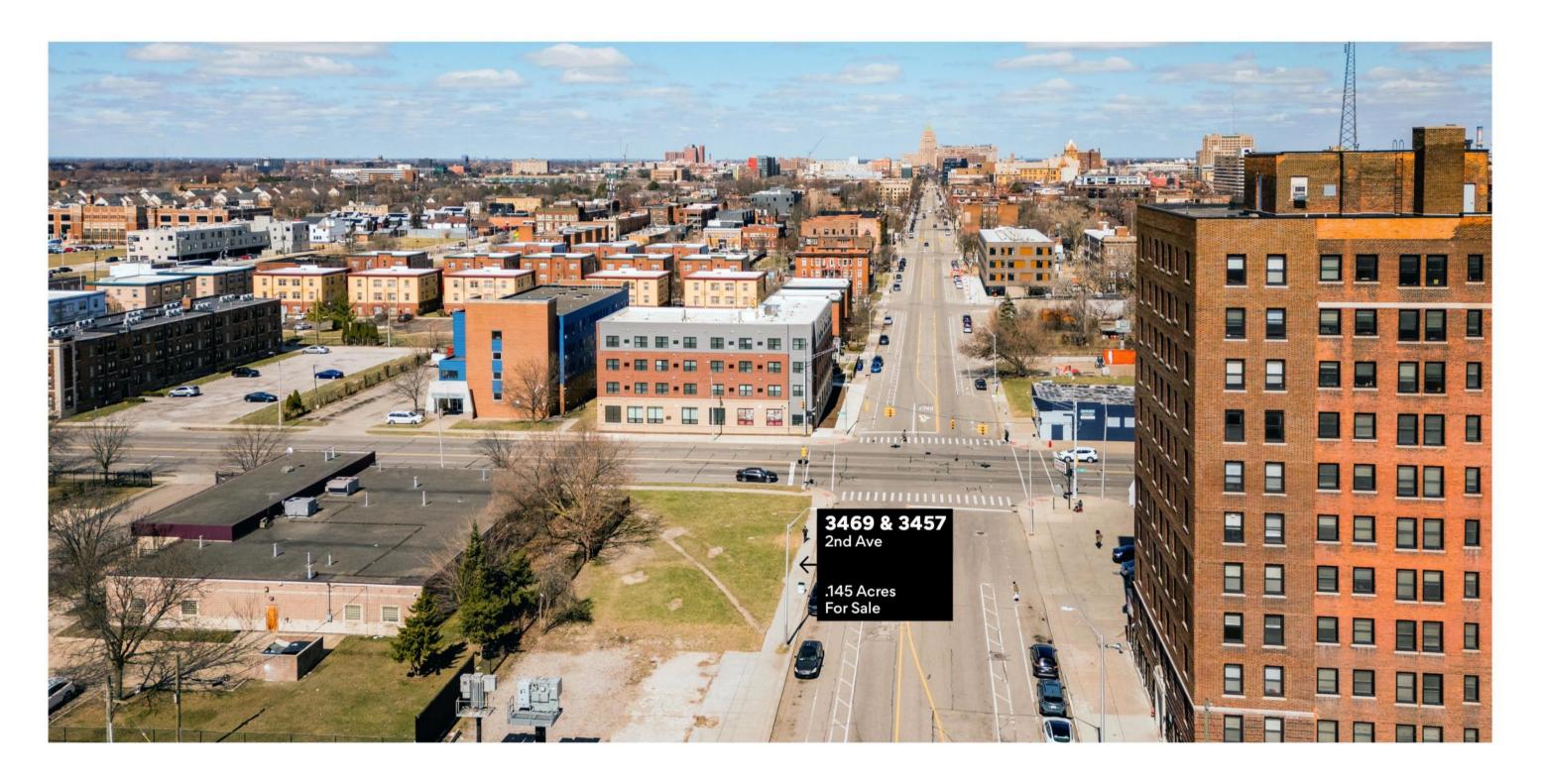
Little Caesars Arena, Selden Standard, Honest John's, Mad Nice, SheWolf, Condado Tacos, Shinola, Third Man Records, Whole Foods, The Scott, For the Love of Sugar, Bar Pigalle, Bakersfield, Grey Ghost, Second Best, Empire Kitchen and Cocktails, Detroit Symphony Orchestra, and Rocco's Italian Deli.

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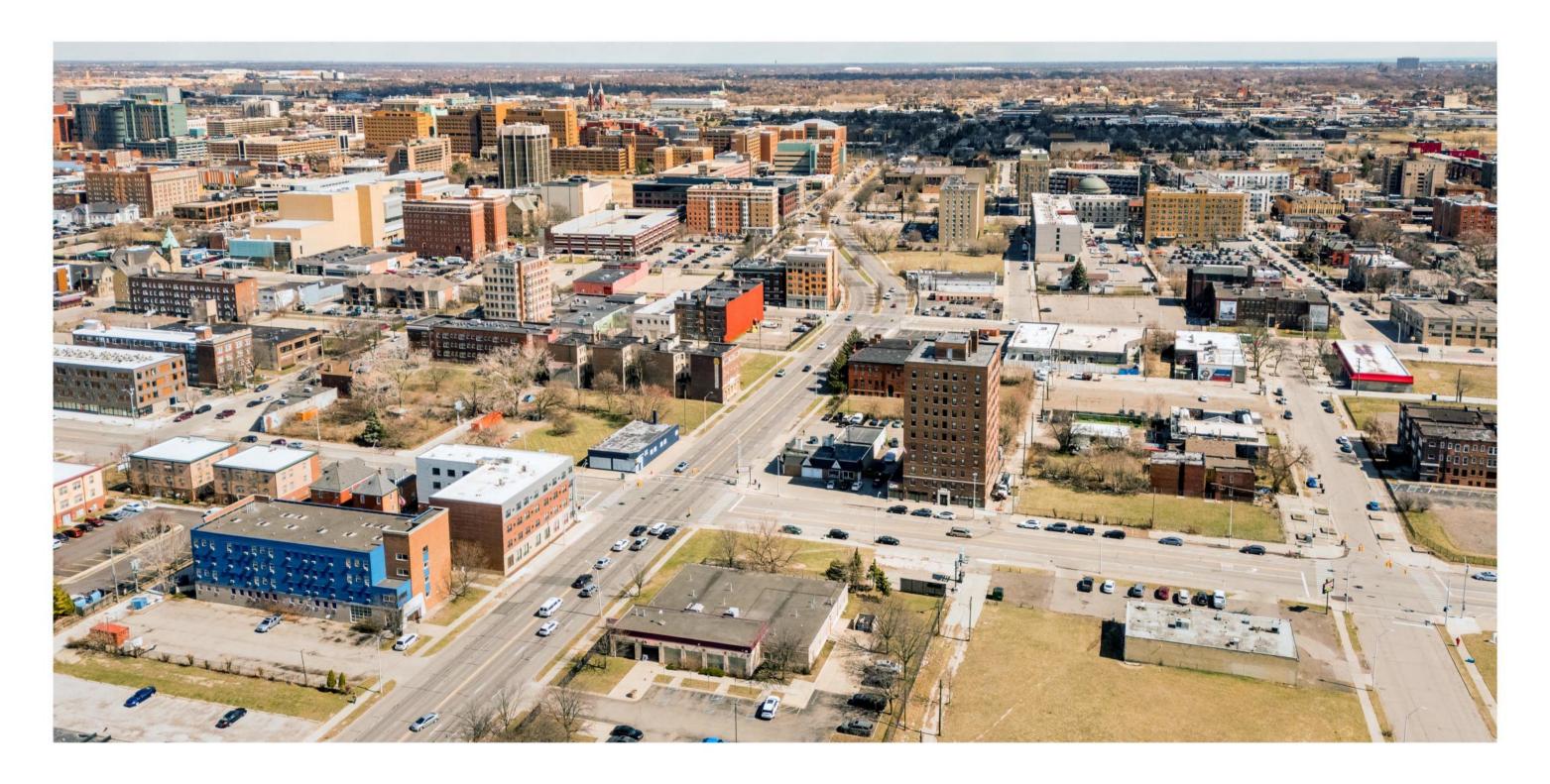
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LAND

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MIDTOWN

Midtown Detroit is a dynamic, rapidly evolving neighborhood that seamlessly blends historic charm with modern energy. As one of the city's most walkable districts, it attracts a diverse mix of residents, including students, professionals, creatives, and entrepreneurs. Its tree-lined streets feature a mix of historic apartment buildings, contemporary developments, and adaptive reuse projects, all reflecting Midtown's ongoing growth.

Anchored by Wayne State University and the Detroit Medical Center, Midtown boasts a stable economic foundation, now further strengthened by a \$3 billion joint development between Michigan State University and Henry Ford Health. This transformative project will introduce cutting-edge medical research, education, and innovation, reinforcing Midtown's position as a major hub for healthcare and technology.

With a well-connected transit network, including QLINE streetcar access and proximity to major thoroughfares, Midtown remains one of Detroit's most desirable places to live, work, and invest.

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AREA DEVELOPMENTS





2024 and conclude in 2029.



Fisher Body Plant No. 21

the intersection of the M-10 Freeway and Grand projects of an abandoned Detroit building in recent graduate million square feet and rise to nearly the height of the 600,000-square-foot plant into 435 apartments and 489-foot Fisher Building. Construction is set to begin in commercial spaces, with construction expected to begin in 2024.



University of Michigan Center for Innovation

Henry Ford Health is leading a \$2.5 billion investment in The transformation of the long-vacant Fisher Body 21 The University of Michigan is constructing a \$250 New Center, anchored by a new \$1.8 billion hospital at Plant is one of the most ambitious redevelopment million, 200,000-square-foot building to support education, talent-driven community Boulevard. The state-of-the-art facility will span over one years. This adaptive reuse will convert the development, and public engagement. It is part of the larger \$1.5 billion District Detroit development, which includes six new buildings and the adaptive reuse of four historic properties.

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MIDTOWN

LAND

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MEMBER OF THE COMMUNITY,
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BRINGS 20 YEARS OF
EXPERIENCE AND EXPERTISE
TO THE COMMERCIAL MARKET.

For more information about 3469 & 3457 2nd please contact O'Connor Real Estate

Vincent Mazzola + 313 704 2678 vincent@oconnordetroit.com

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