



NEIGHBORHOOD

LOCATION

SPACE TYPE

MIDTOWN

SW CORNER OF 2ND AVE AND  
MARTIN LUTHER KING

LAND



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  
\$250,000

LOT SIZE  
.145 Acres (6,350 SF)

ZONING  
B4

ADDRESS  
3469 & 3457 2nd, Detroit, MI 48201

OPPORTUNITY ZONE  
YES

PROPERTY TAXES  
\$ 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.















# 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.

**O'Connor** Real Estate





# AREA DEVELOPMENTS



**New Henry Ford Hospital**

Henry Ford Health is leading a \$2.5 billion investment in New Center, anchored by a new \$1.8 billion hospital at the intersection of the M-10 Freeway and Grand Boulevard. The state-of-the-art facility will span over one million square feet and rise to nearly the height of the 489-foot Fisher Building. Construction is set to begin in 2024 and conclude in 2029.



**Fisher Body Plant No. 21**

The transformation of the long-vacant Fisher Body 21 Plant is one of the most ambitious redevelopment projects of an abandoned Detroit building in recent years. This adaptive reuse will convert the 600,000-square-foot plant into 435 apartments and commercial spaces, with construction expected to begin in 2024.



**University of Michigan Center for Innovation**

The University of Michigan is constructing a \$250 million, 200,000-square-foot building to support graduate education, talent-driven community 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.







A TRUSTED AND RESPECTED  
MEMBER OF THE COMMUNITY,  
O'CONNOR REAL ESTATE  
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](mailto:vincent@oconnordetroit.com)**

**O'Connor** Real Estate

The information used in this marketing material was taken from sources believed to be reliable. O'Connor Real Estate makes no representation, warranty, or endorsement made as to the accuracy, reliability, adequacy, or completeness of any information or analysis contained herein and disclaims any and all liability that may be based on such information, errors therein or omissions therefrom. You and your advisors should conduct a careful and independent investigation of the property to determine your satisfaction with the suitability of the property for your needs.