

LAND FOR SALE

High-Visibility Commercial Lot Near Motor City Casino

3531 GRAND RIVER AVE
DETROIT, MI 48208

PRICE REDUCED!



157' of Frontage on Grand River Ave

Close to Motorcity Casino and WSU

Population of 266,000 w/in 5 mile radius

Perfect opportunity for fast food, gas station,
residential/mixed-use, and commercial



P.A. COMMERCIAL
Corporate & Investment Real Estate



OFFERING SUMMARY

Sale Price:	\$750,000
Price / SF:	\$35.87
Lot Size:	0.48 Acres
Zoning	Commercial B-4
Property Taxes:	\$5,228.00
Traffic Count:	16,460

PROPERTY OVERVIEW

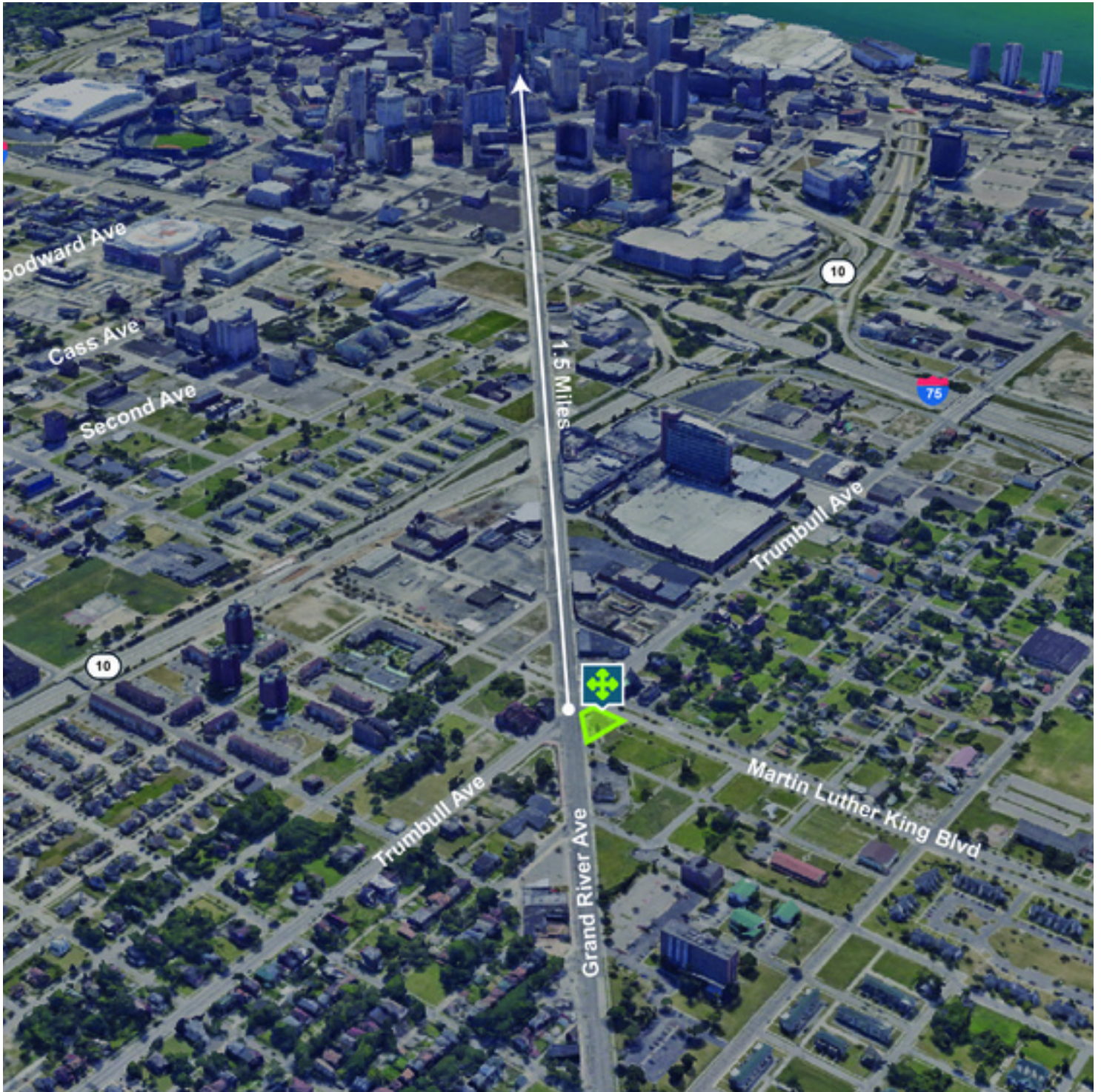
.48 Acres of commercial land for sale in a highly visible area of Detroit, right at the intersection of Grand River Ave, Trumbull Ave, and Martin Luther King Blvd. The land can be expanded to include the city block with Detroit Land Bank acquisitions. Perfect opportunity for fast food, residential, gas station, commercial, and mixed-use.

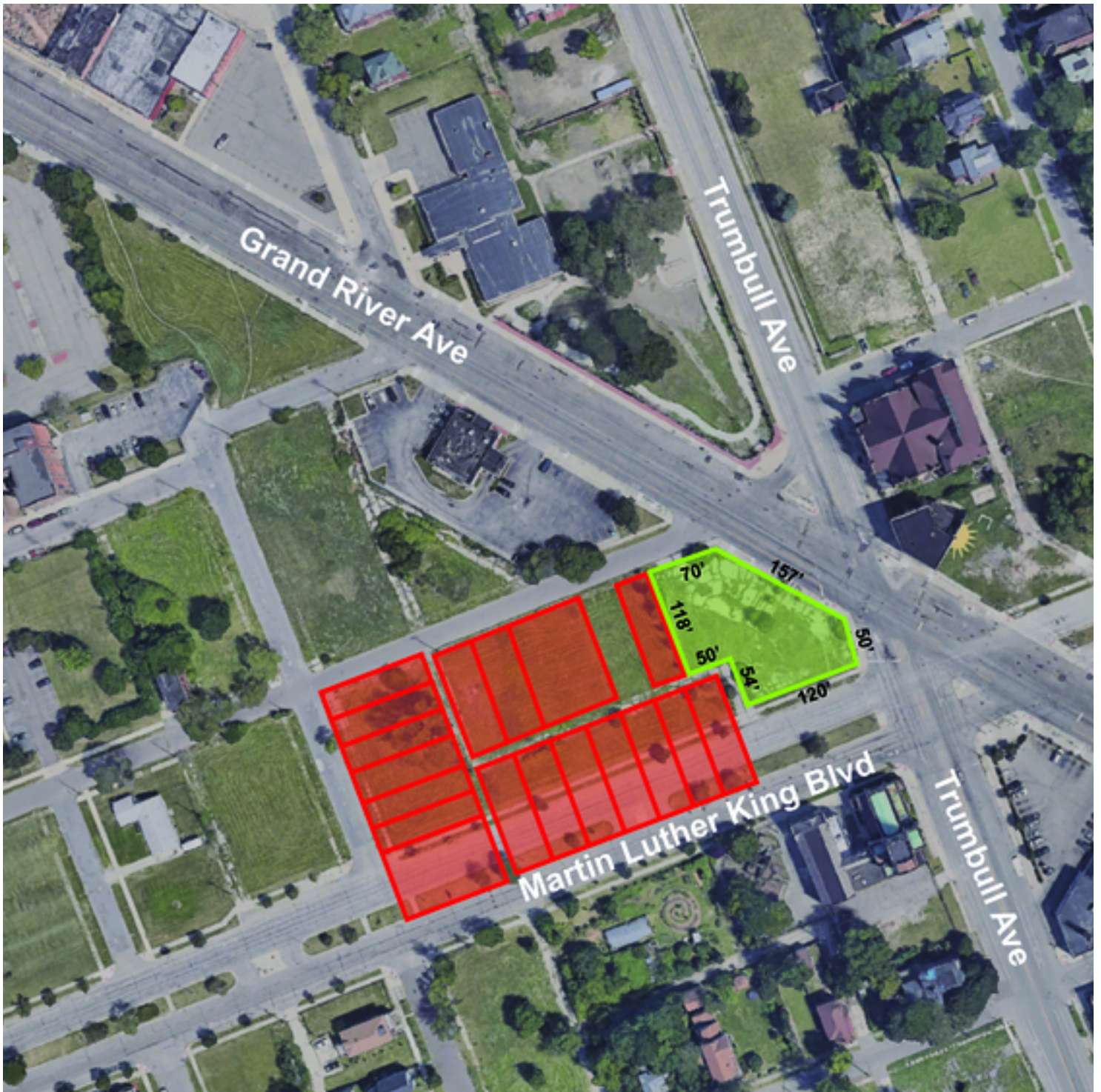
LOCATION OVERVIEW

The property is located at the intersection of W Grand River Ave and Trumbull Ave, between Motor City Casino and the Woodbridge Neighborhood, and close to Wayne State University and Corktown.

PROPERTY HIGHLIGHTS

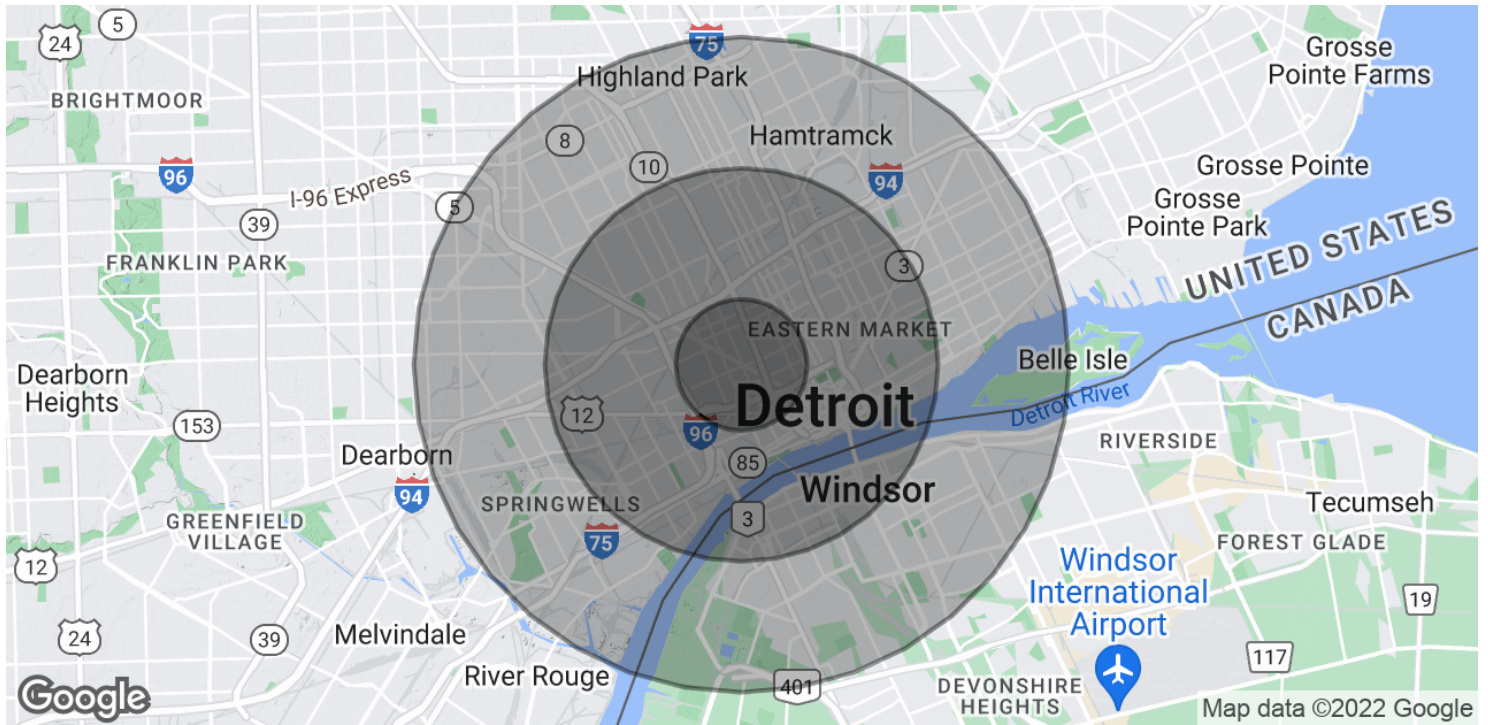
- Land can be expanded to city block with Detroit Land Bank
- Close to Motor City Casino, Wayne State University, and the Woodbridge & Corktown neighborhoods
- 157' of Frontage on Grand River Ave with curb cuts
- The population is 266,000 within a 5-mile radius
- Perfect opportunity for fast food, gas station, residential/mixed-use, and commercial











POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,247	99,364	295,491
Median age	36.0	34.1	33.7
Median age (Male)	34.8	32.6	32.1
Median age (Female)	36.6	36.0	35.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,706	43,490	109,926
# of persons per HH	2.0	2.3	2.7
Average HH income	\$29,162	\$30,846	\$32,217
Average house value	\$137,345	\$105,994	\$87,334

* Demographic data derived from 2020 ACS - US Census