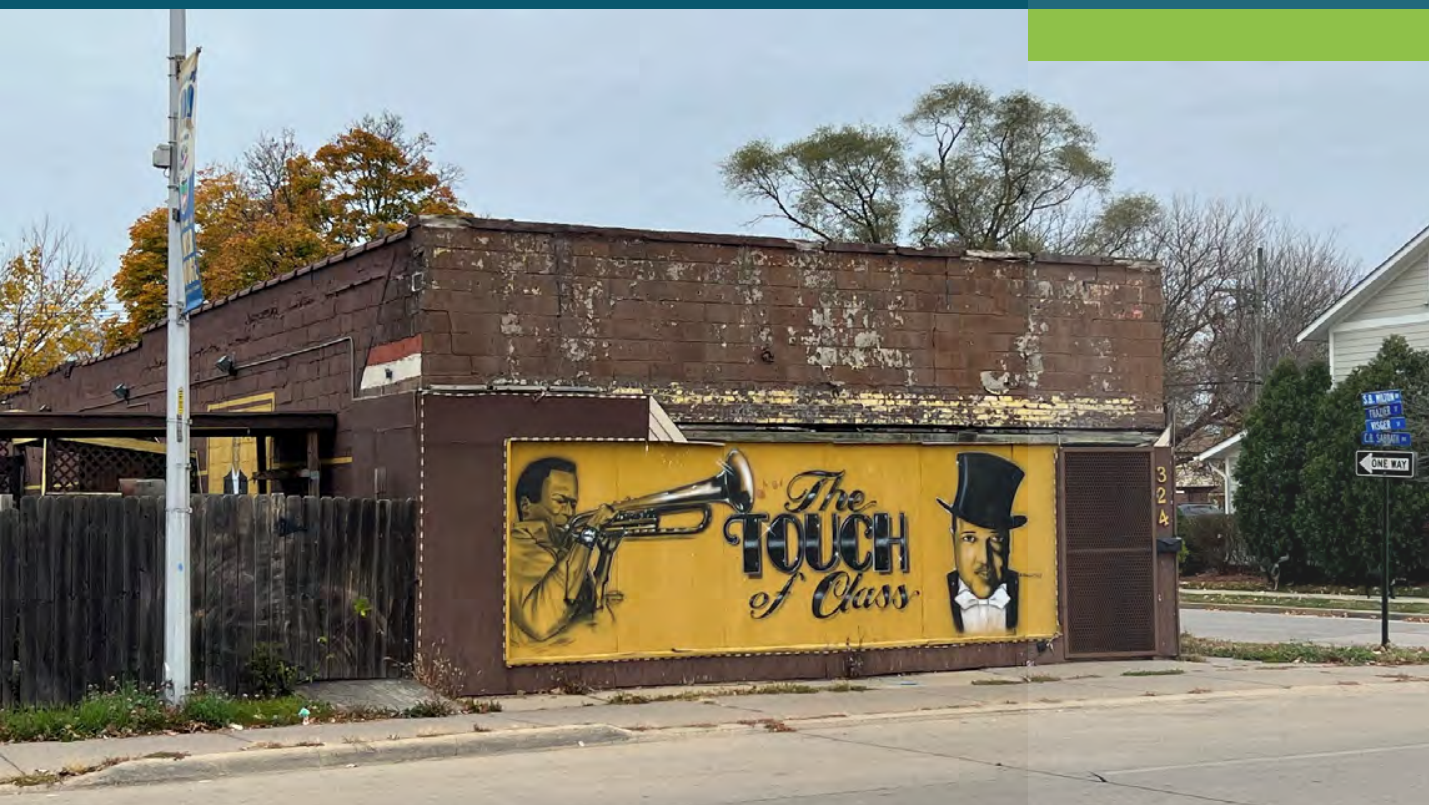


RETAIL PROPERTY FOR SALE

Historic Downriver Venue - Available for Redevelopment

324 VISGER RD
RIVER ROUGE, MI 48218



Unique Property with Numerous Amenities
including Full Commercial Kitchen, Fenced
Patio, and Central Air

Great Potential for Investor or User/Owner



P.A. COMMERCIAL
Corporate & Investment Real Estate



OFFERING SUMMARY

Sale Price:	\$139,000
Price / SF:	\$48.01
Building Size:	2,895 SF
Lot Size:	0.07 Acres
Zoning:	B2- General
Year Built:	1947
Market:	Detroit

PROPERTY OVERVIEW

The former Touch of Class, featuring and owned by Willie "Dean" Gholston is now available for repurposing and redevelopment. The property sits on a corner lot for excellent visibility. As part of River Rouge's Neighborhood Mixed-Use District, many possibilities exist including a Restaurant, Community Center, Social Destination, and Day Care Center.

PROPERTY HIGHLIGHTS

- Unique Property with Numerous Amenities including Full Commercial Kitchen, Fenced Patio, and Central Air
- Great Potential for Investor or User/Owner
- Located in River Rouge's Neighborhood Mixed-Use District
- Near Fort Street & the Fisher Freeway (I-75)



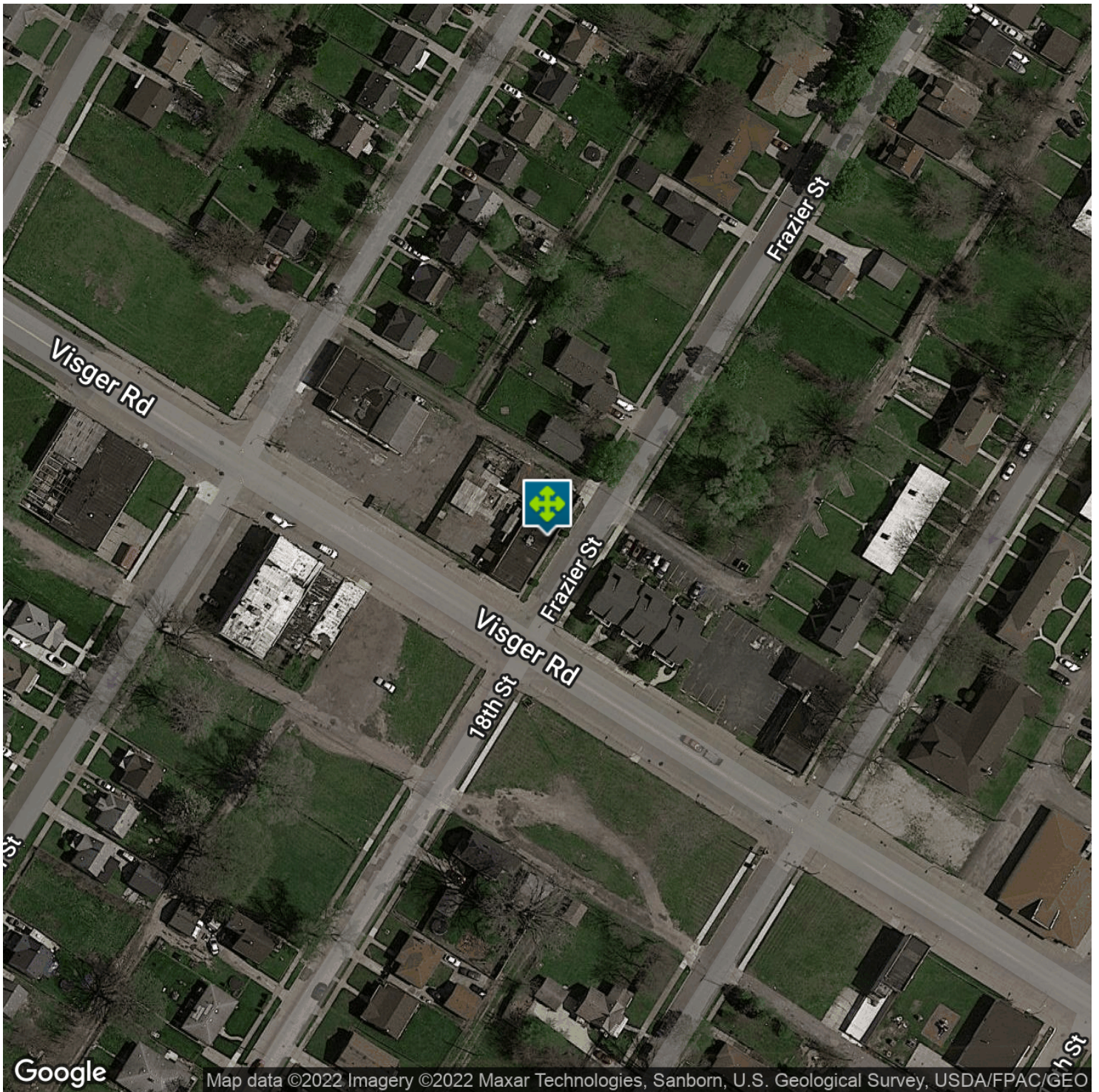
LOCATION OVERVIEW

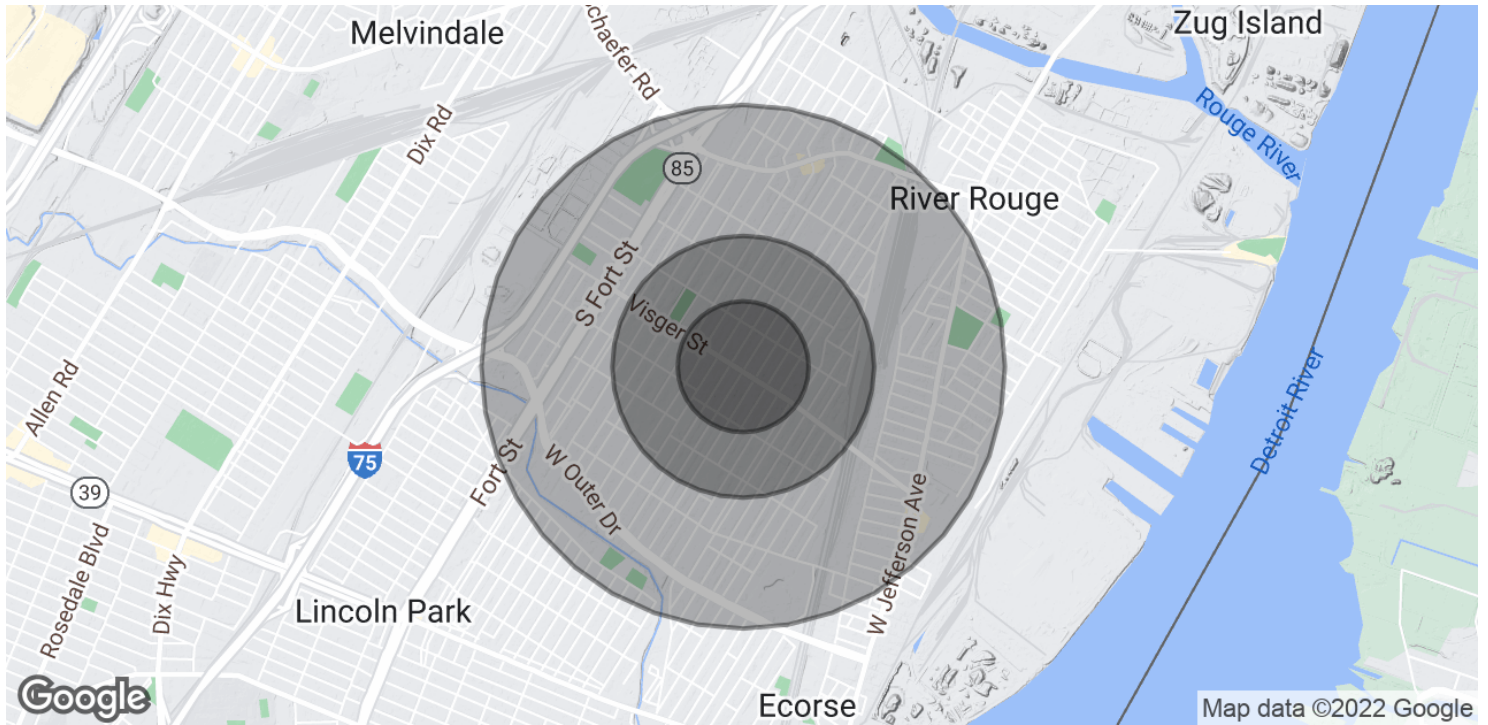
Throughout its over 200 years of history, River Rouge has played an integral part in Metro Detroit's industrial scene. The city of River Rouge owes much of its industrial importance to its bordering waterways, the Detroit and Rouge Rivers. Zug Island, which manufactures both iron and steel and accounts for .93 of the city's 3.4 square miles, has capitalized on the intersection of the two rivers with its location. Today, River Rouge is home to just under 8,000 citizens and serves as the Northeastern border of the Downriver community.

Ecorse is part of the Downriver community within Metro Detroit. The city shares a northwestern border with the city of Detroit and also borders the cities of Lincoln Park to the west, River Rouge to the north, and Wyandotte to the south. The city shares its name with the Ecorse River, which forms its southern border with Wyandotte. The Detroit River forms the city's eastern border as part of the Canada–United States border with LaSalle, Ontario.









POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,614	5,563	16,848
Average Age	33.7	35.6	38.9
Average Age (Male)	26.9	28.1	34.4
Average Age (Female)	37.7	39.7	41.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	685	2,476	8,254
# of Persons per HH	2.4	2.2	2.0
Average HH Income	\$38,712	\$38,261	\$37,431
Average House Value	\$56,589	\$55,442	\$50,358

* Demographic data derived from 2020 ACS - US Census