

FOR SALE

TREMONTI BUILDING



MIXED USE POTENTIAL

426 CLINTON STREET
DETROIT, MI 48226

PROPERTY HIGHLIGHTS:

- 69,700± SF Albert Kahn building
- Located in an Opportunity Zone
- Walking proximity to CBD, stadiums, restaurants and shopping
- Building partially occupied until September 2023
- Perfect mixed-use conversion building
- Easy access to expressways
- No set asking price

The information provided herein along with any attachment(s) was obtained from sources believed to be reliable, however, Friedman Real Estate makes no guarantees, warranties, or representations as to the completeness or accuracy of such information and legal counsel is advised. All information provided is subject to verification and no liability for reliance on such information or errors or omissions is assumed. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2021 Friedman Real Estate. All rights reserved.

FOR MORE INFORMATION PLEASE CONTACT:



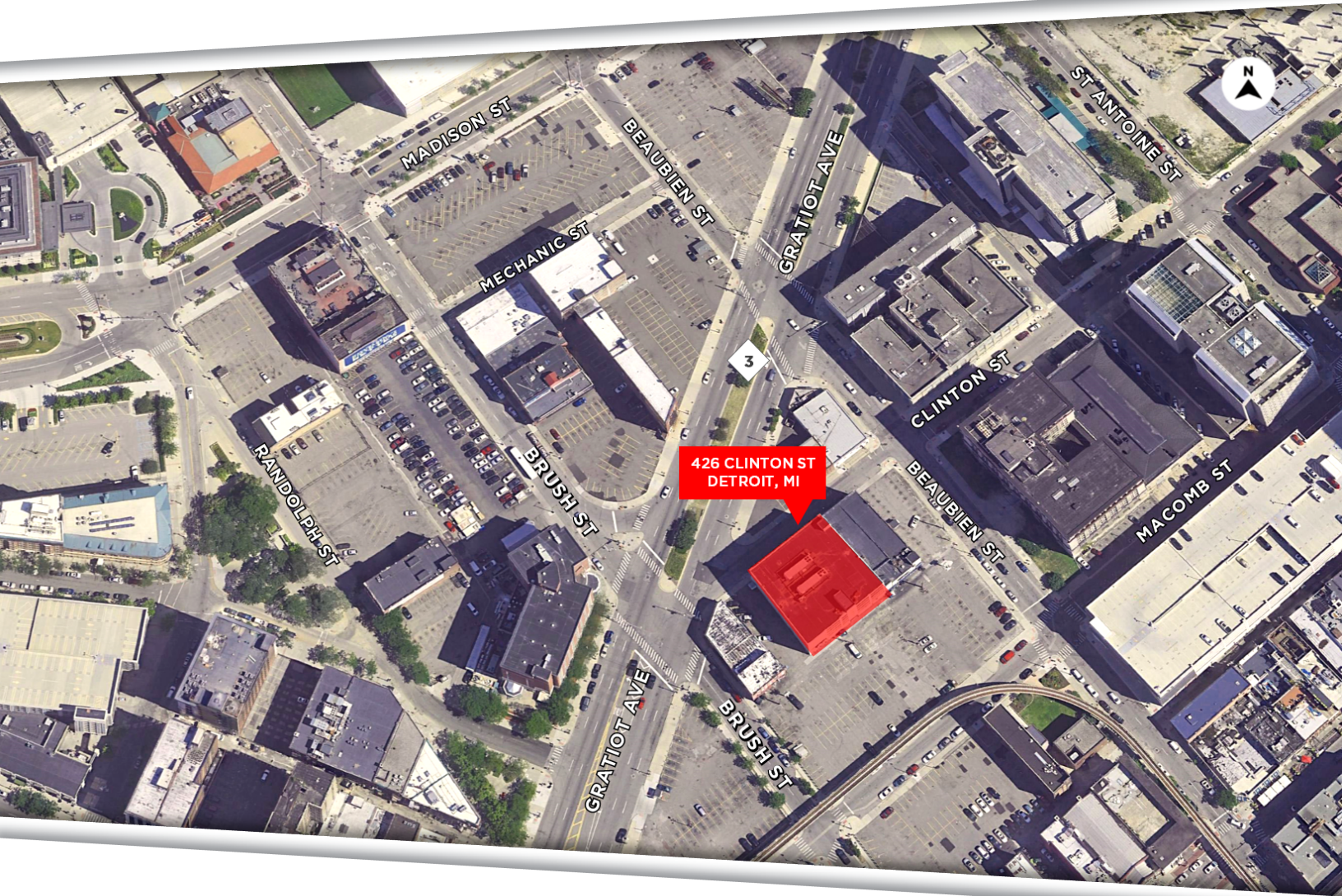
PETER JANKOWSKI
peter.jankowski@freg.com

248.324.2000

eCODE 358



TREMONTI BUILDING LOCATION OVERVIEW



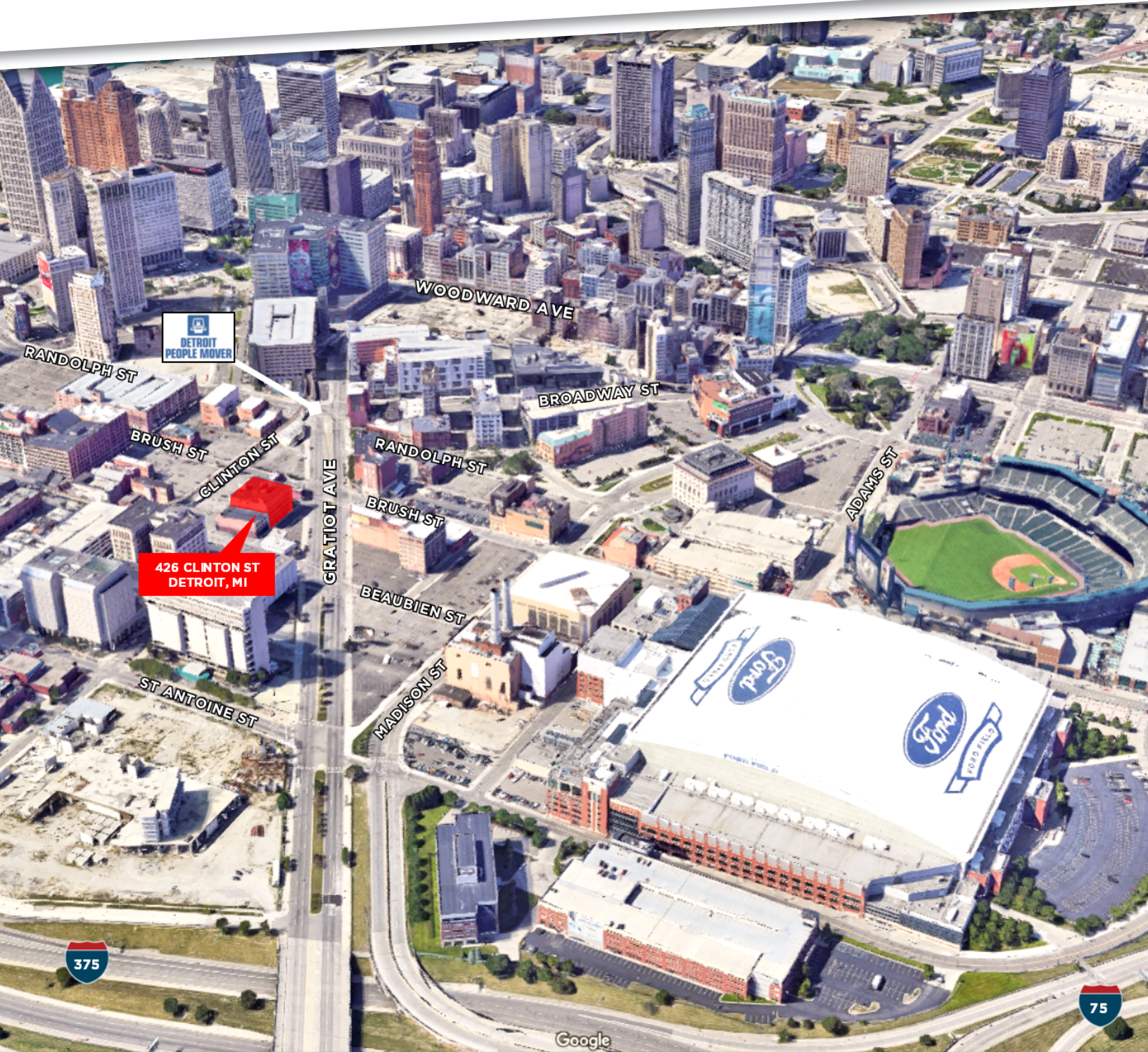
TRAFFIC COUNTS

CROSS STREETS	DAILY TRAFFIC
Gratiot Ave at Beaubien St	10,041 VPD
Brush St at Gratiot Ave	3,587 VPD
Beaubien St at Macomb St	4,556 VPD

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Population	12,730	37,012	66,465
Daytime Employees	66,359	102,213	131,254
Average HH Incomes	\$57,895	\$47,063	\$45,802

TREMONTI BUILDING LOCATION OVERVIEW



TREMONTI BUILDING LOCATION OVERVIEW

