EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

Downtown Dearborn Development

22236 Michigan Ave Dearborn, MI 48124



FOR LEASE

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248.476.3700

LISTED BY:
Frank Rakipi
Vice President
frakipi@thomasduke.com

WWW.THOMASDUKE.COM

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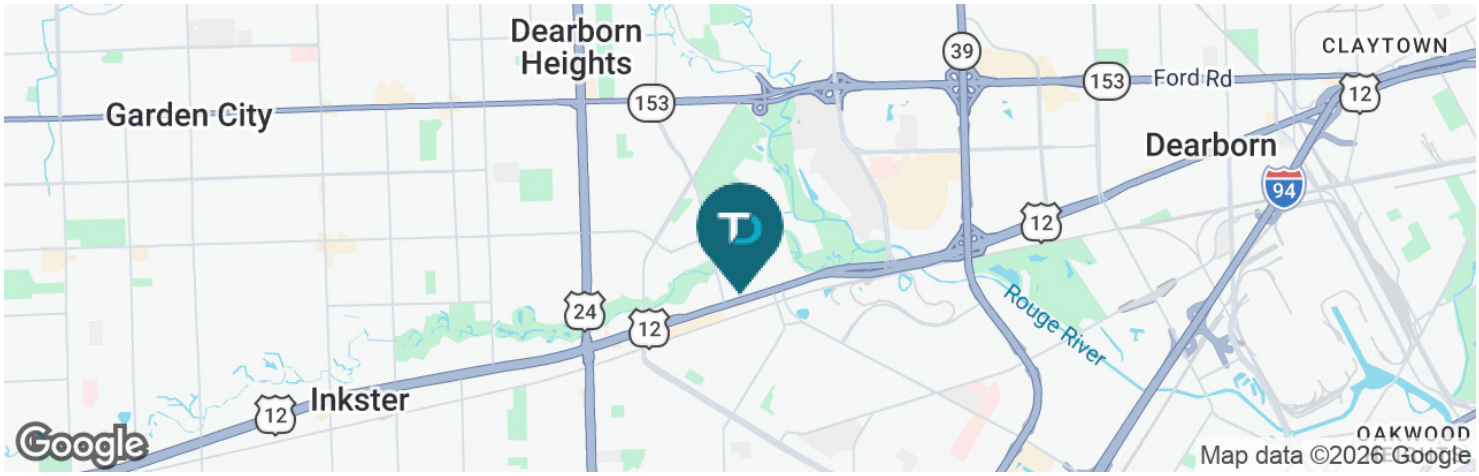
Lease Rate: Negotiable

DESCRIPTION

22236 Michigan Ave Is one of the last remaining vacant parcels in Dearborn's Downtown District. The site offers a tremendous opportunity to occupy one of the most visible sites on Michigan Avenue with access to free municipal parking at the rear of the site.

PROPERTY HIGHLIGHTS

- Build to suit opportunity
- 2,500 SF - 8,000 SF
- Retail/Office/Apartments
- Located in the heart of Dearborn's Downtown District.
- Free municipal parking



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North View



South View

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PHASE (1)
SOUTH ELEVATION (MICHIGAN AVE.)

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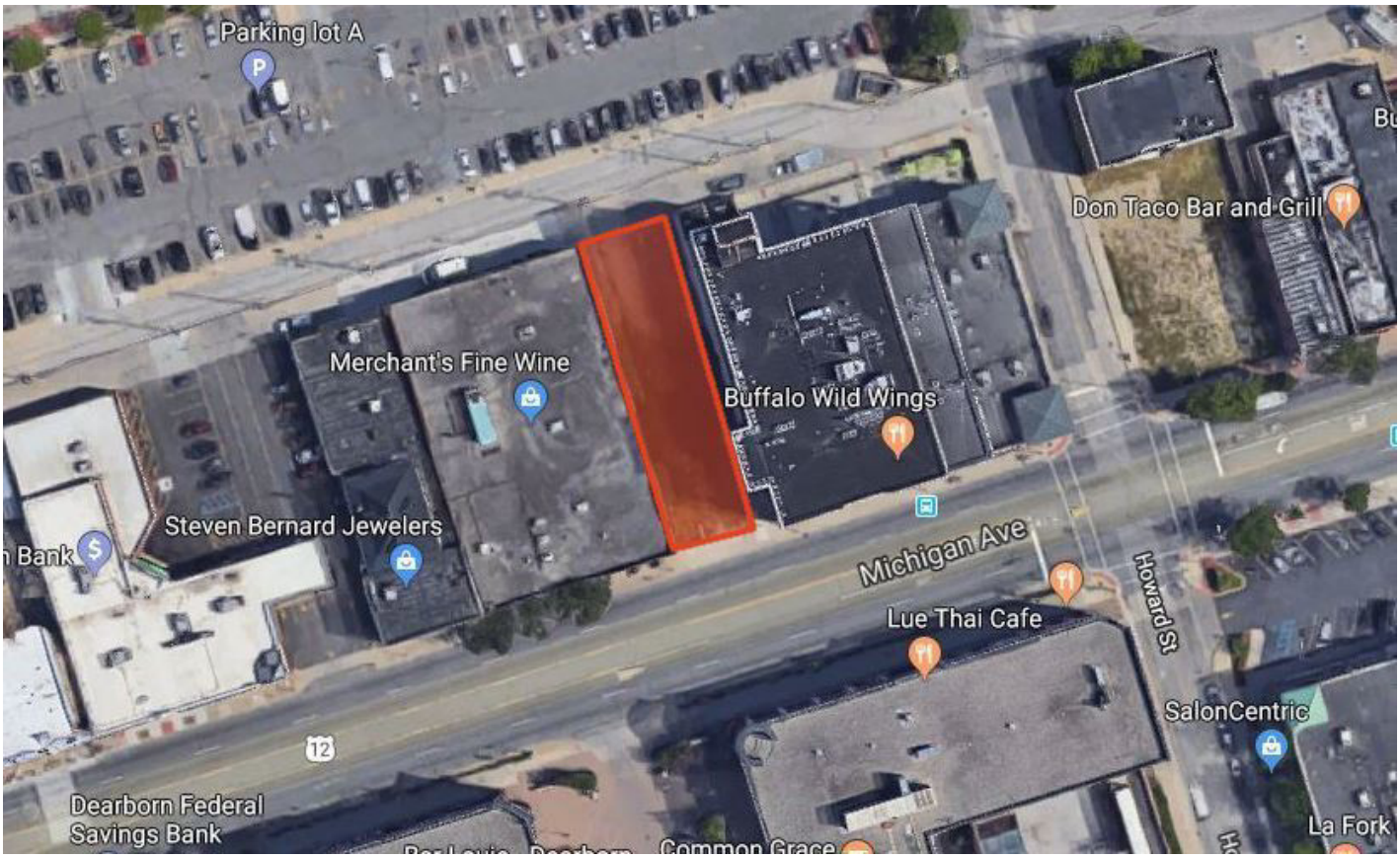
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BUILDING INFORMATION

Building Size:	32,000 SF
Number of Floors:	4
Parking Spaces:	190 Municipal Spaces

PROPERTY INFORMATION

Lot Size:	50' x 159'
Property Type:	Retail/Mixed Use
Property Subtype:	Vacant Land
Zoning	BC- General Business District
Traffic Count:	Michigan Ave (2020): 34,907 VPD
APN:	32-09-221-07-011



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LOCATION INFORMATION

Located in the heart of west Dearborn's downtown district on Michigan Ave between S. Military St and Howe St



DEMOGRAPHIC INFORMATION	1 MILE	3 MILES	5 MILES
Total population	9,880	110,745	338,241
Median age	44.9	39.7	36.9
Total households	4,655	44,120	127,762
Average HH income	$74,827	$68,181	$57,566
Average house value	$192,050	$164,626	$146,128