

2,000 SF STOREFRONT ON E WARREN AVE, DETROIT

**16422 E WARREN AVENUE**

**DETROIT, MI 48224**



**OFFERING MEMORANDUM**



(313) 306-SOLD | [Info@DET.Properties](mailto:Info@DET.Properties)

# TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY</b> .....	<b>3</b>
The Offering .....	4
Investment Highlights .....	5
<b>PROPERTY PHOTOS</b> .....	
Exterior Photos.....	6
Interior Photos.....	7
Aerial Photos .....	8
<b>DEMOGRAPHICS</b> .....	
Demographic Report .....	9
Traffic Count Report .....	10
Demographic Summary .....	11

<b>LOCATION OVERVIEW</b> .....	
Detroit, MI .....	12
Business Map .....	13
Top 5 Local/Large Employers .....	14
<b>LOCAL AREA HIGHLIGHTS</b> .....	
Palmer Park, Detroit .....	15
Area Attractions .....	16
<b>DET PROPERTIES TEAM</b> .....	<b>17</b>

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The logo for Cloud Café, featuring the words "Cloud café" in a stylized, rounded font. Above the word "Cloud" is a graphic of a cloud with a small star inside it.

# EXECUTIVE SUMMARY

16422 E WARREN AVENUE, DETROIT, MI 48224



# THE OFFERING

The property at 16422 E Warren Avenue, Detroit, MI 48224, features a gross leasable area (GLA) of 2,000 square feet and was originally built in 1936, with renovations completed in 2018. Situated in a commercial corridor, the property benefits from significant traffic volume, with 8,753 vehicles passing on E Warren Avenue in 2022. Additionally, surrounding streets such as Frankfort Street, Southampton Street, Whittier Street, Harvard, Waveney Street, and Audubon also experience notable traffic, ranging from 3,222 to 10,233 vehicles per day. This high visibility and accessibility make the property well-positioned for retail or commercial use.

## PROPERTY DETAILS

Property Address	16422 E WARREN AVENUE
City, State, Zip	DETROIT, MI 48224
Price	\$350,000
GLA	2000 SF
Tenancy	Single
Year Built	1936/2018
Zoning	Commercial





# INVESTMENT HIGHLIGHTS



## PRIME RETAIL LOCATION

Located along E Warren Avenue, a key commercial corridor, providing direct connectivity to major roads and highways, facilitating easy commutes for customers and employees.



## OPTIMAL SIZE

The property features a 2,000 square-foot gross leasable area (GLA), making it well-suited for various commercial uses, including retail, office, or service-based businesses.



## TRANSPORTATION ACCESS

The area is served by Detroit's public transit system, including SMART and DDOT bus routes, enhancing accessibility for commuters and potential customers. Close to major routes such as I-94 and I-696, ensuring convenient regional and interstate access for logistics and business operations.



## VIBRANT NEIGHBORHOOD

Positioned within a well-established neighborhood with a mix of residential and commercial properties, providing a steady customer base.









**16422 E WARREN AVENUE**  
SUBJECT PROPERTY

OUTER DRIVE E

E WARREN AVENUE

AUDUBON ROAD

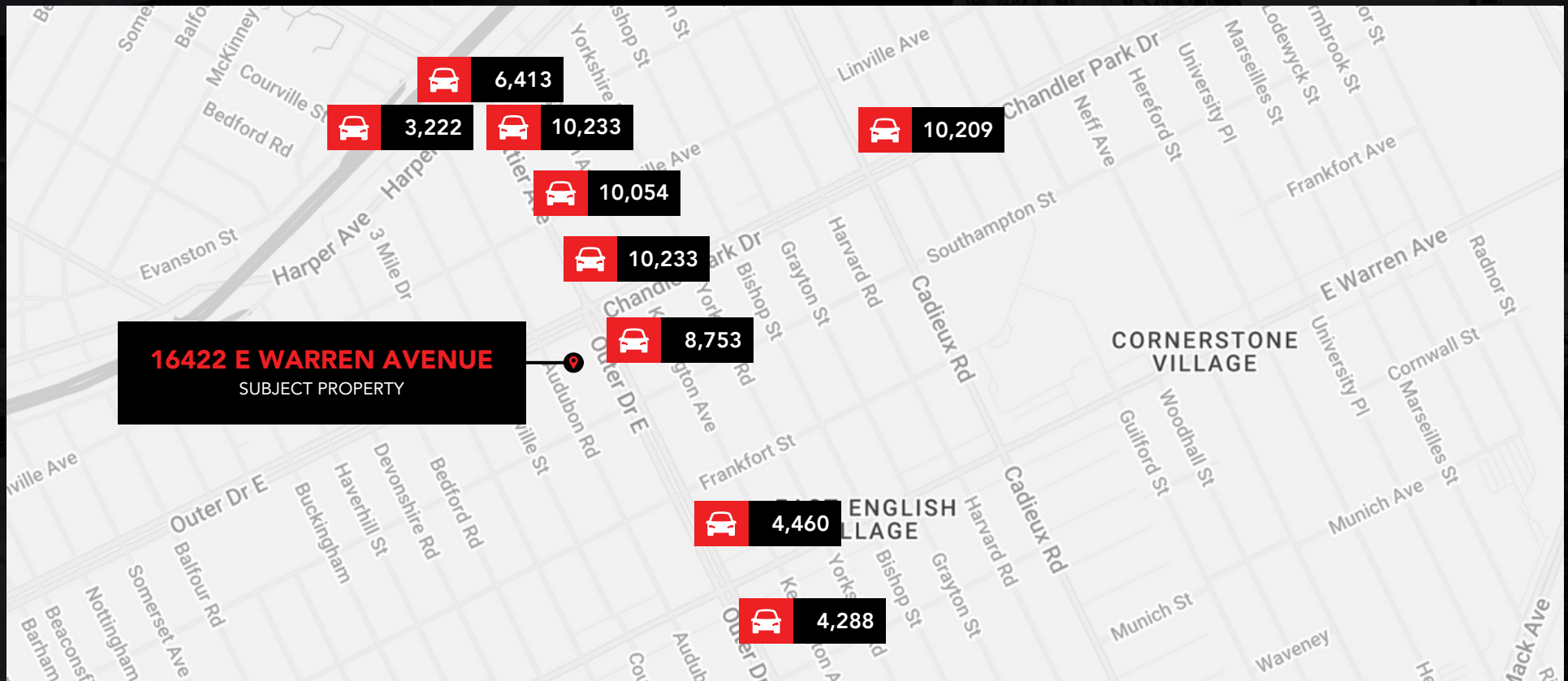


# DEMOGRAPHIC REPORT

RADIUS	3 MILE		5 MILE		10 MILE	
POPULATION						
2029 PROJECTION	123,865		256,643		697,654	
2024 ESTIMATE	125,426		257,823		702,695	
2020 CENSUS	121,138		241,928		676,564	
GROWTH 2024 - 2029	-1.24%		-0.46%		-0.72%	
GROWTH 2020 - 2024	3.54%		6.57%		3.86%	
2024 POPULATION BY HISPANIC ORIGIN	2,556		5,335		17,093	
2024 POPULATION	125,426		257,823		702,695	
WHITE	44,500	35.48%	84,540	32.79%	302,819	43.09%
BLACK	72,731	57.99%	154,915	60.09%	316,253	45.01%
AM. INDIAN & ALASKAN	180	0.14%	361	0.14%	1,025	0.15%
ASIAN	1,196	0.95%	2,917	1.13%	34,156	4.86%
HAWAIIAN & PACIFIC ISLAND	5	0.00%	32	0.01%	129	0.02%
OTHER	6,816	5.43%	15,059	5.84%	48,313	6.88%
U.S. ARMED FORCES	39		101		253	
HOUSEHOLDS						
2029 PROJECTION	46,408		99,220		286,622	
2024 ESTIMATE	47,049		99,836		288,775	
2020 CENSUS	45,713		94,508		278,322	
GROWTH 2024 - 2029	-1.36%		-0.62%		-0.75%	
GROWTH 2020 - 2024	2.92%		5.64%		3.76%	
OWNER OCCUPIED	29,408	62.51%	60,592	60.69%	162,272	56.19%
RENTER OCCUPIED	17,641	37.49%	39,244	39.31%	126,503	43.81%
2024 HOUSEHOLDS BY HH INCOME	47,050		99,835		288,774	
INCOME: <\$25,000	11,065	23.52%	24,961	25.00%	76,965	26.65%
INCOME: \$25,000 - \$50,000	10,571	22.47%	24,839	24.88%	72,083	24.96%
INCOME: \$50,000 - \$75,000	7,214	15.33%	16,844	16.87%	48,608	16.83%
INCOME: \$75,000 - \$100,000	4,556	9.68%	10,431	10.45%	32,196	11.15%
INCOME: \$100,000 - \$125,000	3,193	6.79%	6,519	6.53%	20,696	7.17%
INCOME: \$125,000 - \$150,000	2,493	5.30%	4,817	4.82%	13,597	4.71%
INCOME: \$150,000 - \$200,000	3,263	6.94%	5,154	5.16%	12,344	4.27%
INCOME: \$200,000+	4,695	9.98%	6,270	6.28%	12,285	4.25%
2024 AVG HOUSEHOLD INCOME	\$87,180		\$74,435		\$67,984	
2024 MED HOUSEHOLD INCOME	\$55,325		\$50,150		\$47,807	

# TRAFFIC COUNT REPORT

RADIUS	CROSS STREET- DIRECTION	TRAFFIC VOLUME	COUNT YEAR	DIST FROM SUBJECT
E OUTER DR	E WARREN AVE - NW	8,753	2022	0.03 MI
E OUTER DR	FRANKFORT ST - NW	10,233	2022	0.11 MI
EAST OUTER DRIVE	FRANKFORT ST - NW	626	2022	0.23 MI
OUTER DR	FRANKFORT ST - NW	4,460	2022	0.23 MI
E OUTER DR	SOUTHAMPTON ST - NW	10,054	2022	0.23 MI
E OUTER DR	WHITTIER ST - NW	10,233	2022	0.36 MI
E OUTER DR	WAVENEY ST - N	4,288	2022	0.37 MI
E WARREN AVE	HARVARD - SW	10,209	2022	0.39 MI
E OUTER DR	WHITTIER ST - NE	6,413	2022	0.39 MI
EAST OUTER DRIVE	AUDUBON - NE	3,222	2022	0.40 MI





# DEMOGRAPHIC SUMMARY



## POPULATION

The total population within a 5-mile radius is approximately 76,293 in 2024, with a projected growth of 1.31% by 2029. While the 1-mile radius shows a population decline, the 3-mile and 5-mile areas are experiencing modest growth. This trend reflects suburban development and the attraction of nearby urban centers.



## HOUSEHOLD INCOME

The median household income within the 5-mile radius is \$37,649 in 2024, which is slightly below the national average. Around 64% of households earn under \$75,000 annually, indicating demand for affordable services and housing. The average household income is slightly higher at \$48,671, suggesting pockets of higher-income earners.



## RACE & ETHNICITY

The population is predominantly White (49.5%) within the 5-mile radius, followed by Black residents who represent a substantial 42.4%. Hispanic-origin residents account for 3,481 people, or about 4.6%, indicating moderate ethnic diversity.



## TRENDS AND OPPORTUNITIES

The area's population and income dynamics highlight opportunities for affordable housing development and targeted services for a diverse and growing community. The presence of a stable owner-occupied base further supports potential investments in long-term infrastructure and community programs.

# DETROIT, MICHIGAN

Detroit, Michigan, is a hub of industry, culture, and growth. Known as the birthplace of the automotive industry, the city offers strategic connectivity via major highways, rail lines, and Detroit Metropolitan Airport. With over 4 million residents in the metro area, Detroit is experiencing a resurgence driven by downtown redevelopment, expanding tech and entrepreneurial sectors, and significant investment. Home to cultural landmarks like the Detroit Institute of Arts and Motown Museum, Detroit attracts millions of visitors annually. This thriving market offers exceptional opportunities for real estate investment and development.



## POPULATION

639,000 in Detroit city  
4.3 Million in Metro Detroit



## EDUCATION

Near Wayne State University and University of Detroit Mercy, plus 7 other colleges within 10 miles.



## REAL ESTATE GROWTH

Multifamily rental growth of +4.2% year-over-year in Detroit.



## RETAIL & DINING

Convenient access to Midtown Detroit (5 miles) and Ferndale Downtown District (6 miles).

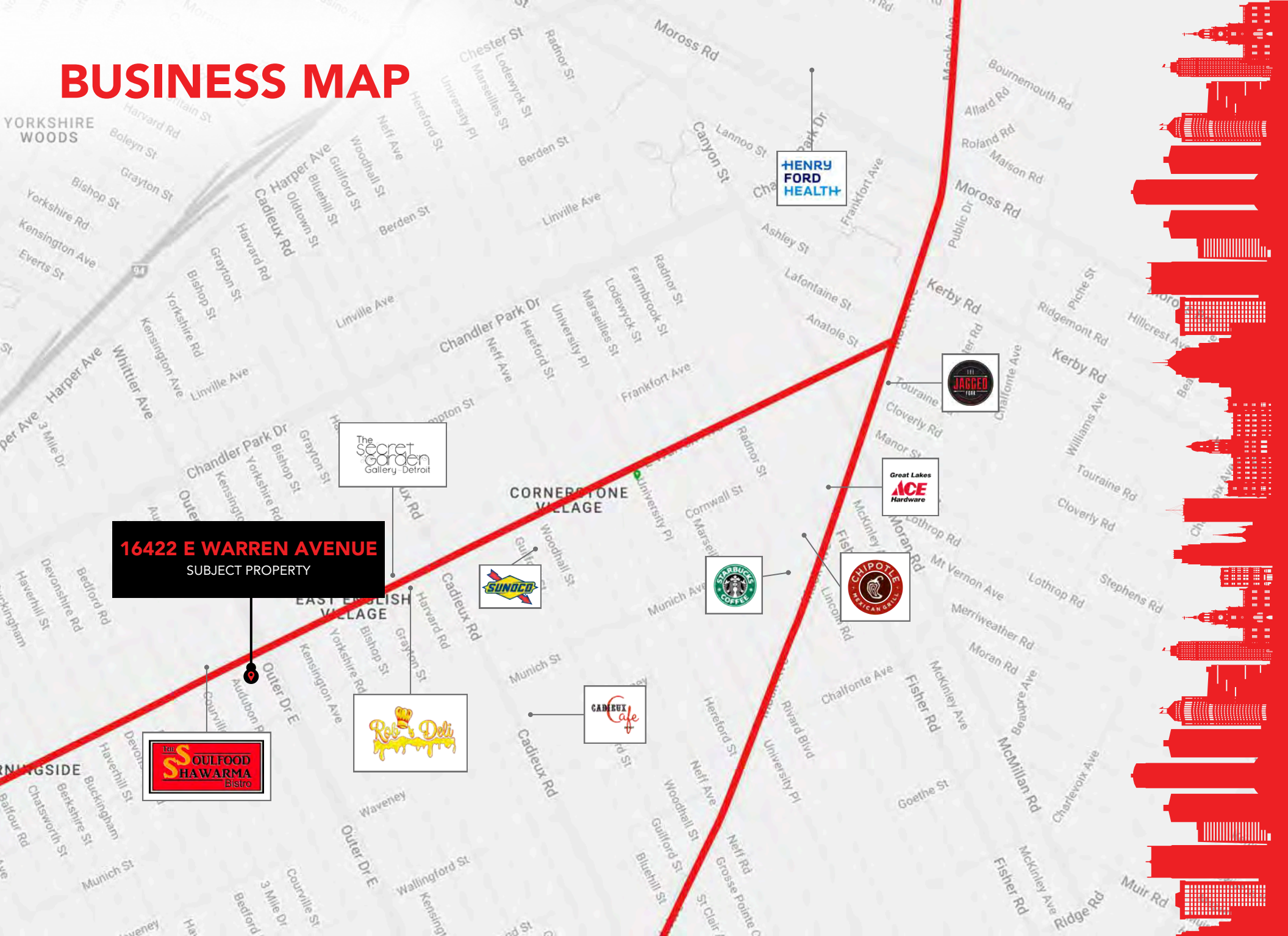


## EMPLOYMENT HUB

Home to 3 Fortune 500 companies and a strong automotive industry workforce of 70,000+.



# BUSINESS MAP



# TOP 5 LOCAL/LARGE EMPLOYERS

01

## FORD MOTOR COMPANY

Approximately 47,750 full-time employees in Southeast Michigan.

02

## STELLANTIS NV

Around 42,444 full-time employees in the region.

03

## GENERAL MOTORS CO

Employs about 38,600 individuals locally.

04

## UNIVERSITY OF MICHIGAN

Approximately 35,620 employees, contributing to education and research.

05

## COREWELL HEALTH

Employs around 21,674 healthcare professionals in the area.

## ADDITIONAL MAJOR EMPLOYERS

- U.S. Government
- Henry Ford Health System
- St. John Health System
- City of Detroit
- Trinity Health
- Beaumont Hospitals
- State of Michigan
- Detroit Medical Center
- Oakwood Healthcare Inc.
- DTE Energy
- Blue Cross Blue Shield of Michigan
- HP Enterprise Services
- Comerica
- Wayne State University
- Wayne County
- Visteon
- Johnson Controls
- Ally Financial





# PALMER PARK, DETROIT

## *A Park for the Good of Everyone*

Palmer Park is one of thirteen Regional Parks in the City of Detroit parks system. One of the largest parks in Detroit, located at 910 Merrill Plaisance in District 2, with 281-acres of woodlands, meadows, recreational areas and athletic fields. Over the past 4 years the city of Detroit together with various foundation and community partners, have invested in major improvements including; new full-sized and junior tennis courts, walkways, a playground, fitness zone, pavilion and plaza area, and park lighting.



DET  
PROPERTIES





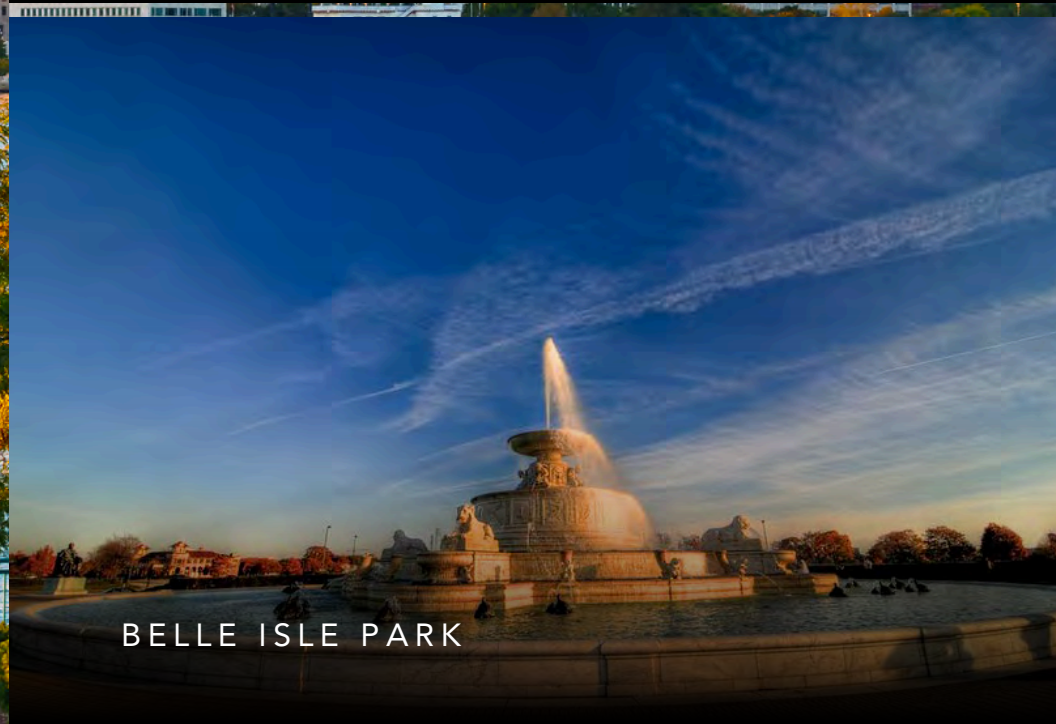
# AREA ATTRACTIONS



THE HENRY FORD MUSEUM OF  
AMERICAN INNOVATION



THE DETROIT INSTITUTE OF ARTS



BELLE ISLE PARK



Cloud café

# DET PROPERTIES TEAM

16422 E WARREN AVENUE, DETROIT, MI 48224





### **ALAN DAVIDOV**

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Whether you're searching for the perfect home, or looking to sell your current property, you want to know you can trust the person working alongside you. As a dedicated Real Estate Agent, Alan Davidov has a passion for seeing his clients achieve their real estate goals. Alan dedicates himself to the unique needs of his clients. His experience in this industry started as a Mortgage Broker. He also works as a licensed builder with several flips and construction projects to his name. This experience gave him unique insight and allows him to provide valuable advice for clients during the home buying and selling process. He is fully committed to meeting the needs of each of his clients while creating a tailored experience to suit you.



### **JOEL KARBOSKE**

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Joel began his commercial real estate career in 2003 after graduating from Aquinas College. He co-founded Paramount Real Estate Services in 2007, representing clients like Walgreens, Dunkin' Donuts, and White Castle across multiple states. In 2024, Joel joined DET Investment Properties, leveraging his expertise in tenant representation, land assemblage, and leasing. He is a member of ICSC, NAR, CBOR, and actively serves his community through local boards and the Knights of Columbus.



### **TODD ZAHN**

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With over 20 years in operations management, including key leadership roles as CEO of two chemical companies, I bring extensive expertise to industrial real estate. A proud graduate of Michigan State and Wayne State (PhD, MBA), I've advised on growth strategies and market trends across multiple sectors. I've also served on boards like NexusTech Ventures and American Chemical Solutions, broadening my industry perspective. Dedicated to seamless real estate solutions, I'm here to help achieve your industrial goals.



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PRIME 2,136 SF STOREFRONT ON E WARREN AVE, DETROIT

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## OFFERING MEMORANDUM

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