

RETAIL | LEASE

5113/5133 E 9 Mile Rd, Warren

TAPCRE



5113/5133 E 9 Mile Rd, Warren

\$15 PSF NNN

	SQUARE FEET	1,100-2,655
	ACRES	.97
	YEAR BUILT	1992
	ZONING	R-1-C
	TYPE	RETAIL/RESTAURANT

DETAIL PROPERTY INFORMATION

Command prime exposure on East 9 Mile just minutes to I-696 and Van Dyke/M-53. These adjacent storefronts offer a rare one-two punch: 5113 (a former bakery, ideal for café/food concepts with potential existing food-service advantages) and 5133 (a clean, open retail shell that's fast to plan and build). Together, they capture strong daily traffic, neighborhood demand, and abundant brand visibility with large window lines, easy ingress/egress, and on-site parking. Deliver one concept per suite—or place complementary uses side-by-side to build destination momentum.

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5113/5133 E Nine Mile

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2475 W Grand BLVD Suite 2A Detroit MI 48208

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5113 E Nine Mile Rd — Former Bakery / Café-Ready (±1,100 SF)

Highly visible 9 Mile storefront previously operated as a bakery perfect for café, coffee, dessert, deli/ grab and go, or small production. Bright window line for branding, efficient FOH / BOH flow, and quick access to I-696 and Van Dyke/M-53. Delivered as-is (former bakery) or white-box by agreement with incentives available with owner approval for qualified tenants.



- Former bakery layout can shorten permitting/TI
- Strong frontage, large display windows, and prominent signage band
- Logical counter-service layout with rear prep/storage; potential small seating
- On-site/off-street parking; easy customer ingress/egress
- Separate utilities and rear/service access (verify)
- Landlord open to TI/free-rent structures for credit tenants



5133 E Nine Mile Rd — Open-Plan Retail / Showroom (±1,970 SF)

High-visibility storefront on 9 Mile offering a clean, open shell that's fast to plan and quick to occupy. The deeper floor plate supports flexible layouts—merchandising up front with storage, offices, treatment rooms, or small studio in back. Excellent glazing and signage exposure, on-site parking, and easy access to I-696 and Van Dyke/M-53. Delivered white-box/open shell with incentives available with owner approval for qualified tenants.

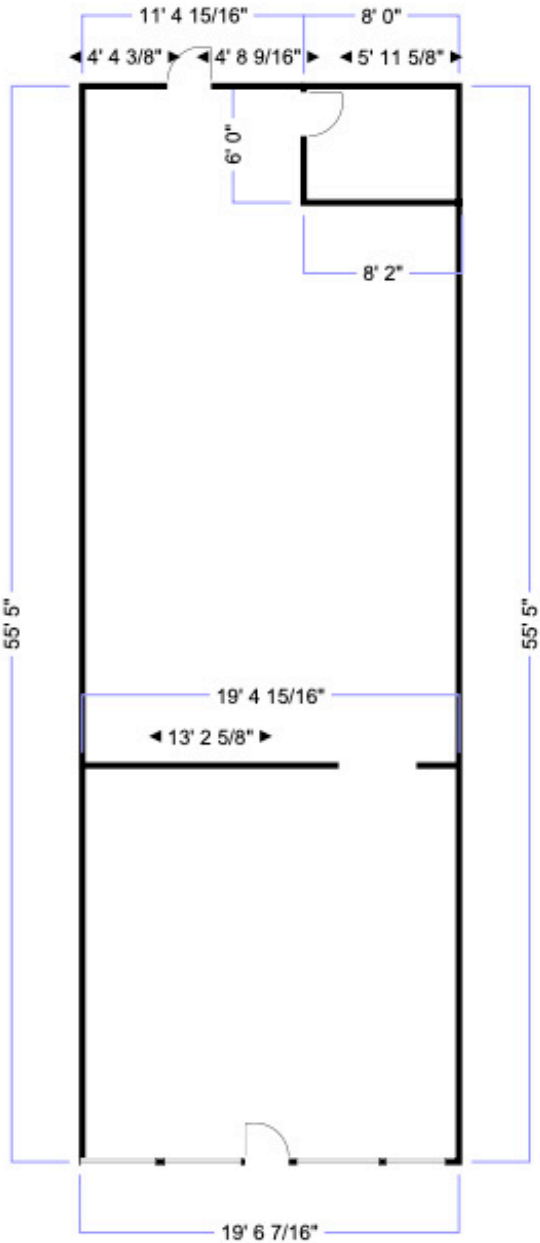


- Open floor plate = minimal demo, rapid TI and move-in
- Expansive storefront windows for display + natural light
- Easy planning for sales floor + back of house
- On-site/off-street parking Ideal for boutique retail, wellness/fitness, salon/studio, medical/wellness, insurance/financial, tutoring/learning, specialty showroom
- TI/free-rent structures considered for credit tenants

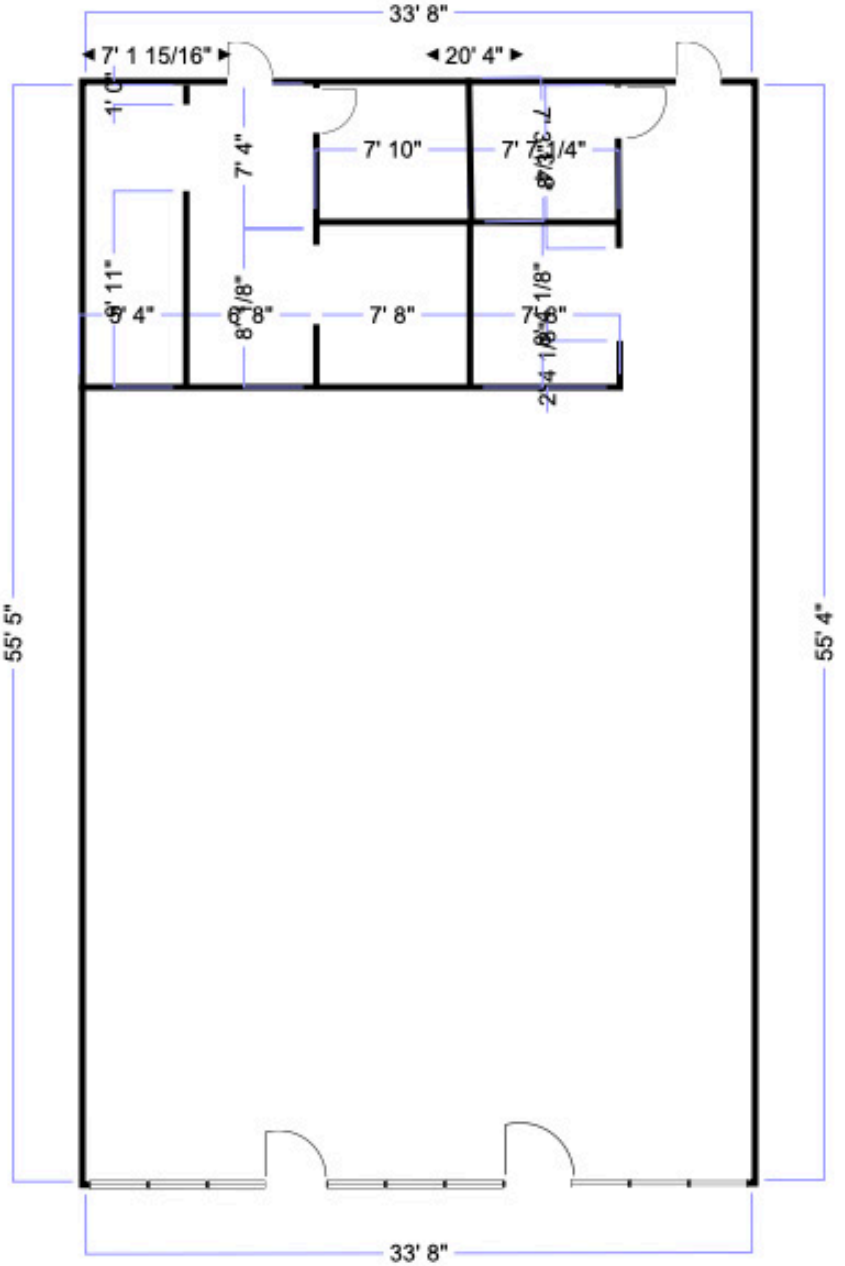
5113/5133 E Nine Mile FLOOR PLAN

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5113 E Nine Mile



5133 E Nine Mile



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5113/5133 E Nine Mile Location Overview

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