

4454 WEST VERNOR

SOUTHWEST



O'CONNOR

A FRESH OPPORTUNITY ON WEST VERNOR

4454 West Vernor Highway is a 1,200 SF, ground-floor space in Southwest Detroit. The open, rectangular layout works well for restaurant, bar, or retail use, with a history as a food and beverage spot. Near Clark Park and surrounded by neighborhood staples, it has good visibility and consistent neighborhood activity. Calamansi, a new Filipino restaurant and bar, is opening in the adjacent space. A two-car garage and basement space are also available as an add-on.



TABLE OF CONTENTS

EXECUTIVE SUMMARY **04**

FLOOR PLAN + FEATURES **06**

GALLERY **08**

LOCATION OVERVIEW **11**

CONTACT **15**

EXECUTIVE SUMMARY

Lease Rate

\$1,500 / Month

Lease Type

NNN

Neighbors

Ford Motor Company, Michigan Central Station, Ford Motor Co.'s Book Depository, Alpino, Folk, Meta Physica Wellness Center, Rocket Data Center, Level 3 Communications, Southwest Greenway, Honeybee Market, Slows BBQ, Airspace Link, New Lab Michigan Central, Detroit Bus Company, IMA, Metropolis Cycles, Mercury Burger Bar, Grandma Bob's, Corktown Health Center, Detroit Public Safety Academy and UPS Detroit International Import Hub

Address

4454 W Vernor Highway

Location

**Just West of Clark Street
on Vernor**

Neighborhood

Southwest

Gross Building Area

1,200 SF

Year Built / Year Renovated

1928

Overview

1,200 SF, ground-floor space on West Vernor in Southwest Detroit. Suited for restaurant, bar, or retail use, with a history as a food and beverage spot. A short walk from Clark Park in a busy neighborhood stretch, with good visibility. Calamansi, a new Filipino restaurant and bar, is opening next door. Optional basement space and a two-car garage provide added flexibility.

FLOOR PLAN +
FEATURES

4454 W Vernor

Floor Plan

Open, flexible floor plan suited for a range of commercial uses

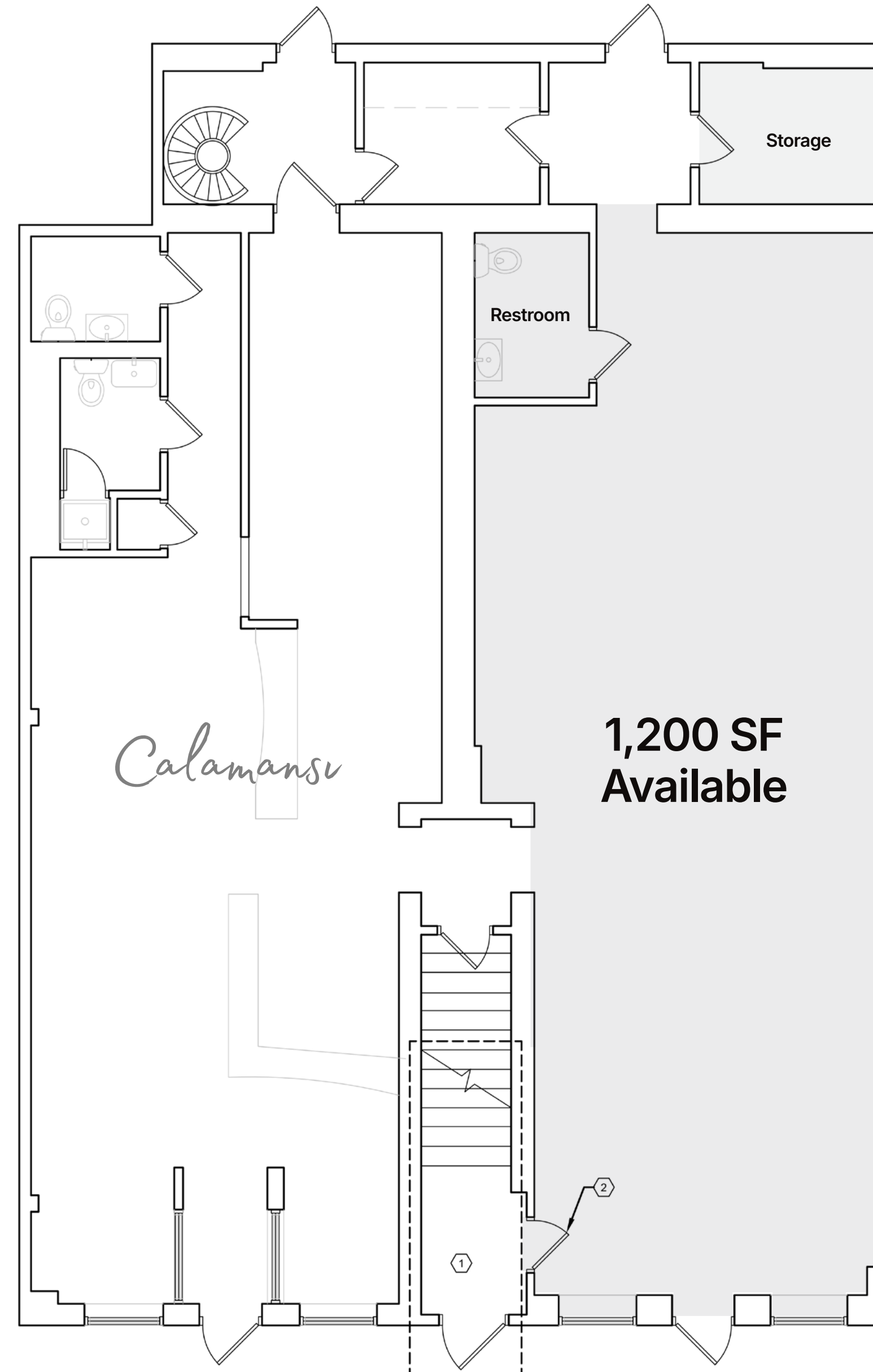
Street-facing frontage along West Vernor with direct visibility

Rectangular layout that allows for multiple configurations

Defined entry with depth from storefront to rear

Optional basement space and a two-car garage provide added flexibility

Calamansi, a new Filipino restaurant and bar, opening in the adjacent space



GALLERY



Street-facing storefront with original brick facade and signage potential along West Vernor.





Open interior space ready for customization. Front-facing entry and brick backdrop offer a strong starting point for a range of uses.



LOCATION
OVERVIEW

SOUTHWEST DETROIT



Southwest Detroit, anchored by Mexicantown, is one of the city's most vibrant and flavorful neighborhoods. You'll find some of Detroit's best restaurants, bakeries, and markets all within easy reach, alongside a mix of historic homes and active commercial streets. It's a lived-in, authentic part of the city with quick access to Corktown, Downtown, and the Riverfront.

MICHIGAN CENTRAL STATION

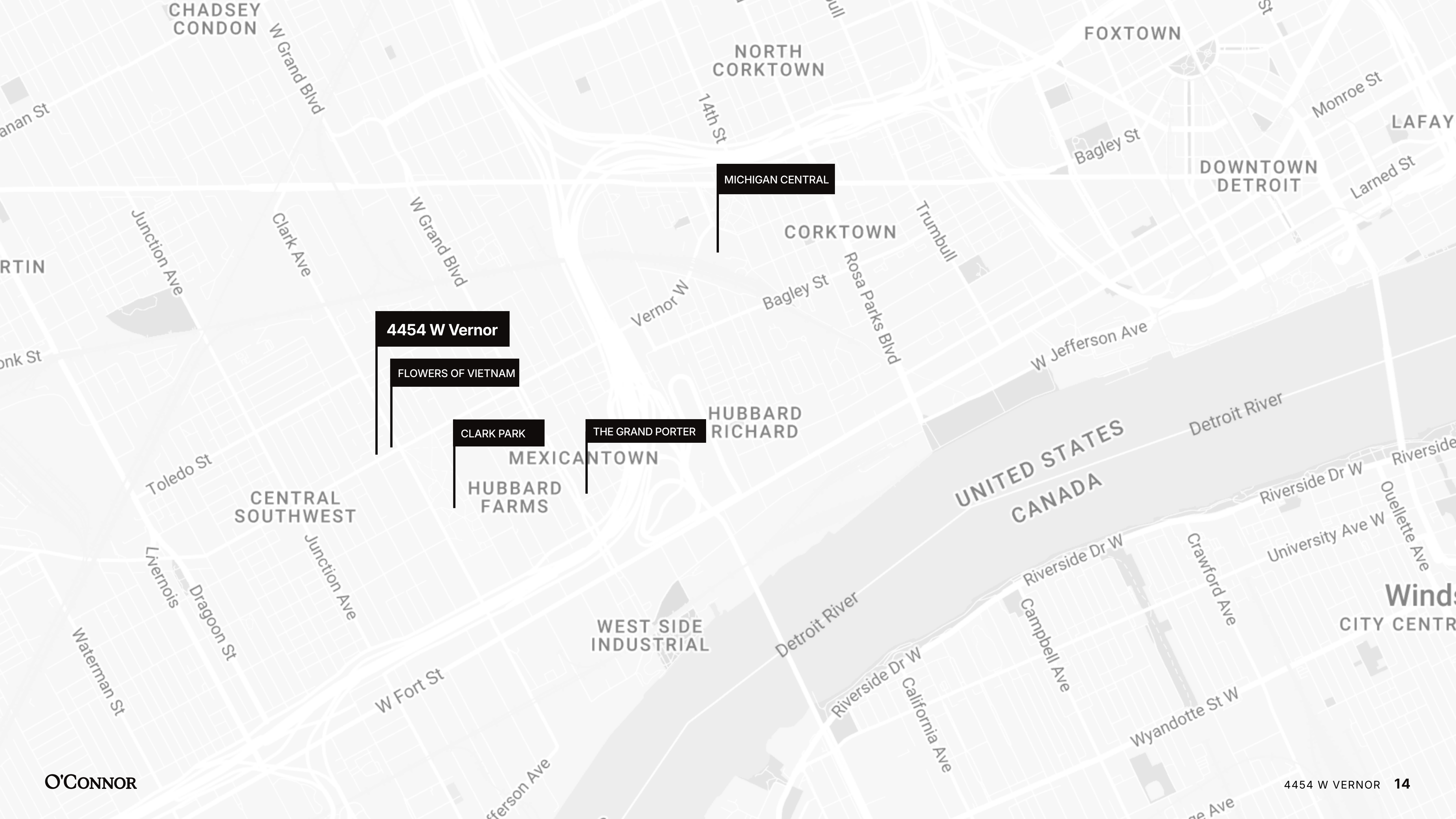
DOWNTOWN

DETROIT RIVER

AMBASSADOR BRIDGE

CLARK PARK

4454 W Vernor



4454 W Vernor

FLOWERS OF VIETNAM

CLARK PARK

THE GRAND PORTER

MICHIGAN CENTRAL

HUBBARD RICHARD

O'CONNOR

A trusted and respected member of the community, O'Connor real estate brings 20 years of experience and expertise to the commercial office and retail market.

For more information about our properties, please contact O'Connor Real Estate.



Sloane Ford Walsh
+ 248 227 0182
sloane@oconnordetroit.com

The information used in this marketing material was taken from sources believed to be reliable. O'Connor Real Estate makes no representation, warranty, or endorsement made as to the accuracy, reliability, adequacy, or completeness of any information or analysis contained herein and disclaims any and all liability that may be based on such information, errors therein or omissions therefrom. You and your advisors should conduct a careful and independent investigation of the property to determine your satisfaction with the suitability of the property for your needs.