

REDEVELOPED WHITE BOX OPPORTUNITY – PERFECT FOR RESTAURANT OR RETAIL LOCATED IN THE HEART OF DETROIT'S MIDTOWN



FOR LEASE

3700 Third Avenue
Detroit, MI

AVAILABLE SPACE:
1,500-5,950 SF



SAMANTHA LE

Senior Associate, Retail Advisor
Direct: 517 319-9279
samantha.le@martincommercial.com

CARSON PATTEN

Vice President, Retail Advisor
Direct: 517 319-9230
carson.patten@martincommercial.com



1111 Michigan Ave., Ste 300
East Lansing, MI 48823
martincommercial.com

Newly Renovated Ground-Floor Retail/ Restaurant Space in the Heart of Detroit's Midtown

This prime mixed-use property offers flexible, recently renovated retail and restaurant space in Detroit's dynamic Midtown neighborhood, just north of Downtown. In-line suites are in white box condition and can be combined to accommodate up to 5,950 SF. Suite 101 also includes the option for outdoor seating.

The highly walkable location is surrounded by high-demand multi-family residences, making it ideal for attracting young professionals and a steady stream of foot traffic. Just a 12-minute walk to the MLK QLine station, this property benefits from convenient access to Woodward Avenue's free light rail transit. Midtown is also well-connected to major freeways and located within a mile of Detroit's premier sports venues (Ford Field, Comerica Park, Little Caesars Arena).

Midtown is a thriving hub of activity, anchored by five medical campuses, Wayne State University, and cultural destinations such as the Fox Theatre and Detroit Institute of Arts. The neighborhood boasts a thriving small-business scene with over 200 restaurants, bars, and entertainment venues, making it the perfect environment for your next retail or dining venture.

LEASE RATE:
\$20.00
PSF/YR, NNN

AVAILABLE SPACE
Unit 101: 2,500 SF
(End Cap Space)
Unit 102: 1,500 SF
Unit 103: 1,950 SF

PROPERTY INFORMATION



SIZE: Up to
5,950 SF in White Box
Condition



WINDOWS: Floor
To Ceiling



WALKABLE:
To Many Bars &
Restaurants



HOUSING UNITS:
11,411 at 96% Occupancy
±One Mile



LABOR FORCE:
18,944 34% Professional,
±One Mile

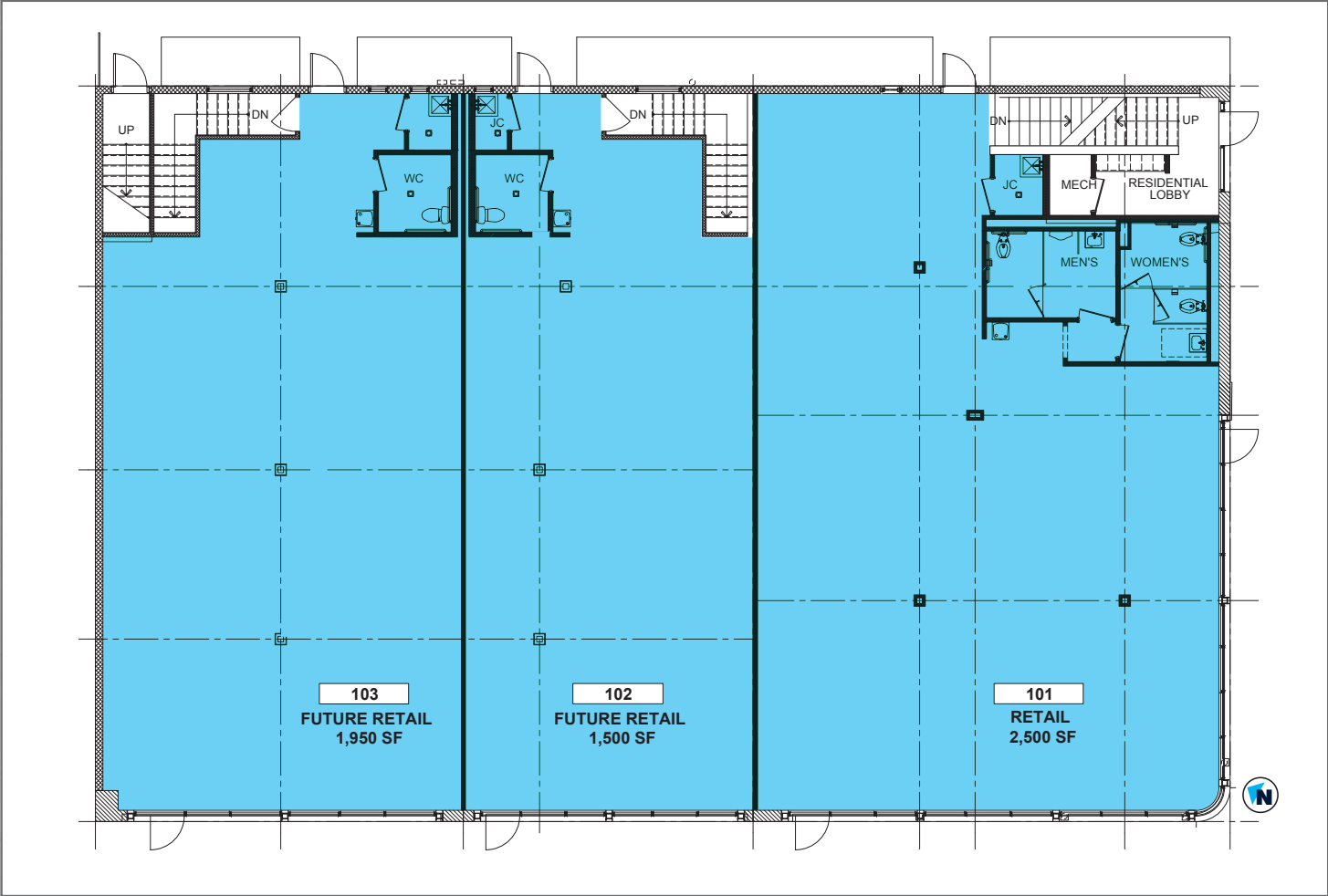


CONVENIENT:
Detroit Sports,Arts,
Downtown & Hospitals

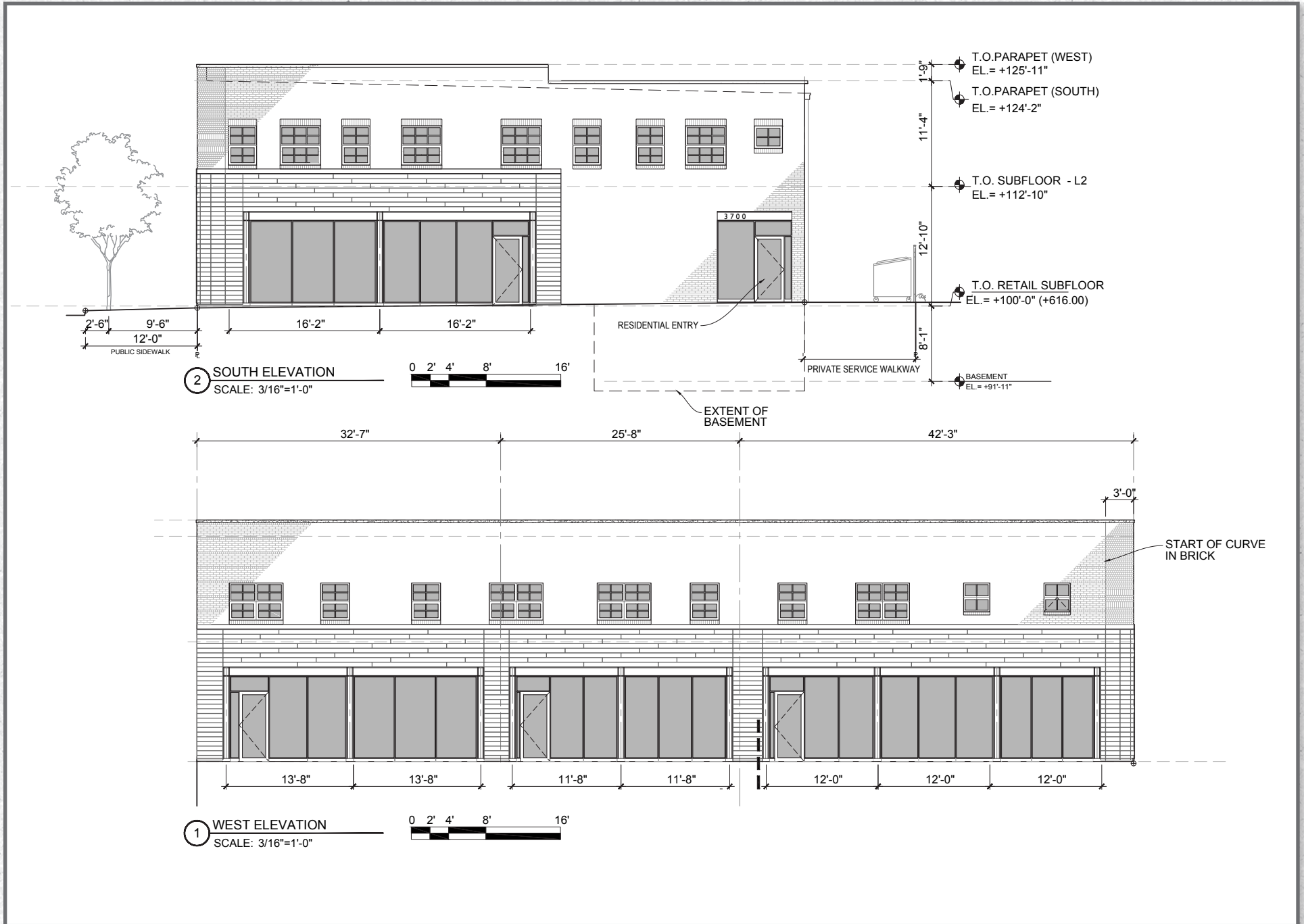


© 2025 Martin Commercial Properties, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Martin Commercial Properties and the Martin logo are service marks of Martin Commercial Properties, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

FLOOR PLAN



ELEVATION



DETROIT AREA MAP



MIDTOWN RESTAURANTS & BARS

The Midtown area offers over 200 retailer and points of interest below is a sampling within a one mile of the site.



AREA INFORMATION

ENTERTAINMENT

<1.1 miles

to District Detroit, Little Caesars Arena, Comerica Park, Ford Field Detroit Institute of Arts & the Fox Theater

CASINOS

<1.5 miles

to Motown, MGM & Greektown Casinos

1.4 Miles

to Wayne State University (25,600 Enrollment)

2.0 miles

to Huntington Place (723,000 SF of exhibit space)

88 
WALK SCORE

95 
BIKE SCORE

WHY MIDTOWN DETROIT?

Midtown Detroit, located just north of downtown, is a dynamic and diverse neighborhood that serves as the cultural and economic heartbeat of the city. It is home to Detroit's top medical campuses, renowned arts and cultural institutions, leading educational establishments, and a vibrant array of small businesses. Over the years, Midtown has evolved into a thriving community that caters to professionals working in and around downtown Detroit, offering a unique blend of convenience, creativity, and connectivity.

Anchored by Wayne State University, Midtown is just moments from Detroit's sports epicenter, hosting the Lions, Tigers, Red Wings, and Pistons—Detroit boasts the highest concentration of professional sports teams in the U.S. The area is also home to a rich array of cultural and entertainment venues, including the Fox Theatre, Detroit Institute of Arts, the Carr Center, and the Ford Theatre, making it a hub for activity and engagement.

The neighborhood offers exceptional accessibility with walkable amenities and comprehensive transportation options, including two bus systems, the Q-Line light rail along Woodward Avenue, and MoGo bike share. With its blend of professional, cultural, and recreational offerings, Midtown Detroit provides businesses with an unmatched location for growth, visibility, and success.

TRAFFIC COUNTS

Third Ave.	2,156 VPD
Martin Luther King Jr Blvd.	11,663 VPD
Woodward Ave.	24,186
John C. Lodge Fwy.	72,601



DEMOGRAPHICS

Proximity	1-Mile	3-Mile	5-Mile
Total Population	21,996	104,923	273,137
Estimated Households	11,141	52,483	114,510
Average Household Income	\$64,871	\$69,635	\$60,559