

FOR LEASE

PRIME RETAIL IN DOWNTOWN DEARBORN

22101 MICHIGAN AVE, DEARBORN, MICHIGAN 48124



ECODE #1019

LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

PROPERTY DETAILS

CONTACT BROKER

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RENT

NNN

LOCATION:	22101 Michigan Ave, Dearborn, Michigan 48124
PROPERTY TYPE:	Freestanding
DATE AVAILABLE:	Immediately
RENT:	Contact Broker
NNN EXPENSE:	Contact Broker
BUILDING SIZE:	12,519 SF
LOT SIZE:	0.5 AC
AVAILABLE SPACE:	800 – 4,189 SF First Floor
ZONING:	BC General Business
GROSS LEASEABLE AREA:	4,189 SF
TRAFFIC COUNT:	Michigan Ave (29,977 CPD) Oakwood Blvd (9,775 CPD)



HIGHLIGHTS

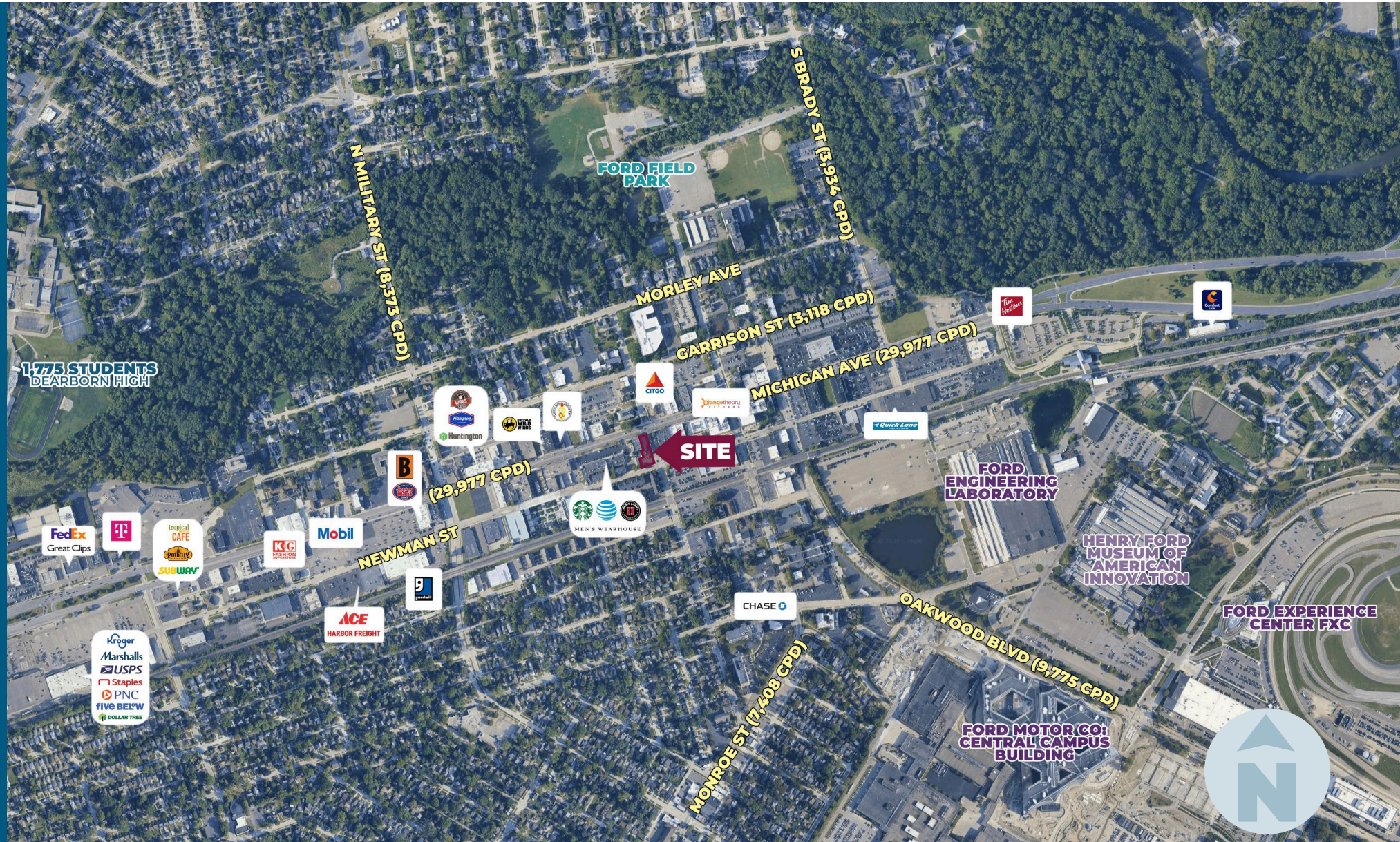
- Prime freestanding commercial building in walkable downtown Dearborn, Michigan
- High-visibility corner location along Michigan Avenue
- Strong daily traffic counts and excellent street presence
- Rare and highly desirable location
- Professional layout suitable for bank, medical, retail, or office use
- Located within Dearborn's established central business district, surrounded by national retailers, restaurants, and professional service providers
- Strong foot traffic in the Downtown district of Dearborn

EXCLUSIVELY LISTED BY:



**GORDON S.
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Director
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MACRO AERIAL



MARKET OVERVIEW | WEST DOWNTOWN DEARBORN, MI



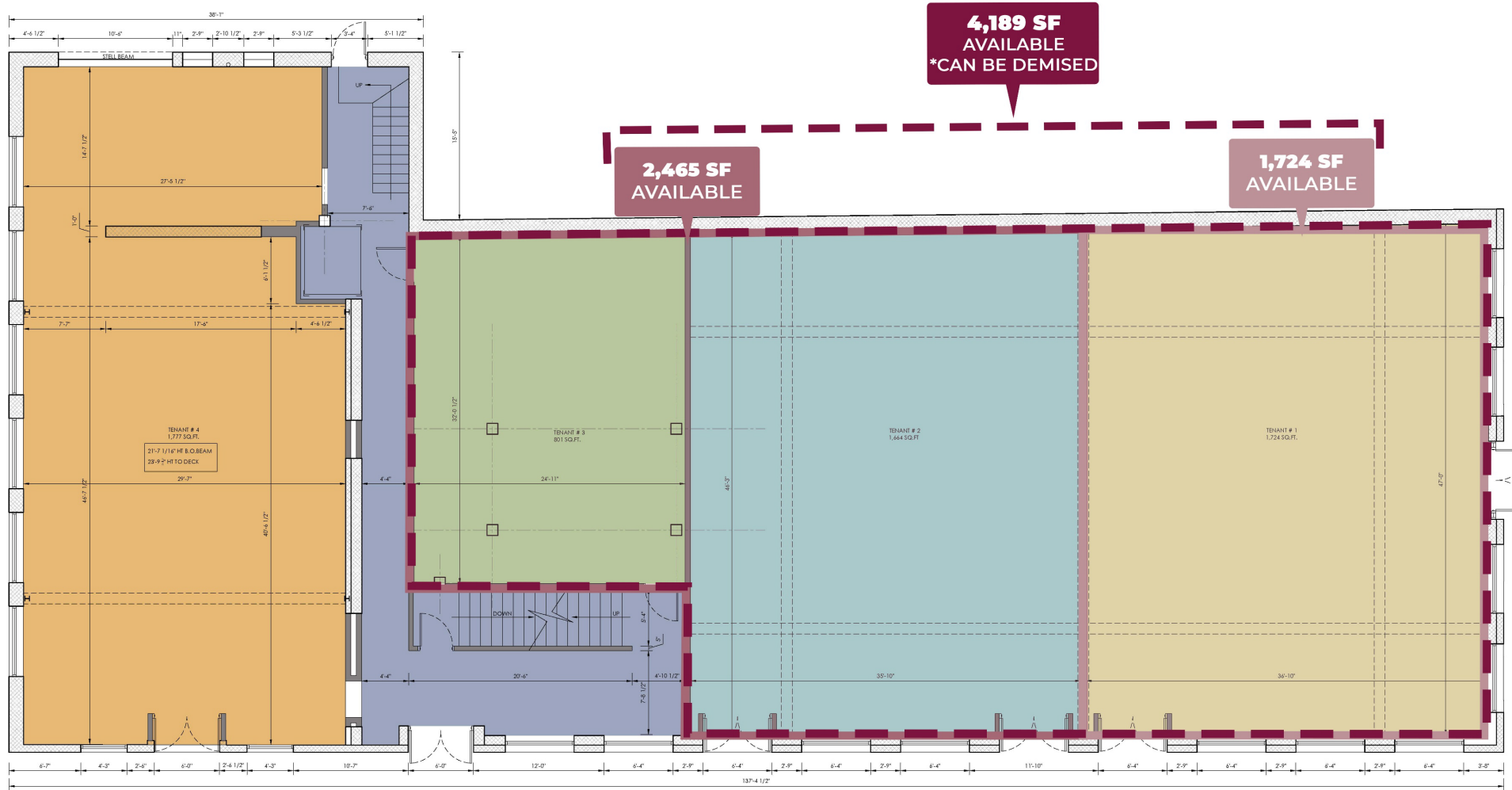
West Downtown Dearborn

Located along the iconic Michigan Avenue in the heart of **Dearborn**, West Downtown Dearborn is a lively, walkable district that blends historic charm with modern energy. Known for its inviting streetscape and strong sense of community, the area offers a dynamic mix of culture, dining, and local flavor.

West Downtown Dearborn features an eclectic collection of locally owned restaurants, cafés, and coffee shops, creating a vibrant food scene that reflects the city's rich diversity. Trendy storefronts, neighborhood favorites, and gathering spots make the district a natural hub for residents, workers, and visitors alike.

The area's historic architecture adds character, while ongoing investment and revitalization continue to enhance its contemporary appeal. With year-round community events, nearby cultural attractions, and convenient access to major roadways and transit, West Downtown Dearborn is an ideal destination to live, work, and explore.

SITE PLAN



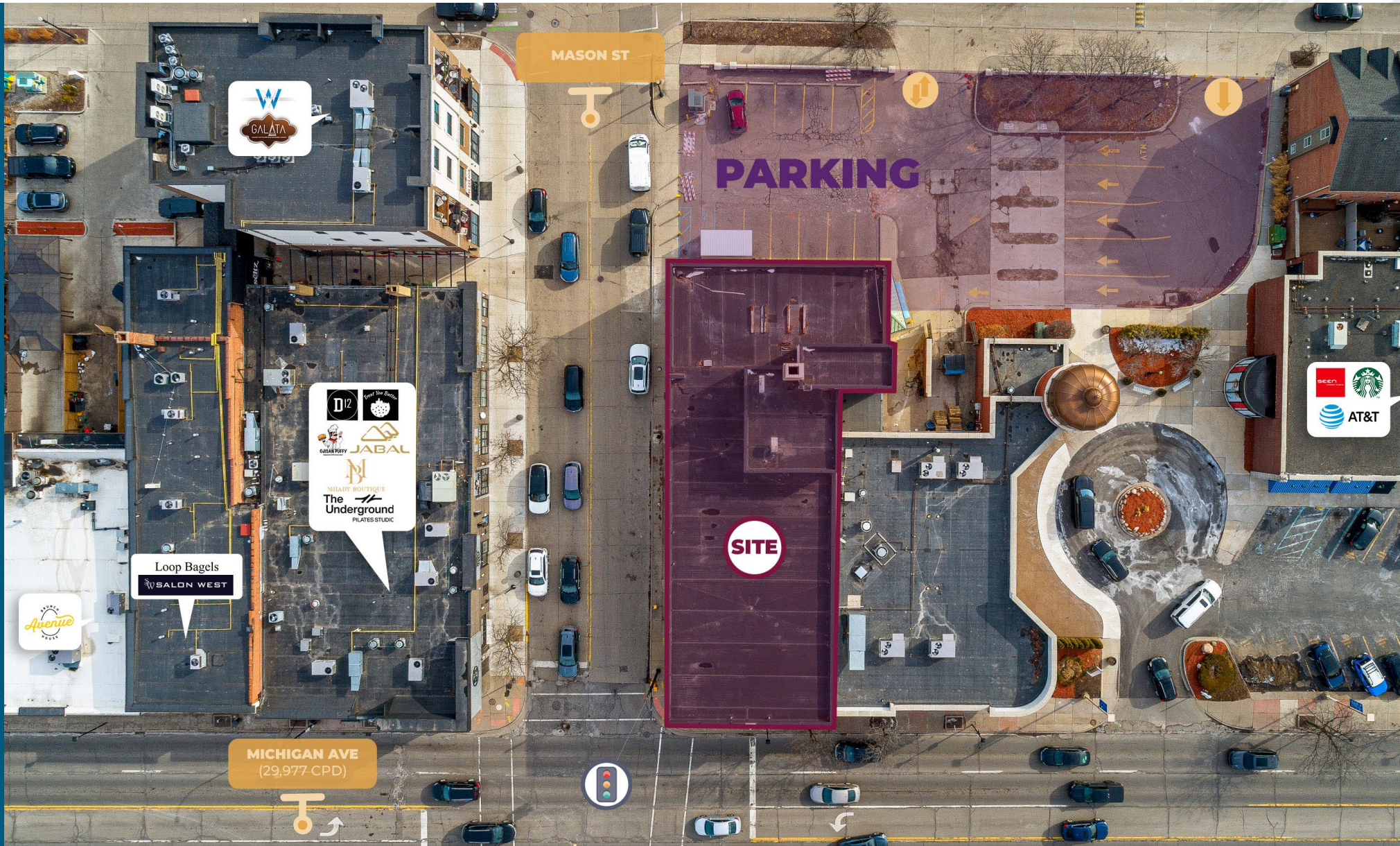
SOUTHWEST VIEW



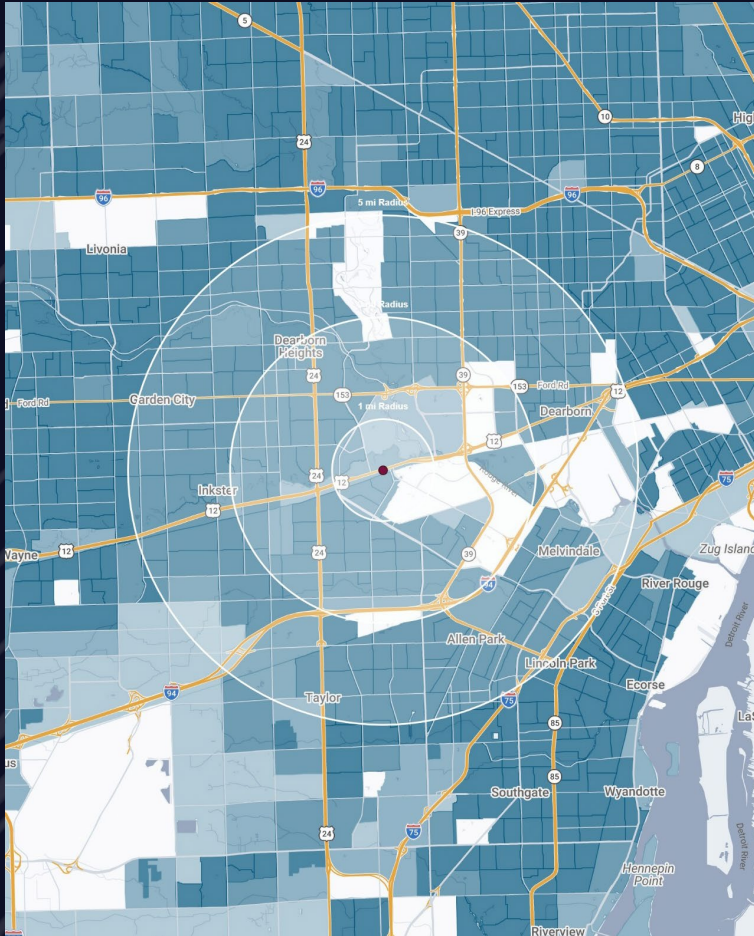
SOUTHEAST VIEW



SITE VIEW



DEMOGRAPHICS



PRIME RETAIL IN DOWNTOWN DEARBORN

22101 Michigan Ave,
Dearborn, Michigan 48124

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimated Population	8,915	113,331	345,360
2030 Projected Population	8,684	109,468	332,726
2020 Census Population	9,699	116,127	352,426
2010 Census Population	8,984	108,164	335,135
Projected Annual Growth 2025 to 2030	-0.5%	-0.7%	-0.7%
Historical Annual Growth 2010 to 2025	-	0.3%	0.2%
HOUSEHOLDS			
2025 Estimated Households	4,062	43,620	129,836
2030 Projected Households	3,969	42,568	126,767
2020 Census Households	4,230	44,589	131,064
2010 Census Households	4,062	43,003	126,389
Projected Annual Growth 2025 to 2030	-0.5%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2025	-	-	0.2%
RACE			
2025 Est. White	79.0%	69.4%	63.2%
2025 Est. Black	9.7%	19.1%	26.4%
2025 Est. Asian or Pacific Islander	4.2%	3.3%	2.1%
2025 Est. American Indian or Alaska Native	0.2%	0.3%	0.3%
2025 Est. Other Races	6.9%	7.9%	7.9%
INCOME			
2025 Est. Average Household Income	\$119,093	\$92,299	\$80,940
2025 Est. Median Household Income	\$86,784	\$68,121	\$61,798
2025 Est. Per Capita Income	\$54,274	\$35,636	\$30,502
BUSINESS			
2025 Est. Total Businesses	649	3,753	10,529
2025 Est. Total Employees	5,343	43,394	101,032

CONTACT US



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