

217-231 N. Main Street
Plymouth, Michigan



For Sale: \$1,350,000



**Forward
Commercial Group**

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FORWARD COMMERCIAL GROUP
240 MARTIN STREET, SUITE 200
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SUMMARY

217 - 231 N. MAIN ST - PLYMOUTH, MI

Forward Commercial Group (FCG) is pleased to offer for sale 217-231 N. Main Street in Plymouth, Michigan. The property presents a rare opportunity to acquire a strategically positioned commercial asset offering both in-place income from existing retail/office building with upside potential to add on/build in rear of property or future redevelopment of entire site. The property consists of approximately 0.73 acres with approximately 102 feet of frontage and 302 feet of depth, offering excellent site functionality, strong ingress/egress via existing curb cuts, and long-term redevelopment flexibility.

The site is currently improved with a 6,870 square foot, well-maintained, fully occupied retail/office building providing interim in-place cash flow while positioning the property for future redevelopment supported by its B-3 zoning classification, favorable site characteristics, and strong infill location within one of Metro Detroit's most desirable suburban markets.

Please do not disturb tenants.

THE SITE

Site Size: approximately 0.73 Acres

Zoning: B-3 General Business

Frontage: approximately 102 feet

Depth: approximately 302 feet

Parcel # 08-20-31-153-066

THE STRUCTURE

6,870 SF two-story retail/office building

Individual offices

Fully occupied; Gross revenue \$114,600

Multi-tenant short-term leases

Two-car garage accessory building

Above information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawn without notice.

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AREA OVERVIEW

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The property is located along North Main Street in Plymouth, Michigan, just north of the downtown core. The surrounding area features a strong mix of established retail, restaurants, office users, service businesses and residential development, supporting consistent daytime activity and consumer demand.

Directly across from the property are nationally recognized tenants including Planet Fitness and Dogtopia, reinforcing the corridor's stability and commercial strength. To the southeast, newly constructed Pulte townhomes add modern residential density and further expand the immediate consumer base within the trade area.

Immediately behind the property is Bilke Family Field, home of the Miracle League of Plymouth, providing a unique community-oriented open space adjacency that enhances the area's established and well-maintained character.

The broader corridor continues to experience reinvestment and infill development, further strengthening the long-term positioning for commercial properties along this stretch of Main Street.

REGIONAL CONNECTIVITY

The property benefits from strong regional accessibility via nearby access to major thoroughfares including M-14 and I-275, providing convenient connectivity throughout western Wayne County and the broader Metro Detroit region. Downtown Plymouth's central location within the western suburbs places the site within a well-established and high-regarded commercial and residential corridor characterized by strong demographics, stable housing stock, and consistent demand for retail and service-oriented uses. This connectivity, combined with the property's infill positioning, supports both current tenancy stability and long-term redevelopment potential.

AERIAL MAPS

217 - 231 N. MAIN ST - PLYMOUTH, MI



INGREES

EGRESS

N. MAIN STREET

CBD 0.4 MILES

217 -231 N. Main St.

Site: 0.73 Acres

B-3 Zoning

Retail/Office

6,870 SF



AERIAL MAPS

217 - 231 N. MAIN ST - PLYMOUTH, MI



CBD

KELLOGG
PARK

BILKE
FAMILY
FIELD

**217 - 23
N. Main St.**
Site: 0.73 Acres

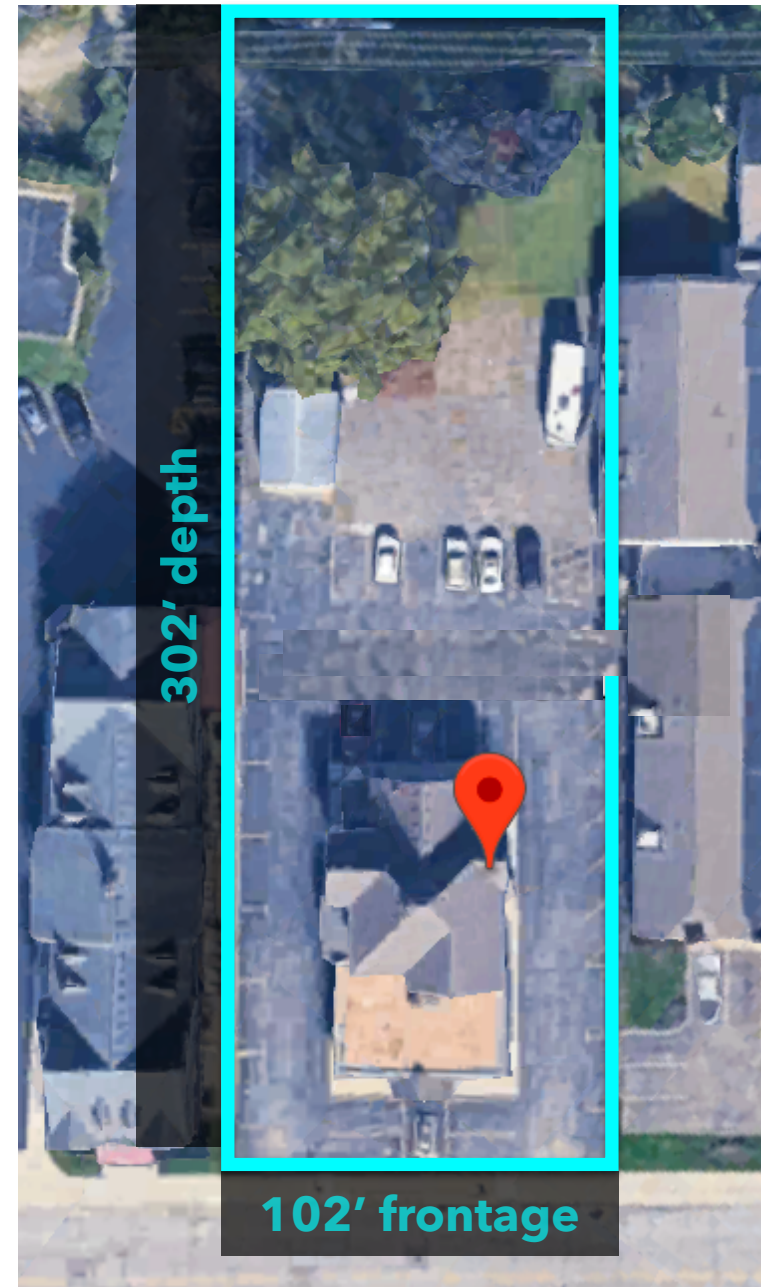
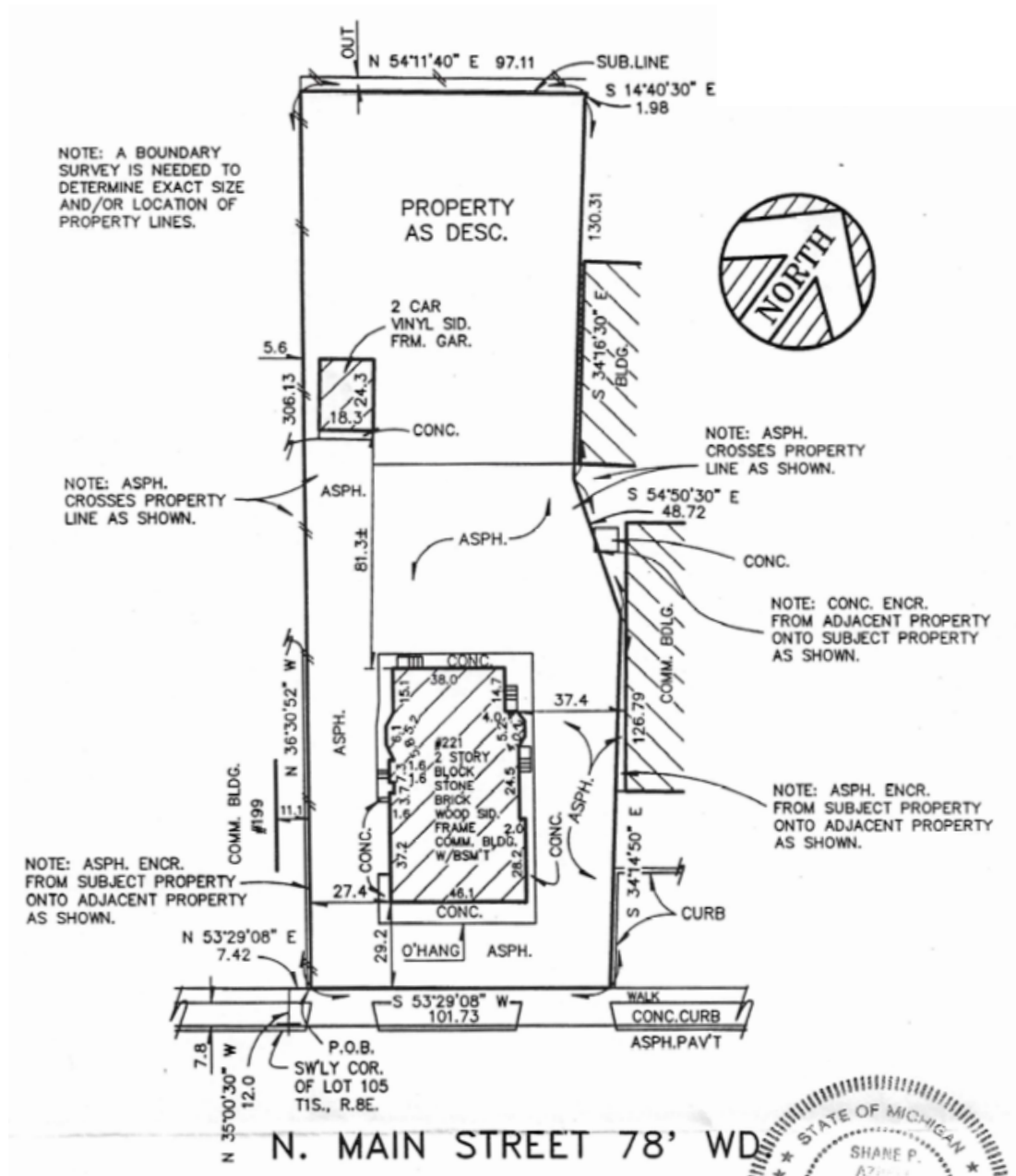
N. MAIN STREET

dogtopia

planet
fitness



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B-3 ZONING PERMITTED USES - PLYMOUTH

Office/Service	Residential	Auto/Transport	Food/Restaurant/ Entertainment	Retail Commercial	Misc. Commercial
Professional offices	On 2nd floor and above	Auto sales *	Sit down restaurant	Retail business	Building and lumber supply *
Medical Clinic		Automobile convenience mart *	Drive-in/drive through *	Regional shopping center	Garden centers and nurseries *
Office and showroom		Off-street parking lots	Take-out/Carry-out restaurant	Large box retail	Home improvement center
Personal services		Bus stations	Bar/lounge *		
Funeral homes		Automobile car wash establishment *	Adult-oriented enterprises *		
Banks, S&Ls, Credit Unions		Gasoline service station *			
Bank, etc. with drive-thru		Auto repair/auto service *			
Banks, etc with 24-hour ATM					
Assembly	Care Centers	Lodging	Recreation	Public/Quasi Public	
Private clubs and lodge halls	Child Care Center	Hotel and Motel *	Outdoor commercial recreation facilities *	Utility and public service buildings	
Theaters and assembly halls					

*** = Special Land Uses**

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PHOTOS

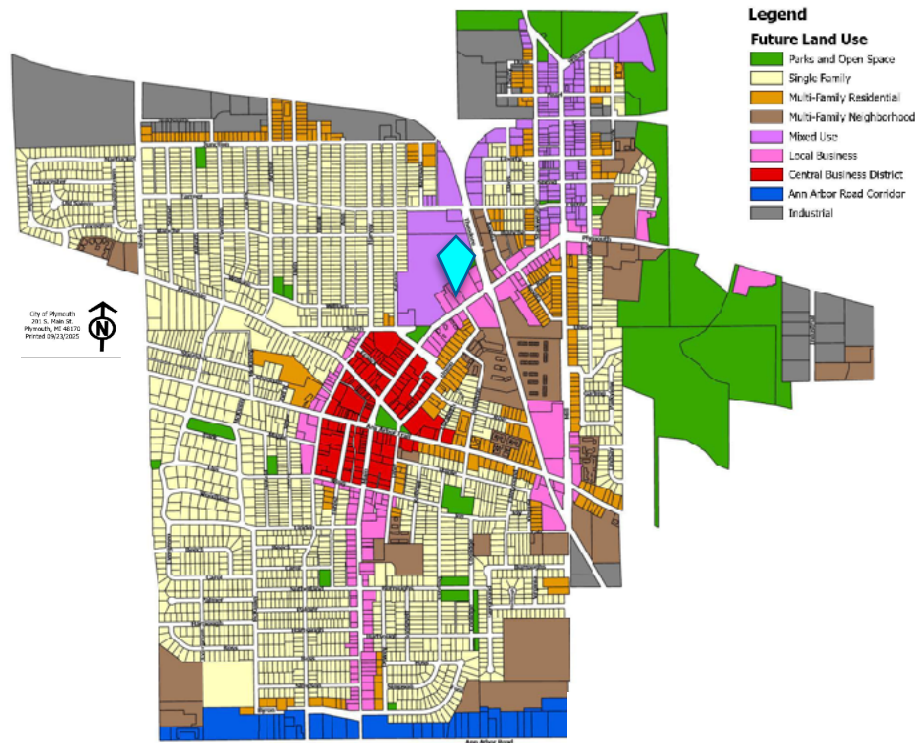
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DEMOGRAPHICS

217 - 231 N. MAIN ST - PLYMOUTH, MI

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	10,413	72,460	193,777
MEDIAN HOME VALUE	\$418,055	\$369,414	\$357,201
HOUSEHOLDS	4,792	28,112	74,340



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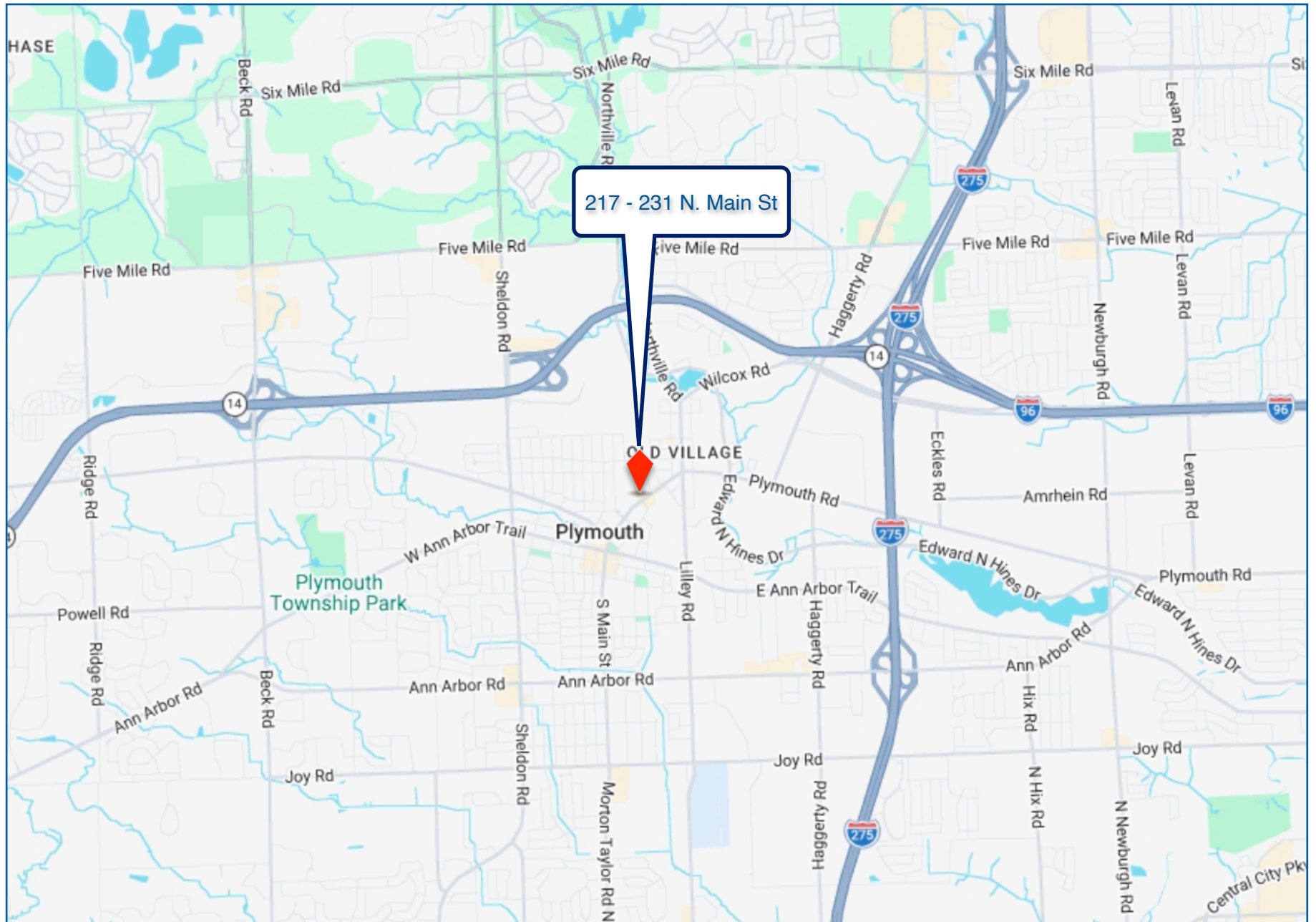
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STREET MAP

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FCG SUMMARY



At Forward Commercial Group (FCG) we take pride in advancing the success of our clients through long term partnerships and delivering exceptional client services as a result of our local expertise and knowledge. Our firm provides commercial real estate property and portfolio representation, commercial real estate property sales, investment acquisition opportunities, and reliable tenant representation. Our clients range from local real estate investment companies, to area business owners, to national capital investment firms.



RACHELLE CHERKASOV
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Being part of FCG gives me the opportunity to help others pursue their "American Dream" - whether it's finding the best space for a tenant to grow their business, representing a client's real estate portfolio, or maximizing an investment property.

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