



RETAIL

WHAT
MAKES
A GREAT
RETAIL
DISTRICT?

PLAN
MEAT + RETAIL

Handwritten notes and sticky notes on the map, including:
- "100' BUFFER"
- "150' BUFFER"
- "200' BUFFER"
- "300' BUFFER"
- "400' BUFFER"
- "500' BUFFER"
- "600' BUFFER"
- "700' BUFFER"
- "800' BUFFER"
- "900' BUFFER"
- "1000' BUFFER"

Colorful markers and sticky notes on the table.

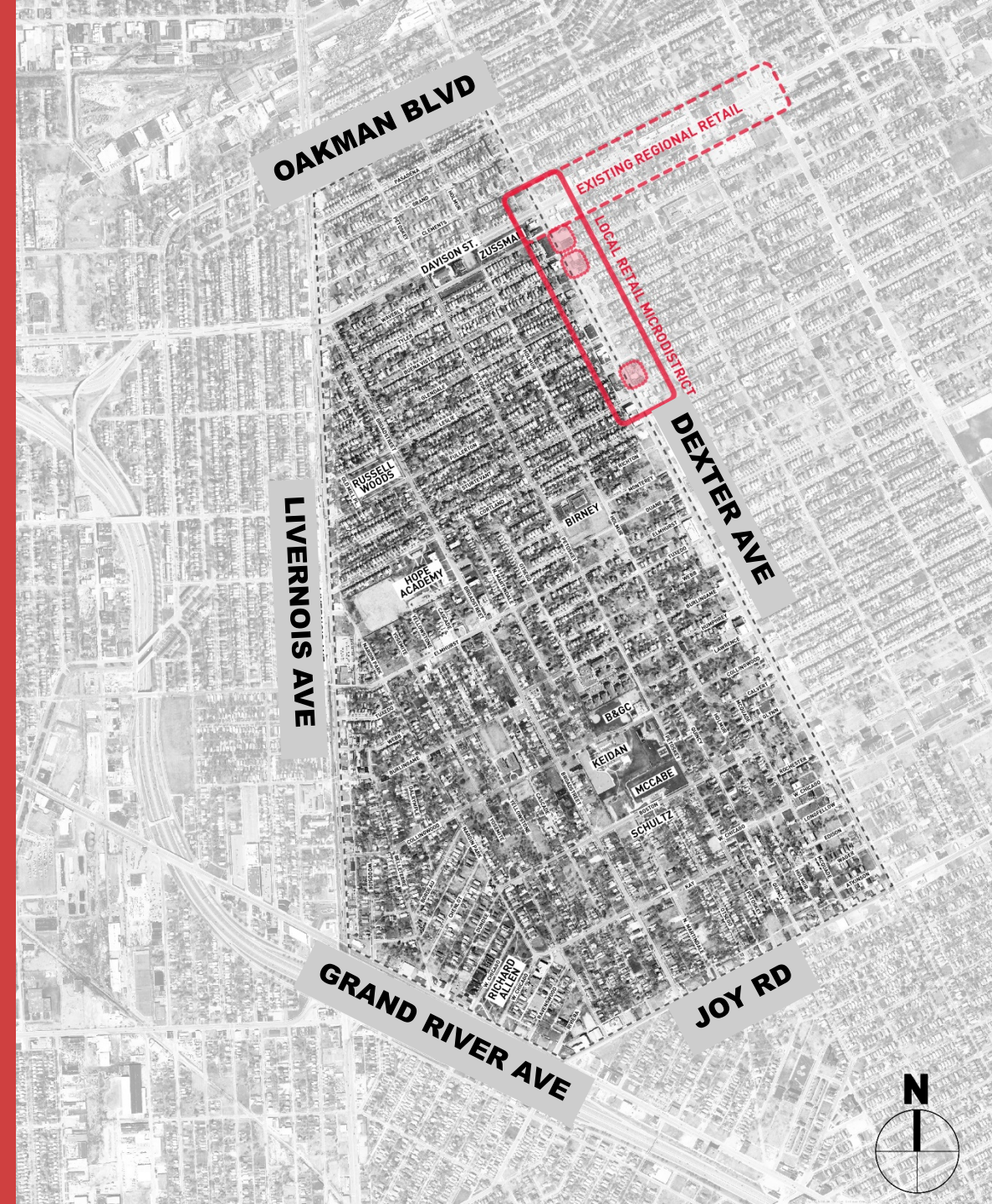
ECONOMIC DEVELOPMENT + RETAIL WHAT WE HEARD

- 1. Encourage Local Entrepreneurs and Business Start-ups**
- 2. Provide Local Options and Easy Access to Retail + Services**
- 3. Beautify the Existing Business District on Dexter to Encourage Growth**



ECONOMIC DEVELOPMENT

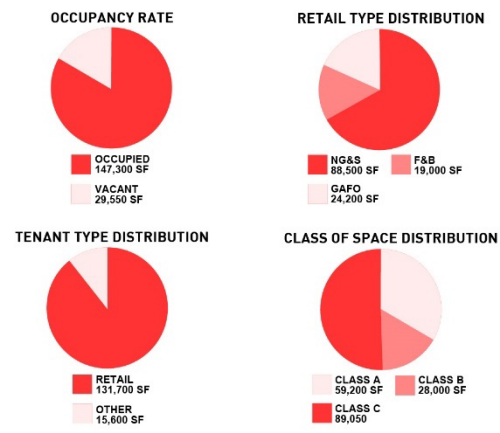
- **Short Term**
 - Identify Motor City Restore and Motor City Match potential recipients
 - Short term pop up activations on Dexter Avenue



ECONOMIC DEVELOPMENT

• Key Considerations:

- Streetsense Economic Study
- Heavily Trafficked Area
- Access to Public Transit
- Loss of Local Buying Power
 - Adjacent Residential Areas



	DEMAND (SF)	RETAIL OCCUPIED SPACE (SF)
NG&S	206,916	57,968
F&B	23,170	12,600
GAFO	9,439	15,450
TOTAL	239,524	86,018

VACANCY RATE 16.7%

DEXTER LOCAL RETAIL NODE

OPPORTUNITY SITES	SALES POTENTIAL
16,000+ SF VACANT LOT	\$60,179,333 NEIGHBORHOOD GOODS & SERVICES
30,000+ SF VACANT BUILDINGS	\$8,929,854 FOOD & BEVERAGE



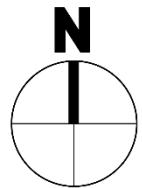
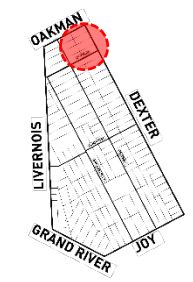
ECONOMIC DEVELOPMENT

- **Existing Businesses**

- Dexter Avenue Between Davison and Sturtevant



- 1. AVENUE FUEL & MART
- 2. CLARK GAS STATION
- 3. DEXTER WAVERLY MARKET
- 4. DEXTER CHECK CASHING
- 5. GNS-1 TATTOO
- 6. BIG G BARBER LOUNGE
- 7. GARRISON AUTO GLASS
- 8. U-HAUL NEIGHBORHOOD DEALER
- 9. COPELAN TIRE & AUTO SERVICES
- 10. BEST HANDS AUTO REPAIR
- 11. DREAM TEAM MOTORING
- 12. JP MORGAN CHASE BANK
- 13. GREATER NEW JERUSALEM MISSIONARY
- 14. CVS PHARMACY
- 15. FAMILY DOLLAR
- 16. GRACE TEMPLE
- 17. VELERO GAS STATION



EXISTING RETAIL AREAS:

DEXTER BETWEEN TYLER AND WAVERLY (WEST SIDE OF STREET)



DEXTER BETWEEN WAVERLY AND BUENA VISTA (EAST SIDE OF STREET)



EXISTING BUSINESSES - DEXTER

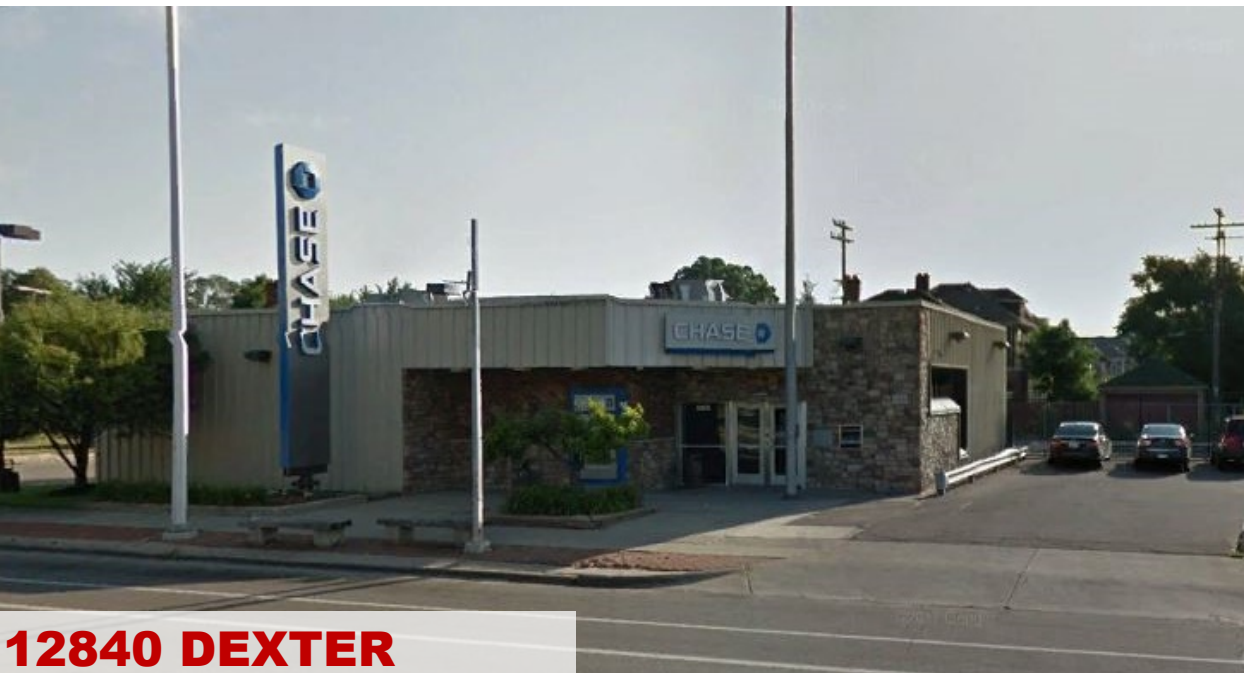


12603 DEXTER

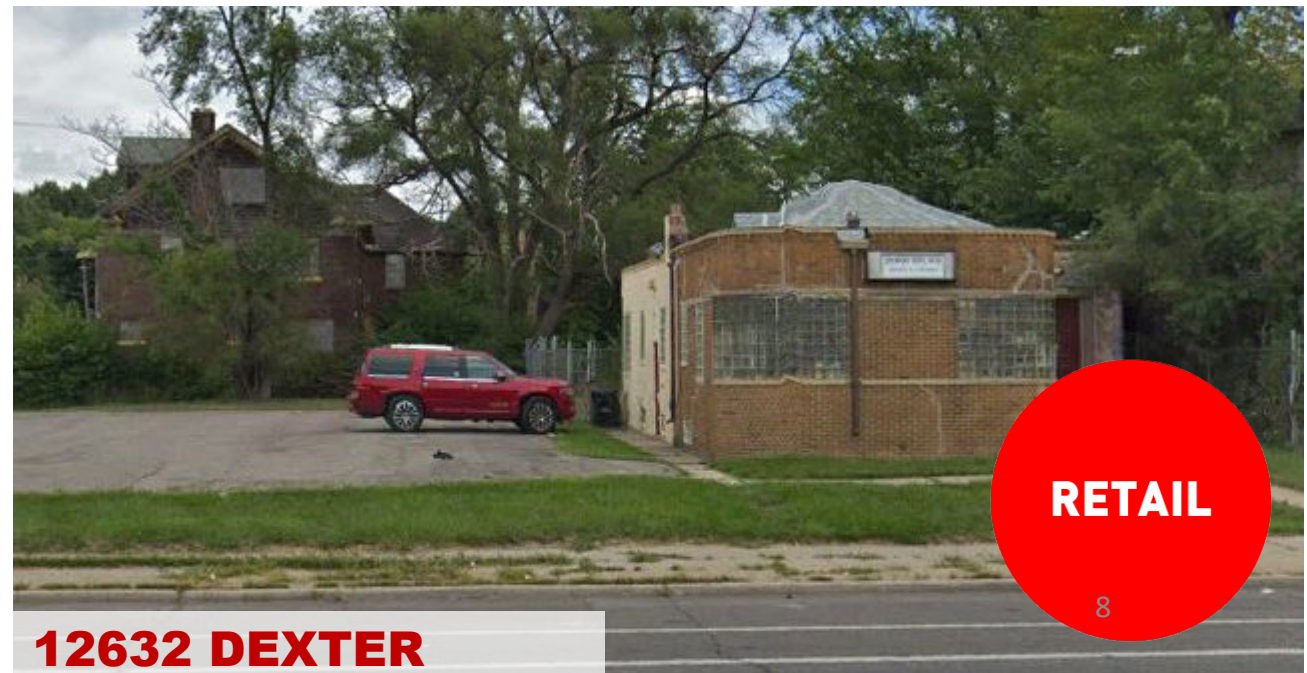
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12707 DEXTER



12840 DEXTER



12632 DEXTER

RETAIL

LOCAL RETAIL – Motor City Match Precedents



Residents feel that retail is a high priority. It is important to identify prime areas for potential Motor City Restore + Match recipients

NORMA G'S



DEXTER AVENUE

**PROVIDE POP-UP COMMERCIAL OPPORTUNITIES
DEXTER AT TYLER**



BEFORE

DEXTER AVENUE

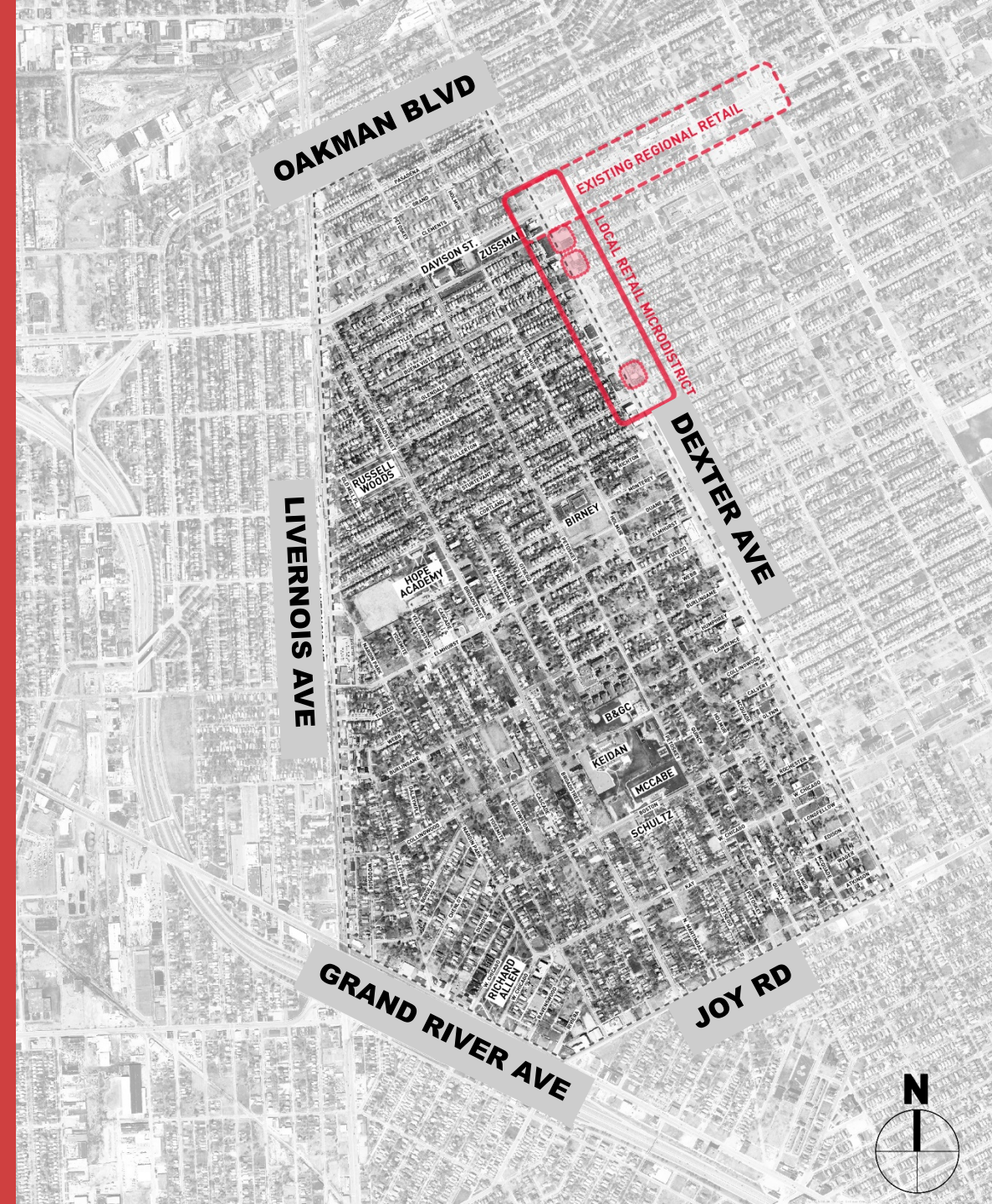
**PROVIDE POP-UP COMMERCIAL OPPORTUNITIES
DEXTER AT TYLER**



AFTER

ECONOMIC DEVELOPMENT

- **Long Term**
 - Rehabbing City owned vacant commercial structures



DEXTER AVENUE

IDENTIFY CITY-OWNED BUILDINGS FOR POTENTIAL REHABILITATION - DEXTER AT FULLERTON



BEFORE

RETAIL

DEXTER AVENUE

IDENTIFY CITY-OWNED BUILDINGS FOR POTENTIAL REHABILITATION - DEXTER AT FULLERTON



PROPOSED

RETAIL

FEEDBACK

- **One resident mentioned vegan/vegetarian options would be good along Dexter.**
- **Others mentioned having street cameras along Dexter as well.**
- **We talked about really looking into ways to bring arts + heritage to the surface.**
- **One resident said open spaces on Dexter should be considered for "pop up business vendors" and entertainment activities after the streetscape designs are put in place, until new development comes.**
- **Residents are interested in a farmers market.**

QUESTIONS