



NEIGHBORHOOD

EASTERN MARKET

LOCATION

NW CORNER OF RUSSELL  
AND FISHER SERVICE DRIVE

SPACE TYPE

MIXED USE

OVERVIEW

# Iconic Mixed-Use Eastern Market Building

2453 Russell Street is one of Eastern Market’s most iconic buildings, serving as a gateway to the neighborhood. The two-story mixed-use property houses Supino, Gettees, Waka by Baobab Fare, Zef’s Coney Island, and Complete Image Manufacturing. Upstairs includes one office and seven apartments. Recent renovations feature new roof systems, energy-efficient windows, and HVAC, offering a modern update with historic character.

www.oconnordetroit.com/EasternMarket

ASKING PRICE

\$ 4,200,000

NEIGHBORS

Anthology Coffee, Beyond Juicery, Bert’s Marketplace, Cutter’s Bar & Grill, Detroit City Distillery, Eastern Market, Eastern Market Brewing Co., Farmer Frank’s, Flowers for Dreams, Gratiot Central Market, Halie & Co., Henry the Hatter, Hunt Street Station, iHeartRadio, Jose’s Tacos, La Ventana Café, Lagerhaus No. 5, Midnight Temple, Mitsos Greek Food, Onyx Athletic Club, People’s Records, Pocket Change, RUNdetroit, Thomas Magee’s Sporting House, Tocaroro, Trinosophes, Vivio’s Food & Spirits, Well Done Goods

SIZE

21,880 SF

YEAR BUILT

1916

ZONING

MKT

ZONING DESCRIPTION

The MKT Market and Distribution District provides for and encourages food-related uses such as production, processing, and wholesaling, as well as transport, and similar activities essential to the commerce and health of the City. Limited supporting uses such as office, retail, service, and other uses normally desiring to locate in this type of district are also permissible with no parking requirements.

NEIGHBORHOOD

Eastern Market

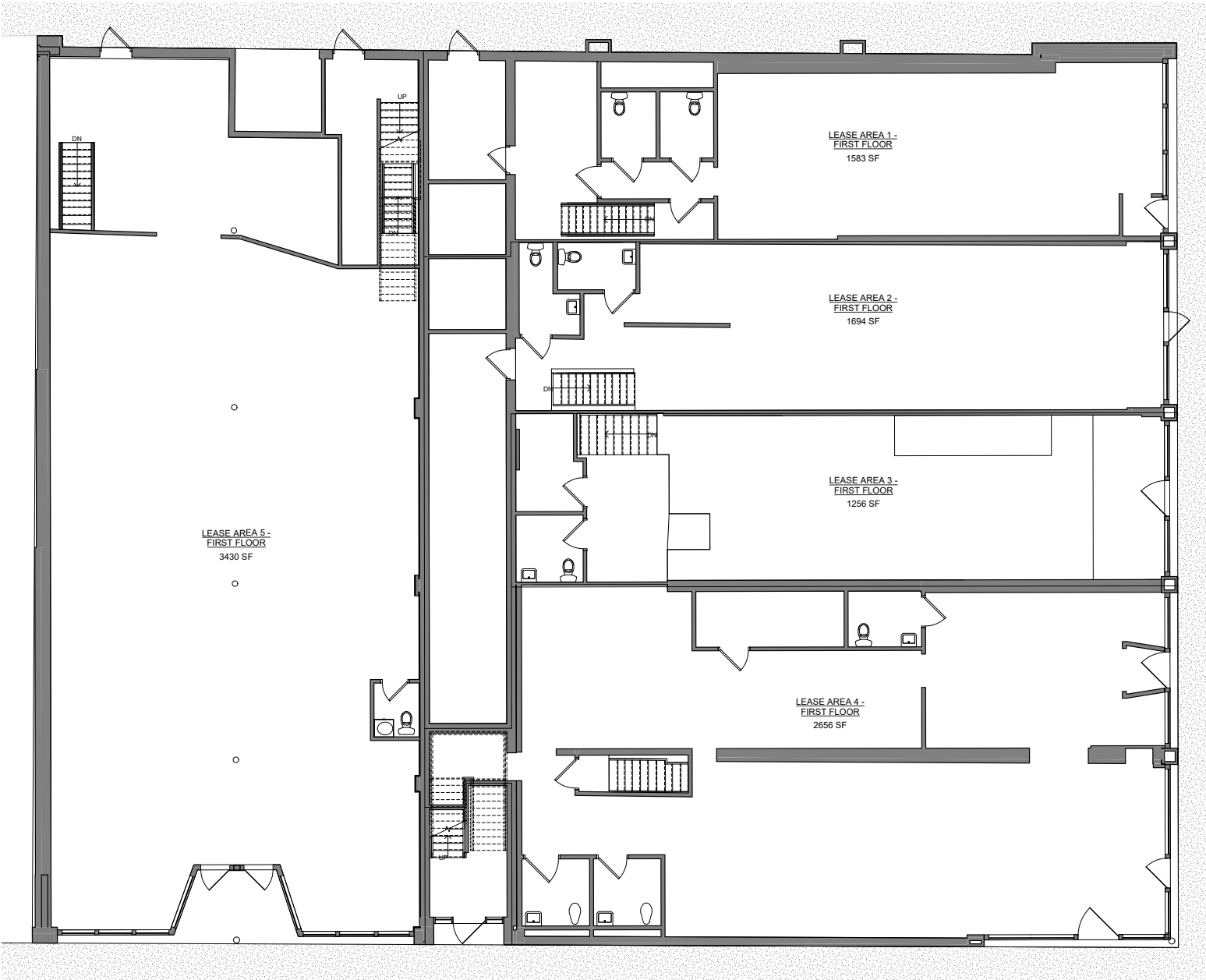
LOCATION

NW Corner of Russell  
and Fisher Service Drive

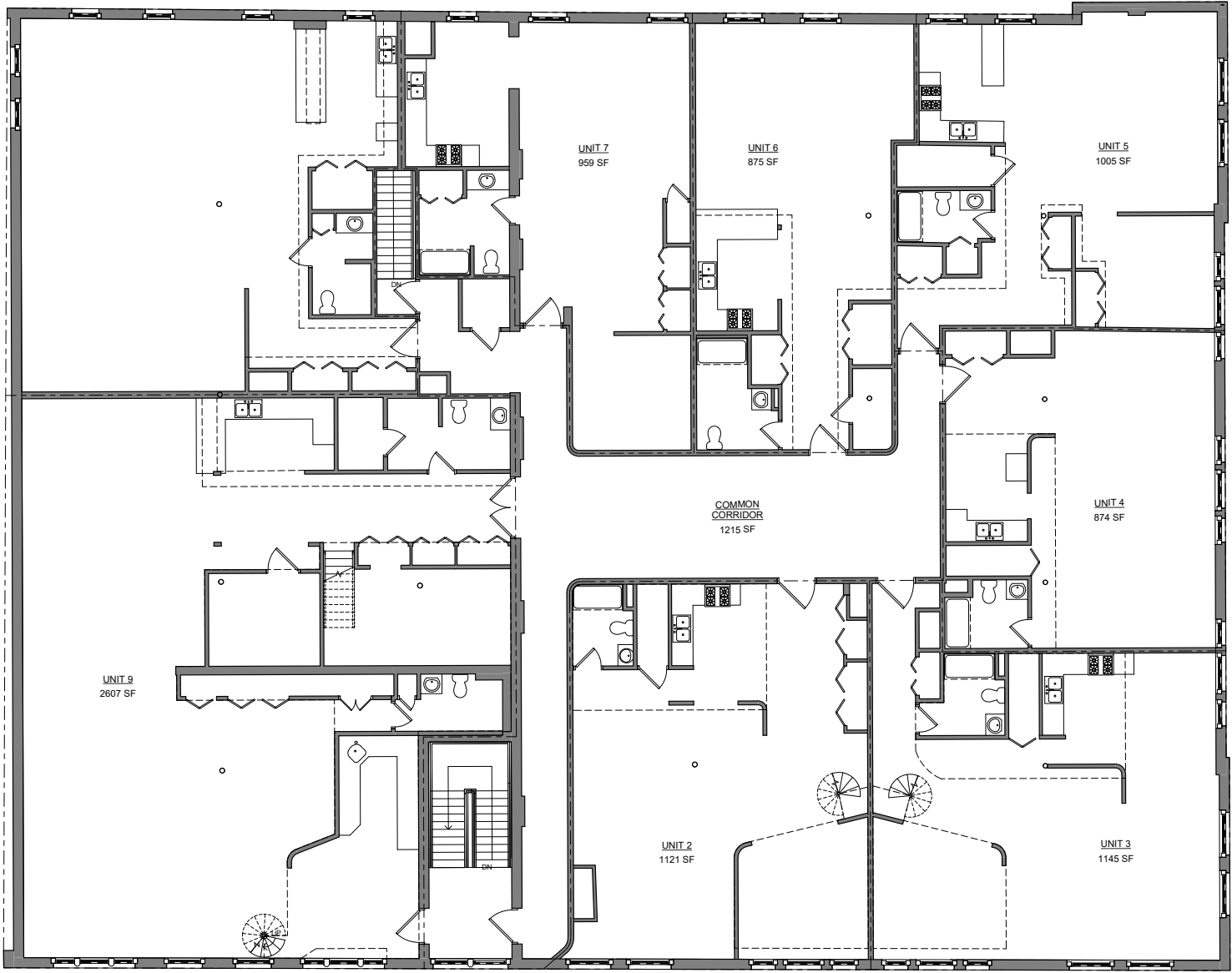
FEATURES

- One of the most iconic buildings in Eastern Market
- Retail tenants include:  
Supino Pizzeria, Gettees,  
Zeff’s Coney Restaurant,  
Waka by Baobab Fare
- Total of 15 retail, office,  
and apartment units

FLOOR PLANS



FIRST FLOOR



SECOND FLOOR



2453 RUSSELL — EASTERN MARKET

ICONIC CORNER, BELOVED BUSINESSES, AND GATEWAY TO THE HISTORIC NEIGHBORHOOD



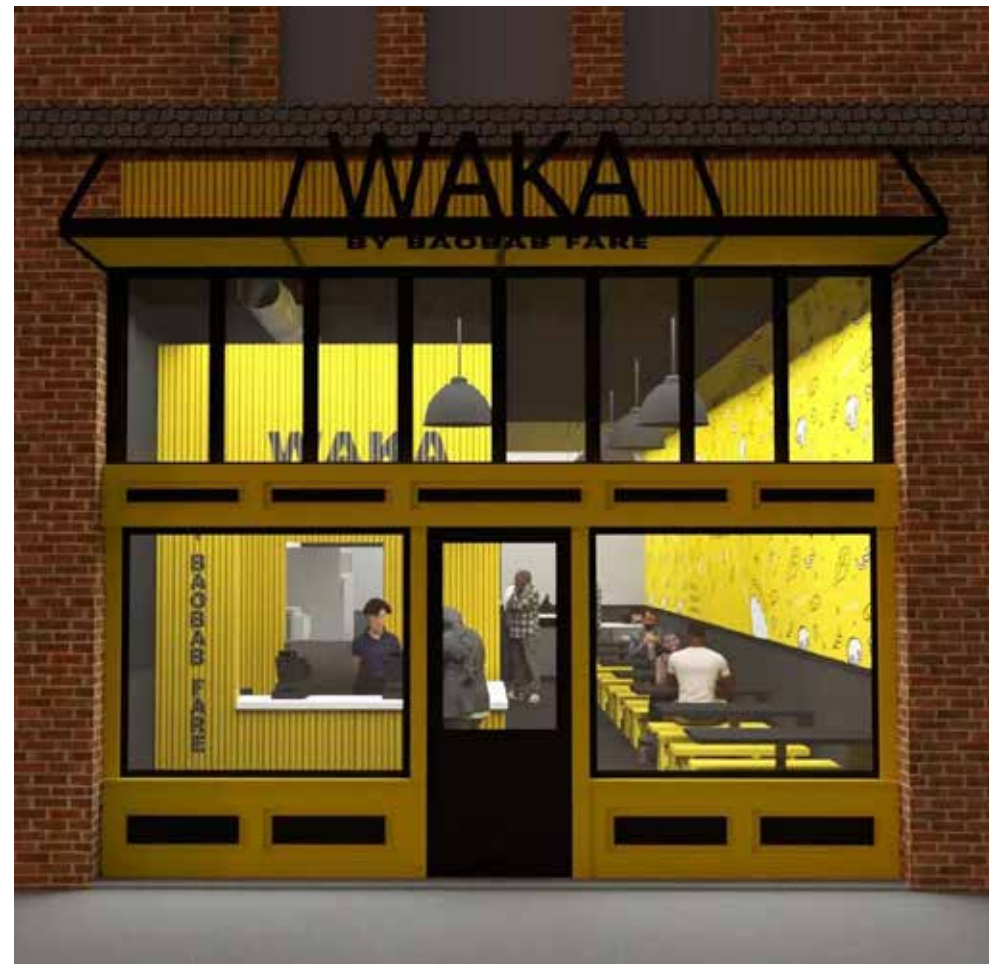
[CLOCKWISE FROM ABOVE]  
STREETVIEW, ZEFF'S CONEY  
ISLAND RESTAURANT, STREET  
VIEW FROM RUSSELL AVENUE



### SUPINO PIZZERIA

Supino Pizzeria is one of Detroit's most beloved dining destinations, celebrated for its thin-crust, New York-style pies that consistently draw long lines of loyal patrons. Founded by chef Dave Mancini, the restaurant has become a culinary landmark in Eastern Market, helping to anchor the neighborhood's resurgence as a vibrant food district. Supino attracts locals and visitors alike, making it a strong, stable tenant with enduring brand recognition across the city.





### WAKA BY BAOBAB FARE

Waka by Baobab Fare is the fast-casual concept from the acclaimed Baobab Fare team, offering fresh, flavorful East African-inspired bowls, salads, and juices. Building on the success of their flagship restaurant in New Center, Waka brings a health-conscious, globally inspired menu to Eastern Market, adding cultural and culinary diversity to the district's tenant roster.

### ZEFF'S CONEY ISLAND

A neighborhood institution in Eastern Market for decades, Zeff's Coney Island is known for classic Detroit coney dogs, hearty breakfasts, and diner favorites. With its no-frills atmosphere and loyal customer base, Zeff's is a go-to spot for market vendors, workers, locals, and tourists. The restaurant's longevity and steady daily traffic highlight its role as a community anchor and reliable tenant.

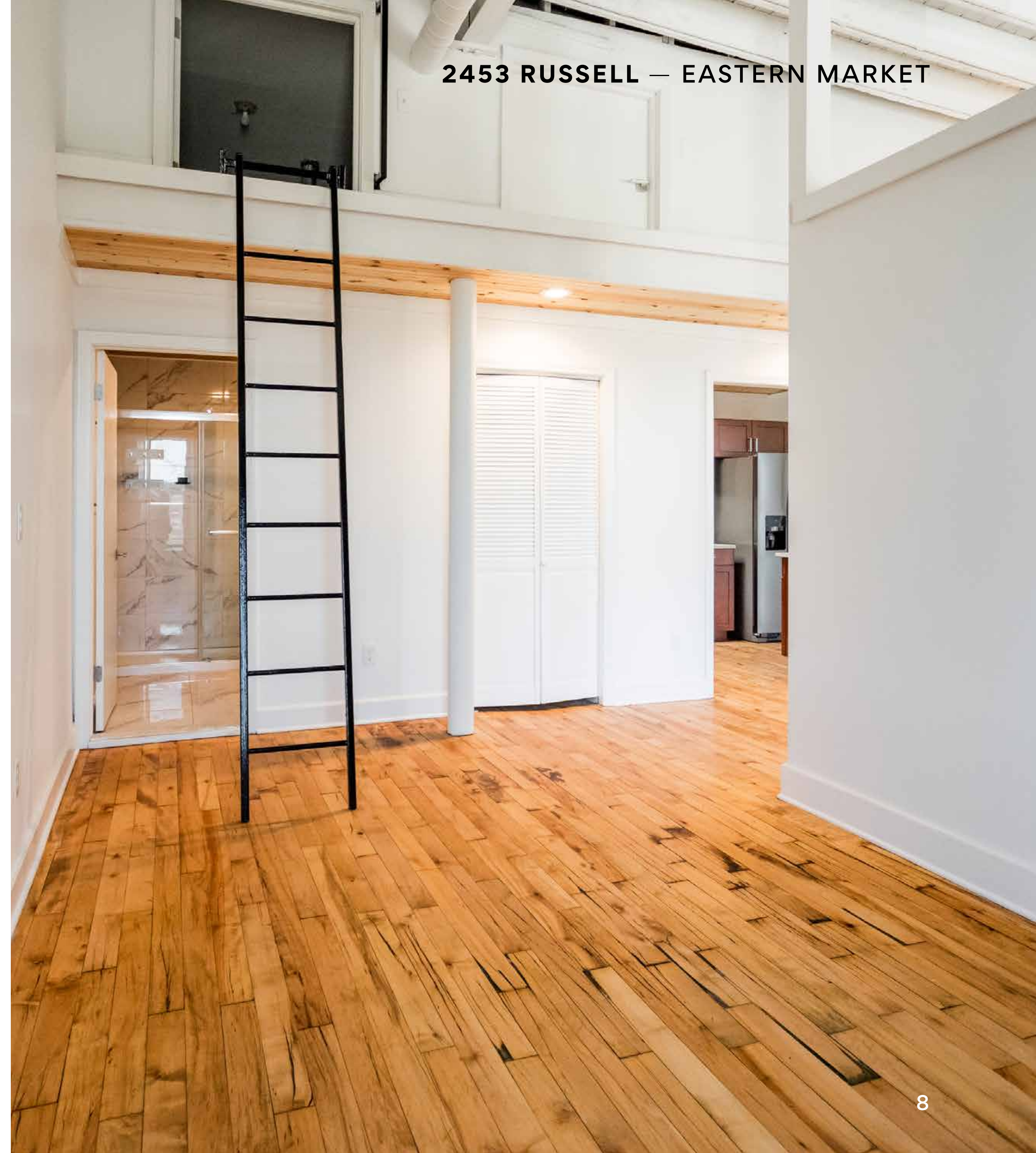
### GETTEES

GETTEES is a Detroit-based apparel brand committed to ethical, Michigan-made manufacturing and timeless, high-quality basics. The company operates a flagship retail store in Eastern Market, reinforcing its identity as a homegrown brand with deep community ties. By prioritizing local production and sustainable practices, GETTEES has cultivated a loyal following that extends beyond Detroit with a growing national profile. Adds thoughtful retail and stability to the Eastern Market tenant mix.





2453 RUSSELL — EASTERN MARKET



SECOND FLOOR CONSISTS OF 8  
RESIDENTIAL APARTMENTS AND  
ONE OFFICE SPACE

NEIGHBORHOOD

## EASTERN MARKET

The largest and oldest historic public market in the United States, Eastern Market is a Detroit institution and longstanding local tradition.

Attracting upwards of 45,000 people every Saturday, the 125-year-old old market bustles with farmers, food trucks, butchers, bakers, jam makers, flower sellers, spice mongers and in recent years, some of the city's most exciting new restaurants right alongside the mom-and-pop stalwarts, creating the city's most vibrant and diverse food and culture destination.

**O'Connor** Real Estate





# Market Shed 4 Expansion

A \$15.5MM new construction project is underway to create expand year-round event opportunities and vending space on the 1st floor.

The expansion will include increases to kitchens, an event space, and public gathering space on the 2nd Floor.

## New Market Businesses Coming

**Marrow in the Market:**  
butcher shop, restaurant, and meat processing facility

**Full Measure Brewing**  
(opened in July)

**Waka by Baobab Fare:**  
to open in coming months in former location of Russell Street Deli (recipient of Motor City Match award)

**Fred’s:**  
A restaurant focused on breakfast and lunch offerings

**Pocket Change:**  
cocktail bar



## The Hive: Phase 1

Total planned 200 unit/ \$70 million development called the HIVE led by Develop Detroit broke ground.



## Choice Neighborhoods

The City and DHC received a \$500k HUD Planning grant to create a redevelopment for aging public housing as well as neighborhood improvements.

City released an RFQ for 1923 Division to secure a developer for this vacant site and as a first step to apply for the CHOICE implementation grant based on the CHOICE plan.

## Shed 7 Warehouse and Distribution Renovation

\$17.2MM renovation of Shed 7 to support warehouse and distribution needs (funding from the MDARD, Gilbert Family Foundation and NMTC from Invest Detroit and Michigan Community Capital)



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AND RETAIL MARKET.

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