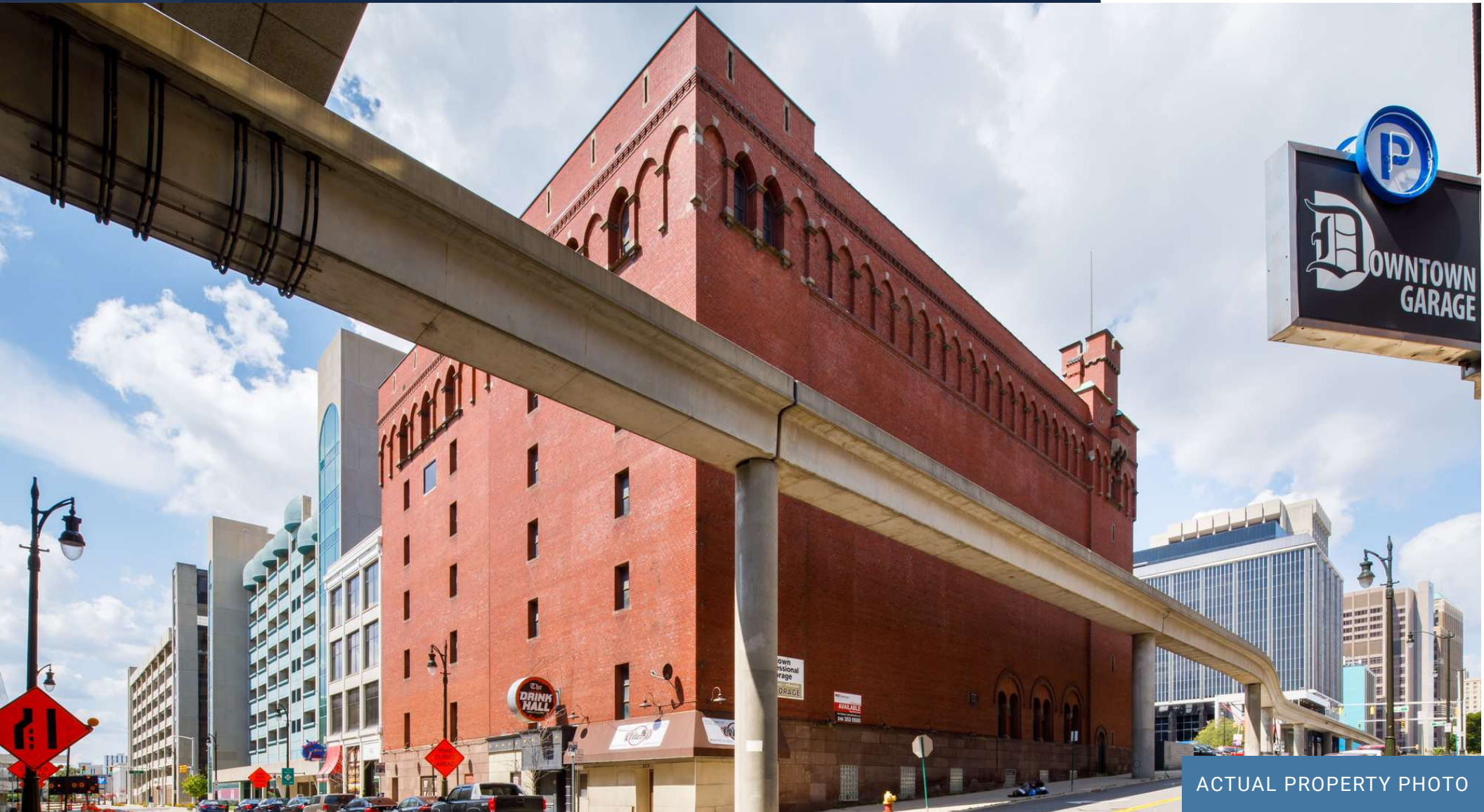


623 CASS AVE

623 Cass Avenue, Detroit, MI 48226

For Sale or For Lease



ACTUAL PROPERTY PHOTO

Exclusively Listed By:

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623 CASS AVE

623 Cass Avenue, Detroit, MI 48226



Google Map



Street View

VALUATION

SALE PRICE

\$4,500,000

LEASE RATE

\$4.00 - 13.00 SF (NNN)

INVESTMENT SUMMARY

Lease Rate:	\$4.00 - 13.00 SF/month (NNN)
Price / SF:	\$46.58
Building Size:	96,600 SF
Land Acreage:	0.32 Acres
Available SF:	5,000 - 82,000 SF
Zoning:	PCA

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	8,880	65,276	180,409
Total Households	5,773	34,231	77,783
Average HH Income	\$97,386	\$63,168	\$56,643

INVESTMENT HIGHLIGHTS

- **Exceptional Visibility and Foot Traffic:** Located just steps from Woodward Ave, Capitol Park, and Campus Martius, the site benefits from a steady stream of professionals, residents, tourists, and event-goers year-round.
- **Cultural and Entertainment Access:** Immediate access to major venues including Huntington Place, Comerica Park, Little Caesars Arena, Fox Theatre, and Detroit Opera House makes this location ideal for pre- and post-event dining, nightlife, or lodging.
- **Transit-Connected and Walkable:** Seamless access to public transit options like the QLINE, People Mover, and nearby structured parking, combined with a pedestrian-friendly layout, ensures convenience and connectivity.
- **Hospitality-Focused Surroundings:** Flanked by luxury developments such as The Siren Hotel, Shinola Hotel, and The Residences at Book Tower, the area is known for high-end lodging and culinary experiences.
- **Versatile Use Potential:** The loft-style structure, expansive floor plates, and PCA zoning support creative offices, retail showrooms, studios, or mixed-use conversion.
- **Urban Draw:** Its proximity to cultural, retail, and public programming hubs ensures strong foot traffic and brand exposure.
- **Historic Character & Market Traction:** Brick-and-beam construction conveys authenticity—a desired trait in high-tier creative and tech sectors.
- **Leasing or Investment Flexibility:** Whether you're a tenant or investor, the building's price and lease status are open to negotiation, with robust redevelopment upside.



[CLICK HERE FOR A FINANCING QUOTE](#)

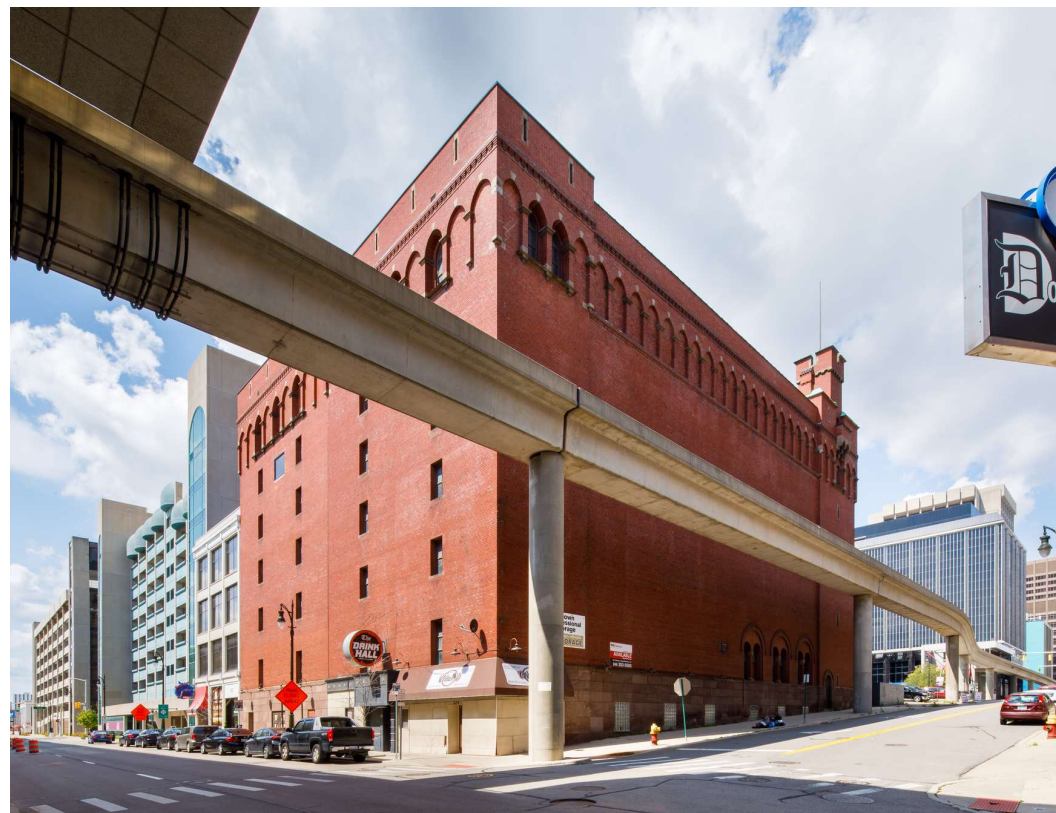
Garryn B. Laws | Capital Advisor
(Direct) 714.655.3720 | glaws@convoy-cap.com

PHOTOS





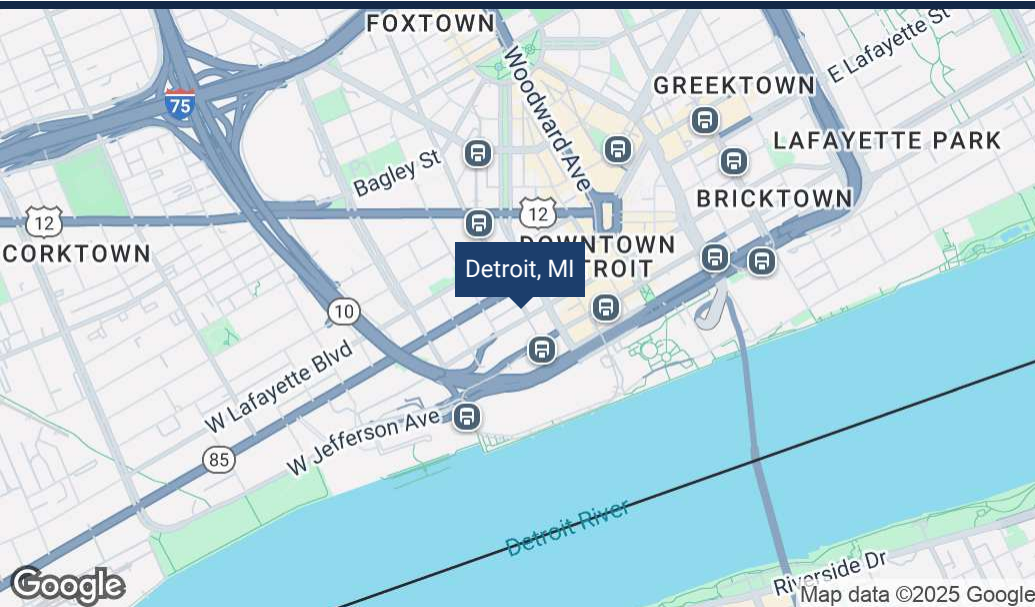
ADDITIONAL PHOTOS



623 CASS AVE

623 Cass Avenue, Detroit, MI 48226

MARKET OVERVIEW



LOCATION DESCRIPTION

Positioned in the heart of Downtown Detroit's Capitol Park Historic District, 623 Cass Ave represents a rare opportunity to invest in one of the city's most dynamic and rapidly evolving commercial corridors. This location is distinguished by its historic architecture, strong pedestrian presence, and close proximity to major business, entertainment, and cultural anchors.

Over the past decade, Capitol Park has undergone a profound transformation — emerging as a high-demand destination for boutique retailers, hospitality operators, creative offices, and urban dwellers seeking walkability and authenticity. The area blends Detroit's storied past with modern momentum, offering an environment uniquely suited for experiential concepts, elevated storefronts, and intimate hospitality projects.

KEY DEVELOPMENTS

The Exchange (CBD): A 16-story residential tower with ground-floor retail in Greektown, offering rental apartments and condominiums. Completed in 2023 and currently in lease-up.

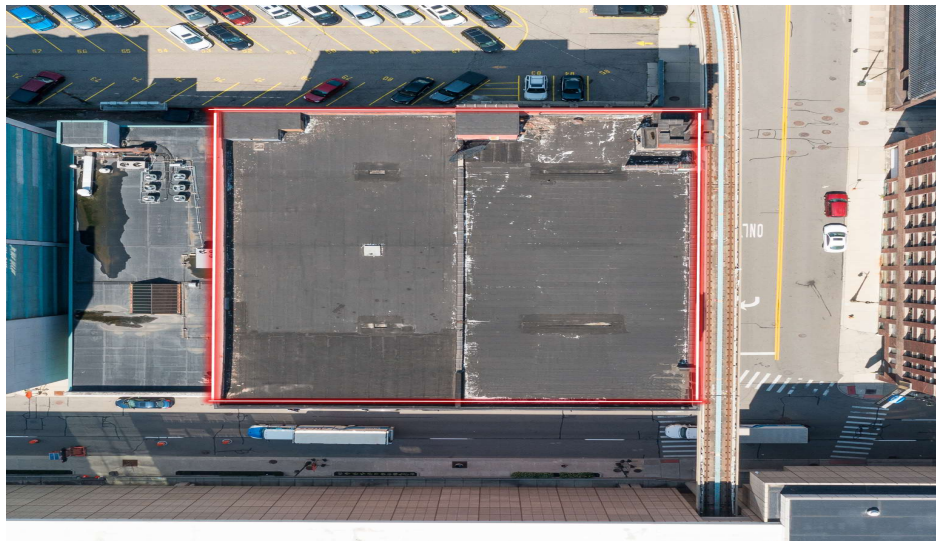
Book Tower (CBD): Bedrock's renovated 500,000 SF historic building at Grand River & Washington Blvd. opened in 2023, featuring 229 residential units, 117 hotel rooms, 52,000 SF of retail, and co-working space.

Ross-Iltch Developments (CBD): A \$1.5B joint venture near Comerica Park by Olympia Development and Related Companies. Planned components include 700 residential units, 1.2M SF of office, 100,000 SF of retail, and 450+ hotel rooms.

Cadillac Square (CBD): Bedrock's redevelopment of the former National Theatre site will deliver nearly 300 residential units, 400,000 SF of office, 90,000 SF of retail, a 2,000-seat concert venue, and a 1,600-space parking structure.

Michigan Central Station (Corktown): Ford's revitalization of the historic 18-story, 500,000 SF station into a mobility innovation campus officially opened in 2024.

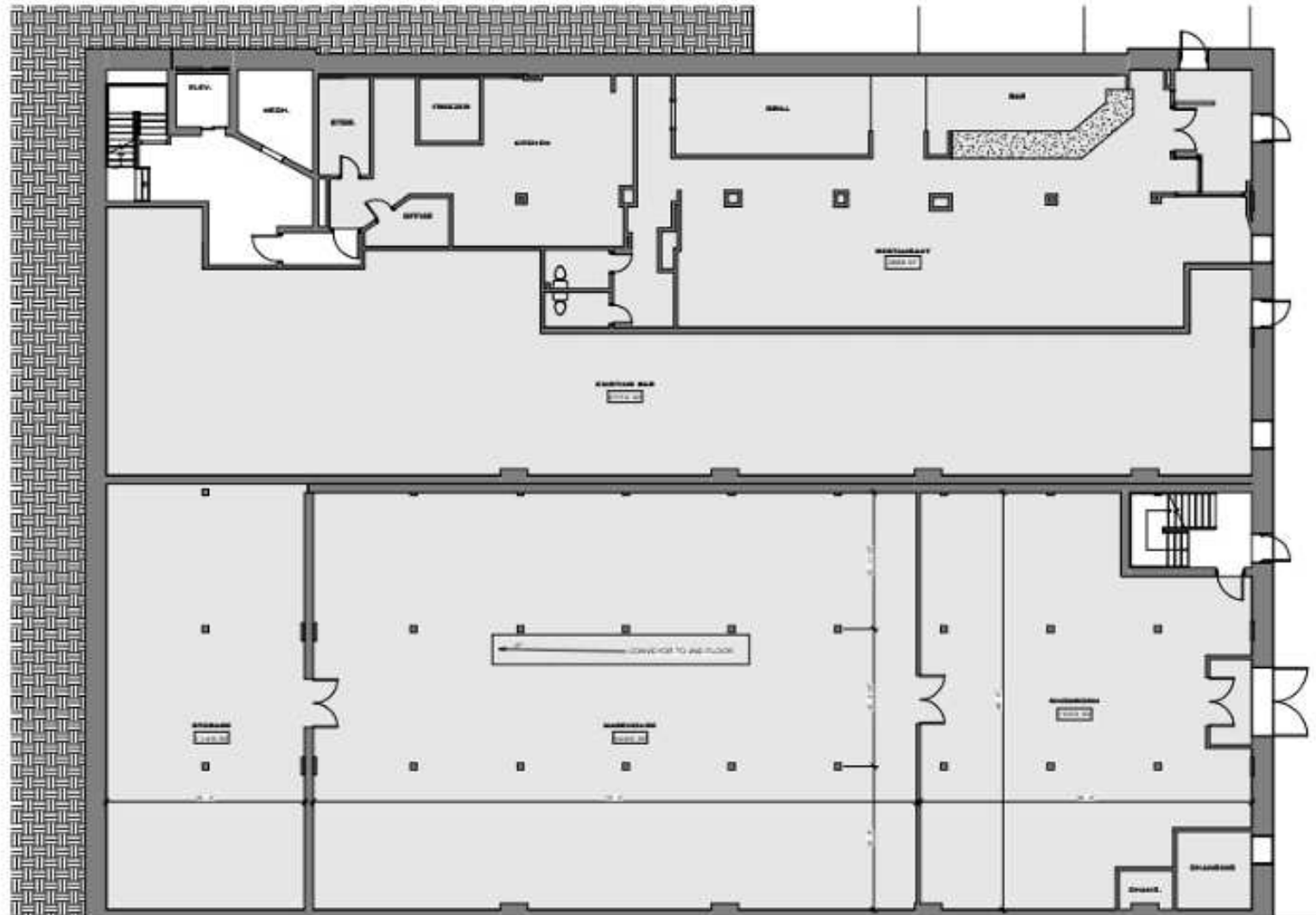
Residences at Water Square (CBD): A 25-story luxury multifamily development by Sterling Group at the former Joe Louis Arena site, now leasing. Includes 496 units and upscale amenities like an all-season pool, skydeck, and fitness center.



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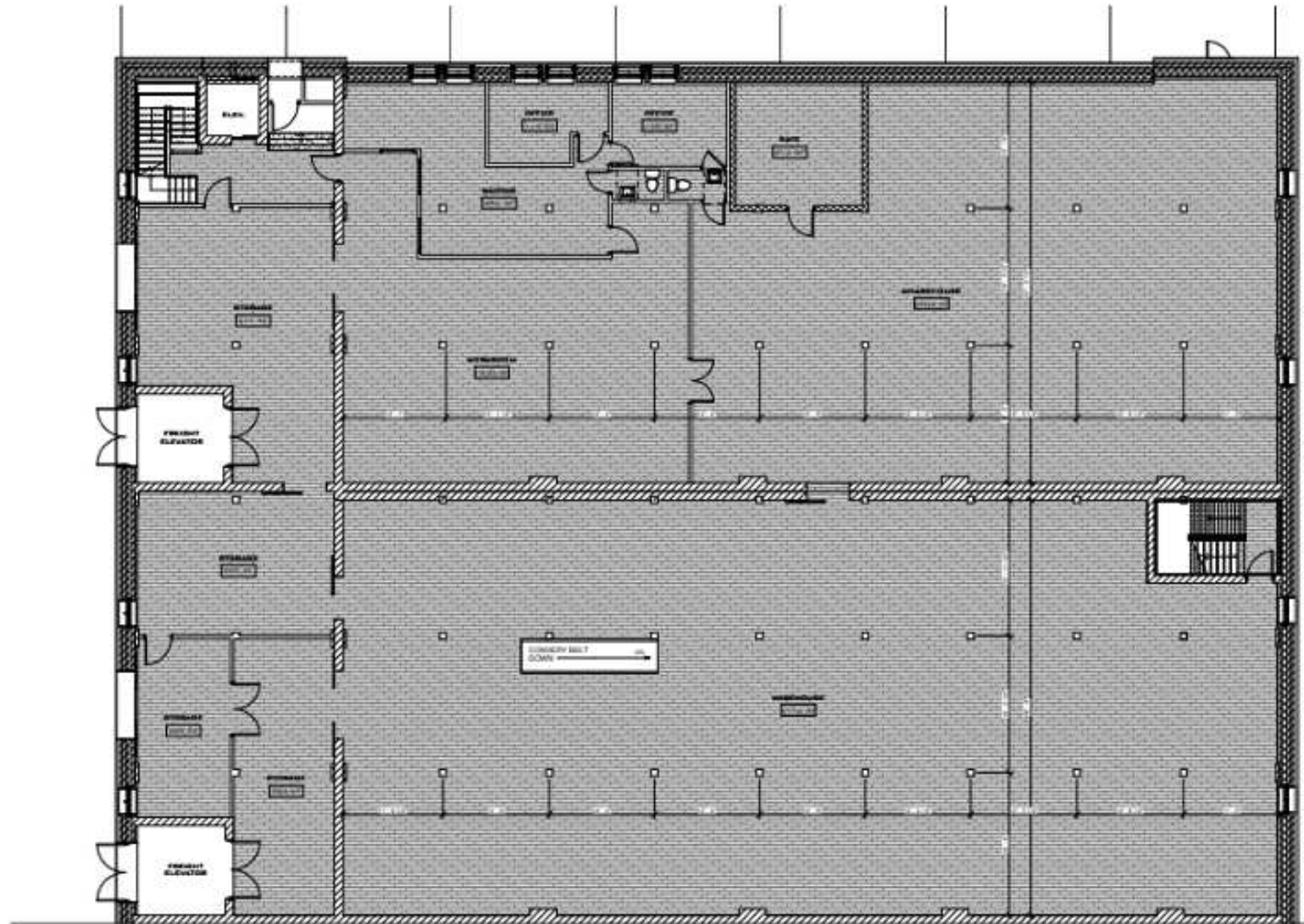
1ST FLOOR PLAN



623 CASS AVE

623 Cass Avenue, Detroit, MI 48226

FLOOR PLANS | 2-7



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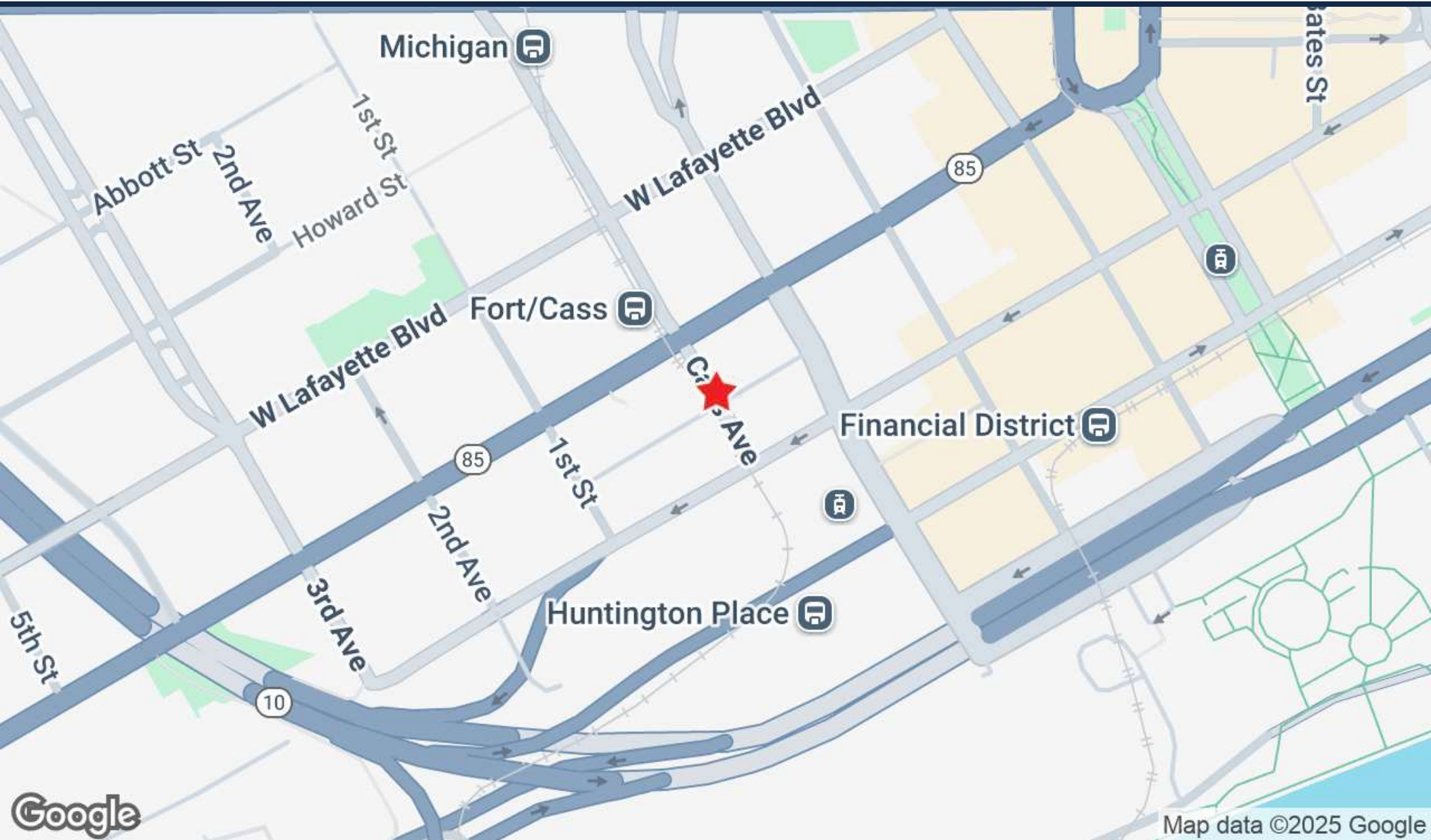
REGIONAL MAP



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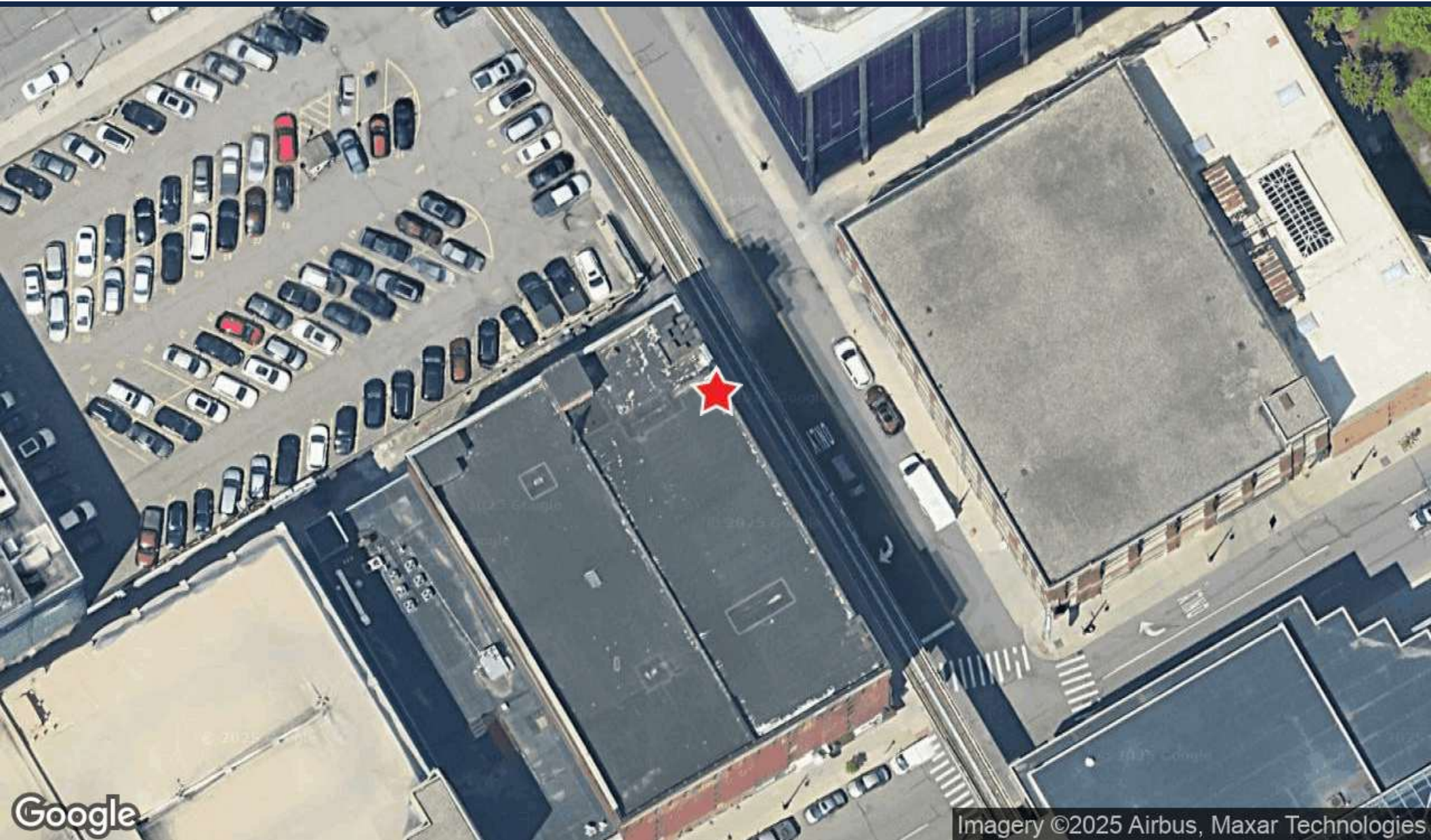
LOCATION MAP



623 CASS AVE

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AERIAL MAP



623 CASS AVE

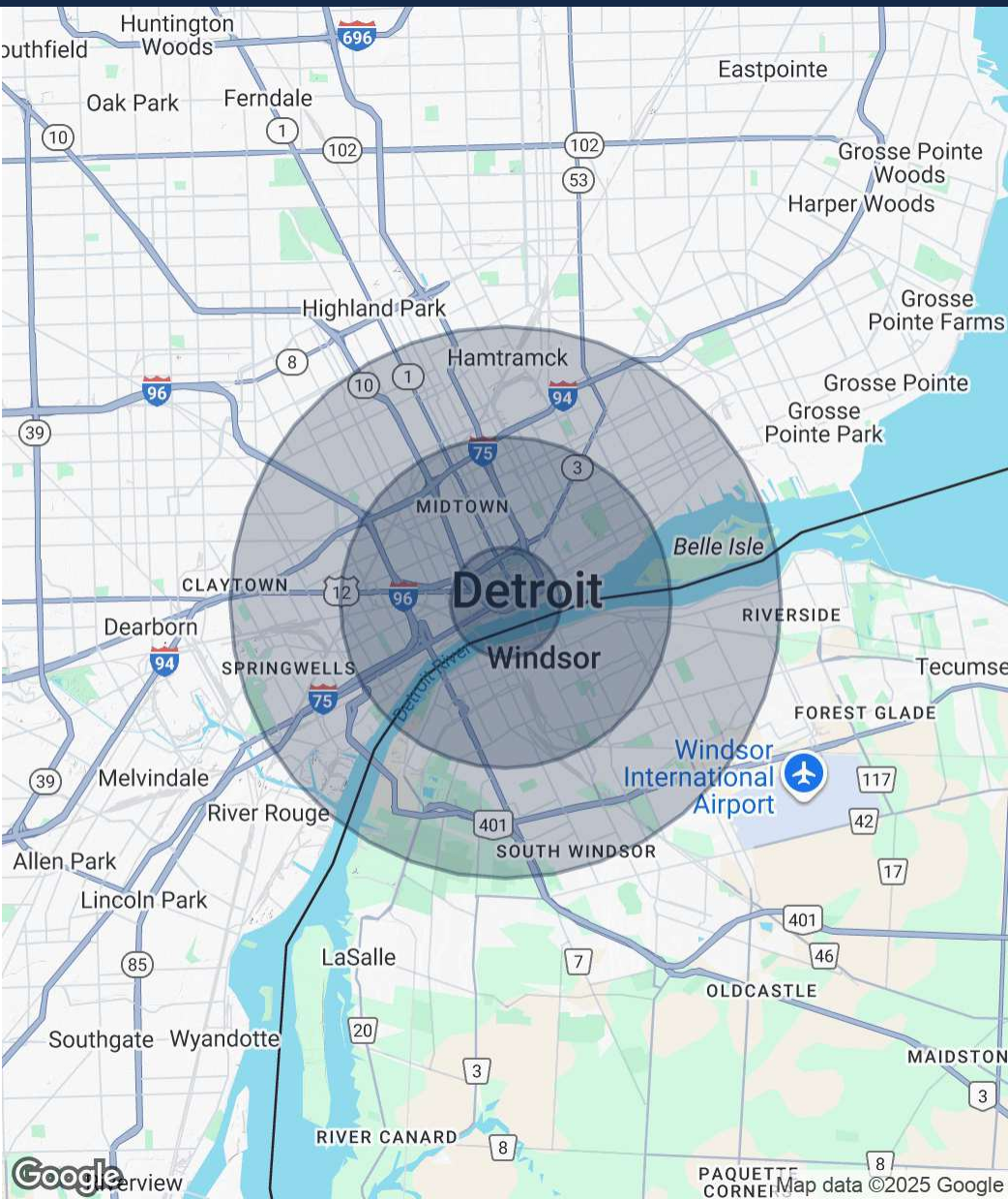
623 Cass Avenue, Detroit, MI 48226

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,880	65,276	180,409
Average Age	41	40	38
Average Age (Male)	41	39	37
Average Age (Female)	41	40	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,773	34,231	77,783
# of Persons per HH	1.5	1.9	2.3
Average HH Income	\$97,386	\$63,168	\$56,643
Average House Value	\$428,351	\$310,395	\$215,120

Demographics data derived from AlphaMap



EVOLVE

REAL ESTATE TEAM

EVOLVE @ ENCORE

Evolve, a team with modest origins, is renowned in the CRE sector for their exceptional competence, client focus, and data-driven approach. Above all, they are distinguished by their steadfast commitment to integrity and transparency. Their aim is to consistently exceed client expectations by delivering innovative and tailored real estate solutions that optimize investment returns and contribute to enduring success.

Through real estate, they help organizations, families and individuals procure time for the things that matter and create sustainable wealth for future generations.



Kishon Harbert, Senior Director | Kimberly Hoyle, Associate Advisor | Dr. Eric Reed, Associate Advisor | Daynah Manigault, Settlement Manager |
Amber Anglin, CRE Investment Strategist

About Us

EVOLVE @ ENCORE



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