

## KERCHEVAL PLACE - FOR SUBLEASE

17000-17030 Kercheval Ave, Grosse Pointe, MI 48230



# FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:  
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**OFFERING SUMMARY:** 17000-17030 Kercheval Ave | Grosse Pointe, MI 48230



**PROPERTY OVERVIEW**

Not Provided

**OFFERING SUMMARY**

Lease Rate: \$21.85 SF/yr (Gross + CAM)  
Building Size: 93,296 SF  
Available SF: 3,130 SF  
Lot Size: 1.05 Acres  
Year Built: 1927  
Zoning: C-2

**PROPERTY HIGHLIGHTS**



**BUILDING/PROPERTY INFORMATION:** 17000-17030 Kercheval Ave | Grosse Pointe, MI 48230

**BUILDING INFORMATION**

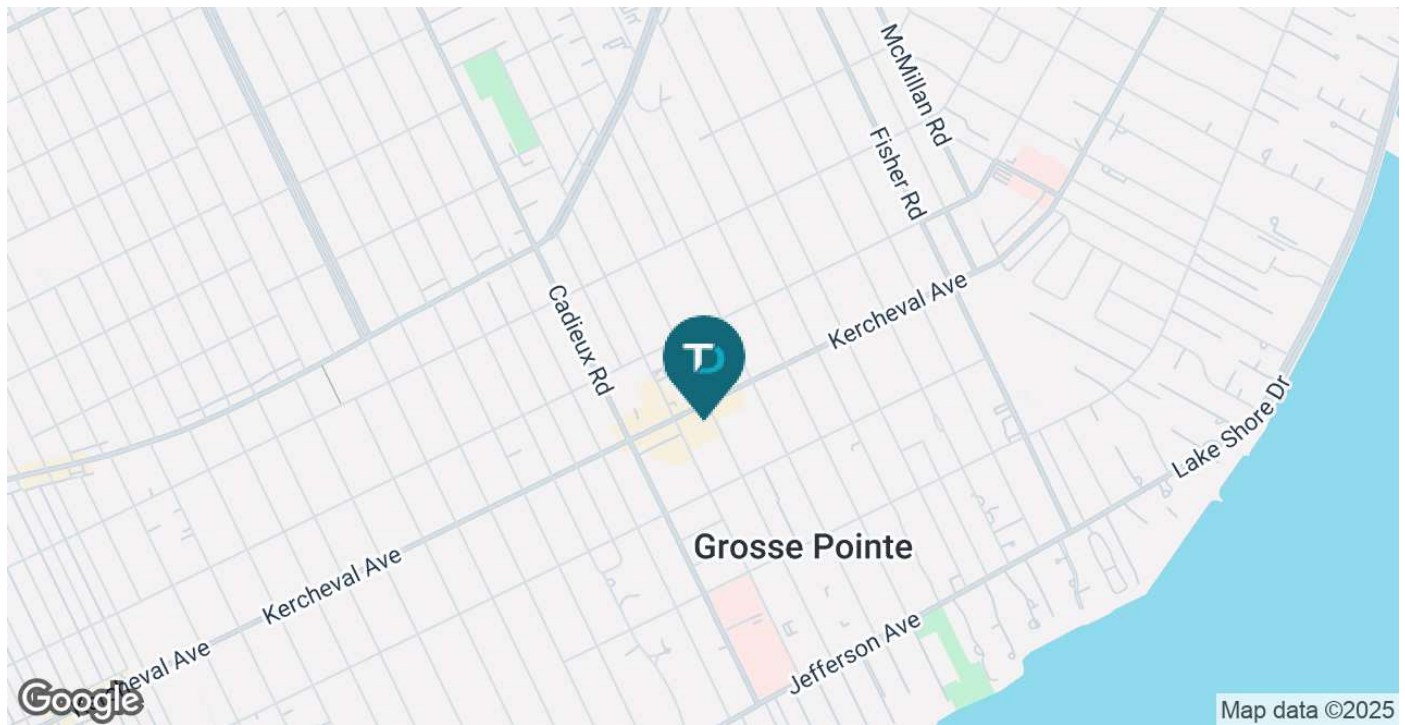
Building Size:	93,296 SF
Year Built:	1927
Last Renovated:	2008
Number of Floors:	2
Parking:	Attached to public parking structure with direct entry to Trader Joes and the second floor of the building

**PROPERTY INFORMATION**

Lot Size:	1.04 Acres
Property Type:	Mixed
Property Subtype:	Strip Center
Zoning:	C-2
Traffic Count:	3,426 Vehicles/Day (Costar, 2022)
Legal Description:	Available Upon request.
APN:	37-002-04-0029-003

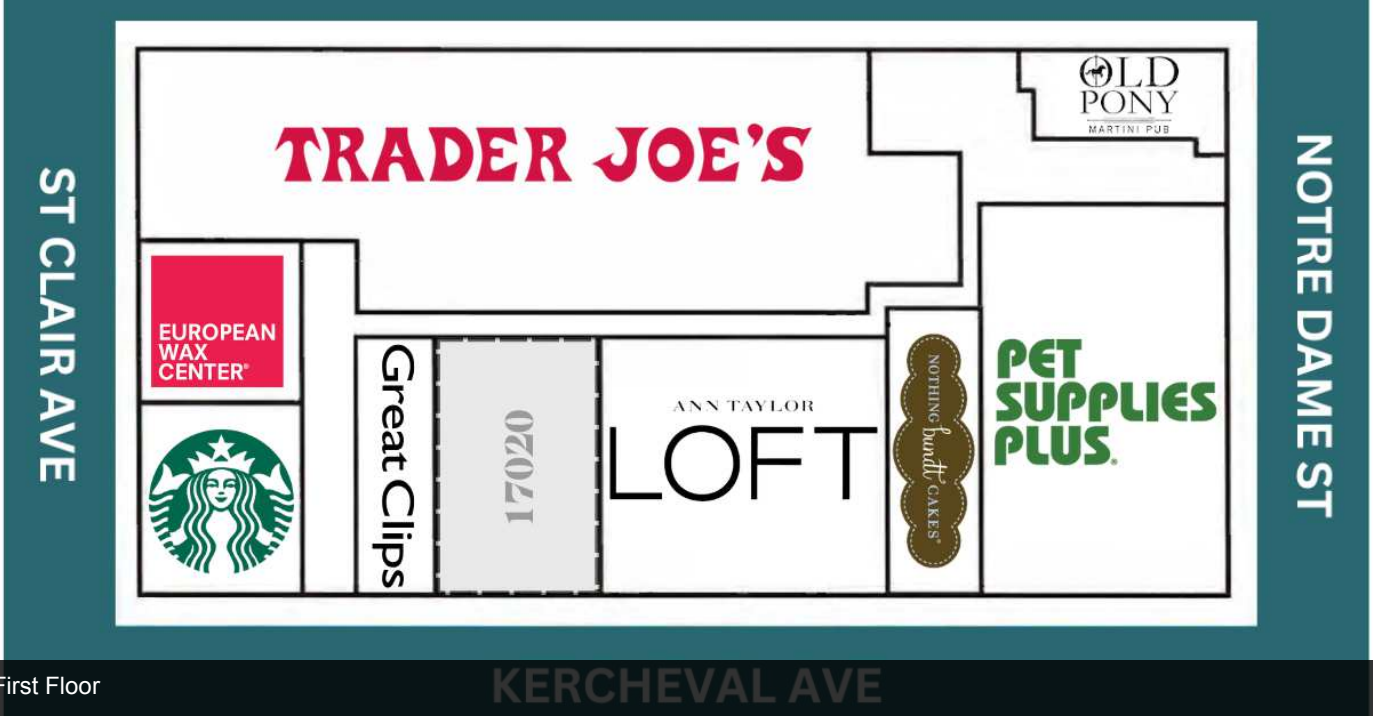
**LOCATION INFORMATION**

Located on the south side of Kercheval Ave between St. Clair Ave and Notre Dame Street.





ADDITIONAL PHOTOS: 17000-17030 Kercheval Ave | Grosse Pointe, MI 48230



First Floor



Street View

**LEASE SPACES:** 17000-17030 Kercheval Ave | Grosse Pointe, MI 48230



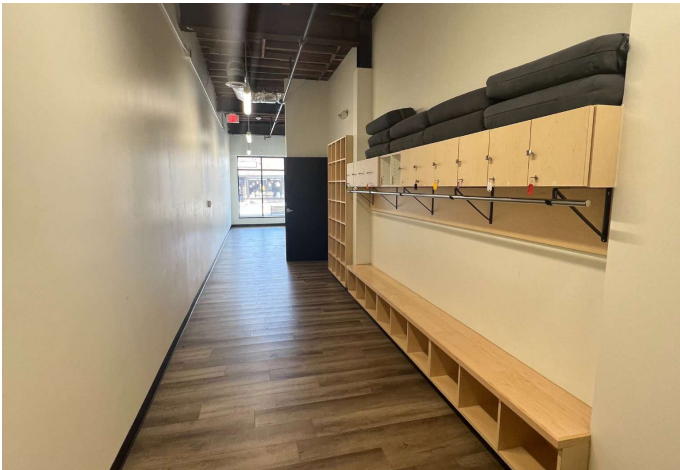
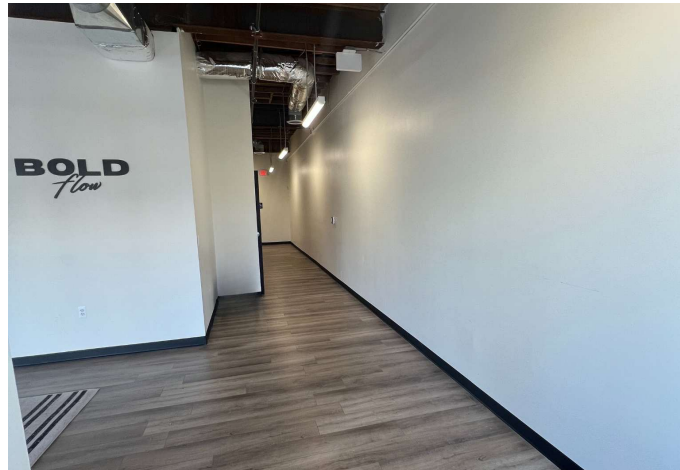
**LEASE INFORMATION**

Lease Type:	Gross + CAM	Lease Term:	Negotiable
Total Space:	3,130 SF	Lease Rate:	\$21.85 SF/yr

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
17020	Available	3,130 SF	Gross + CAM	\$21.85 SF/yr	-

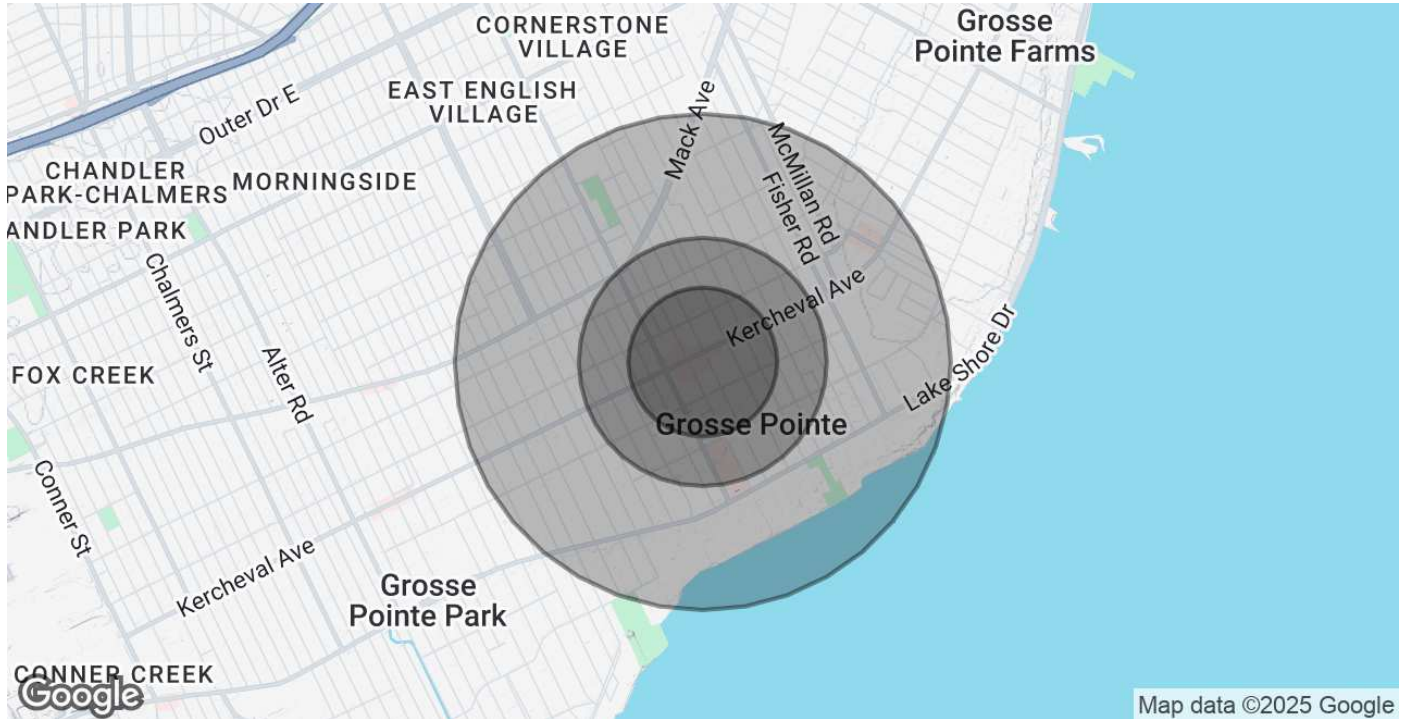
**SUITE PHOTOS:** 17000-17030 Kercheval Ave | Grosse Pointe, MI 48230



**RETAILER MAP:** 17000-17030 Kercheval Ave | Grosse Pointe, MI 48230



**DEMOGRAPHICS MAP & REPORT: 17000-17030 Kercheval Ave | Grosse Pointe, MI 48230**



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	991	4,538	14,596
Average Age	45	43	42
Average Age (Male)	43	42	41
Average Age (Female)	46	44	44
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	436	1,803	5,657
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$182,125	\$200,067	\$183,137
Average House Value	\$482,701	\$507,556	\$480,807

*Demographics data derived from AlphaMap*