



www.oconnordetroit.com/EasternMarket

NEIGHBORHOOD

EASTERN MARKET

LOCATION

DIVISION BETWEEN
ST. AUBIN AND ORLEANS

SPACE TYPE

MIXED USE

OVERVIEW

This 32,000-square-foot warehouse in Eastern Market is an ideal property for an adaptive reuse conversion for creative office space or industrial/flex space. The current owner undertook an extensive renovation of the building, investing millions of dollars into facade repairs, as well as new windows, roof, elevators and MEP systems. The open floor plan offers limitless possibilities for developers or users looking to be within walking distance of Eastern Market and Downtown Detroit.

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ASKING PRICE

\$ 2,800,000

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, Gettees, 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, Supino Pizza, Thomas Magee’s Sporting House, Tocaroro, Trinosophes, Vivio’s Food & Spirits, Well Done Goods

BUILDING SIZE

32,000 SF (Can be purchased with 1956 Alfred or 2003 Gratiot)

YEAR BUILT

1969

ZONING

SD2

ZONING DESCRIPTION

This district is designed to encourage a complementary mixture of more intensive pedestrian- and transit-oriented uses that may be compatible with a neighborhood center or with a location along major or secondary thoroughfares. Parking requirements are reduced in certain circumstances to promote use of transit and non-motorized transportation; shared parking and a district approach to parking are encouraged to lessen demand for off-street parking spaces. Certain establishments that serve alcohol for consumption on the premises are permitted without a spacing requirement in order to attract increased pedestrian traffic to the area.

NEIGHBORHOOD

Eastern Market

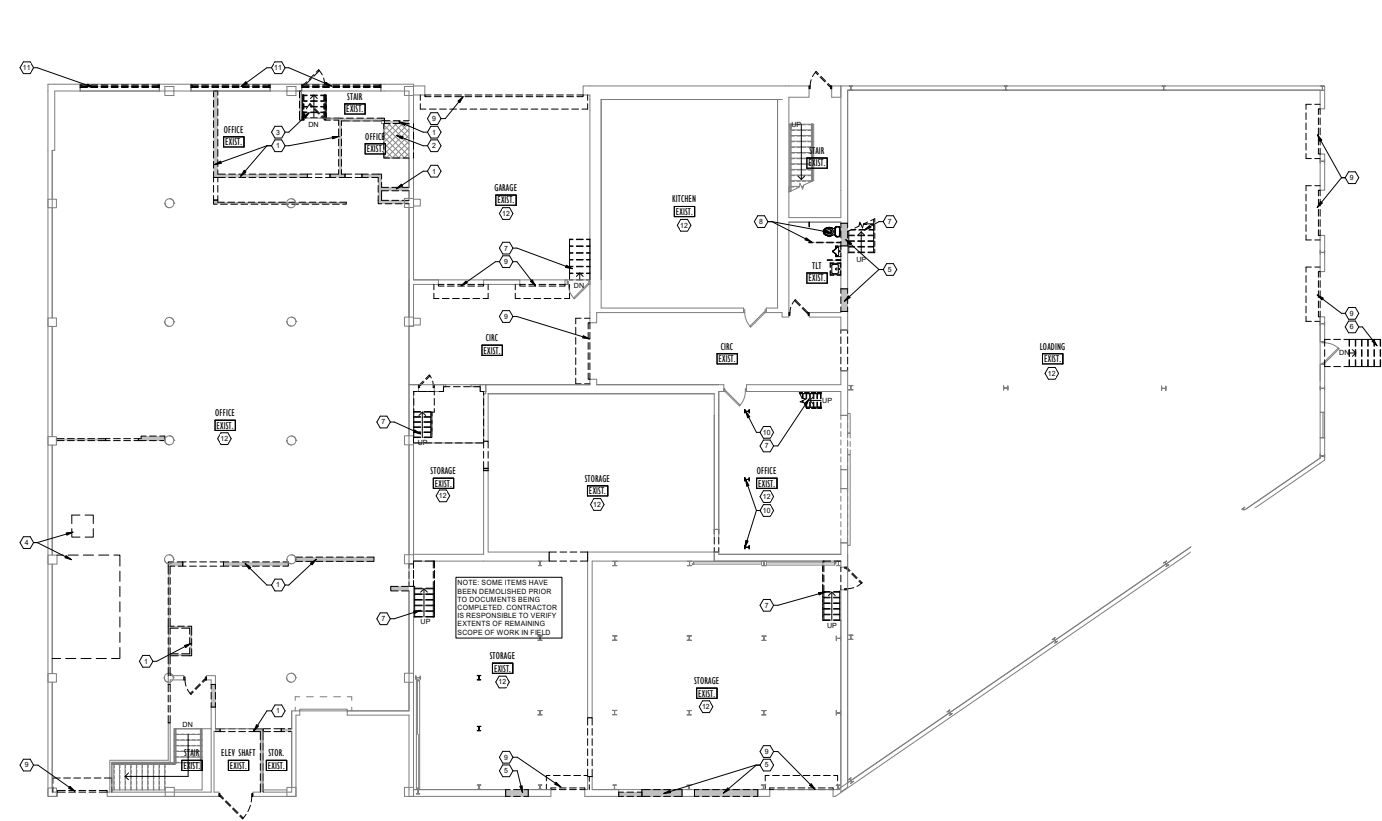
LOCATION

Division between
St. Aubin and Orleans

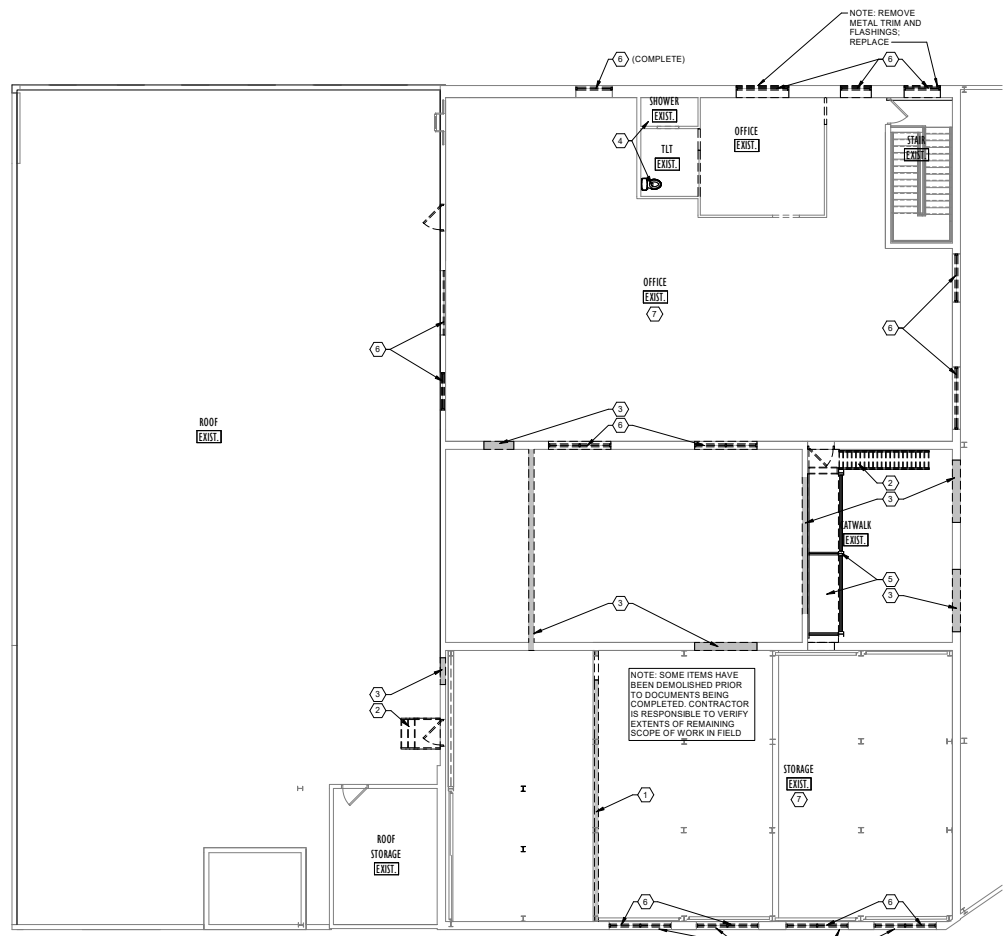
FEATURES

- Located in a qualified Opportunity Zone
- Ideal property for an adaptive reuse conversion
- New windows, roof, elevators and MEP systems
- Within walking distance to Downtown Detroit

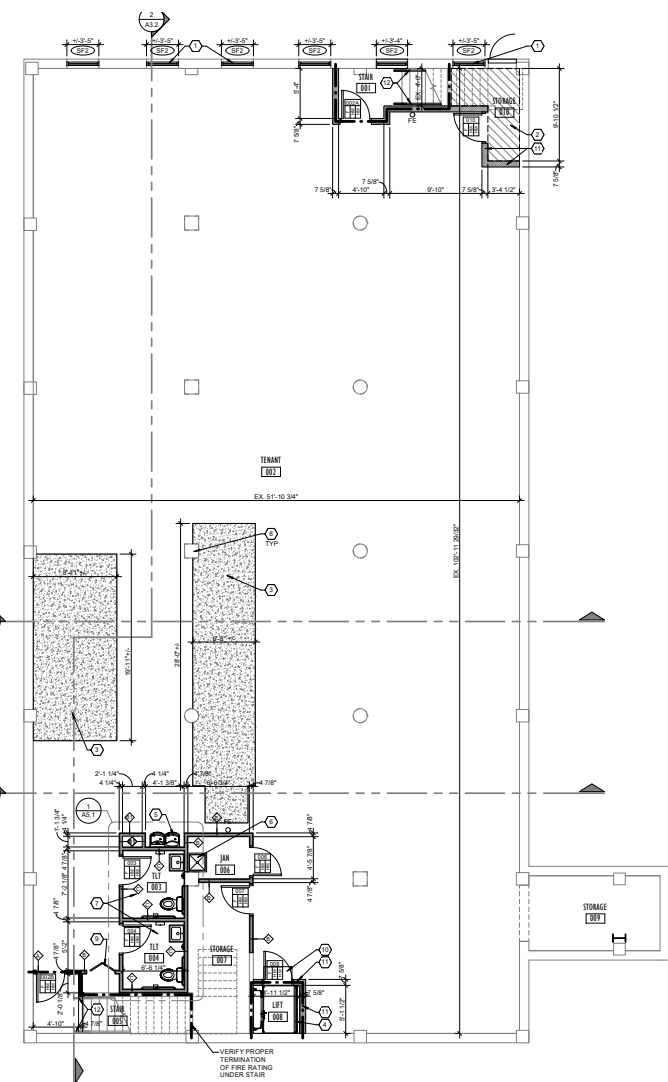
FLOOR PLANS



FIRST FLOOR



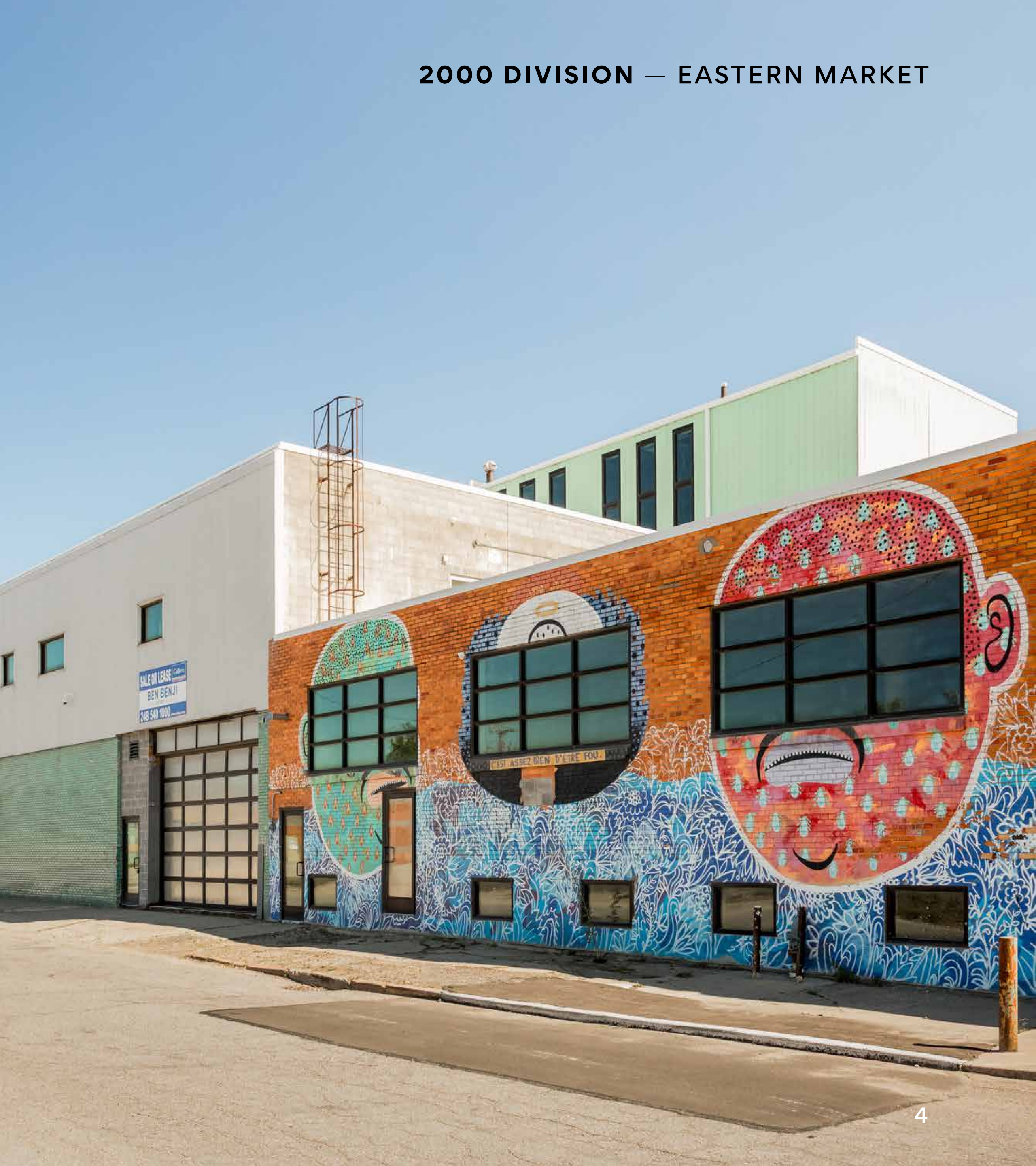
SECOND FLOOR



LOWER LEVEL



2000 DIVISION — EASTERN MARKET



[CLOCKWISE FROM ABOVE]
HISTORIC BRICK WAREHOUSE
STYLE, 3 STOREFRONTS,
PARKING OPTIONS AT 1956 ALFRED
AND 2003 GRATIOT



2000 DIVISION — EASTERN MARKET

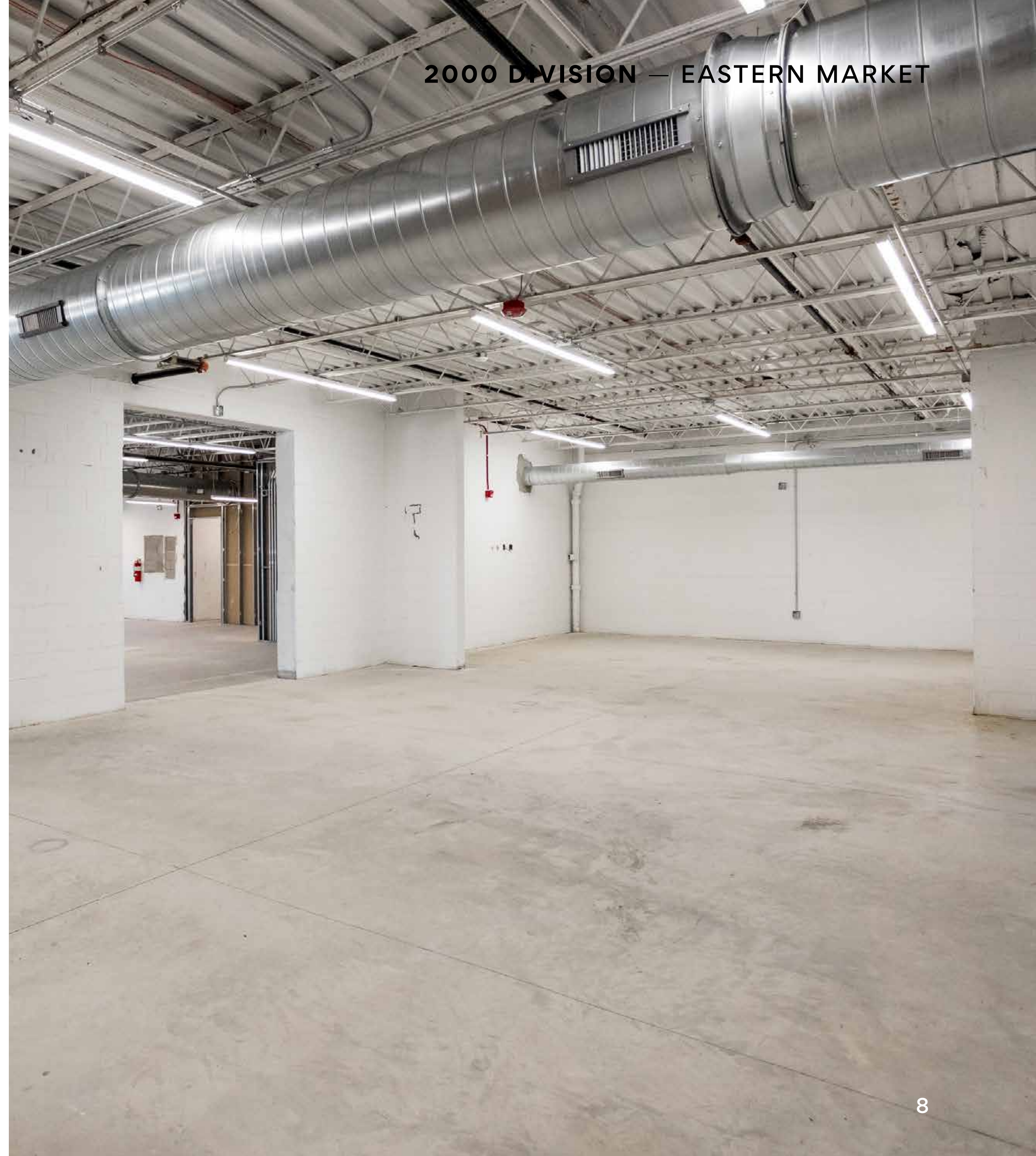




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EASTERN MARKET

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.

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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)

2000 DIVISION — EASTERN MARKET



A TRUSTED AND RESPECTED
MEMBER OF THE COMMUNITY,
O'CONNOR REAL ESTATE
BRINGS 20 YEARS OF
EXPERIENCE AND EXPERTISE
TO THE COMMERCIAL OFFICE
AND RETAIL MARKET.

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