

# THE PARKER DURAND

For Lease



**Paul DeBono**

Vice President of Brokerage & Client Services

248.470.3015

PaulDeBono@BeanstalkRES.com



**[beanstalkres.com](http://beanstalkres.com)**

# THE PARKER DURAND

8001 Kercheval Avenue, Detroit, MI 48214

## Property Summary



### PROPERTY HIGHLIGHTS

- Prime Corner Storefront with Exceptional Visibility: Capture high traffic in Detroit's vibrant West Village.
- Flexible Retail Spaces with Unique Layout Options: Offering 570–3,123 SF.
- Modern Mixed-Use Building in a Thriving, Walkable Community.
- Ready-to-Customize Spaces for Immediate Occupancy: Delivered as a white box, allowing tenants the creative freedom to shape the space to suit their unique brand identity.
- Dedicated 4'x4' vent shaft for restaurant users, ideal for specialty cafés, bakeries, or eateries looking to join this growing food scene.
- Inviting End-Cap Space with Potential for Outdoor Seating.
- Strong Demographics in a Historic, Urban Setting.

### OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (MG plus Utilities; Gross plus Utilities)
Number of Units:	76
Available SF:	570 - 3,123 SF
Lot Size:	1 Acres
Building Size:	75,000 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	8,353	31,474	91,977
Total Population	14,995	61,226	214,537
Average HH Income	\$62,993	\$59,066	\$65,476

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## Property Description



### PROPERTY DESCRIPTION

This retail opportunity at The Parker Durand presents versatile spaces designed to attract a diverse array of tenants—from chic boutiques and specialty food markets to fitness studios and unique concept stores. The former Connected Fitness space, now available at 1,180 square feet, is ideal for uses that thrive in an open, flexible layout. Additionally, the end-cap suite offers potential for café-style sidewalk seating, a perfect draw for coffee shops, bakeries, or small eateries looking to establish a presence in one of Detroit’s most pedestrian-friendly neighborhoods.

### LOCATION DESCRIPTION

Located in the heart of Detroit’s flourishing West Village neighborhood, The Parker Durand sits at the nexus of vibrant urban life and historic charm. With upscale Indian Village as its neighbor, West Village is celebrated for its mix of residential charm and bustling retail, making it a highly walkable destination. The area is home to standout local retailers and celebrated dining spots, including Sister Pie, Marrow, and Metropolis, creating an authentic, community-focused experience for visitors and residents alike.

### SITE DESCRIPTION

At the bustling intersection of Van Dyke and Kercheval, The Parker Durand commands attention from foot traffic and daily commuters. The West Village area boasts a dynamic blend of artisanal retailers, culinary innovators, and boutique shops, making it an ideal location for retailers who value community engagement and visibility. This prime retail spot is ready to welcome new concepts that align with the neighborhood’s unique cultural fabric. A soon-to-be-announced bistro specializing in African, Caribbean, and Soul cuisine will soon join the mix, adding an exciting new culinary option for residents and visitors alike.

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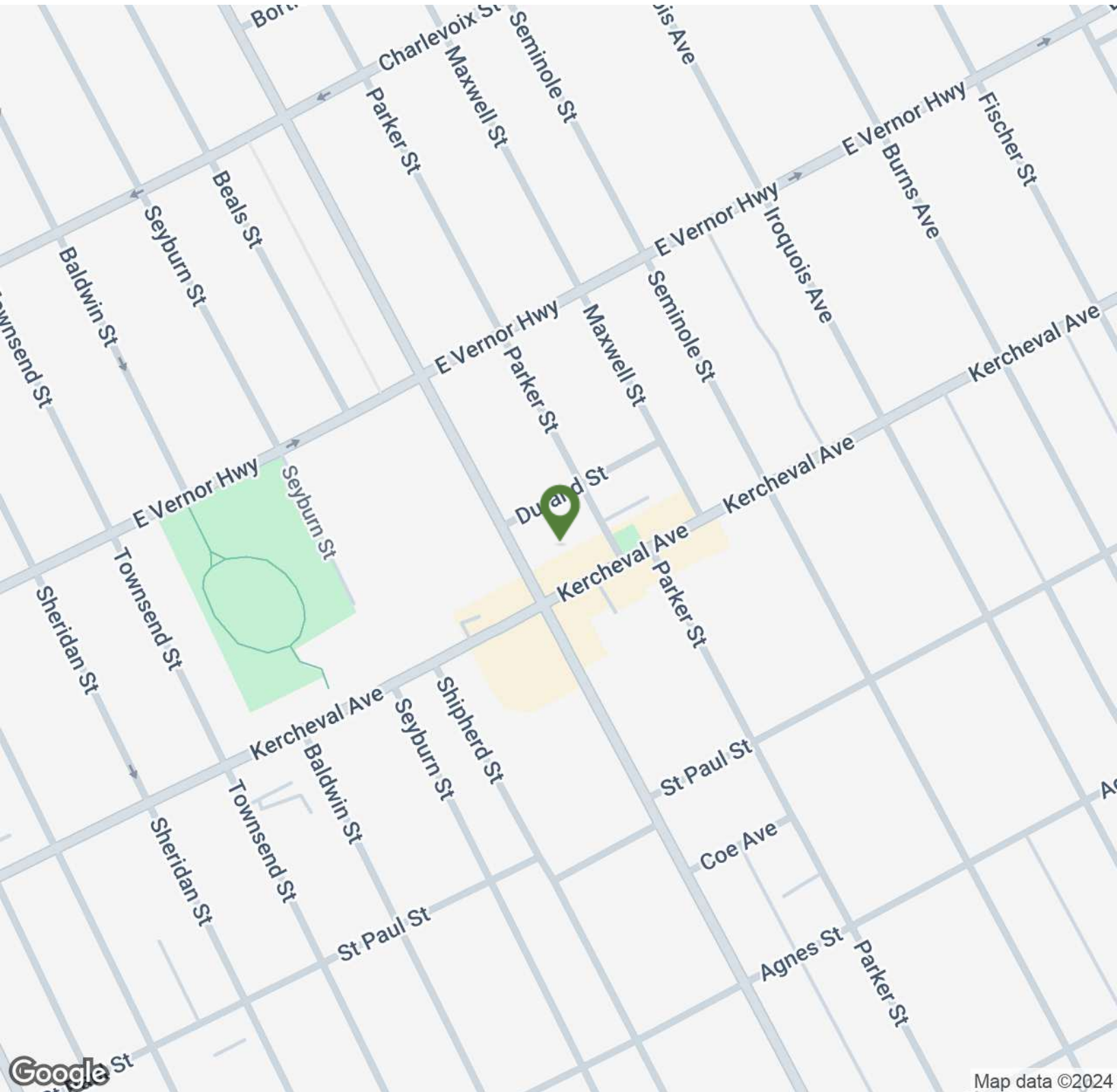


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Location Map



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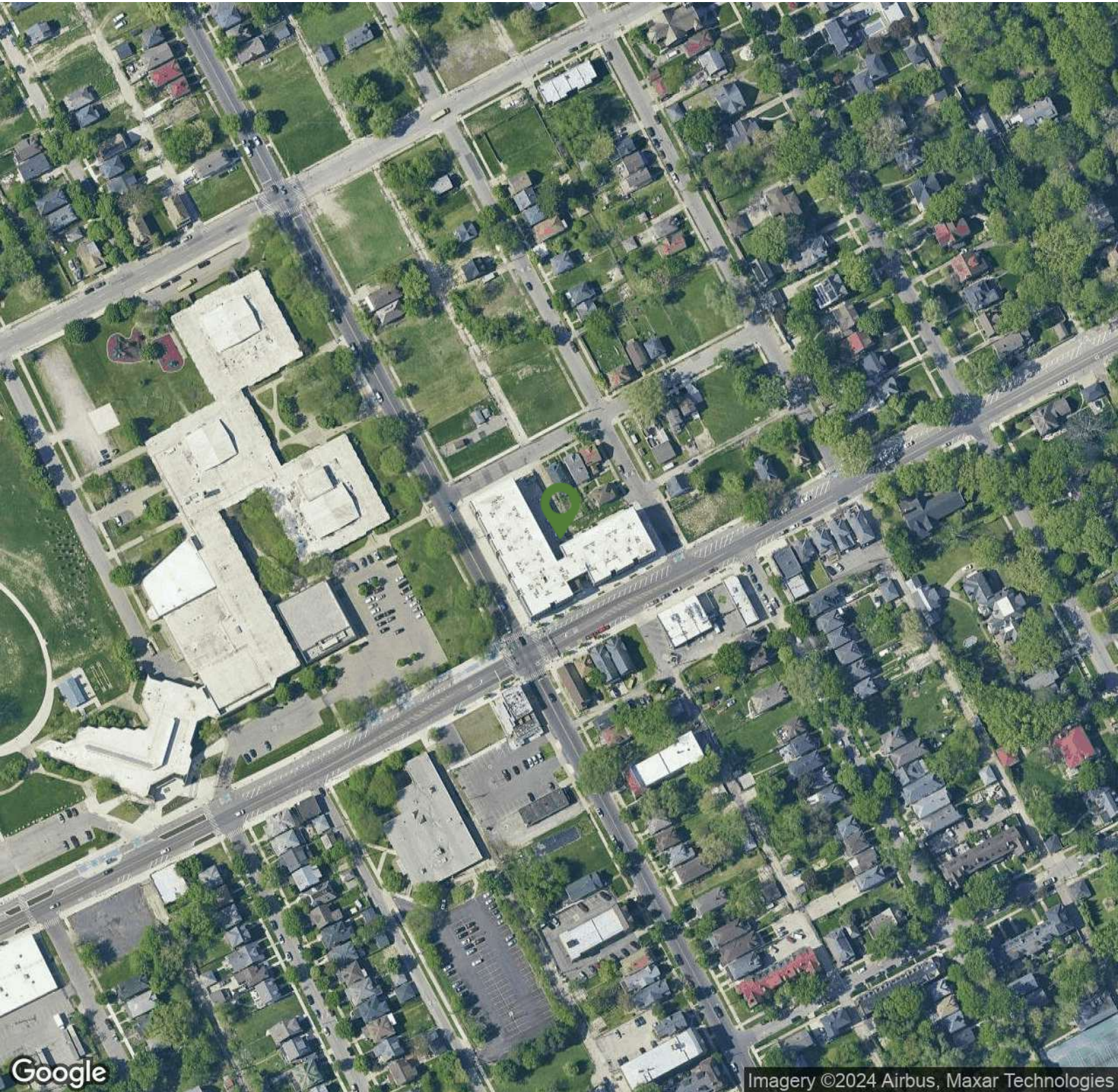
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Map data ©2024

# THE PARKER DURAND

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Aerial Map



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# THE PARKER DURAND

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Lease Spaces



## LEASE INFORMATION

Lease Type:	MG plus Utilities; Gross plus Utilities	Lease Term:	60 months
Total Space:	570 - 3,123 SF	Lease Rate:	\$25.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
8001 Kercheval	Available	1,200 - 3,123 SF	MG plus Utilities	\$25.00 SF/yr	This spacious 3,123 SF corner suite is ideally suited for a vibrant restaurant, bistro, or café. Featuring high visibility, flexible layout options, and an existing 4'x4' vent shaft, this space is perfectly equipped to support culinary concepts. Located in the heart of West Village, it offers access to a walkable community surrounded by popular local establishments, making it a prime spot for attracting both residents and visitors.
Suite 102	Available	570 - 1,180 SF	Gross plus Utilities	\$25.00 SF/yr	Suite 102 which is comprised of Spaces B & C on the Floor Plans was home to the Former Connected Fitness Space. This space ideal for yoga, personal training, or any other open retail floor plans. The space is divisible into two (2) smaller units (as shown on the floor plan) for the right tenant mix at the property.

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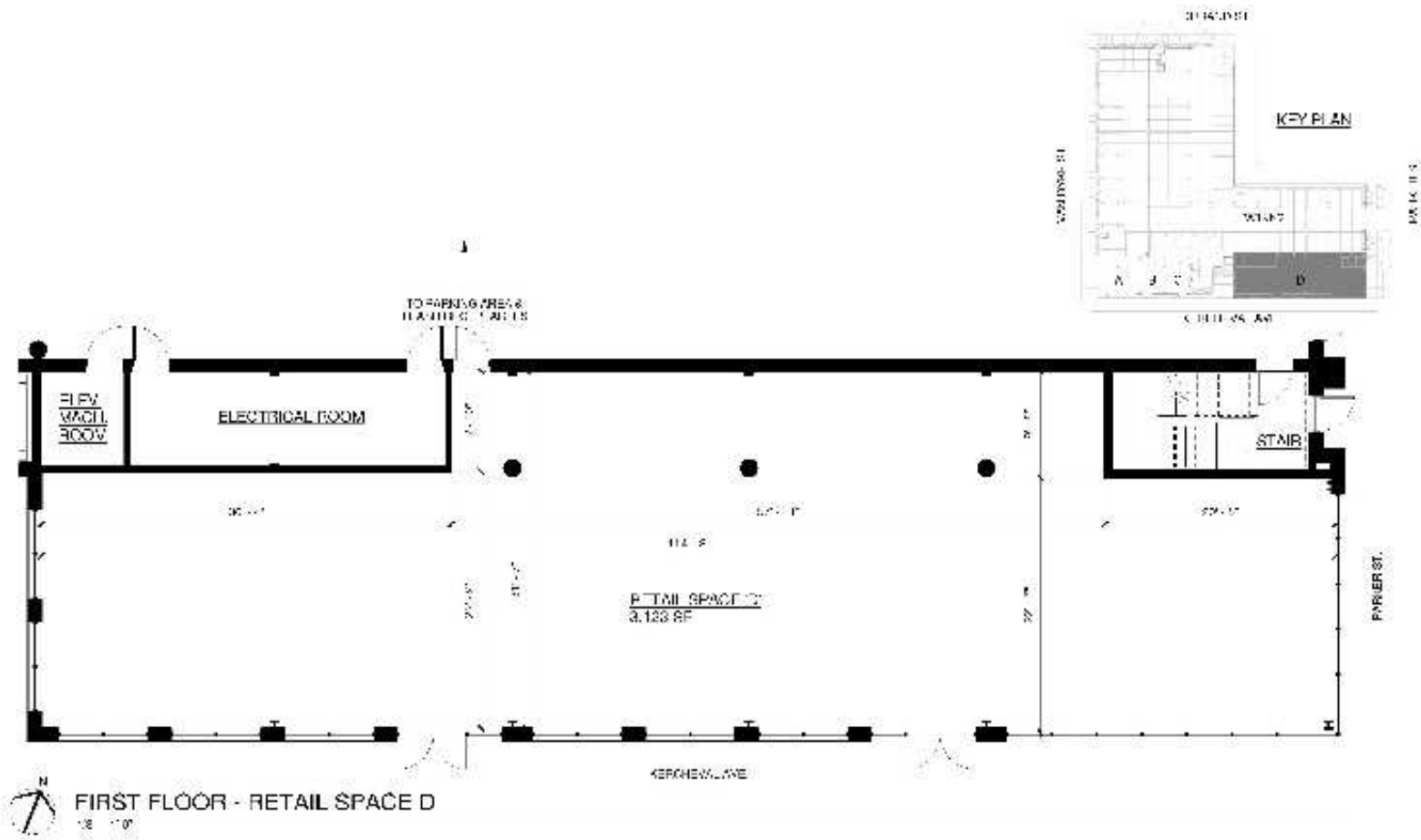


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## Floor Plans



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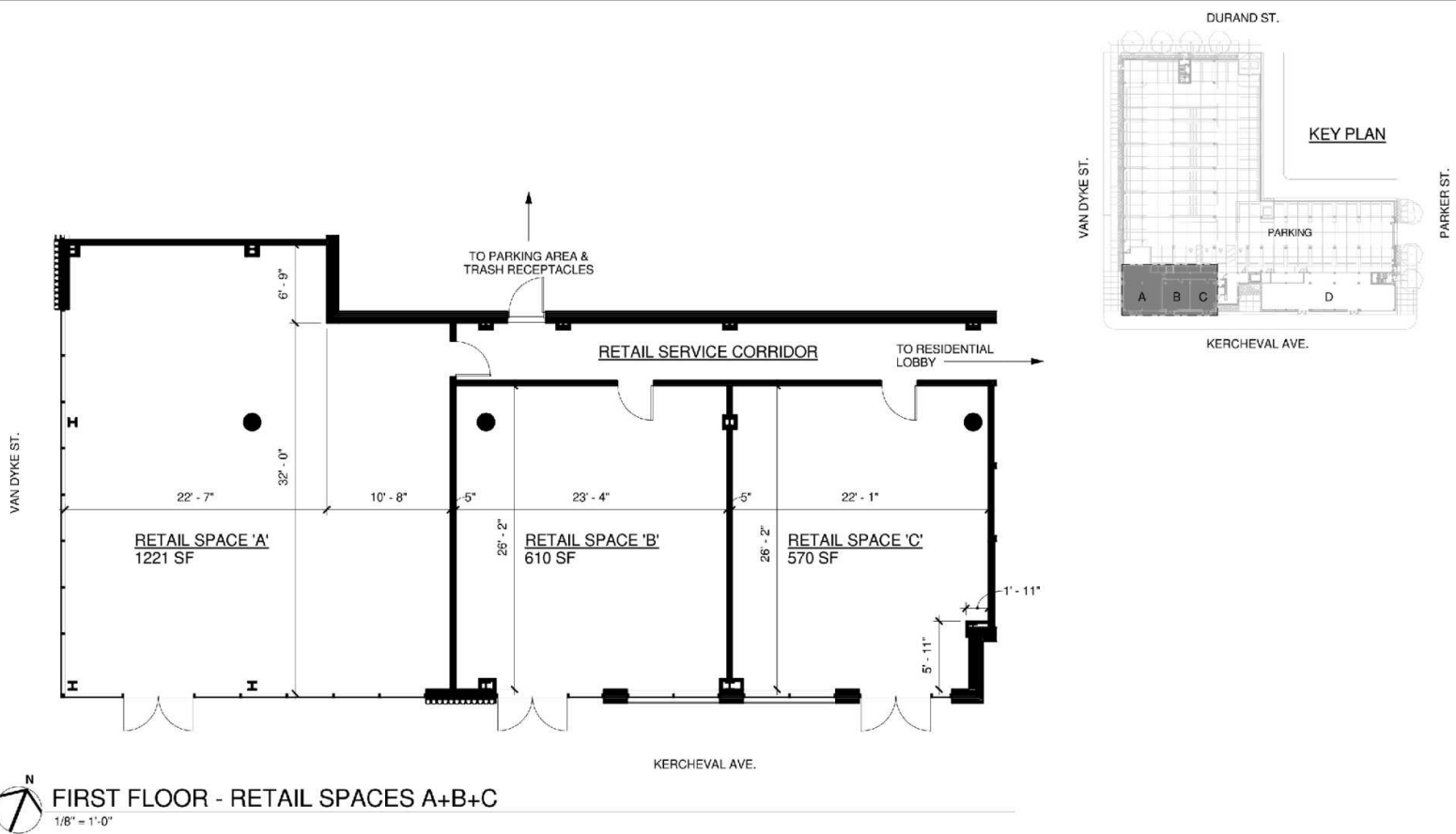


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Additional Photos



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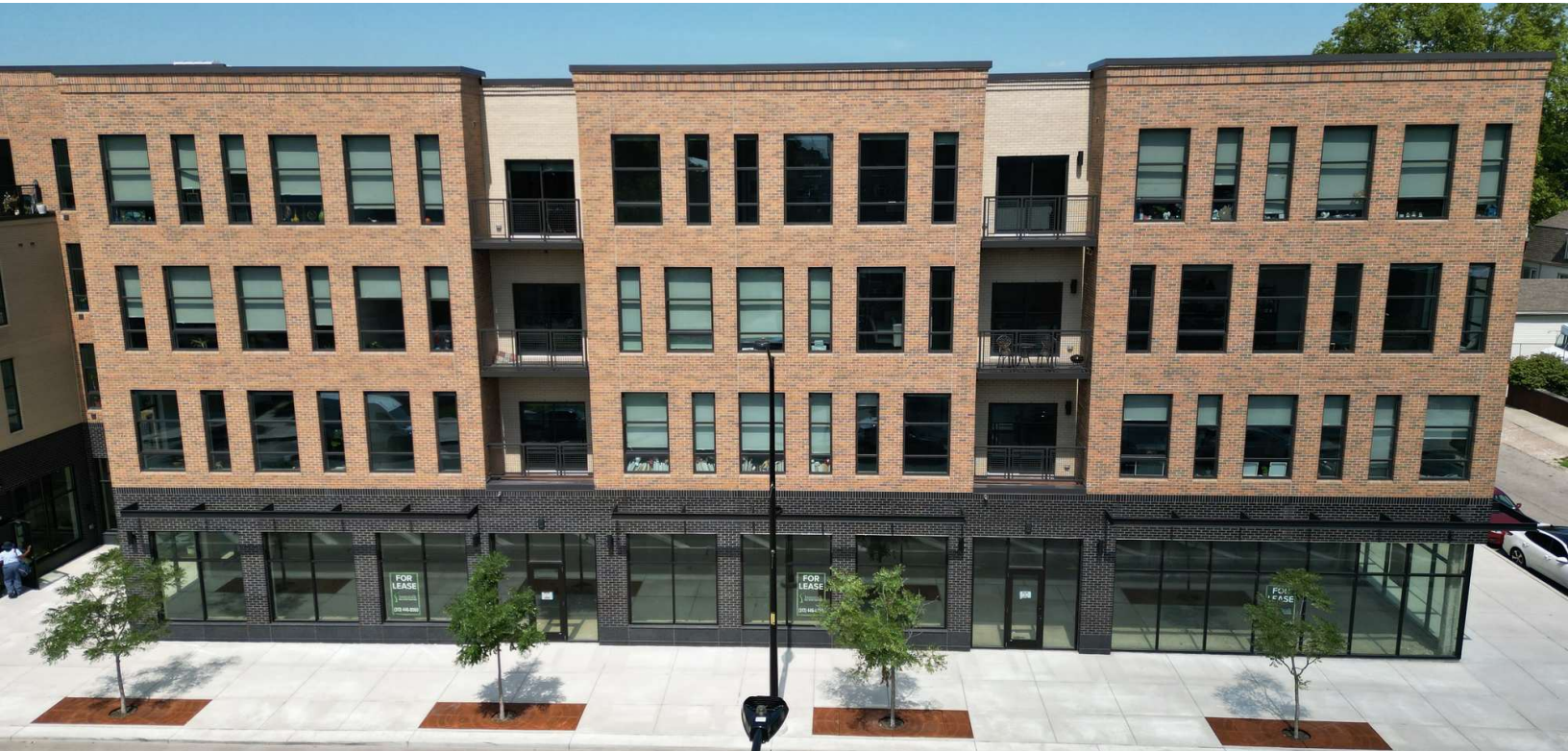


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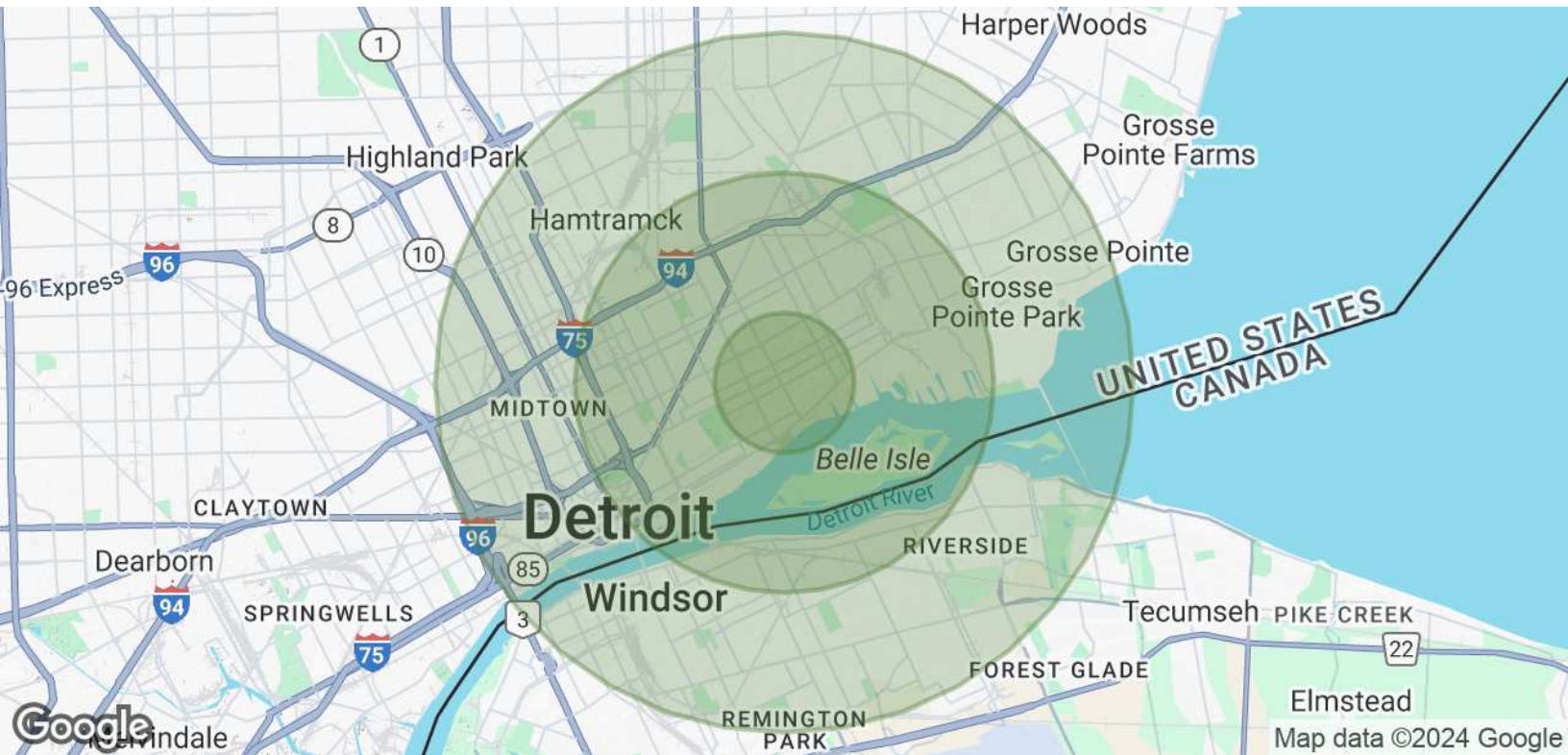


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## Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	14,995	61,226	214,537
Average Age	47	44	39
Average Age (Male)	46	42	38
Average Age (Female)	48	45	39
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	8,353	31,474	91,977
# of Persons per HH	1.8	1.9	2.3
Average HH Income	\$62,993	\$59,066	\$65,476
Average House Value	\$267,025	\$228,700	\$225,230
<b>TRAFFIC COUNTS</b>			
Kercheval & Van Dyke	5,119/day		

Demographics data derived from AlphaMap

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Meet the Team



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