

2641 WEST GRAND BOULEVARD

For Lease



Paul DeBono

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2641 WEST GRAND BOULEVARD

Detroit, MI 48206

Property Summary



PROPERTY HIGHLIGHTS

- **Competitive Leasing Terms:** Flexible and attractive lease options tailored to meet the needs of diverse tenants, from cafes to professional offices.
- **Thriving Community:** Benefit from the area's ongoing development and revitalization projects, contributing to a vibrant and growing neighborhood.
- **High Visibility:** Situated on a bustling street with significant pedestrian and vehicular traffic, your cafe will attract both local residents and visitors to the Motown Museum.
- **Spacious Layout:** The first floor offers a versatile and open layout, perfect for a trendy cafe, coffee shop, or casual dining establishment.
- **Modern Amenities:** Equipped with modern utilities and infrastructure to support a full-service cafe, including plumbing, electrical, and HVAC systems.
- **Outdoor Seating Potential:** Potential for outdoor seating to enhance the dining experience and capitalize on the area's lively atmosphere.

OFFERING SUMMARY

Lease Rate:	\$20.00 - 25.00 SF/yr (NNN)
Available SF:	2,950 SF
Lot Size:	0.17 Acres
Building Size:	5,900 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	401	1,755	6,900
Total Population	971	3,459	13,976
Average HH Income	\$41,702	\$42,318	\$52,200

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Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	2,950 SF	Lease Rate:	\$20.00 - \$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
First Floor Retail	Available	2,950 SF	NNN	\$25.00 SF/yr	Amazing First Floor retail space providing high visibility, open layout, and the ability to have outside cafe seating make this an ideal choice for a tenant looking to benefit from the proximity to the Motown Museum and Henry Ford Hospital, drawing in diverse customer demographics.
Second Floor Office	Available	2,950 SF	NNN	\$20.00 SF/yr	Flexible Floor Plan: The second floor provides a range of office configurations to suit various professional needs, from private offices to open-plan workspaces. Prestigious Address: Enhance your professional image with a prestigious address on West Grand Blvd. Synergistic Location: Proximity to Henry Ford Hospital and other professional entities provides networking and collaboration opportunities. Professional Environment: Ideal for law firms, medical offices, tech startups, consulting firms, and other professional services.

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Property Description



PROPERTY DESCRIPTION

This property offers an exceptional leasing opportunity perfectly suited for a dynamic cafe on the first floor and professional office spaces on the second floor. With its strategic position directly across from the Motown Museum and just two blocks west of Henry Ford Hospital, this location provides unparalleled visibility and foot traffic.

LOCATION DESCRIPTION

Situated at 2641 West Grand Blvd, this location enjoys a strategic position directly across from the world-renowned Motown Museum, a significant cultural and historical landmark. The site is merely two blocks west of the prestigious Henry Ford Hospital, a leading healthcare institution in the region undergoing massive reinvestment that includes the construction of a new hospital tower. The Motown Museum, located just across the street, is currently undergoing a major expansion. This development is set to transform the area into a bustling cultural hub, attracting increased visitor traffic and enhancing the neighborhood's vibrancy. The expansion promises to bring additional amenities, retail opportunities, and community events, thereby increasing the appeal and potential footfall for businesses located at 2641 West Grand Blvd. Henry Ford Health System has recently announced significant development plans aimed at furthering its medical and research capabilities. Being only two blocks away from such a prominent institution ensures that 2641 West Grand Blvd benefits from the influx of healthcare professionals, patients, and visitors. The proximity to Henry Ford Hospital not only provides convenience but also positions the site as an ideal location for medical offices, healthcare-related businesses, or supporting services.

EXTERIOR DESCRIPTION

Comprised of a historic home fronting West Grand Blvd and a commercial expansion to the rear of the property, the site includes an adjacent side yard facing Woodrow Wilson that can be developed into an outdoor patio with cafe seating.

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[Additional Photos](#)



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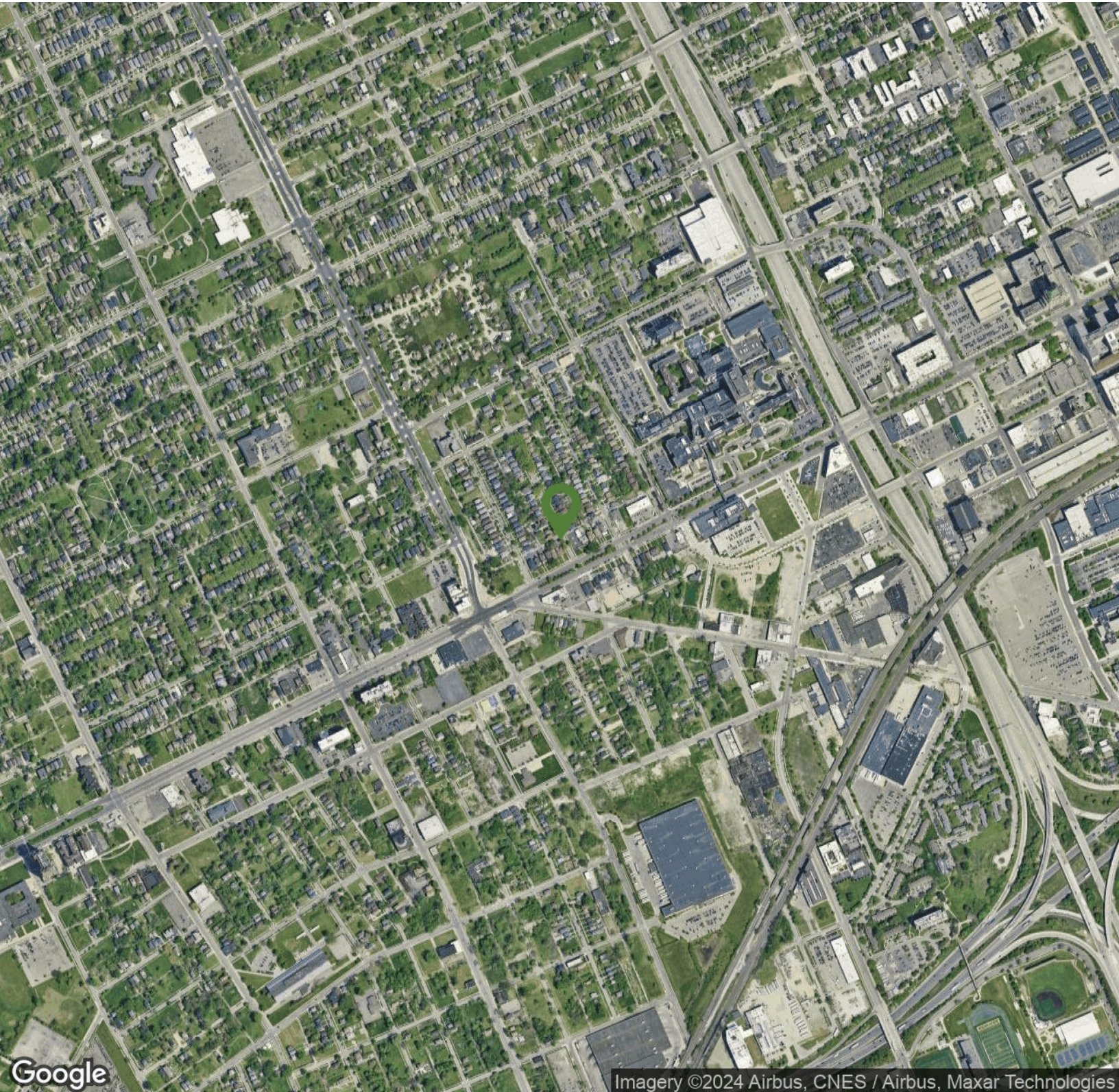


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Aerial Map



Google

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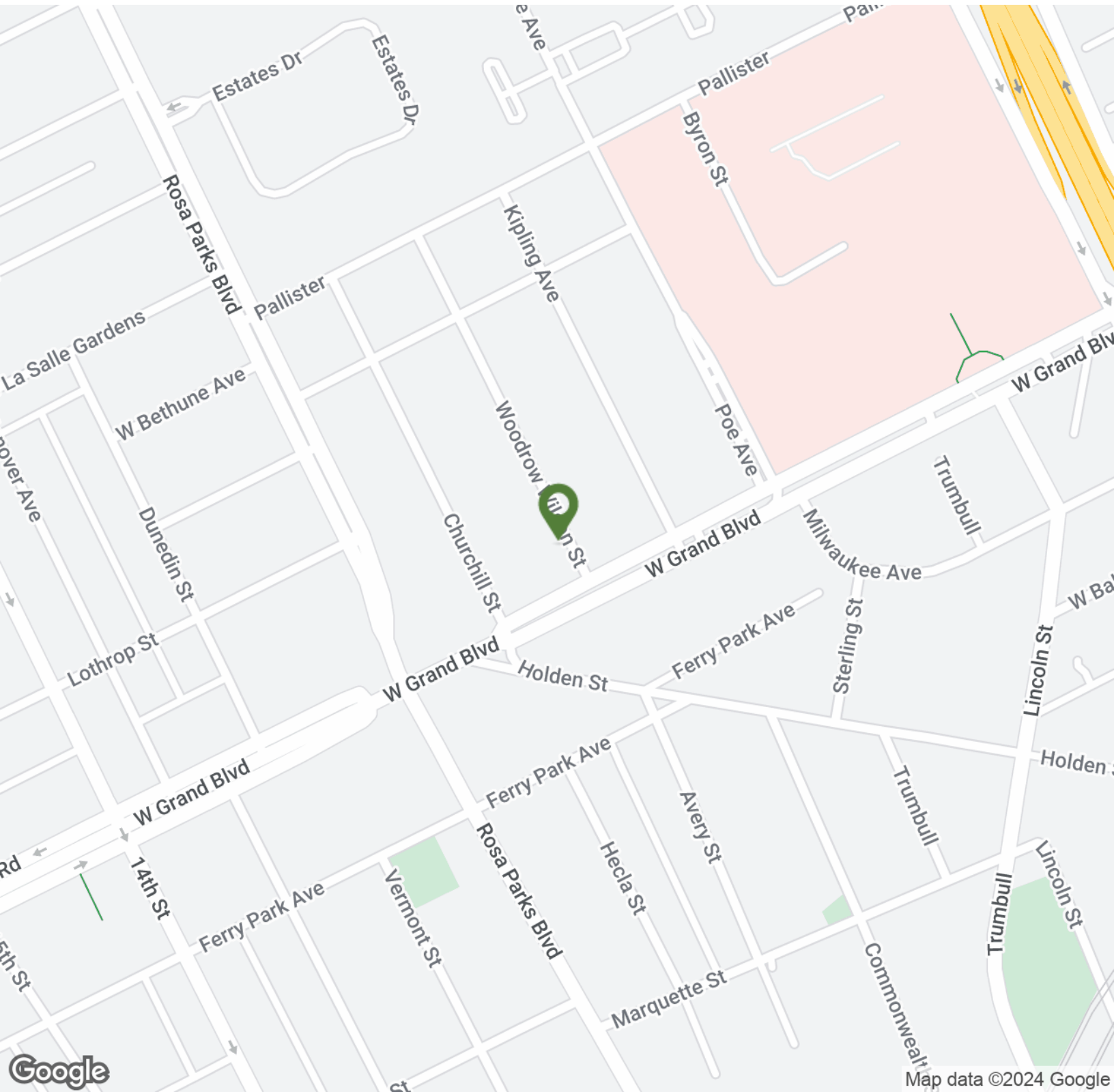


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Location Map



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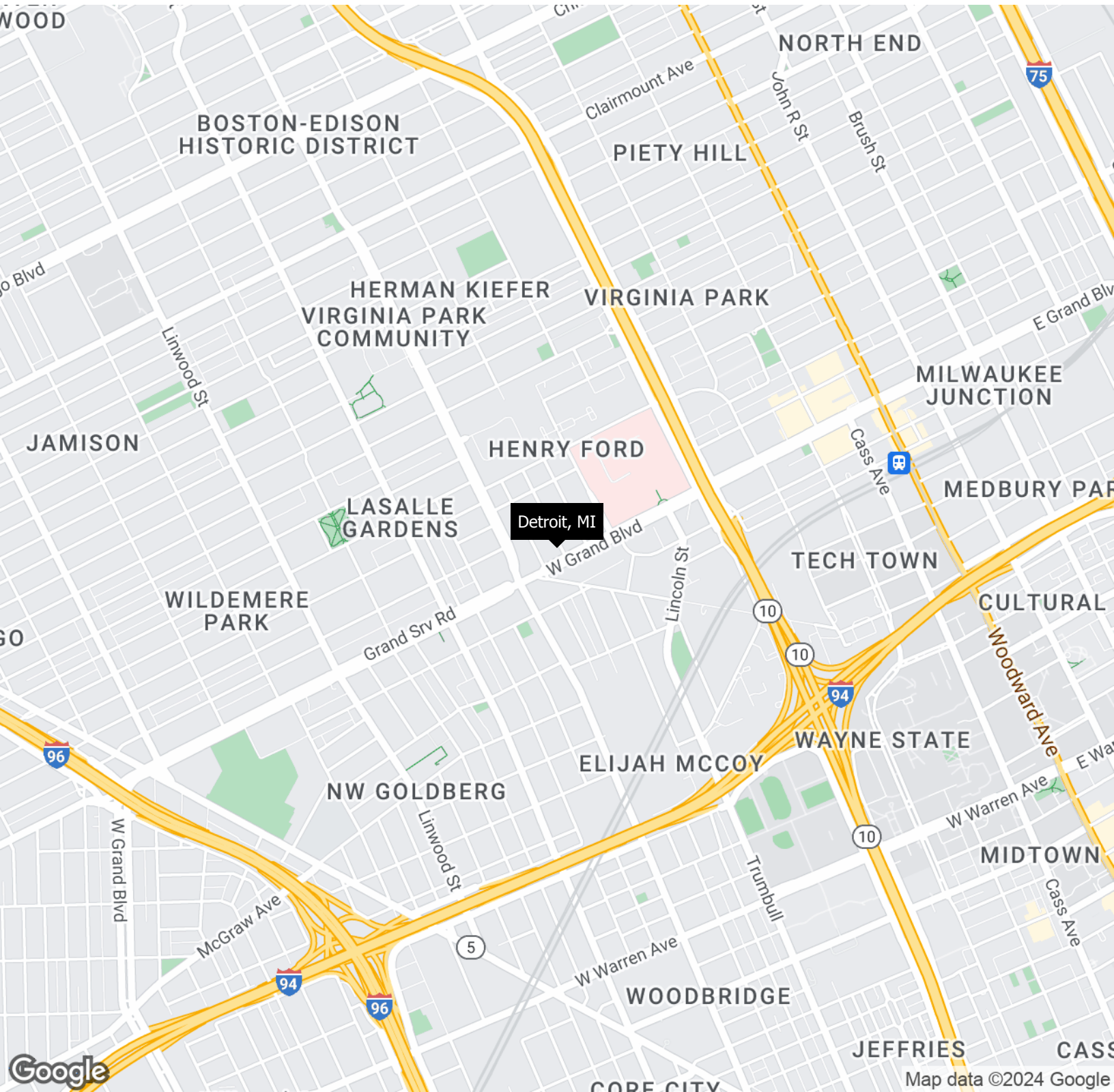


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Regional Map



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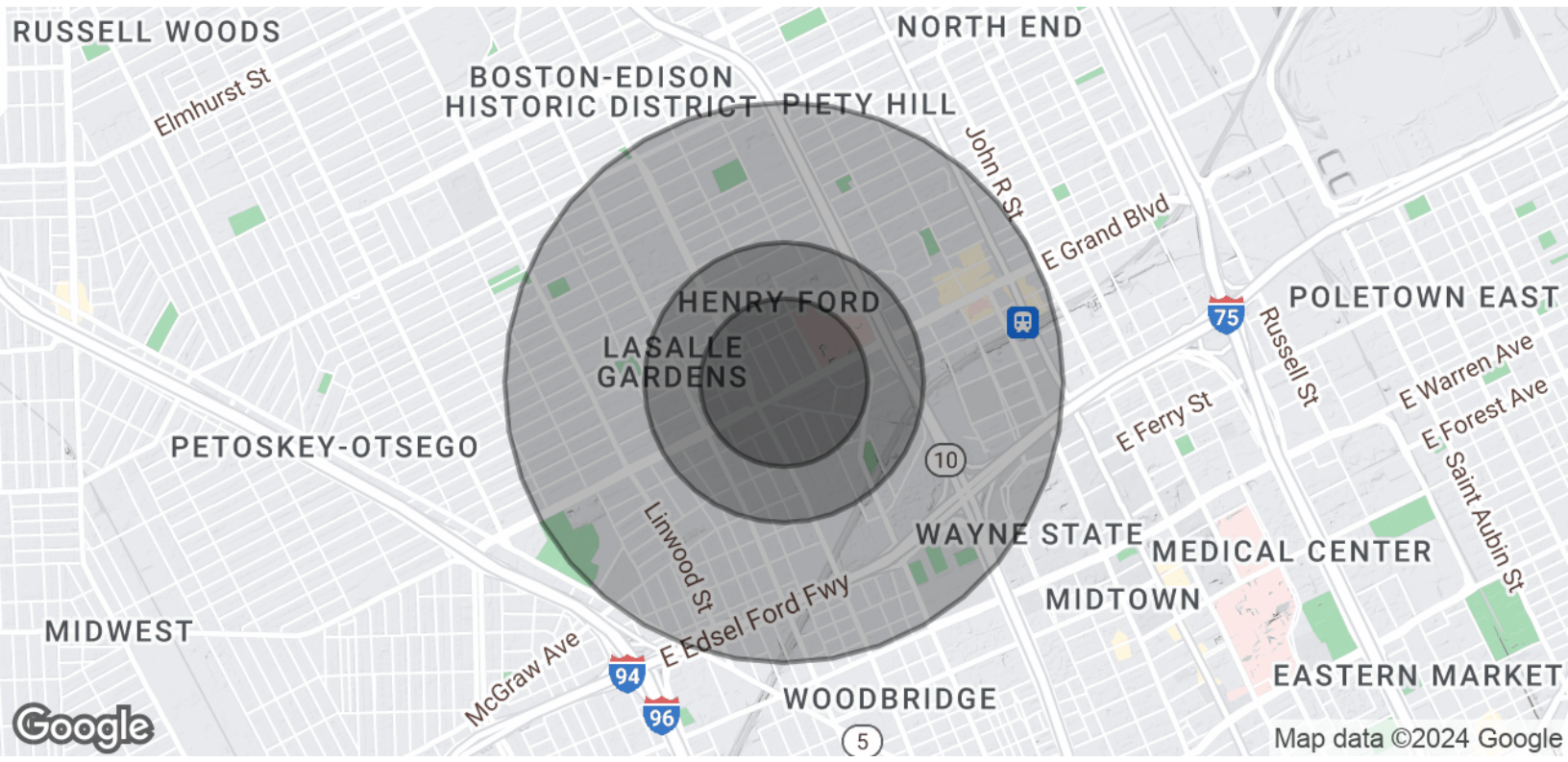


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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	971	3,459	13,976
Average Age	37	41	39
Average Age (Male)	36	40	38
Average Age (Female)	39	42	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	401	1,755	6,900
# of Persons per HH	2.4	2	2
Average HH Income	\$41,702	\$42,318	\$52,200
Average House Value	\$212,208	\$220,137	\$236,966

Demographics data derived from AlphaMap

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Meet the Team



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