



www.oconnordetroit.com/EasternMarket

NEIGHBORHOOD

EASTERN MARKET

LOCATION

NW CORNER OF ADELAIDE  
AND GRATIOT

SPACE TYPE

WAREHOUSE /  
MEAT PACKING



OVERVIEW

Spanning approximately 66,000 square feet, this industrial warehouse property is situated along the Dequindre Cut Greenway, just north of Gratiot and walking distance to Downtown. The Dequindre Cut offers convenient access to the Detroit Riverwalk and Joseph Campau Greenways, providing pedestrian and cyclist connections to Eastern Market and Lafayette Park. The building has updated MEP's and is currently leased to a meatpacking distributor on a month-to-month basis. With its unique location, the property presents a significant opportunity for an owner user or future adaptive reuse.

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ASKING PRICE

\$ 1,650,000

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

65,906 SF

BASEMENT SIZE

15,466 SF

YEAR BUILT

1929 and 1920

ZONING

SD-2

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

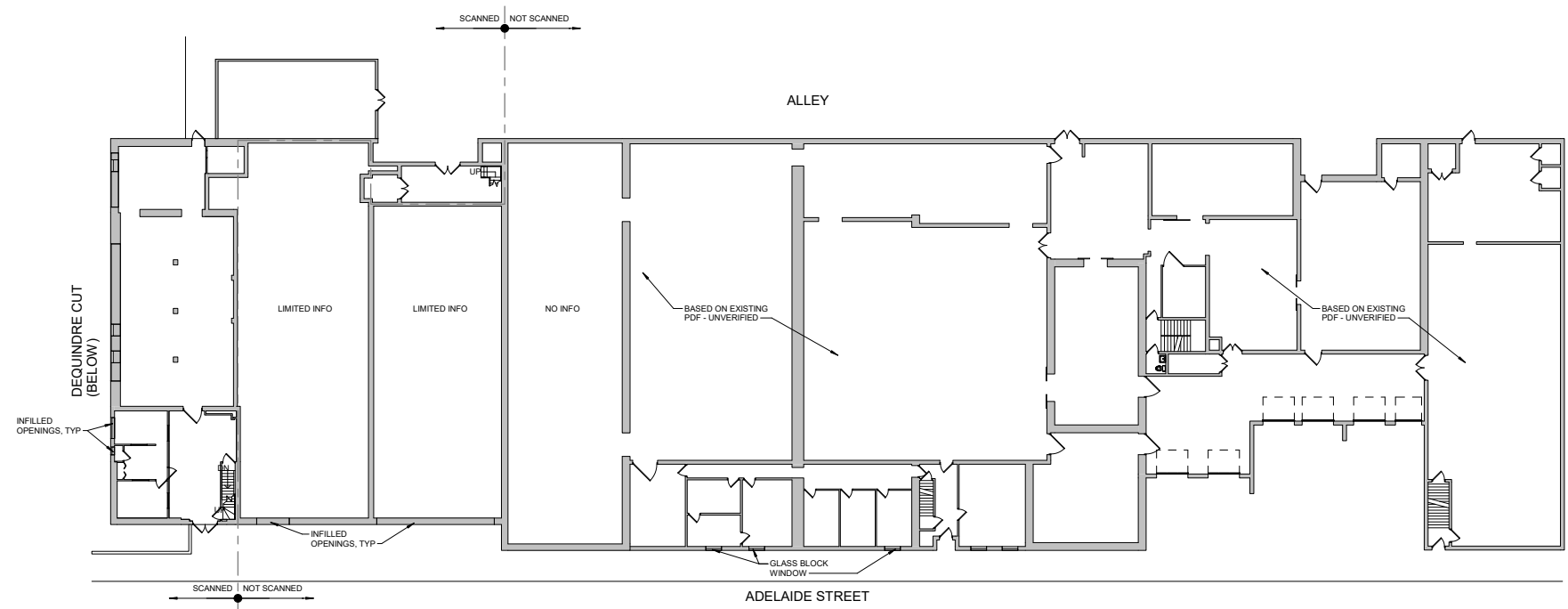
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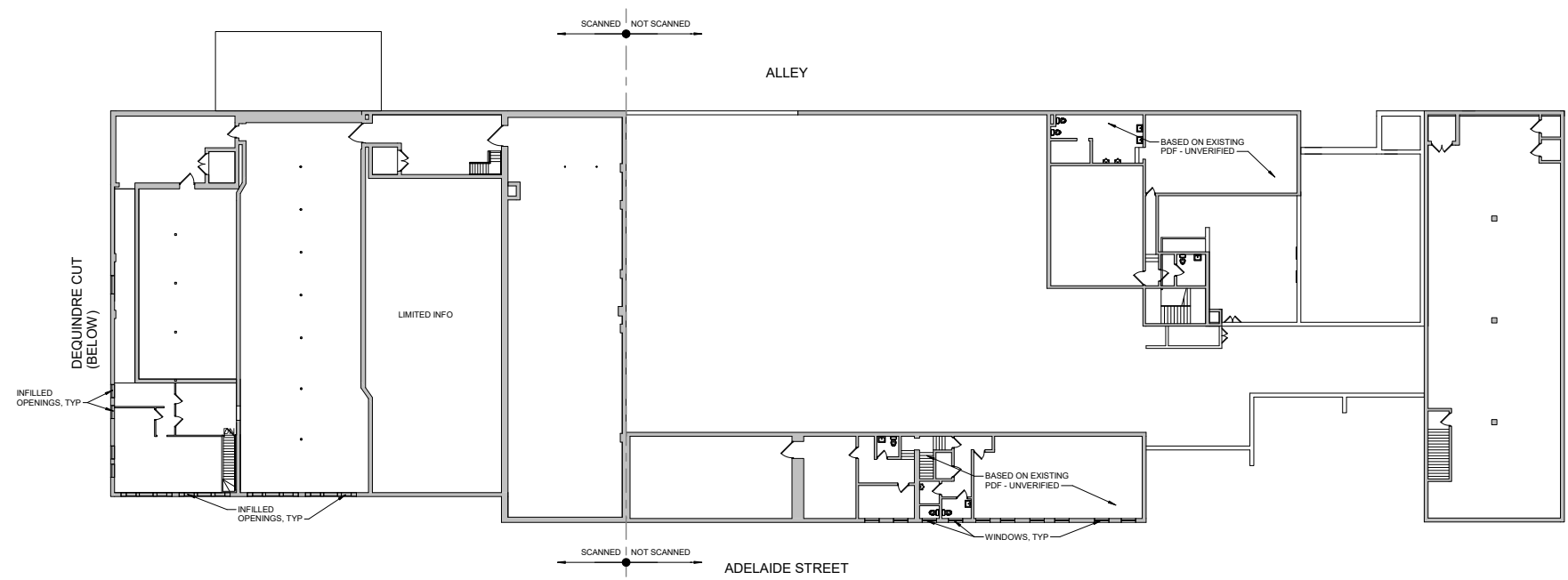
FEATURES

- Located in a qualified Opportunity Zone
- Situated along the Dequindre Cut Greenway
- Walking distance to Downtown
- Current month-to-month tenant
- Significant opportunity for owner user or future adaptive reuse

FLOOR PLANS



FIRST FLOOR



SECOND FLOOR





[CLOCKWISE FROM ABOVE] VIEW FROM GRATIOT AND DEQUINDRE CUT, VIEW FROM DEQUINDRE CUT, AND PARCEL OUTLINE





CURRENT FACILITY

## 1925 ADELAIDE — EASTERN MARKET





NEIGHBORHOOD

## 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.

**O'Connor** Real Estate







# 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)



## 1925 ADELAIDE — 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.

For more information about Eastern Market properties,  
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