

NEIGHBORHOOD

EASTERN MARKET

LOCATION

NW CORNER OF RUSSELL  
AND DIVISION

SPACE TYPE

LAND



OVERVIEW

Surrounded by creative studios and small business hubs, the location is ideal for mixed-use or residential infill development. Eastern Market has become a destination for design-forward projects and locally rooted investment. This parcel offers easy access to Downtown and I-75 and can be sold as a package with 1357 Division Street.

ASKING PRICE

\$ 340,000

SITE SIZE

0.175 Acre

ZONING

MKT

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

ZONING DESCRIPTION

The MKT Market and Distribution District provides for and encourages food-related uses such as production, processing, and wholesaling, as well as transport, and similar activities essential to the commerce and health of the City. Limited supporting uses such as office, retail, service, and other uses normally desiring to locate in this type of district are also permissible with no parking requirements.

NEIGHBORHOOD

Eastern Market

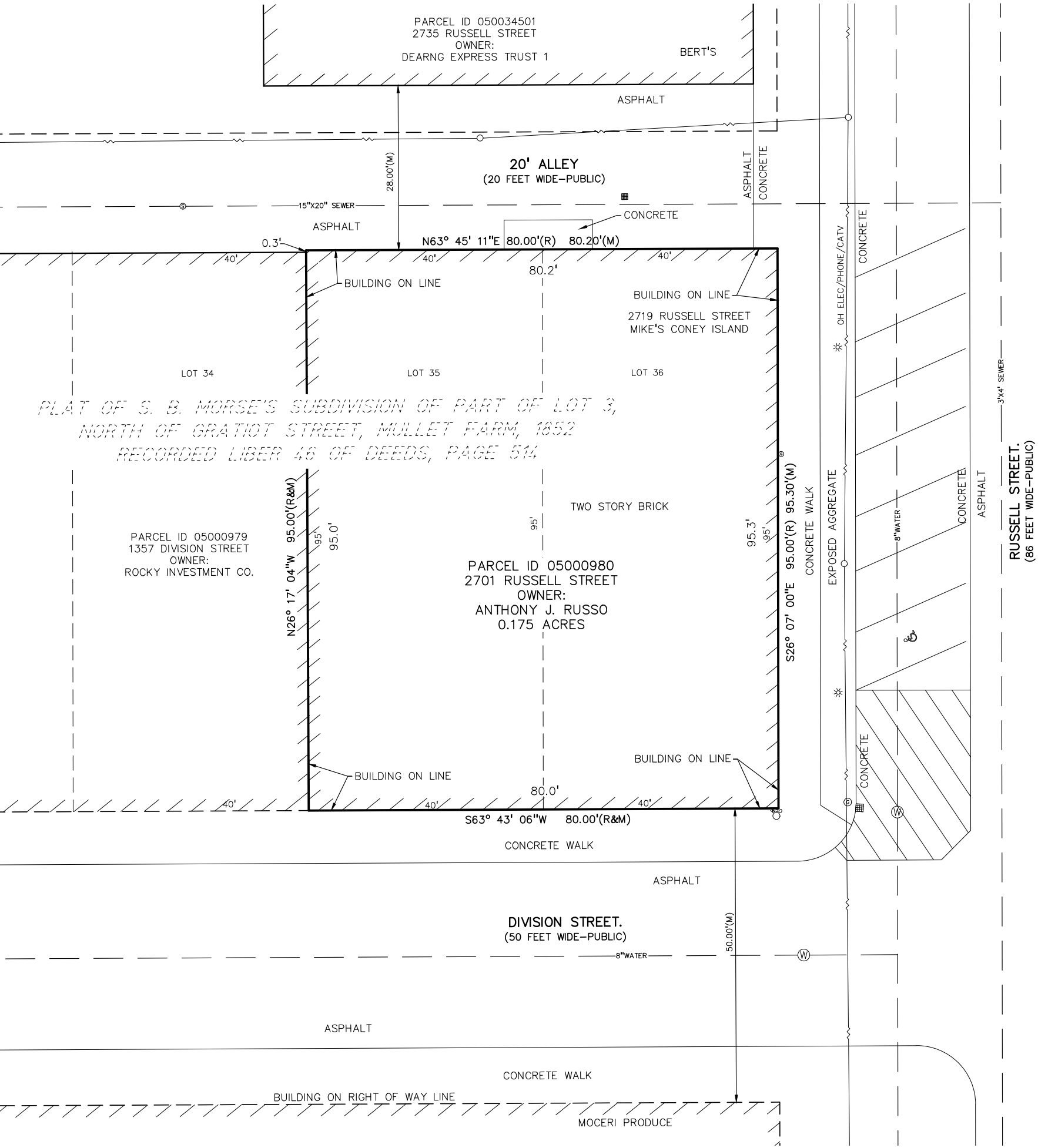
LOCATION

NW Corner of Russell  
and Division

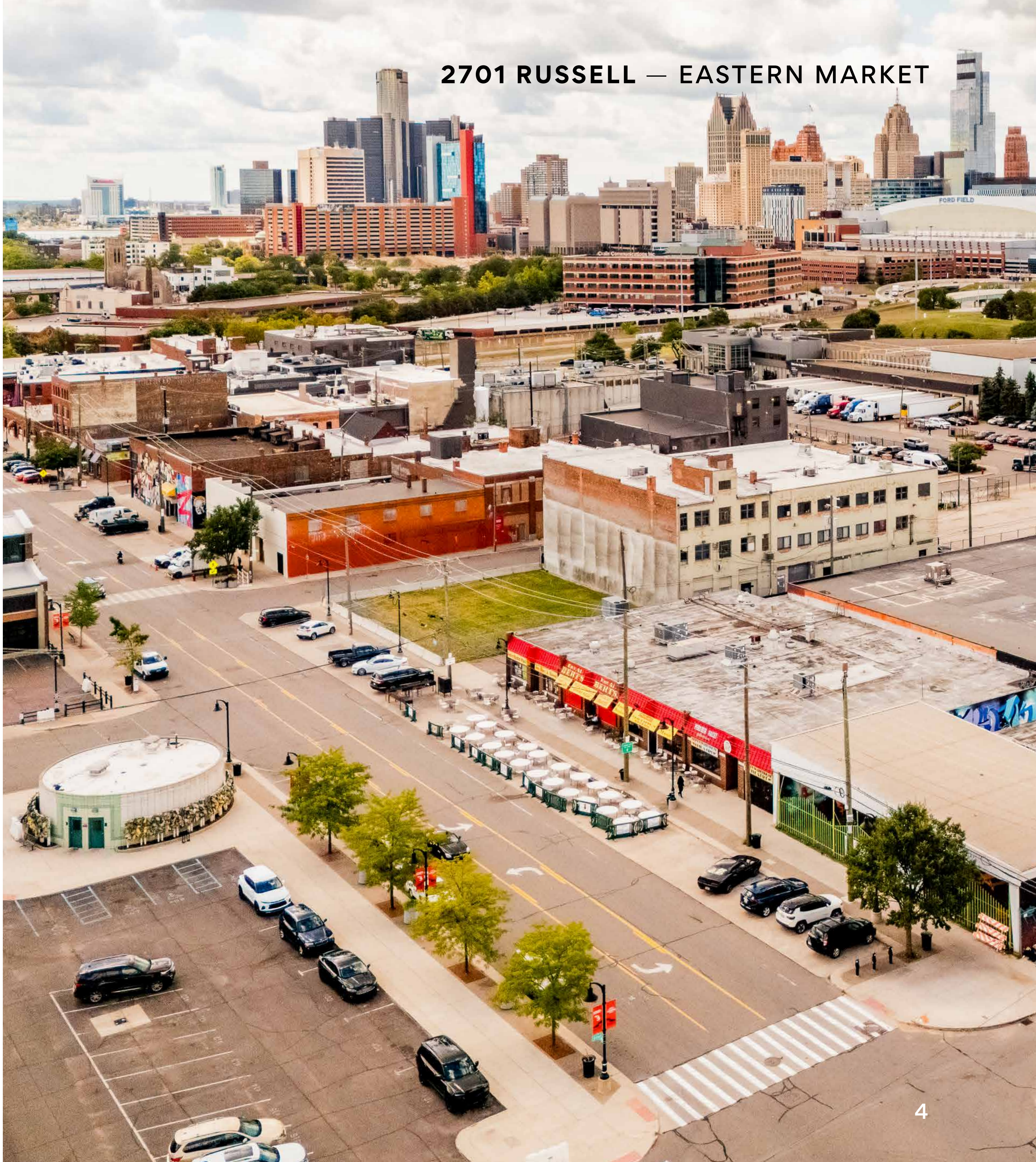
FEATURES

- Located in a qualified Opportunity Zone
- Surrounded by creative studios and small business hubs
- Easy access to Downtown and I-75

SITE PLAN







[CLOCKWISE FROM ABOVE]  
RUSSELL ST VIEW, WIDE VIEW  
LOOKING FROM RUSSELL, AND  
PARCEL OUTLINE



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)







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,  
please contact O'Connor Real Estate

Vincent Mazzola  
+ 313 704 2678  
vincent@oconnordetroit.com

Ryan Cooley  
+ 313 963 9891  
ryan@oconnordetroit.com

Sloane Ford Walsh  
+ 248 227 0182  
sloane@oconnordetroit.com

**O'Connor** Real Estate

The information used in this marketing material was taken from sources believed to be reliable. O'Connor Real Estate makes no representation, warranty, or endorsement made as to the accuracy, reliability, adequacy, or completeness of any information or analysis contained herein and disclaims any and all liability that may be based on such information, errors therein or omissions therefrom. You and your advisors should conduct a careful and independent investigation of the property to determine your satisfaction with the suitability of the property for your needs.