

EPIPHANY DETROIT BUILDING

For Lease



Paul DeBono

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EPIPHANY DETROIT BUILDING

10103 Kercheval Avenue, Detroit, MI 48214

Property Summary



CUSTOM HEADER

- Single Coffee Shop Operator Opportunity remains available for lease
- 2,312 SF Corner Retail Suite + 1,200 SF Outdoor Patio – Built out for a coffee shop and café, with two unisex restrooms already in place and an exclusive outdoor seating area.
- Join Chrysanthemum Vintage and Golden Touch Spa opening in late Summer 2025!!
- Free on-site 24 space parking lot and street parking, ensuring easy customer access
- Located in the Little Village Arts Corridor of East Village, a growing retail and cultural hotspot, recently highlighted in the New York Times

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG)
Number of Units:	2
Available SF:	2,312 SF
Lot Size:	0.24 Acres
Building Size:	24,000 SF

DEMOGRAPHICS

	0.5 MILES	1 MILE	2 MILES
Total Households	1,439	5,553	14,518
Total Population	2,876	10,357	29,028
Average HH Income	\$57,754	\$71,646	\$59,104

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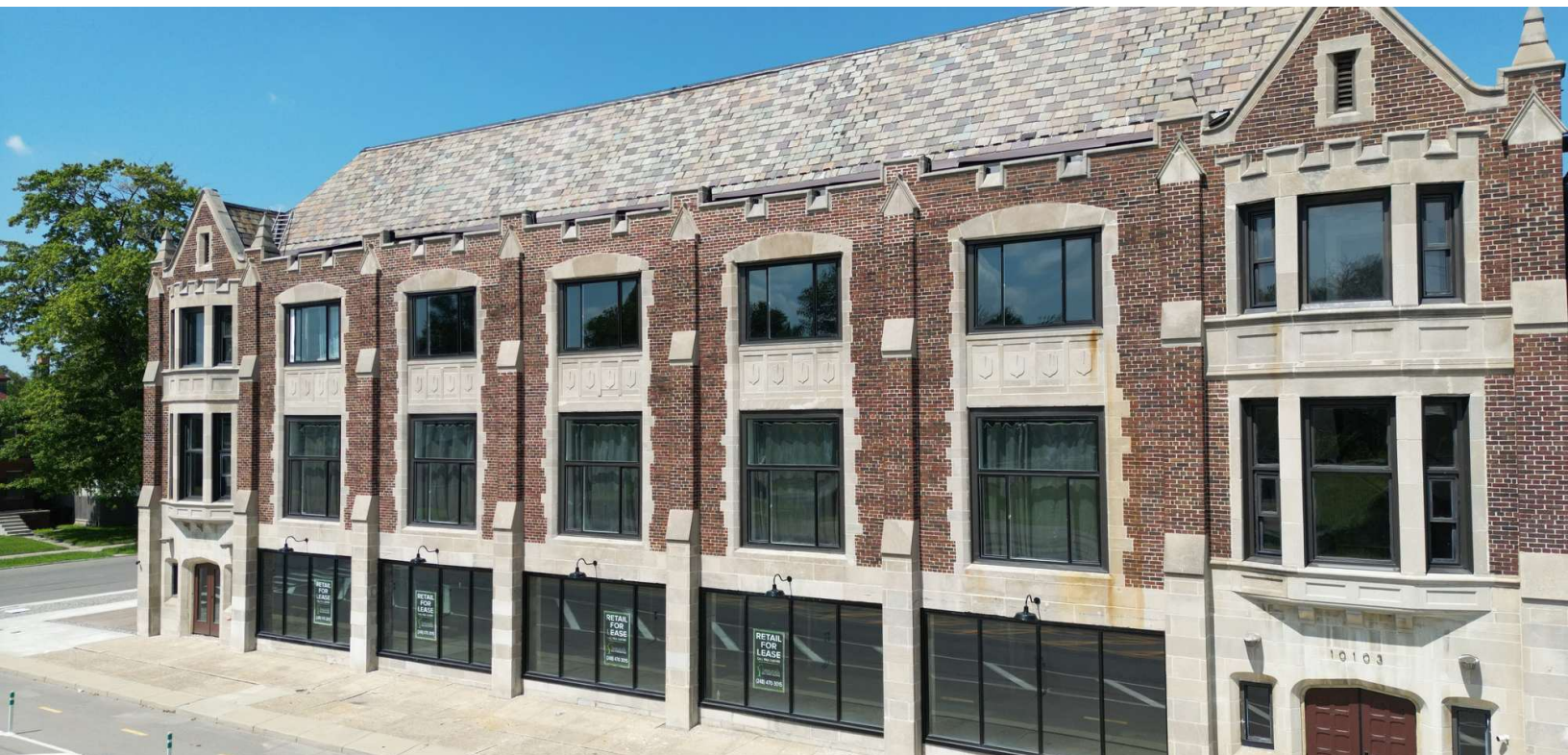


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Lease Spaces



LEASE INFORMATION

Lease Type:	MG	Lease Term:	60 months
Total Space:	2,312 SF	Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

10103 Kercheval	Available	2,312 SF	Modified Gross	\$18.00 SF/yr	Corner coffee shop space that is comprised of 2,312sf of interior retail space with an exterior patio that is approximately 1,200sf in size for seasonal use. Landlord is owner of the space and would be open to an Operating Agreement for a coffee shop operator. Potential exists for an operator to utilize the building's existing liquor license within the space. This is subject to use review and approval at the Landlords sole discretion.
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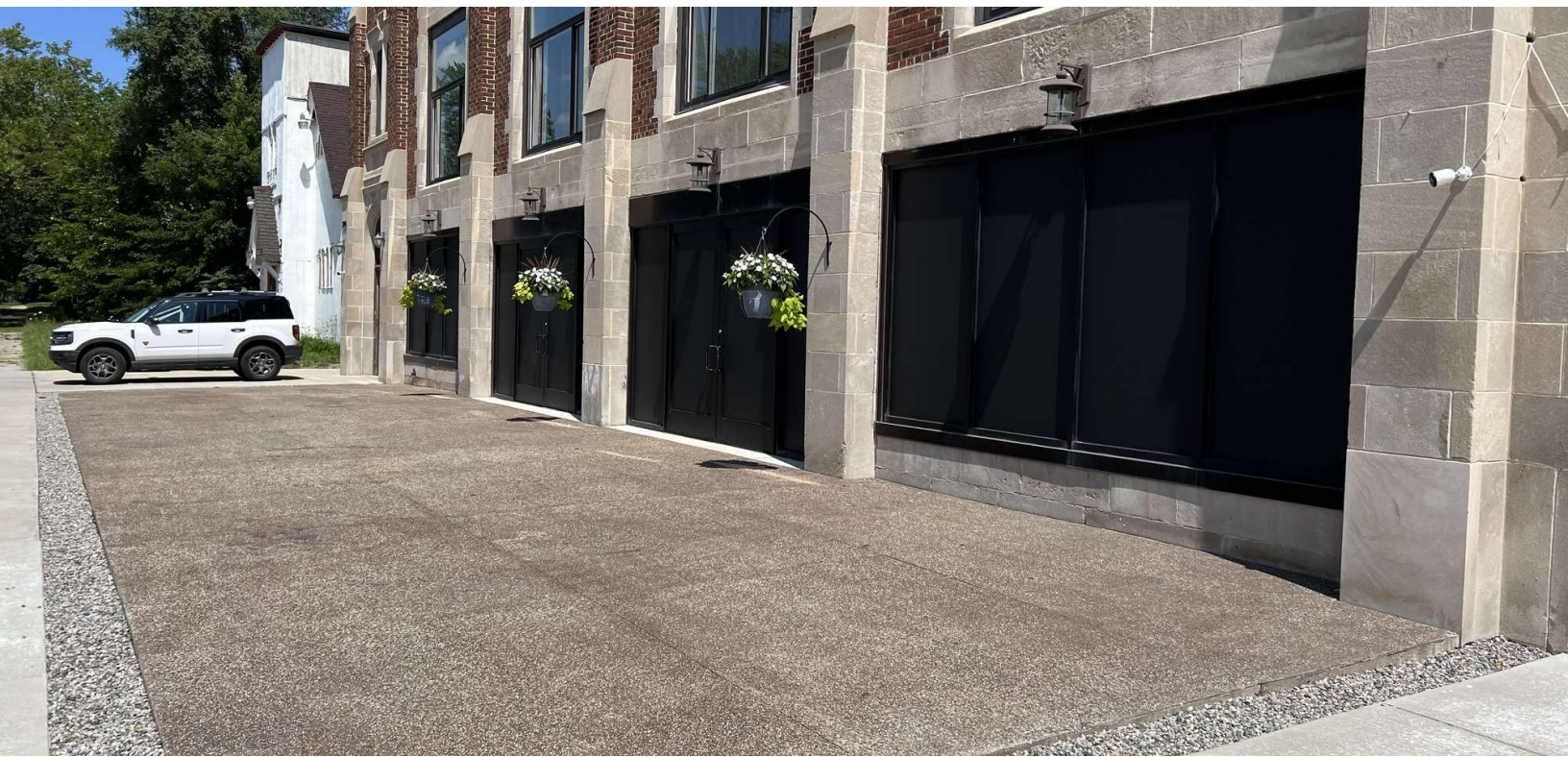


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Property Description



PROPERTY DESCRIPTION

Discover the perfect setting for a thriving coffee shop and café at 10103 Kercheval Avenue. This 2,312 SF corner retail suite, complete with a 1,200 SF outdoor patio and two unisex restrooms, is primed for entrepreneurial success. An exclusive outdoor seating area offers an inviting space for patrons to relax and enjoy. With free on-site 24-space parking and convenient street parking, customer accessibility is optimized. Join established retailers like Chrysanthemum Vintage and Golden Touch Spa in this up-and-coming retail hotspot, situated in the vibrant Little Village Arts Corridor. Embrace this exceptional opportunity to elevate your business in a dynamic and growing community.

LOCATION DESCRIPTION

Located in the Little Village Arts Corridor of East Village, one of Detroit's emerging arts districts, 10103 Kercheval Avenue sits within The Villages, a collection of six historic neighborhoods known for their stunning architecture and vibrant entrepreneurial scene. Just a short walk from Belle Isle, this area is undergoing a cultural and commercial transformation, attracting creatives, restaurateurs, and retailers looking to be part of Detroit's next wave of growth. East Village is quickly becoming a destination for artists, galleries, and unique retail concepts, as highlighted by the New York Times, further cementing its reputation as a dynamic neighborhood on the rise. Nearby, Indian Village, Islandview Village, and West Village provide a strong residential base, while well-known businesses like Sister Pie, Marrow, The Red Hook Coffee, and Barda contribute to the area's growing appeal. New arts and maker spaces like Shepherd, Signal-Return, Lantern, and Louis Buhl & Co are just blocks from the Epiphany Building. This walkable, design-forward district is the ideal backdrop for innovative retailers and operators looking to engage with a diverse, trendsetting clientele.

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[Additional Photos](#)



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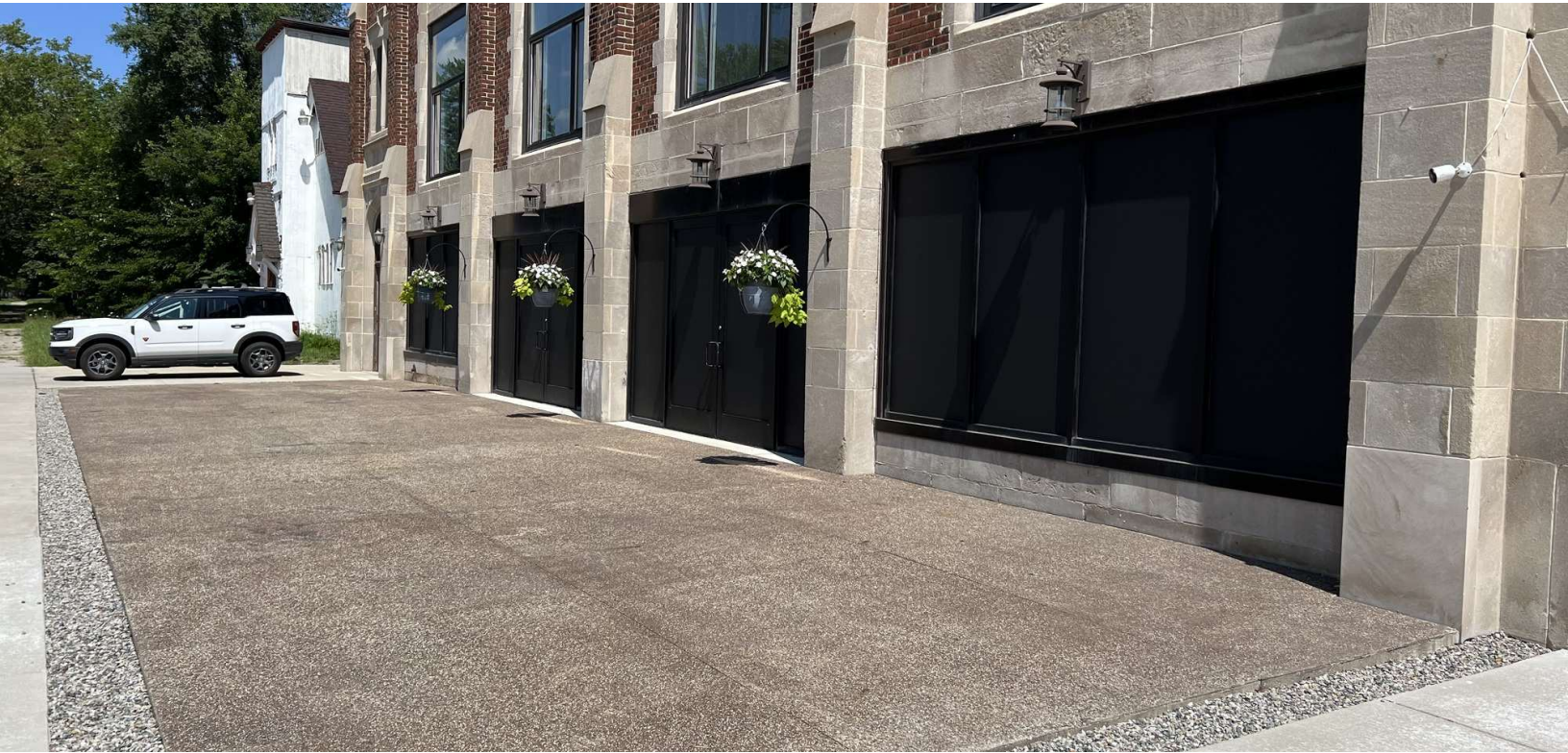


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[Additional Photos](#)



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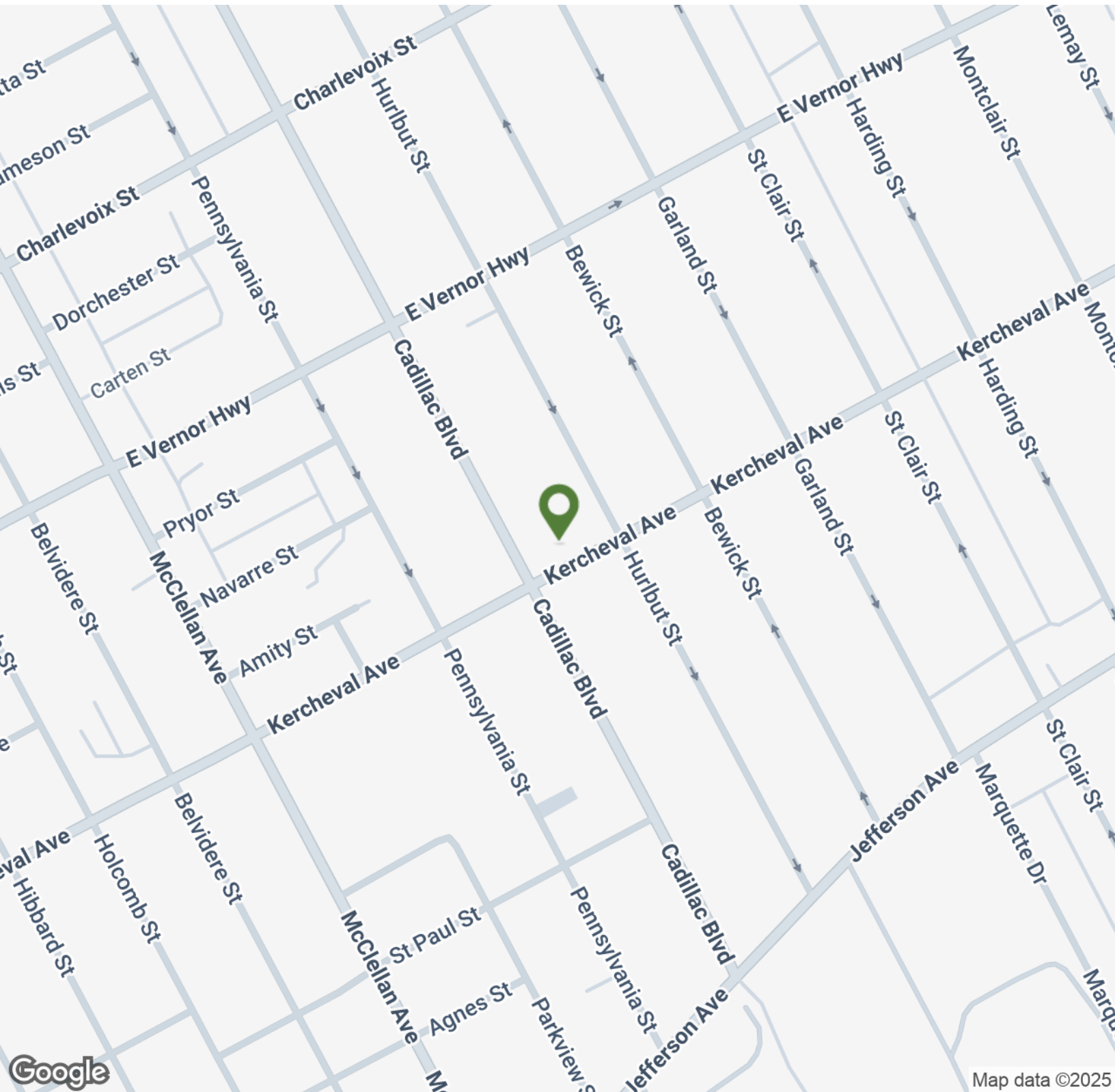


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Location Map



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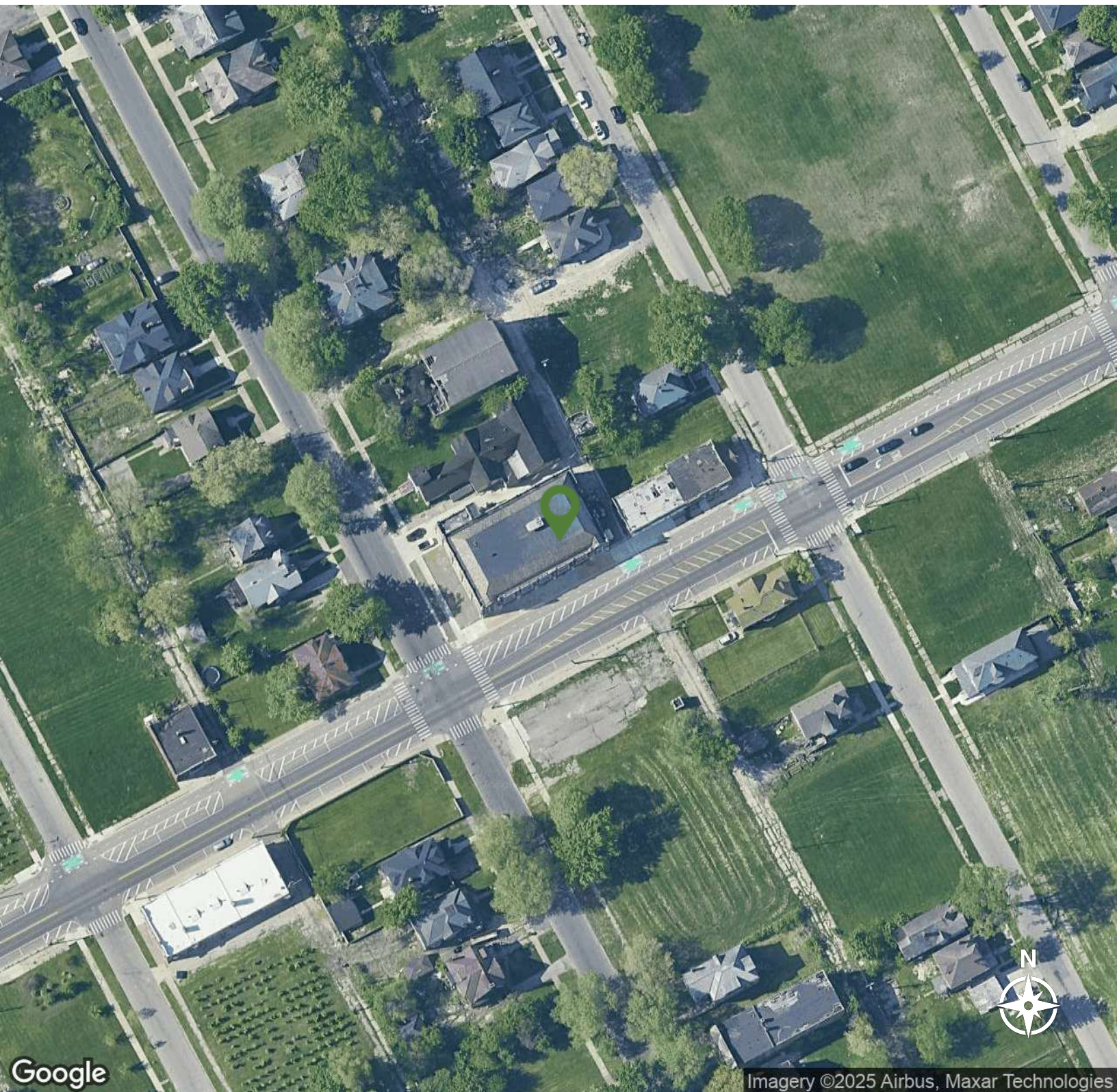


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Aerial Map



Imagery ©2025 Airbus, Maxar Technologies

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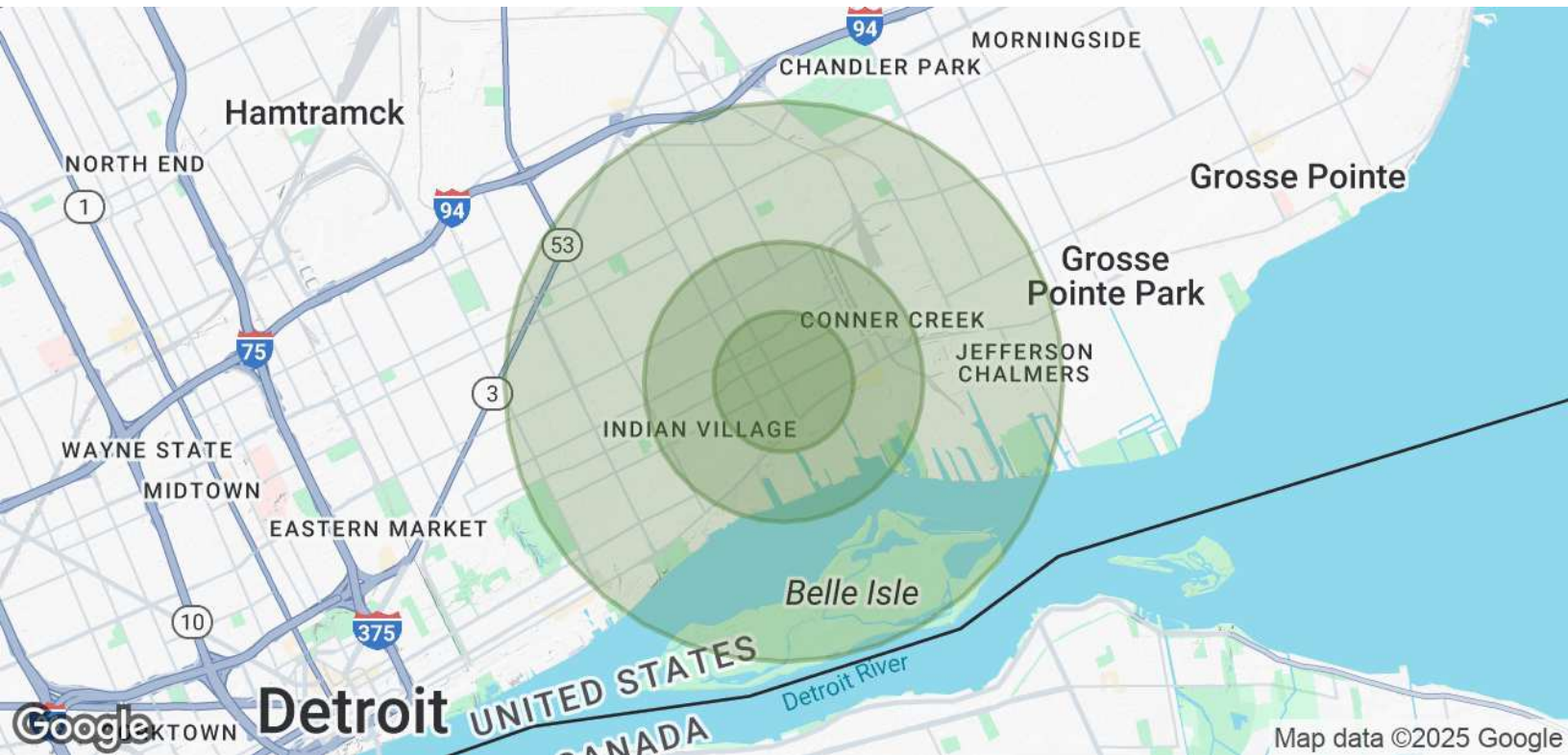


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Demographics Map & Report



POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	2,876	10,357	29,028
Average Age	41	44	45
Average Age (Male)	40	42	43
Average Age (Female)	41	45	46
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	1,439	5,553	14,518
# of Persons per HH	2	1.9	2
Average HH Income	\$57,754	\$71,646	\$59,104
Average House Value	\$381,633	\$305,572	\$230,183

Demographics data derived from AlphaMap

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Meet the Team



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