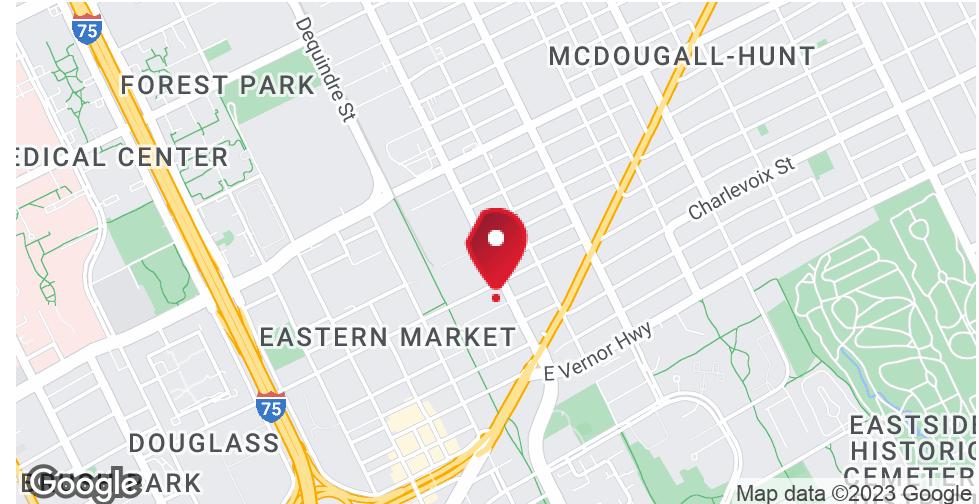
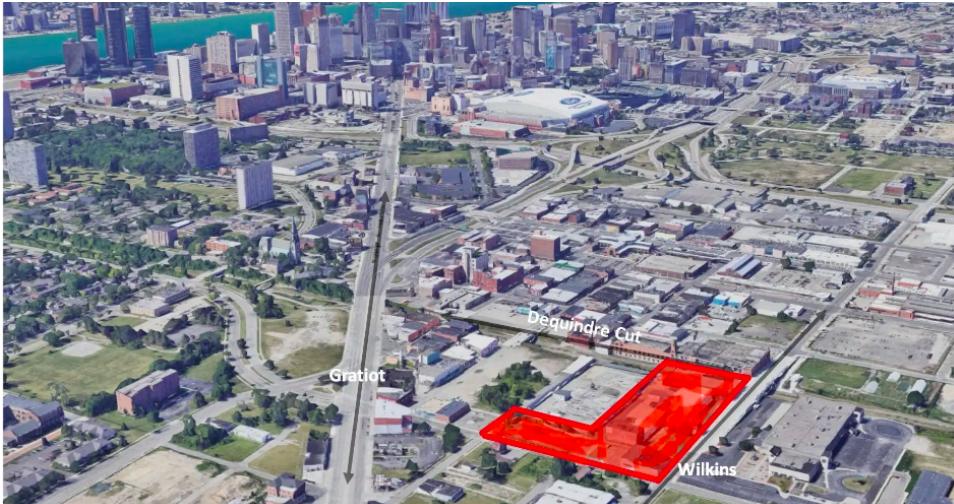


# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$8,000,000
Building Size:	110,000 SF
Available SF:	
Lot Size:	3.95 Acres
Number of Units:	219
Price / SF:	\$72.73
Zoning:	M3: MKT
Market:	Detroit
Submarket:	Eastern Market

## PROPERTY OVERVIEW

The Property is a prime location for mixed-use development and sits within the Eastern Market neighborhood. Centrally located near Lafayette Park and Downtown Detroit, Eastern Market, houses a working food market and has a rich food manufacturing and retail history. The property offers close proximity to the public market and the Dequindre Cut Greenway, two of the City's hottest assets.

The Property is adjacent to many new businesses and would provide the ideal setting for mixed-use development. The Property is generally bounded by Wilkins to the north, Brewster to the south, Dequindre Cut Greenway to the west, and St. Aubin to the east. The Property is close to I-75 and I-375 and is two blocks from Gratiot Avenue.

The Eastern Market area has been studied and a Framework Plan developed to create strategies for community and economic development. The plan focuses on area history, current conditions and includes valuable insights for those considering development in the area. Through the framework planning process, The City of Detroit and community stakeholders identified the need for development products that address

MIXED USE PROPERTY  
FOR SALE

RE/MAX NEXUS

Each office independently owned and operated

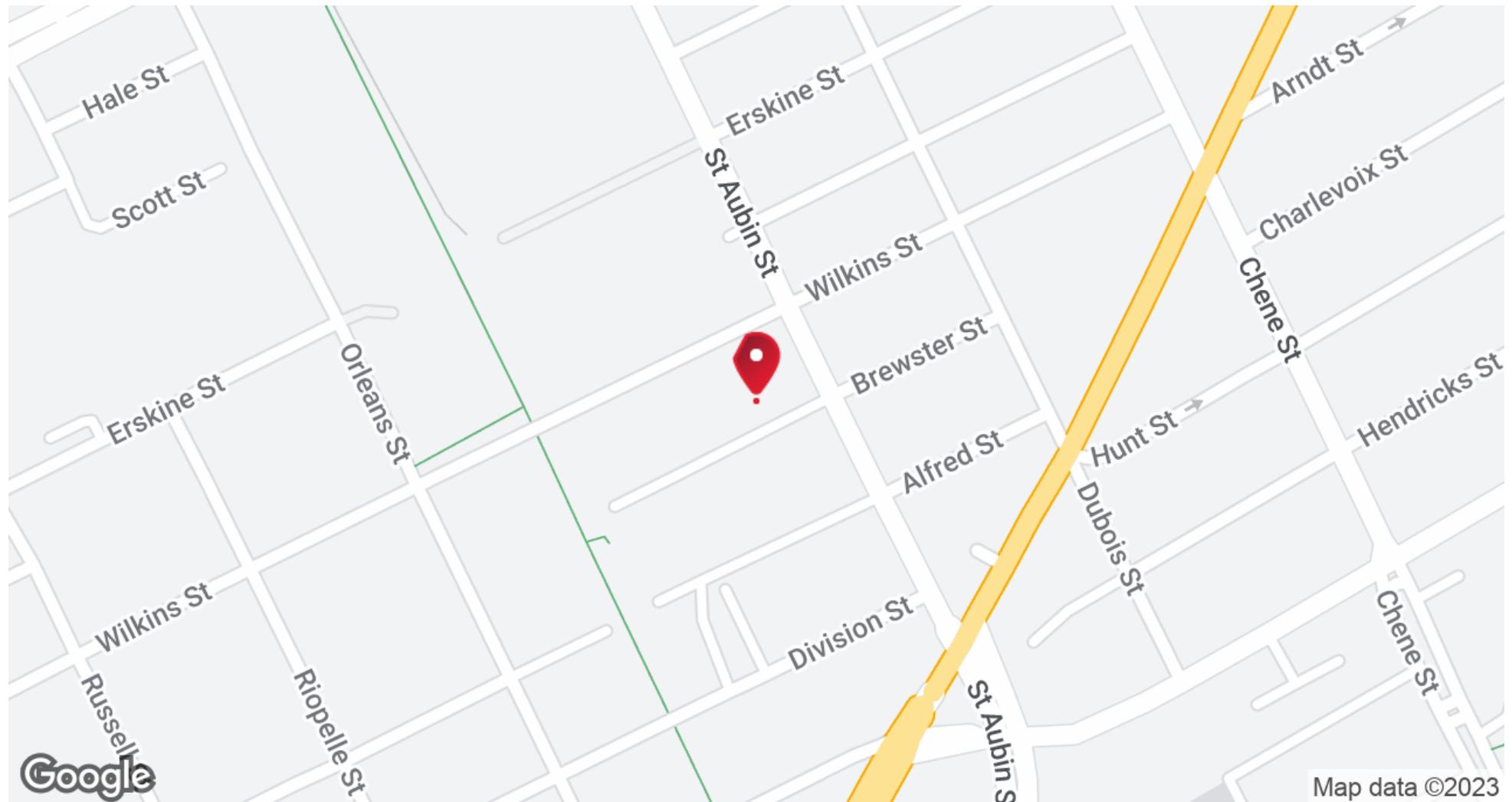
P 1

255 E Brown St | Suite 205  
Birmingham, MI 48009

866.766.7629

NEXUSREALTYINC.COM

# LOCATION MAP



MIXED USE PROPERTY

FOR SALE

RE/MAX NEXUS

Each office independently owned and operated

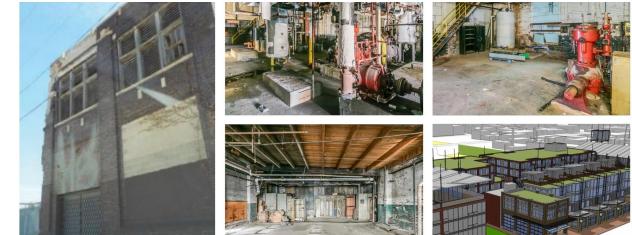
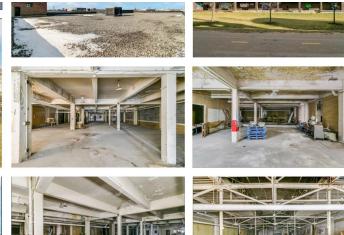
P 2

255 E Brown St | Suite 205  
Birmingham, MI 48009

866.766.7629

NEXUSREALTYINC.COM

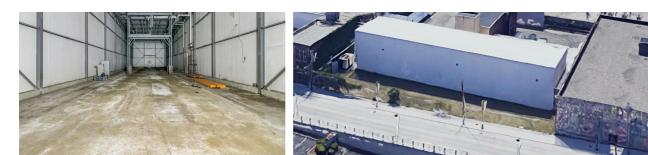
# ADDITIONAL PHOTOS



## DEVELOPMENT INCENTIVES & FUNDING SOURCES

- The property is located in Census tract 5189
- Qualified incentives and funding sources include:
  - IRS Opportunity Zone
  - Obsolete Property rehabilitation exemption
  - Brownfield tax increment financing
  - EB5 regional center at 50% investment
  - Many other potential incentives available

[Development Financing | City of Detroit \(detroitmi.gov\)](http://Development_Financing_City_of_Detroit_detroitmi.gov)



**C: Shed Building**  
Mixed Use Residential & Commercial

**Development Plan**

- 22 residential lofts
- 11 commercial units
- 3 floors
- Lofts with direct access to

**Existing Condition**

- 9250 sqft
- 3 story potential 38' clear ceiling height
- Steel I-Beam construction
- Existing studding in walls



**A: Cut Building**  
Residential Lofts

**Development Plan**

- 63 residential lofts
- 29 parking spaces (in basement level)
- 5 floors
- Lofts with direct access to

**Existing Condition**

- 60,000 sqft
- 3 floors
- Concrete beam & column construction
- 9' concrete decks



**B: Wilkins Brew**  
Brew Pub/Restaurant & Office



**Development Plan**

- Brew pub or restaurant 1<sup>st</sup> floor
- Outdoor patio space both sides

**Existing Condition**

- 6,000 sqft
- 20' clear ceiling height 1<sup>st</sup> floor
- Concrete beam & column construction



**D: Brewster Tech Hub**  
Office / Retail & Café

**Development Plan**

- Retail and/or Café 1<sup>st</sup> floor
- Office 2<sup>nd</sup> floor

**Existing Condition**

- 12,800 sqft
- 2 floors

MIXED USE PROPERTY  
FOR SALE

RE/MAX NEXUS

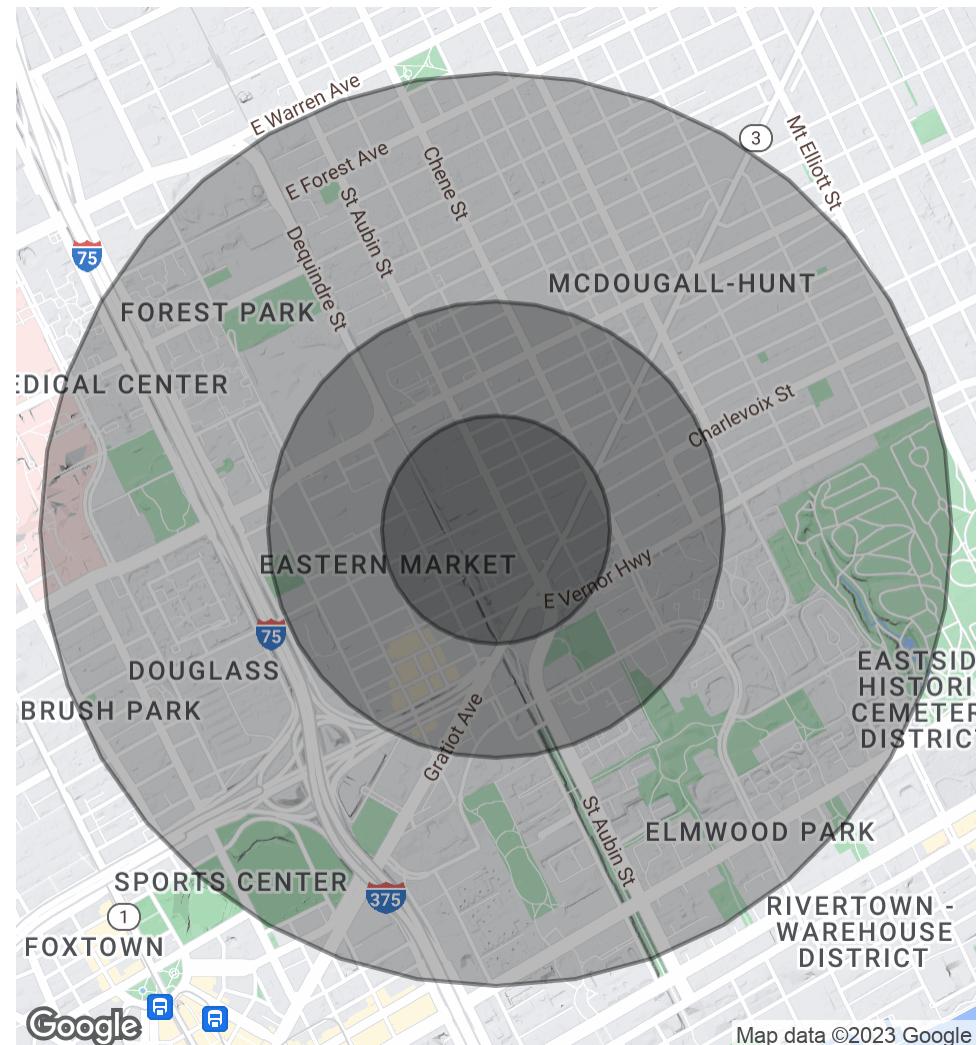
Each office independently owned and operated

# DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	482	3,200	15,564
Average Age	44.6	42.3	38.9
Average Age (Male)	42.5	39.4	35.0
Average Age (Female)	44.1	45.3	42.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	270	1,912	9,400
# of Persons per HH	1.8	1.7	1.7
Average HH Income	\$30,947	\$38,394	\$43,394
Average House Value	\$374,410	\$261,135	\$178,554

\* Demographic data derived from 2020 ACS - US Census



MIXED USE PROPERTY  
FOR SALE

RE/MAX NEXUS

Each office independently owned and operated

255 E Brown St | Suite 205  
Birmingham, MI 48009

866.766.7629

NEXUSREALTYINC.COM