

FOR SALE: THREE BUILDING PORTFOLIO

**625 Shelby St, 1959 E. Jefferson Ave,  
2952-2954 Woodward Ave**

Detroit, Michigan

August 2025

**NEWMARK**



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# Contents

## Offering Procedures

At this time Seller will review offers as received. In evaluating offers the Seller will consider all circumstances relating to each offer, including with limitation, price, contingency period to close, period to close, and financial capacity of each prospective purchaser to perform. At this time a “Call for Offers” date has not been established. Seller reserves the right to set a “Call for Offers” date in the future.

## Communication

All inquiries and requests relating to the Property should be directed to a member of the marketing team below.

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# 01

## EXECUTIVE SUMMARY





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## Executive Summary

Newmark has been retained to market the three (3) building portfolio, including 625 Shelby Street, 1959 E. Jefferson Avenue and 2952-2954 Woodward Avenue in the City of Detroit. Each property has a unique history, classic architectural finishes and are pivotally located in or near the newly energized downtown Detroit marketplace.

The three (3) properties are offered for sale together as a package, without an asking price. The Seller will consider individual offers for each.

## Offering Summary



### The Michigan Bank

**625 Shelby Street, Detroit 48226**

Size: 15,970 SF (2 stories plus mezzanine)

7,000 SF basement

0.29 Acres with 74 feet of street frontage

Zoned B-5 Major Business District

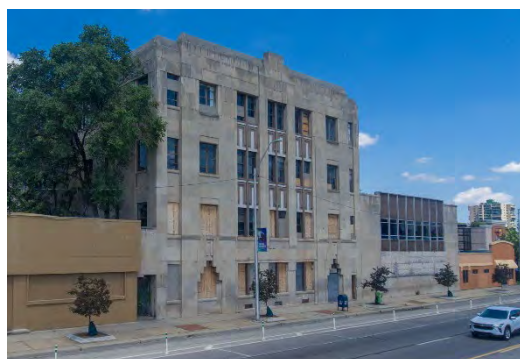
1912 Construction

2025 SEV: \$852,800.00

2025 Taxable Value: \$623,187.00

2025 Real Property Taxes: \$59,925.10

Class C Liquor License Available



### Detroit Saturday Night Building

**1959 E. Jefferson Ave., Detroit 48207**

Size: 68,000 SF plus 30,000 SF annex

1.08 Acres

Zoned B-4 General Business

1929 Construction

2025 SEV: \$1,835,200.00

2025 Taxable Value: \$481,183.00

2025 Real Property Taxes: \$50,315.79



### Fine Arts Theatre

**2952-2954 Woodward Ave., Detroit 48201**

Size: 9,787 SF (2 levels)

0.15 Acres

Zoned PD Planned Development

1914 Construction

2025 SEV: \$674,800.00

2025 Taxable Value: \$263,327.00

2025 Property Taxes: \$23,358.14



# Aerial





# 02

625 SHELBY ST



## 625 Shelby Street, Detroit

625 Shelby pairs an eye-catching classical façade with dramatic interior volume in the heart of a fast-reviving downtown. For investors or end-users seeking a heritage asset with built-in character and upside, the building offers a ready canvas amid Detroit's continuing renaissance.

### HISTORICAL & RECENT USES

- **Original purpose (1910s):** Purpose-built banking hall for the Detroit Fire & Marine Insurance Company.
- **Adaptive re-uses:** Nightlife venues such as White House and Elysium Lounge (mid-2000s-2010s) and, more recently, the Shelby speakeasy concept located in the adjoining U.S. Mortgage Bond Building vault, illustrating demand for hospitality conversions in the district.



### PROPERTY SUMMARY

#### HISTORIC NAME

Detroit Fire & Marine Insurance Co. Building

#### ADDRESS

625 Shelby St, Detroit MI 48226

#### YEAR BUILT / ARCHITECT

1910 (permit) – 1912 (completion);  
George D. Mason & Co.

#### STYLE

Classical Revival (Greek-influenced) limestone  
& brick façade

#### SIZE / CONFIGURATION

± 15,970 SF (2 stories + mezzanine)  
· 74 ft frontage · 30-ft lobby ceiling  
· finished ± 7,000 SF basement

#### KEY FAÇADE ELEMENTS

Four full Ionic columns (plus half-columns on each end),  
entablature, cornice & balustrade;  
large floor-to-ceiling windows

#### INTERIOR HIGHLIGHTS

White-marble vestibule, skylit atrium with  
wrap-around mezzanine

#### ZONING

B-5 Major Business District  
(broad commercial & mixed-use)



# 625 Shelby Street, Detroit

## OPPORTUNITIES & CONSIDERATIONS

1. **Flagship hospitality or event venue:** The soaring 30-ft skylit hall and intact vault lend themselves to boutique food-and-beverage, gallery or experiential retail.
2. **Creative office or studio space:** Open spans, abundant daylight and B-5 zoning permit flexible layouts above and below grade.
3. **Historic-tax incentives:** Because the property sits within a listed historic district, qualified rehabilitation could tap 20 % federal and 25 % state credits (subject to Secretary of Interior standards).
4. **Synergy with neighborhood icons:** Guardian Building tours, nearby luxury hotels (Westin Book Cadillac) and the burgeoning residential base create steady foot traffic.



## AREA CONTEXT

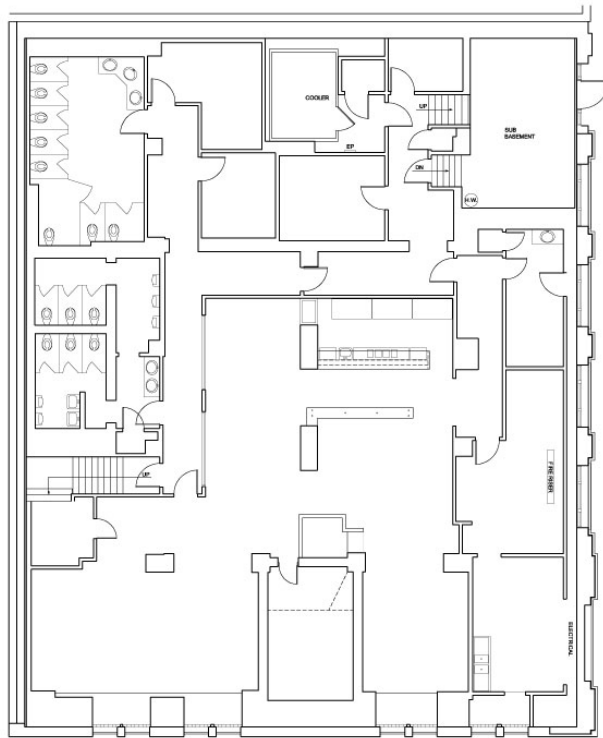
DETROIT FINANCIAL / CENTRAL BUSINESS DISTRICT

Metric (2023 ACS)	Value
Population	~ 6,575
Median age	33 yrs
Avg. individual income	~\$63,700

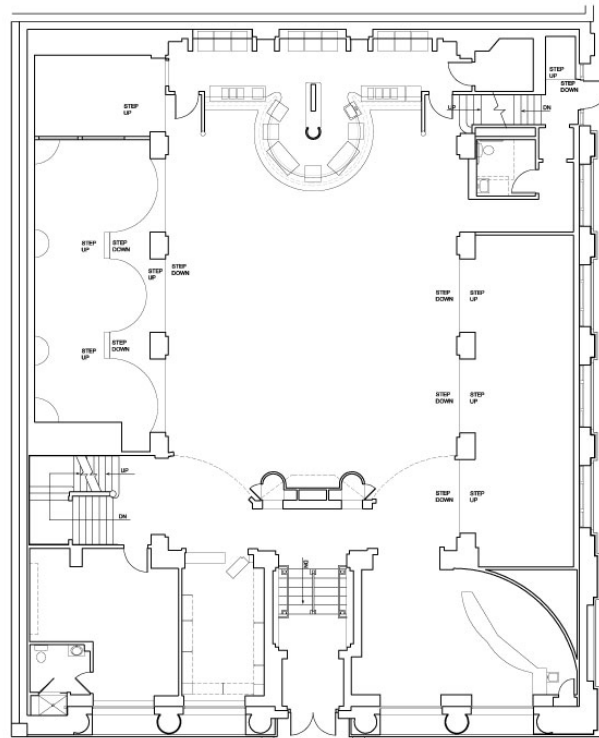
- **Historic district status:** The wider Detroit Financial District was added to the National Register of Historic Places in 2009, encompassing 36 landmark structures (Guardian, Penobscot, Buhl, etc.).
- **Location & access:** Walkable grid just south-west of Campus Martius; immediate proximity to Q-LINE streetcar, People Mover, the Lodge Fwy (M-10) and riverfront parks. Public garages line Shelby & Congress streets, and multiple surface lots sit within one block.
- **Market momentum:** Downtown Detroit continues its post-pandemic revival, fueled by tech investment at Michigan Central and aggressive adaptive reuse of historic towers like the Book Building—part of a broader renaissance attracting residents, tourists and venture capital.



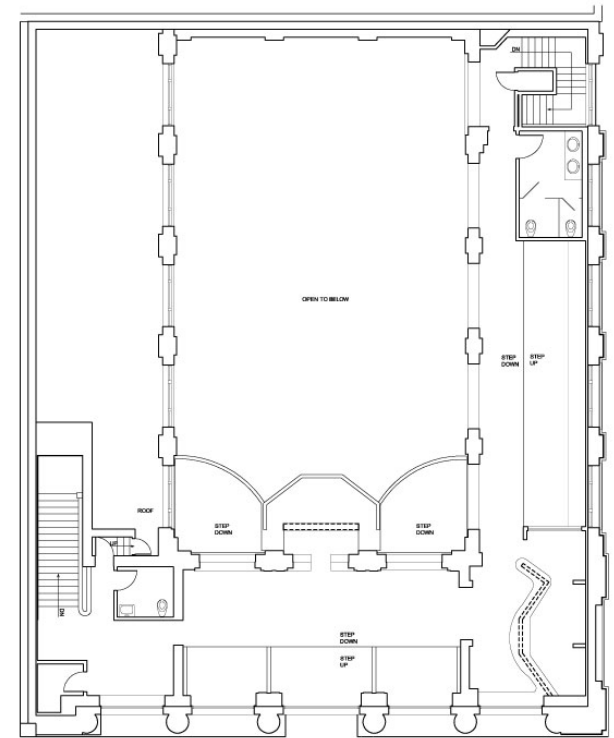
# Building Sketch – 625 Shelby St



LOWER LEVEL AS-BUILT  
625 SHELBY ST, DETROIT, MI 48226  
Date: 4-28-2021 5,588 SF SCALE: 1/8"



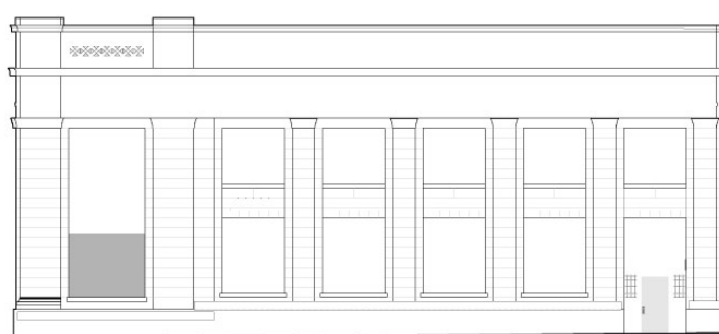
FIRST FLOOR AS-BUILT  
625 SHELBY ST, DETROIT, MI 48226  
Date: 4-28-2021 5,588 SF SCALE: 1/8"



SECOND FLOOR AS-BUILT  
625 SHELBY ST, DETROIT, MI 48226  
Date: 4-28-2021 3,864 SF SCALE: 1/8"



EAST ELEVATION  
625 SHELBY ST, DETROIT, MI 48226



NORTH ELEVATION  
625 SHELBY ST, DETROIT, MI 48226



# Demographic and Income Profile – 1 Mile Radius

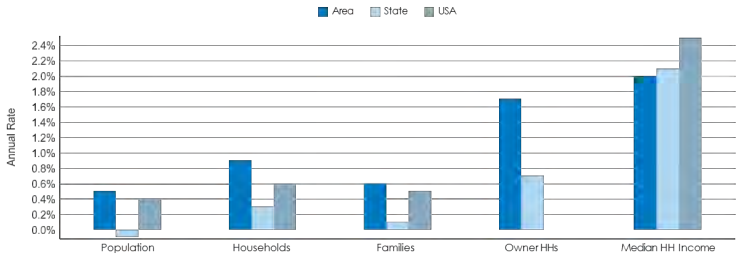
Summary	Census 2020	2025	2030	
Total Population	10,205	10,929	11,213	
Total Households	6,590	7,239	7,575	
Family Households	1,286	1,340	1,378	
Average Household Size	1.39	1.37	1.34	
Owner Occupied Housing Units	1,046	1,128	1,226	
Renter Occupied Housing Units	5,544	6,111	6,349	
Median Age	36.1	37.0	38.0	
Trends 2025 - 2030	Area	State	National	
Population	0.5%	-0.1%	0.4%	
Households	0.9%	0.3%	0.6%	
Family Population	0.6%	0.1%	0.5%	
Owner Occupied Housing Units	1.7%	0.7%	0.0%	
Median Household Income	2.0%	2.1%	2.5%	
Households by Income	2025		2030	
	Number	Percent	Number	Percent
Less than \$15,000	1,200	16.6%	1,154	15.2%
\$15,000-\$24,999	477	6.6%	443	5.8%
\$25,000-\$34,999	360	5.0%	314	4.2%
\$35,000-\$49,999	643	8.9%	624	8.2%
\$50,000-\$74,999	1,287	17.8%	1,334	17.6%
\$75,000-\$99,999	906	12.5%	978	12.9%
\$100,000-\$149,999	1,302	18.0%	1,448	19.1%
\$150,000-\$199,999	342	4.7%	396	5.2%
\$200,000 or greater	722	10.0%	884	11.7%
Median Household Income	\$66,104	-	\$72,896	-
Average Household Income	\$96,003	-	\$103,925	-
Per Capita Income	\$63,621	-	\$70,240	-

Population by Age	Census 2020		25		30	
	Number	Percent	Number	Percent	Number	Percent
0-4	194	1.9%	214	2.0%	213	1.9%
5-9	128	1.3%	176	1.6%	172	1.5%
10-14	153	1.5%	150	1.4%	187	1.7%
15-19	167	1.6%	194	1.8%	181	1.6%
20-24	783	7.7%	847	7.8%	876	7.8%
25-29	1,996	19.6%	1,877	17.2%	1,915	17.1%
30-34	1,509	14.8%	1,647	15.1%	1,476	13.2%
35-39	819	8.0%	912	8.3%	983	8.8%
40-44	548	5.4%	664	6.1%	718	6.4%
45-49	501	4.9%	550	5.0%	628	5.6%
50-54	623	6.1%	609	5.6%	629	5.6%
55-59	586	5.7%	587	5.4%	559	5.0%
60-64	647	6.3%	624	5.7%	611	5.5%
65-69	583	5.7%	660	6.0%	624	5.6%
70-74	467	4.6%	529	4.8%	578	5.2%
75-79	263	2.6%	363	3.3%	414	3.7%
80-84	124	1.2%	189	1.7%	257	2.3%
Age 85+	113	1.1%	138	1.3%	192	1.7%

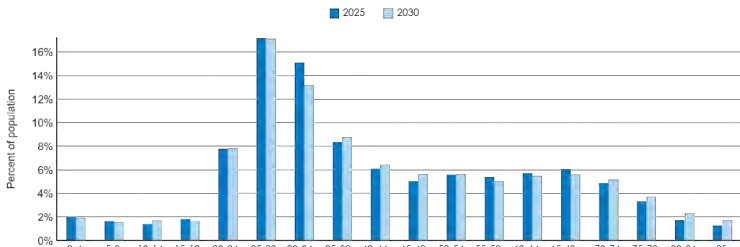
## Key Indicators for 2025



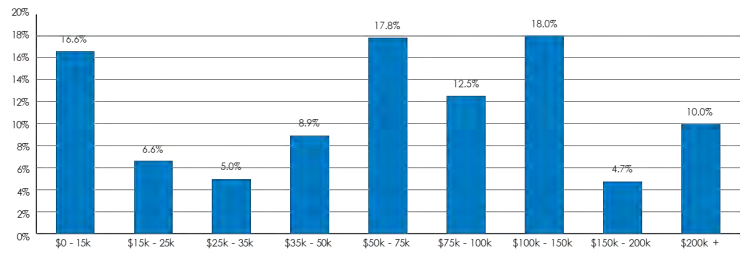
## Trends: 2025 - 2030 Annual Rate



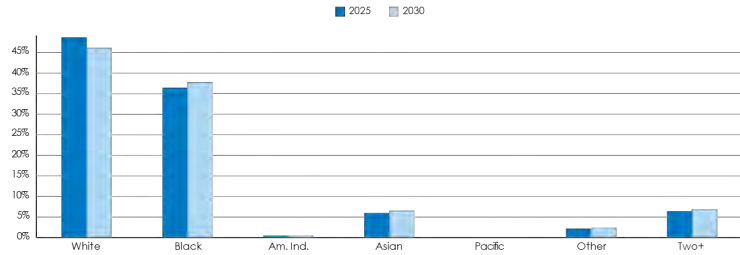
## Population by Age



## Households by Income for 2025



## Population by Race



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data



# Demographic and Income Profile – 3 Mile Radius

Summary	Census 2020	2025	2030
Total Population	69,070	70,063	70,564
Total Households	35,949	37,425	38,352
Family Households	11,531	11,369	11,430
Average Household Size	1.76	1.72	1.69
Owner Occupied Housing Units	6,802	7,543	8,110
Renter Occupied Housing Units	29,147	29,882	30,242
Median Age	34.7	35.6	37.0
Trends 2025 - 2030	Area	State	National
Population	0.1%	-0.1%	0.4%
Households	0.5%	0.3%	0.6%
Family Population	0.1%	0.1%	0.5%
Owner Occupied Housing Units	1.5%	0.7%	0.0%
Median Household Income	1.7%	2.1%	2.5%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
Less than \$15,000	10,514	28.1%	10,174	26.5%
\$15,000-\$24,999	4,037	10.8%	3,758	9.8%
\$25,000-\$34,999	2,875	7.7%	2,650	6.9%
\$35,000-\$49,999	4,006	10.7%	4,009	10.4%
\$50,000-\$74,999	4,667	12.5%	4,896	12.8%
\$75,000-\$99,999	3,337	8.9%	3,620	9.4%
\$100,000-\$149,999	4,432	11.8%	4,964	12.9%
\$150,000-\$199,999	1,416	3.8%	1,662	4.3%
\$200,000 or greater	2,136	5.7%	2,618	6.8%
Median Household Income	\$40,052	-	\$43,626	-
Average Household Income	\$67,596	-	\$73,668	-
Per Capita Income	\$36,359	-	\$40,291	-

Population by Age	Census 2020		25		30	
	Number	Percent	Number	Percent	Number	Percent
0-4	3,089	4.5%	2,992	4.3%	2,998	4.3%
5-9	2,978	4.3%	2,744	3.9%	2,578	3.6%
10-14	2,766	4.0%	2,666	3.8%	2,498	3.5%
15-19	4,245	6.2%	4,246	6.1%	4,122	5.8%
20-24	6,594	9.6%	6,566	9.4%	6,553	9.3%
25-29	8,644	12.5%	7,890	11.3%	7,894	11.2%
30-34	6,644	9.6%	7,345	10.5%	6,511	9.2%
35-39	4,311	6.2%	4,778	6.8%	5,286	7.5%
40-44	3,405	4.9%	3,729	5.3%	4,094	5.8%
45-49	3,306	4.8%	3,330	4.8%	3,609	5.1%
50-54	3,749	5.4%	3,510	5.0%	3,492	5.0%
55-59	4,037	5.8%	3,803	5.4%	3,594	5.1%
60-64	4,629	6.7%	4,124	5.9%	3,952	5.6%
65-69	4,119	6.0%	4,378	6.3%	3,998	5.7%
70-74	2,878	4.2%	3,346	4.8%	3,613	5.1%
75-79	1,701	2.5%	2,244	3.2%	2,667	3.8%
80-84	964	1.4%	1,306	1.9%	1,729	2.5%
Age 85+	1,011	1.5%	1,066	1.5%	1,376	1.9%

## Key Indicators for 2025





# Demographic and Income Profile – 5 Mile Radius

Summary	Census 2020	2025	2030
Total Population	189,194	187,287	186,307
Total Households	81,116	83,023	84,059
Family Households	36,174	35,339	35,140
Average Household Size	2.24	2.17	2.13
Owner Occupied Housing Units	27,183	29,794	31,523
Renter Occupied Housing Units	53,933	53,229	52,536
Median Age	33.9	34.9	36.4

Trends 2025 - 2030	Area	State	National
Population	-0.1%	-0.1%	0.4%
Households	0.2%	0.3%	0.6%
Family Population	-0.1%	0.1%	0.5%
Owner Occupied Housing Units	1.1%	0.7%	0.0%
Median Household Income	2.0%	2.1%	2.5%

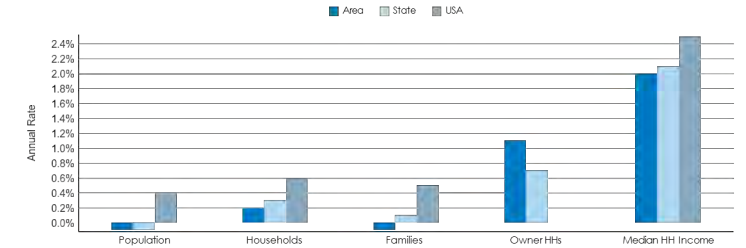
Households by Income	2025		2030	
	Number	Percent	Number	Percent
Less than \$15,000	21,764	26.2%	20,514	24.4%
\$15,000-\$24,999	9,554	11.5%	8,615	10.3%
\$25,000-\$34,999	7,318	8.8%	6,599	7.8%
\$35,000-\$49,999	10,458	12.6%	10,386	12.4%
\$50,000-\$74,999	11,484	13.8%	12,055	14.3%
\$75,000-\$99,999	7,410	8.9%	8,043	9.6%
\$100,000-\$149,999	8,506	10.3%	9,756	11.6%
\$150,000-\$199,999	3,038	3.7%	3,692	4.4%
\$200,000 or greater	3,469	4.2%	4,383	5.2%
Median Household Income	\$39,145	-	\$43,213	-
Average Household Income	\$61,170	-	\$67,501	-
Per Capita Income	\$27,257	-	\$30,601	-

Population by Age	Census 2020		25		30	
	Number	Percent	Number	Percent	Number	Percent
0-4	11,990	6.3%	11,363	6.1%	11,164	6.0%
5-9	11,964	6.3%	11,221	6.0%	10,360	5.6%
10-14	11,596	6.1%	10,770	5.8%	10,347	5.5%
15-19	12,806	6.8%	12,208	6.5%	11,678	6.3%
20-24	15,340	8.1%	15,003	8.0%	14,634	7.8%
25-29	18,451	9.8%	16,712	8.9%	16,668	8.9%
30-34	15,845	8.4%	16,653	8.9%	14,626	7.8%
35-39	11,824	6.3%	12,808	6.8%	13,509	7.3%
40-44	10,485	5.5%	10,798	5.8%	11,729	6.3%
45-49	10,224	5.4%	9,941	5.3%	10,360	5.6%
50-54	10,640	5.6%	10,169	5.4%	9,840	5.3%
55-59	11,285	6.0%	10,300	5.5%	9,926	5.3%
60-64	11,649	6.2%	10,624	5.7%	9,986	5.4%
65-69	9,586	5.1%	10,425	5.6%	9,752	5.2%
70-74	6,537	3.5%	7,763	4.1%	8,632	4.6%
75-79	3,910	2.1%	5,129	2.7%	6,255	3.4%
80-84	2,377	1.3%	2,875	1.5%	3,856	2.1%
Age 85+	2,685	1.4%	2,525	1.4%	2,985	1.6%

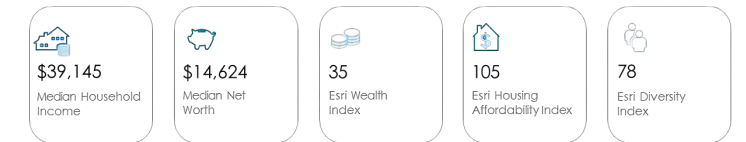
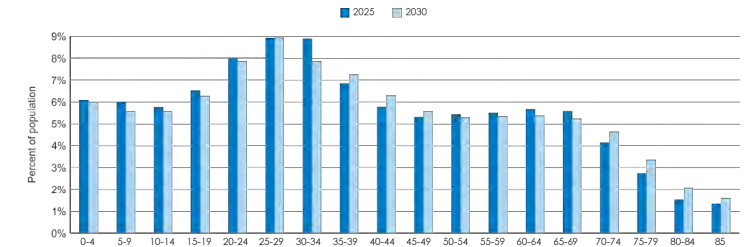
## Key Indicators for 2025



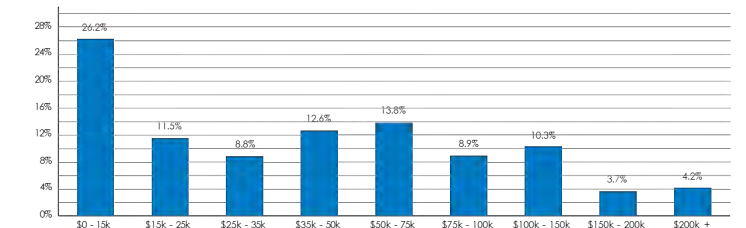
## Trends: 2025 - 2030 Annual Rate



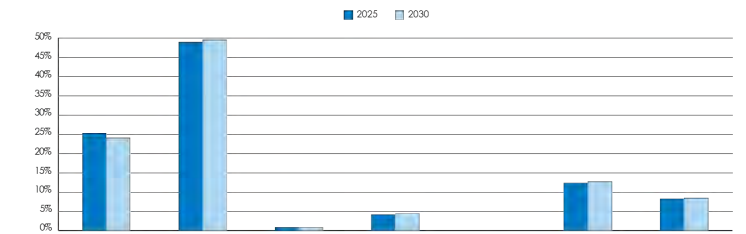
## Population by Age



## Households by Income for 2025



## Population by Race



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data



# 03

1959 E. JEFFERSON AVE



# 1959 E. Jefferson Avenue, Detroit

The Detroit Saturday Night Building offers a rare blend of Wirt Rowland Art Deco detailing, heavy-duty industrial bones and a riverfront gateway location. With mounting investment along Jefferson and robust tax-credit leverage, 1959 E. Jefferson is poised to anchor the next wave of east-riverfront revival—whether as lofts, creative HQ, or a signature hospitality concept.

## HISTORICAL MILESTONES

- **1929:** Purpose-built headquarters for Detroit Saturday Night, a weekly newspaper founded 1907.
- **1930s-1970s:** Successive typesetting & printing firms (Detroit Typesetting, Michigan Type, Flexitype) operate heavy letterpress equipment—hence the robust floors.
- **1964:** 80 k SF wing added on the east side to accommodate expanding print operations.
- **1990s-2010s:** Light-industrial/storage; several demolition scares prompt preservation advocacy.
- **2020s:** Marketed for adaptive reuse; site includes Dequindre Cut and RiverWalk gateway frontage.



## PROPERTY SUMMARY

### HISTORIC NAME

*Detroit Saturday Night Newspaper Building*

### ADDRESS

1959 E Jefferson Ave, Detroit MI 48207

### YEAR BUILT / ARCHITECT

1929; Wirt Rowland of Smith,  
Hinchman & Grylls

### STYLE

High-Art-Deco: limestone cladding, organ-pipe  
fluting, stepped arches, beveled roof-line

### SIZE / CONFIGURATION

± 68,000 SF main, linked to a 15 k SF two-story annex;  
site assemblage totals ≈ 106 k SF across two buildings  
+ corner lot (230 × 200 ft)

### STORIES / CLEAR HEIGHT

4 stories · ~10-11 ft slabs  
sized for 1920s printing presses

### ZONING

B-4 (general business) – Jefferson corridor mixed-use



# 1959 E. Jefferson Avenue, Detroit

## OPPORTUNITIES & CONSIDERATIONS

Opportunity	Why it Fits
Creative office / maker studios	10-ft slabs & high live-load capacity suit design/tech fabrication; expansive windows and Art-Deco branding differentiate.
Mixed-use loft conversion	Existing concrete frame, 360° views of Downtown & river, and B-4 zoning enable 70-100 lofts plus ground-floor F&B.
Boutique hospitality / event venue	Corner marquee presence at Dequindre Cut entrance captures tourist & concert foot traffic.
Historic-tax incentives	Eligible for 20 % federal + 25 % Michigan credits; can be twinned with New Markets or C-PACE to reduce cap-ex.
Site assembly play	Package includes adjoining lot—ample room for structured parking or a new-build residential tower behind the landmark façade.



## AREA CONTEXT

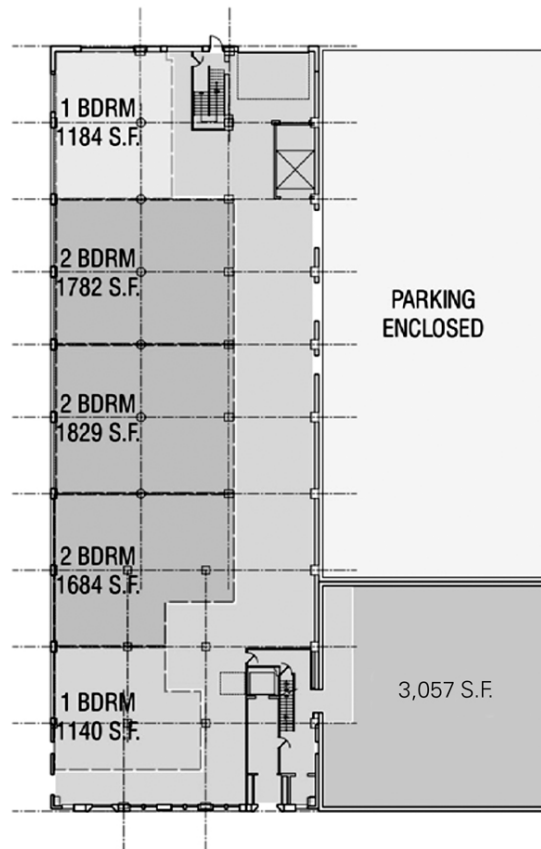
RIVERTOWN / EAST RIVERFRONT CORRIDOR

Metric (2024)	1-mile radius
Population	13,413
Households	8,637
Median HH income	\$46,559
Median age	44 yrs

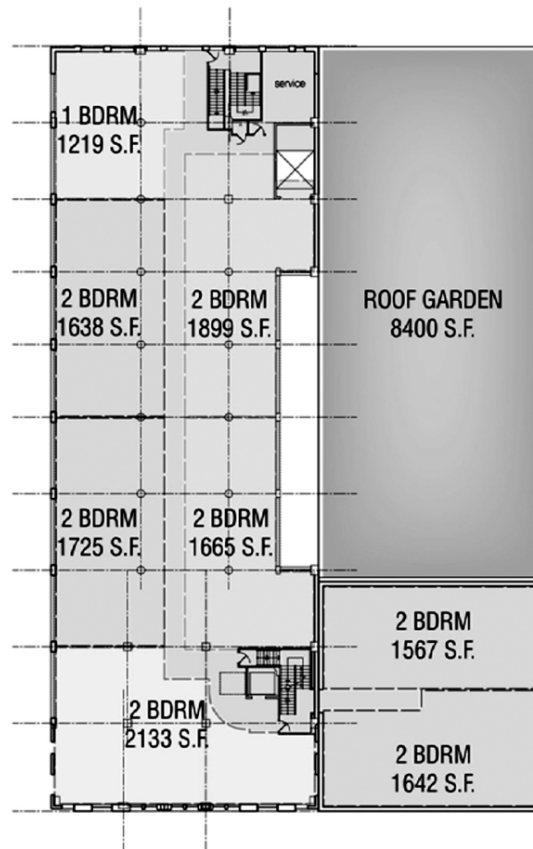
## NEIGHBORHOOD HIGHLIGHTS

- **Dequindre Cut Greenway** entrance at St. Aubin delivers direct bike/ped link to Eastern Market and the RiverWalk.
- Two blocks to **William G. Milliken State Park & Harbor** and the Detroit Riverfront (voted USA Today's #1 riverwalk, 2024).
- Quick connections to I-375, Jefferson Avenue BRT plans, the People Mover Bricktown stop (0.9 mi).
- Ongoing waterfront investment: Jefferson–Chene apartment towers, Rivertown Warehouse District breweries, Ralph C. Wilson Jr. Centennial Park (opening 2025).

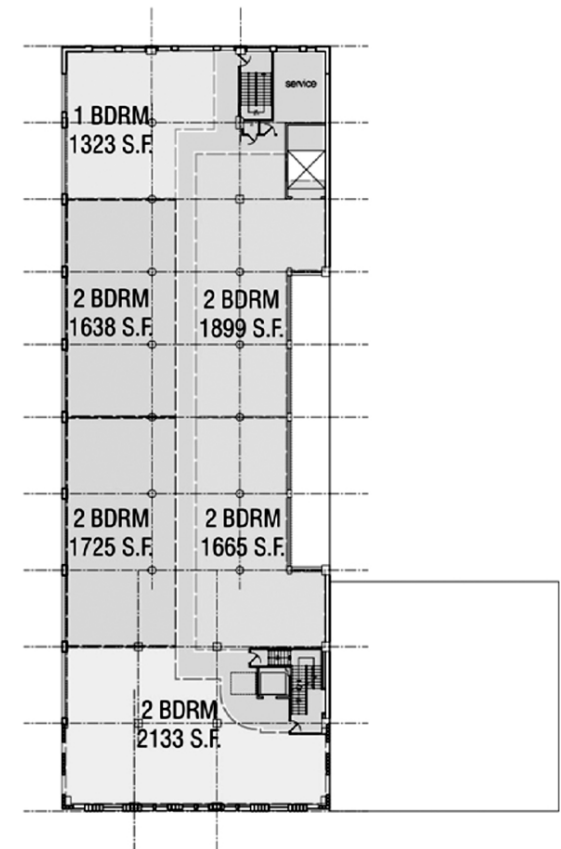
## Building Sketch – 1959 E Jefferson Ave



1ST FLOOR  
SCALE: 1" = 30'



2ND FLOOR  
SCALE: 1" = 30'



3/4TH FLOORS  
SCALE: 1" = 30'



# Demographic and Income Profile – 1 Mile Radius

Summary	Census 2020		2025		2030	
Total Population	16,188		15,598		15,306	
Total Households	9,977		9,949		9,936	
Family Households	2,763		2,606		2,550	
Average Household Size	1.55		1.50		1.48	
Owner Occupied Housing Units	1,871		2,076		2,236	
Renter Occupied Housing Units	8,106		7,873		7,700	
Median Age	42.0		42.8		44.2	
Trends 2025 - 2030	Area		State		National	
Population	-0.4%		-0.1%		0.4%	
Households	0.0%		0.3%		0.6%	
Family Population	-0.4%		0.1%		0.5%	
Owner Occupied Housing Units	1.5%		0.7%		0.0%	
Median Household Income	1.9%		2.1%		2.5%	
Households by Income	2025		2030			
	Number	Percent	Number	Percent		
Less than \$15,000	2,121	21.3%	1,973	19.9%		
\$15,000-\$24,999	877	8.8%	810	8.2%		
\$25,000-\$34,999	765	7.7%	685	6.9%		
\$35,000-\$49,999	1,313	13.2%	1,276	12.8%		
\$50,000-\$74,999	1,590	16.0%	1,632	16.4%		
\$75,000-\$99,999	912	9.2%	953	9.6%		
\$100,000-\$149,999	1,359	13.7%	1,456	14.7%		
\$150,000-\$199,999	340	3.4%	376	3.8%		
\$200,000 or greater	672	6.8%	775	7.8%		
Median Household Income	\$48,280	-	\$53,065	-		
Average Household Income	\$73,929	-	\$79,107	-		
Per Capita Income	\$48,664	-	\$53,166	-		
Population by Age	Census 2020		25		30	
	Number	Percent	Number	Percent	Number	Percent
0-4	621	3.8%	558	3.6%	536	3.5%
5-9	530	3.3%	515	3.3%	472	3.1%
10-14	445	2.8%	413	2.6%	406	2.6%
15-19	472	2.9%	469	3.0%	386	2.5%
20-24	1,064	6.6%	899	5.8%	882	5.8%
25-29	2,065	12.8%	1,700	10.9%	1,581	10.3%
30-34	1,623	10.0%	1,736	11.1%	1,492	9.8%
35-39	990	6.1%	1,080	6.9%	1,184	7.7%
40-44	715	4.4%	768	4.9%	841	5.5%
45-49	872	5.4%	774	5.0%	832	5.4%
50-54	992	6.1%	869	5.6%	793	5.2%
55-59	1,051	6.5%	975	6.3%	887	5.8%
60-64	1,293	8.0%	1,067	6.8%	1,035	6.8%
65-69	1,182	7.3%	1,200	7.7%	1,054	6.9%
70-74	928	5.7%	996	6.4%	1,048	6.8%
75-79	602	3.7%	740	4.7%	819	5.3%
80-84	367	2.3%	452	2.9%	570	3.7%
Age 85+	378	2.3%	387	2.5%	487	3.2%

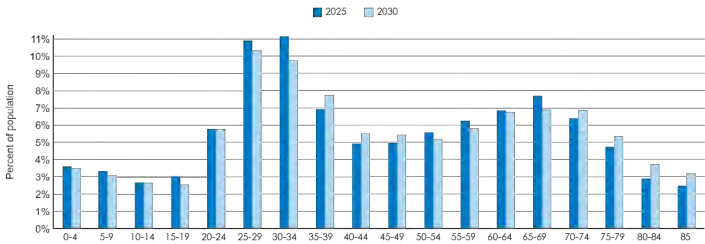
## Key Indicators for 2025



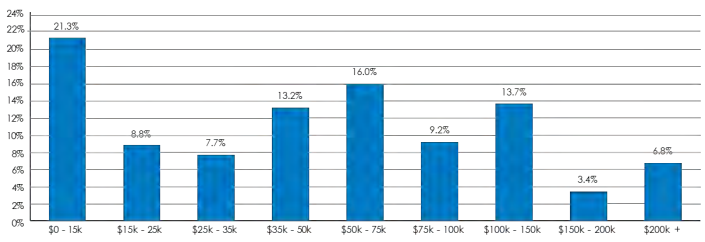
## Trends: 2025 - 2030 Annual Rate



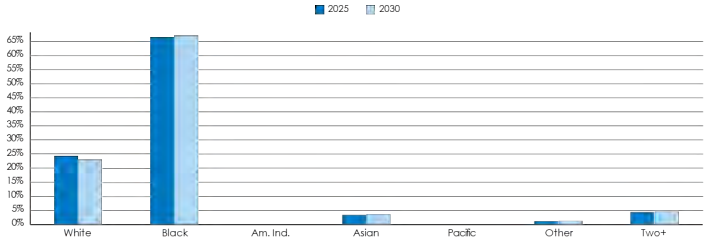
## Population by Age



## Households by Income for 2025



## Population by Race



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

# Demographic and Income Profile – 3 Mile Radius

Summary	Census 2020	2025	2030
Total Population	69,854	70,722	71,108
Total Households	38,261	39,698	40,547
Family Households	11,637	11,426	11,463
Average Household Size	1.67	1.64	1.61
Owner Occupied Housing Units	7,686	8,537	9,150
Renter Occupied Housing Units	30,575	31,161	31,397
Median Age	36.8	37.6	38.8

Trends 2025 - 2030	Area	State	National
Population	0.1%	-0.1%	0.4%
Households	0.4%	0.3%	0.6%
Family Population	0.1%	0.1%	0.5%
Owner Occupied Housing Units	1.4%	0.7%	0.0%
Median Household Income	1.8%	2.1%	2.5%

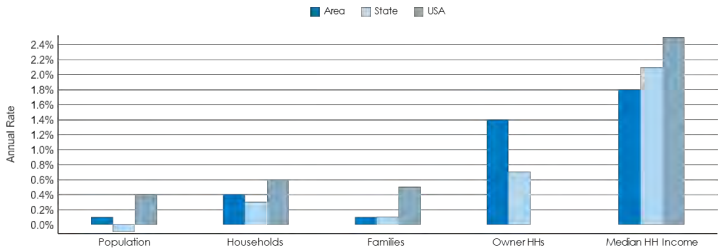
Households by Income	2025		2030	
	Number	Percent	Number	Percent
Less than \$15,000	10,748	27.1%	10,408	25.7%
\$15,000-\$24,999	4,517	11.4%	4,233	10.4%
\$25,000-\$34,999	3,142	7.9%	2,877	7.1%
\$35,000-\$49,999	4,095	10.3%	4,093	10.1%
\$50,000-\$74,999	5,384	13.6%	5,620	13.9%
\$75,000-\$99,999	3,388	8.5%	3,675	9.1%
\$100,000-\$149,999	4,684	11.8%	5,226	12.9%
\$150,000-\$199,999	1,511	3.8%	1,739	4.3%
\$200,000 or greater	2,225	5.6%	2,674	6.6%
Median Household Income	\$40,166	-	\$43,970	-
Average Household Income	\$67,314	-	\$72,860	-
Per Capita Income	\$37,903	-	\$41,643	-

Population by Age	Census 2020		25		30	
	Number	Percent	Number	Percent	Number	Percent
0-4	2,836	4.1%	2,749	3.9%	2,753	3.9%
5-9	2,592	3.7%	2,472	3.5%	2,323	3.3%
10-14	2,329	3.3%	2,315	3.3%	2,248	3.2%
15-19	3,804	5.5%	3,867	5.5%	3,811	5.4%
20-24	6,356	9.1%	6,216	8.8%	6,246	8.8%
25-29	8,724	12.5%	7,904	11.2%	7,785	10.9%
30-34	6,750	9.7%	7,386	10.4%	6,493	9.1%
35-39	4,185	6.0%	4,708	6.7%	5,149	7.2%
40-44	3,294	4.7%	3,668	5.2%	4,074	5.7%
45-49	3,262	4.7%	3,242	4.6%	3,569	5.0%
50-54	3,843	5.5%	3,592	5.1%	3,523	5.0%
55-59	4,363	6.3%	3,979	5.6%	3,749	5.3%
60-64	5,090	7.3%	4,512	6.4%	4,207	5.9%
65-69	4,677	6.7%	4,907	6.9%	4,469	6.3%
70-74	3,347	4.8%	3,793	5.4%	4,052	5.7%
75-79	1,991	2.9%	2,639	3.7%	3,059	4.3%
80-84	1,132	1.6%	1,484	2.1%	1,986	2.8%
Age 85+	1,278	1.8%	1,290	1.8%	1,612	2.3%

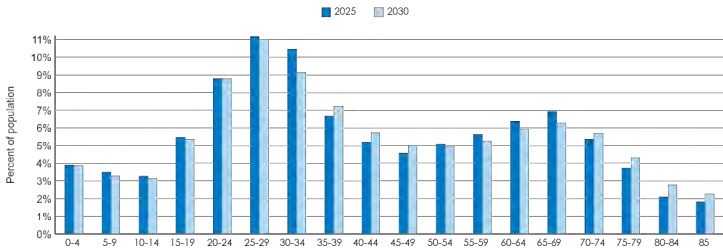
## Key Indicators for 2025



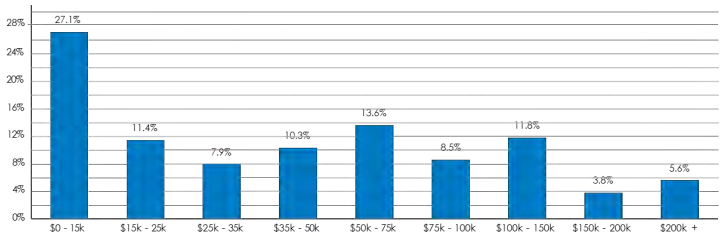
## Trends: 2025 - 2030 Annual Rate



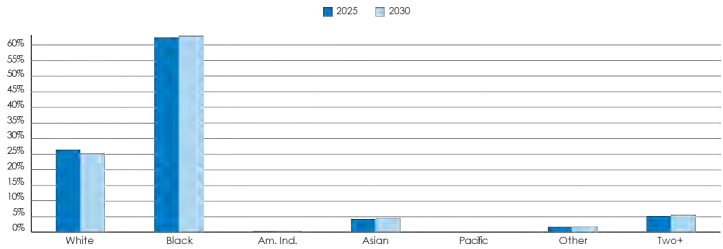
## Population by Age



## Households by Income for 2025



## Population by Race



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data



# Demographic and Income Profile – 5 Mile Radius

Summary	Census 2020	2025	2030
Total Population	169,765	168,497	167,948
Total Households	75,060	77,000	78,072
Family Households	32,044	31,340	31,204
Average Household Size	2.16	2.09	2.05
Owner Occupied Housing Units	24,052	26,426	27,993
Renter Occupied Housing Units	51,008	50,574	50,079
Median Age	34.6	35.7	37.1
Trends 2025 - 2030	Area	State	National
Population	-0.1%	-0.1%	0.4%
Households	0.3%	0.3%	0.6%
Family Population	-0.1%	0.1%	0.5%
Owner Occupied Housing Units	1.2%	0.7%	0.0%
Median Household Income	2.1%	2.1%	2.5%

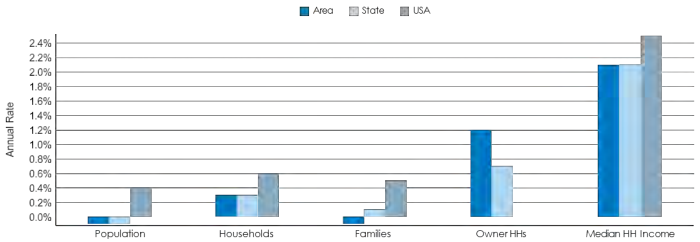
Households by Income	2025		2030	
	Number	Percent	Number	Percent
Less than \$15,000	20,265	26.3%	19,225	24.6%
\$15,000-\$24,999	8,817	11.4%	7,996	10.2%
\$25,000-\$34,999	6,888	8.9%	6,229	8.0%
\$35,000-\$49,999	9,053	11.8%	8,983	11.5%
\$50,000-\$74,999	10,345	13.4%	10,830	13.9%
\$75,000-\$99,999	7,132	9.3%	7,706	9.9%
\$100,000-\$149,999	8,139	10.6%	9,279	11.9%
\$150,000-\$199,999	2,850	3.7%	3,446	4.4%
\$200,000 or greater	3,500	4.5%	4,373	5.6%
Median Household Income	\$39,142	-	\$43,451	-
Average Household Income	\$62,524	-	\$68,774	-
Per Capita Income	\$28,713	-	\$32,111	-

Population by Age	Census 2020		25		30	
	Number	Percent	Number	Percent	Number	Percent
0-4	10,387	6.1%	9,837	5.8%	9,665	5.8%
5-9	9,962	5.9%	9,647	5.7%	8,896	5.3%
10-14	9,514	5.6%	9,030	5.4%	8,945	5.3%
15-19	11,046	6.5%	10,332	6.1%	10,074	6.0%
20-24	13,789	8.1%	13,326	7.9%	12,828	7.6%
25-29	16,939	10.0%	15,289	9.1%	15,076	9.0%
30-34	14,485	8.5%	15,175	9.0%	13,306	7.9%
35-39	10,455	6.2%	11,635	6.9%	12,210	7.3%
40-44	9,010	5.3%	9,536	5.7%	10,628	6.3%
45-49	8,925	5.3%	8,665	5.1%	9,256	5.5%
50-54	9,657	5.7%	8,997	5.3%	8,715	5.2%
55-59	10,341	6.1%	9,515	5.7%	8,966	5.3%
60-64	11,021	6.5%	9,898	5.9%	9,362	5.6%
65-69	9,202	5.4%	9,842	5.8%	9,079	5.4%
70-74	6,427	3.8%	7,527	4.5%	8,226	4.9%
75-79	3,809	2.2%	5,025	3.0%	6,035	3.6%
80-84	2,279	1.3%	2,786	1.6%	3,760	2.2%
Age 85+	2,518	1.5%	2,436	1.4%	2,921	1.7%

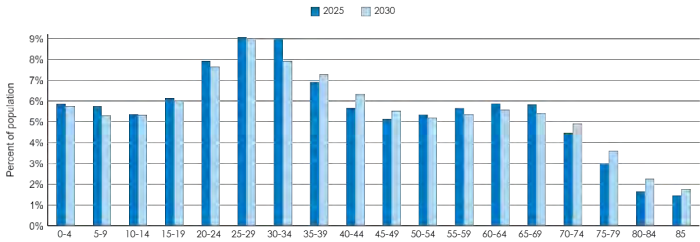
Key Indicators for 2025



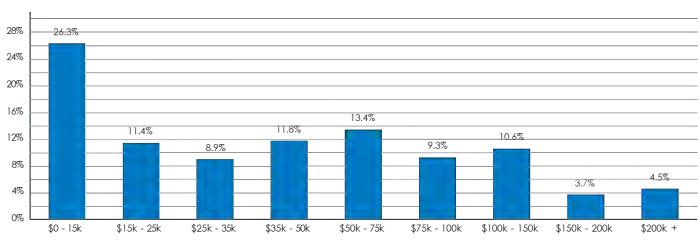
Trends: 2025 - 2030 Annual Rate



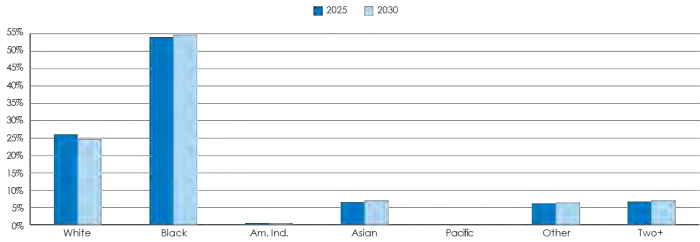
Population by Age



Households by Income for 2025



Population by Race



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

# 04

2952-2954 WOODWARD AVE





## 2952-2954 Woodward Avenue, Detroit

The Fine Arts Theatre marries a glazed-terracotta façade, dramatic interior volume and marquee presence in Detroit's hottest redevelopment corridor. With walk-to transit, arena crowds and a growing residential base, it offers a rare blank canvas for investors or end-users to craft a flagship hospitality, cultural or creative destination while leveraging robust historic-tax incentives.

### HISTORICAL TIMELINE

- **1914-1972:** First-run cinema; renamed Fine Arts in 1915.
- **1970s-1980:** Classic-film house under Joe Foster; closed 1980.
- **1990s-2000s:** Reimagined as nightclub / concert venue (e.g., Natalie Cole, LL Cool J during Super Bowl XL).
- **2015-present:** Listed for adaptive-reuse; shell condition but marquee & terracotta intact.



### PROPERTY SUMMARY

#### HISTORIC NAME

Addison Theatre (1914) → Fine Arts Theatre (1915)

#### ADDRESS

2952 Woodward Ave, Detroit MI 48201

#### YEAR BUILT / ARCHITECT

Permit 1913, opened Feb 15 1914 & designed by movie-palace master C. Howard Crane

#### STYLE

Beaux-Arts / Classical-Revival with white glazed-terracotta façade & suspended marquee

#### BUILDING SIZE / LAYOUT

± 9,787 SF over 2 levels + mezzanine bar;  
± 30-ft clear height, column-free hall

#### ORIGINAL CAPACITY

582 seats (single screen)

#### ZONING

PD / MVE / STG THR overlay –  
Brush Park Form-Based Code  
(mixed-use theatre sub-district)

# 2952-2954 Woodward Avenue, Detroit

## OPPORTUNITIES & CONSIDERATIONS

Opportunity	Rationale
<b>Boutique entertainment / culinary venue</b>	30-ft clear span, original marquee & loft bar suit supper-club, speakeasy or immersive arts concepts.
<b>Creative office / studio HQ</b>	Open floor plate, skylight potential and Q-LINE connectivity appeal to design, media and tech firms seeking character space.
<b>Historic-tax stack</b>	Combining state & federal credits with PACE or New Markets can slash cap-ex on shell-to-core restoration.
<b>Brand visibility</b>	45-ft Woodward frontage places signage amid Midtown's heaviest foot and event traffic.
<b>Parking strategy</b>	No on-site stalls—developers typically partner with nearby garages or valet operators; factor into programming.



## AREA CONTEXT

BRUSH PARK / MIDTOWN WOODWARD  
HISTORIC DISTRICT

Metric	Figure
Neighborhood population (ACS 2022 5-yr)	<b>5,828</b> residents
Density	8,534 people / sq mi
Walk Score / Transit Score	89 (Very Walkable) / 70 (Q-LINE & Amtrak within 0.4–2 mi)
Historic designation	Part of <b>Midtown Woodward Historic District</b> – NRHP listed 2008 (confers eligibility for 20 % federal + 25 % Michigan rehab credits)

## DEVELOPMENT PULSE:

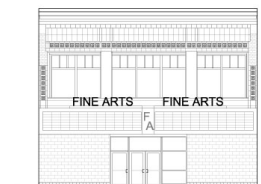
- The \$49 M **Brush Watson** mixed-income complex delivered 124 new units in 2023, signaling sustained residential momentum.
- District Detroit's arena/hotel projects and nearby Michigan Central tech hub continue to draw restaurants, creative offices and visitors along Woodward.



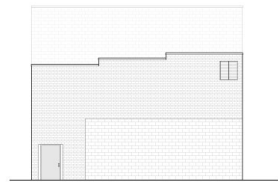
# Building Sketch – 2952-2954 Woodward Ave



SOUTH ELEVATION



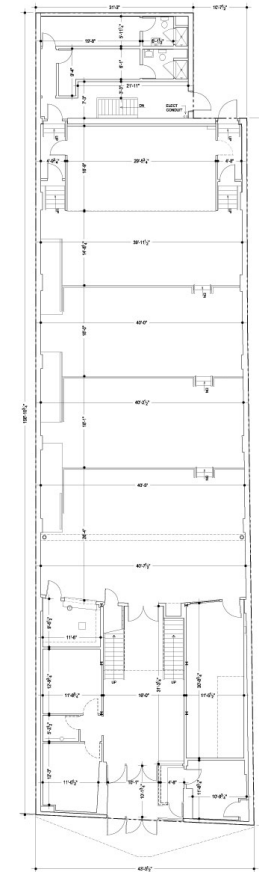
WEST ELEVATION



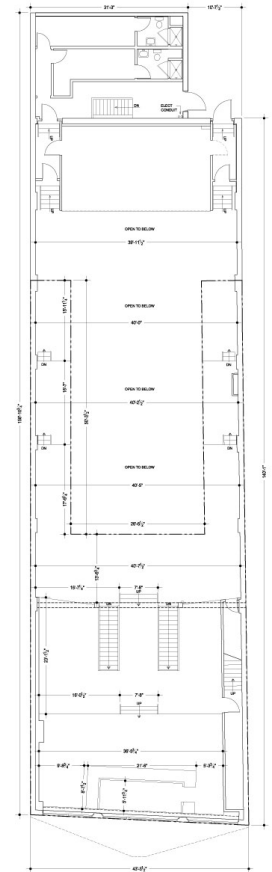
EAST ELEVATION



NORTH ELEVATION



FIRST FLOOR AS-BUILT  
2952 WOODWARD AVE, DETROIT, MI 48201  
Date: 4/10/2021 3:20:07 PM SCALE: 1/8" = 1'-0"



SECOND FLOOR AS-BUILT  
2952 WOODWARD AVE, DETROIT, MI 48201  
Date: 4/10/2021 3:20:07 PM SCALE: 1/8" = 1'-0"

# Demographic and Income Profile – 1 Mile Radius

Summary	Census 2020	2025	2030
Total Population	20,237	21,175	21,557
Total Households	11,388	12,291	12,730
Family Households	2,814	2,877	2,922
Average Household Size	1.59	1.56	1.53
Owner Occupied Housing Units	800	945	1,071
Renter Occupied Housing Units	10,588	11,346	11,659
Median Age	33.1	33.8	34.4
Trends 2025 - 2030	Area	State	National
Population	0.4%	-0.1%	0.4%
Households	0.7%	0.3%	0.6%
Family Population	0.3%	0.1%	0.5%
Owner Occupied Housing Units	2.5%	0.7%	0.0%
Median Household Income	2.5%	2.1%	2.5%

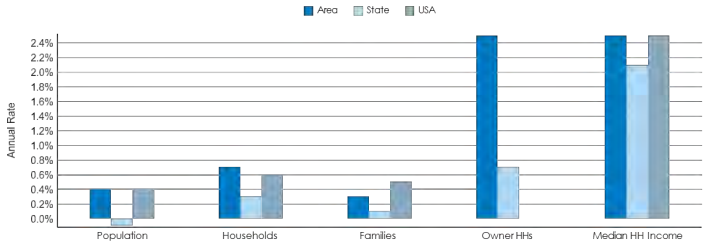
Households by Income	2025		2030	
	Number	Percent	Number	Percent
Less than \$15,000	4,006	32.6%	4,011	31.5%
\$15,000-\$24,999	1,388	11.3%	1,333	10.5%
\$25,000-\$34,999	900	7.3%	833	6.5%
\$35,000-\$49,999	1,129	9.2%	1,143	9.0%
\$50,000-\$74,999	1,489	12.1%	1,600	12.6%
\$75,000-\$99,999	1,020	8.3%	1,129	8.9%
\$100,000-\$149,999	1,383	11.3%	1,544	12.1%
\$150,000-\$199,999	442	3.6%	509	4.0%
\$200,000 or greater	533	4.3%	627	4.9%
Median Household Income	\$32,885	-	\$37,159	-
Average Household Income	\$62,073	-	\$66,098	-
Per Capita Income	\$36,404	-	\$39,409	-

Population by Age	Census 2020		25		30	
	Number	Percent	Number	Percent	Number	Percent
0-4	848	4.2%	828	3.9%	841	3.9%
5-9	797	3.9%	727	3.4%	675	3.1%
10-14	720	3.6%	730	3.5%	680	3.1%
15-19	814	4.0%	874	4.1%	887	4.1%
20-24	2,258	11.2%	2,305	10.9%	2,359	10.9%
25-29	3,269	16.1%	3,226	15.2%	3,255	15.1%
30-34	2,265	11.2%	2,514	11.9%	2,385	11.1%
35-39	1,309	6.5%	1,411	6.7%	1,554	7.2%
40-44	946	4.7%	1,063	5.0%	1,112	5.2%
45-49	828	4.1%	898	4.2%	985	4.6%
50-54	960	4.7%	943	4.5%	979	4.5%
55-59	1,053	5.2%	970	4.6%	947	4.4%
60-64	1,207	6.0%	1,074	5.1%	986	4.6%
65-69	1,265	6.3%	1,302	6.2%	1,163	5.4%
70-74	823	4.1%	1,059	5.0%	1,071	5.0%
75-79	419	2.1%	636	3.0%	824	3.8%
80-84	241	1.2%	352	1.7%	502	2.3%
Age 85+	215	1.1%	263	1.2%	353	1.6%

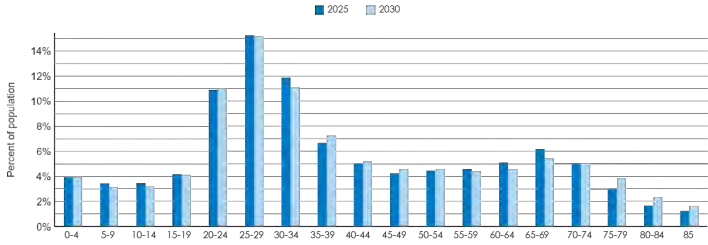
## Key Indicators for 2025



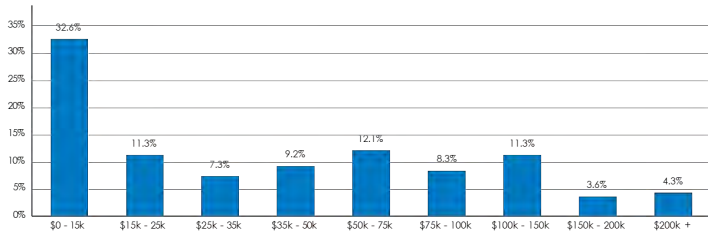
## Trends: 2025 - 2030 Annual Rate



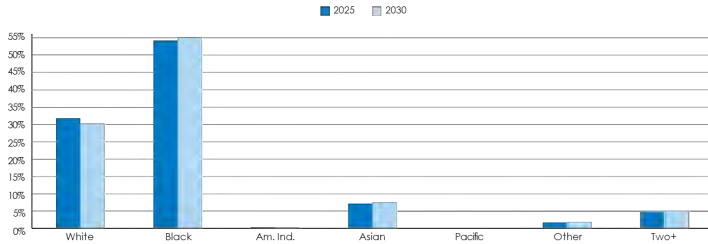
## Population by Age



## Households by Income for 2025



## Population by Race





# Demographic and Income Profile – 3 Mile Radius

Summary	Census 2020	2025	2030
Total Population	86,003	87,284	88,047
Total Households	43,872	45,781	46,950
Family Households	14,797	14,617	14,713
Average Household Size	1.81	1.77	1.74
Owner Occupied Housing Units	9,479	10,537	11,334
Renter Occupied Housing Units	34,393	35,244	35,616
Median Age	35.0	36.2	37.6
Trends 2025 - 2030	Area	State	National
Population	0.2%	-0.1%	0.4%
Households	0.5%	0.3%	0.6%
Family Population	0.1%	0.1%	0.5%
Owner Occupied Housing Units	1.5%	0.7%	0.0%
Median Household Income	1.9%	2.1%	2.5%

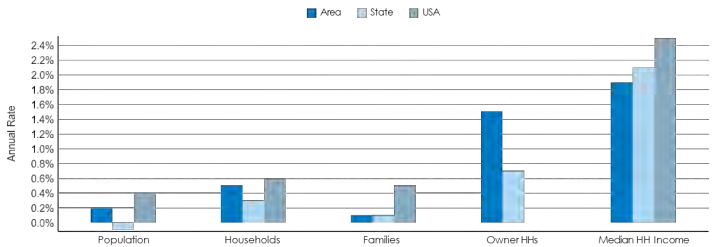
Households by Income	2025		2030	
	Number	Percent	Number	Percent
Less than \$15,000	12,600	27.5%	12,178	25.9%
\$15,000-\$24,999	4,915	10.7%	4,558	9.7%
\$25,000-\$34,999	3,900	8.5%	3,591	7.7%
\$35,000-\$49,999	5,155	11.3%	5,181	11.0%
\$50,000-\$74,999	5,705	12.5%	6,013	12.8%
\$75,000-\$99,999	4,308	9.4%	4,708	10.0%
\$100,000-\$149,999	5,172	11.3%	5,843	12.4%
\$150,000-\$199,999	1,712	3.7%	2,026	4.3%
\$200,000 or greater	2,304	5.0%	2,847	6.1%
Median Household Income	\$39,476	-	\$43,270	-
Average Household Income	\$65,055	-	\$70,955	-
Per Capita Income	\$34,384	-	\$38,107	-

Population by Age	Census 2020		25		30	
	Number	Percent	Number	Percent	Number	Percent
0-4	4,123	4.8%	4,000	4.6%	4,006	4.5%
5-9	3,897	4.5%	3,755	4.3%	3,519	4.0%
10-14	3,606	4.2%	3,523	4.0%	3,449	3.9%
15-19	5,065	5.9%	5,087	5.8%	4,996	5.7%
20-24	7,728	9.0%	7,581	8.7%	7,612	8.7%
25-29	10,359	12.0%	9,256	10.6%	9,150	10.4%
30-34	8,185	9.5%	9,016	10.3%	7,805	8.9%
35-39	5,271	6.1%	6,073	7.0%	6,688	7.6%
40-44	4,328	5.0%	4,727	5.4%	5,402	6.1%
45-49	4,313	5.0%	4,274	4.9%	4,636	5.3%
50-54	4,852	5.6%	4,571	5.2%	4,482	5.1%
55-59	5,355	6.2%	4,942	5.7%	4,699	5.3%
60-64	5,993	7.0%	5,355	6.1%	5,044	5.7%
65-69	5,023	5.8%	5,484	6.3%	5,012	5.7%
70-74	3,429	4.0%	4,046	4.6%	4,500	5.1%
75-79	2,039	2.4%	2,726	3.1%	3,284	3.7%
80-84	1,151	1.3%	1,563	1.8%	2,102	2.4%
Age 85+	1,286	1.5%	1,305	1.5%	1,661	1.9%

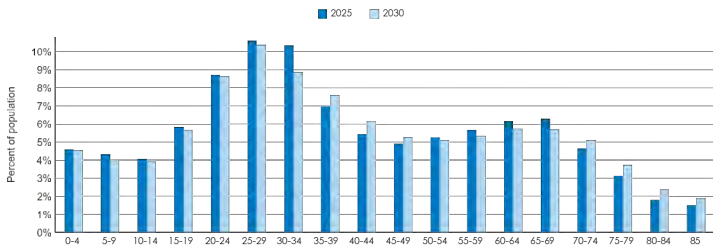
## Key Indicators for 2025



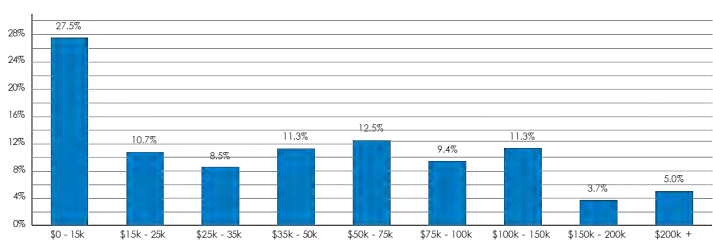
## Trends: 2025 - 2030 Annual Rate



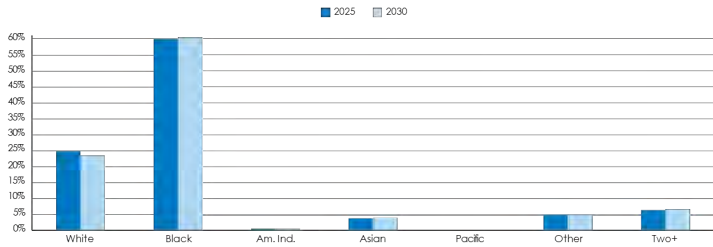
## Population by Age



## Households by Income for 2025



## Population by Race



[Source:](#) Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

# Demographic and Income Profile – 5 Mile Radius

Summary	Census 2020	2025	2030
Total Population	237,678	235,213	233,657
Total Households	98,096	100,084	101,107
Family Households	46,308	45,225	44,920
Average Household Size	2.34	2.27	2.23
Owner Occupied Housing Units	35,059	38,356	40,525
Renter Occupied Housing Units	63,037	61,728	60,582
Median Age	33.7	34.7	36.0
<b>Trends 2025 - 2030</b>	<b>Area</b>	<b>State</b>	<b>National</b>
Population	-0.1%	-0.1%	0.4%
Households	0.2%	0.3%	0.6%
Family Population	-0.1%	0.1%	0.5%
Owner Occupied Housing Units	1.1%	0.7%	0.0%
Median Household Income	2.3%	2.1%	2.5%

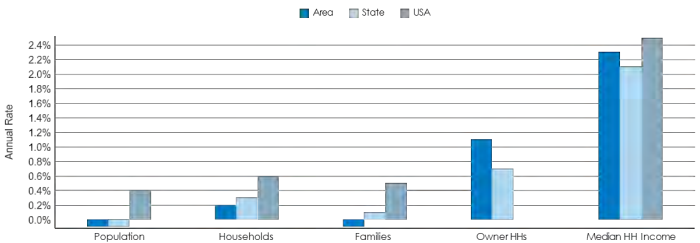
Households by Income	2025		2030	
	Number	Percent	Number	Percent
Less than \$15,000	26,535	26.5%	24,971	24.7%
\$15,000-\$24,999	11,671	11.7%	10,490	10.4%
\$25,000-\$34,999	9,439	9.4%	8,499	8.4%
\$35,000-\$49,999	12,829	12.8%	12,713	12.6%
\$50,000-\$74,999	13,804	13.8%	14,465	14.3%
\$75,000-\$99,999	8,960	8.9%	9,810	9.7%
\$100,000-\$149,999	9,728	9.7%	11,238	11.1%
\$150,000-\$199,999	3,345	3.3%	4,113	4.1%
\$200,000 or greater	3,752	3.8%	4,791	4.7%
Median Household Income	\$37,658	-	\$42,186	-
Average Household Income	\$58,677	-	\$64,902	-
Per Capita Income	\$25,072	-	\$28,191	-

Population by Age	Census 2020		25		30	
	Number	Percent	Number	Percent	Number	Percent
0-4	15,938	6.7%	15,143	6.4%	14,872	6.4%
5-9	15,716	6.6%	14,955	6.4%	13,786	5.9%
10-14	15,237	6.4%	14,150	6.0%	13,745	5.9%
15-19	16,620	7.0%	15,642	6.7%	14,923	6.4%
20-24	19,091	8.0%	18,662	7.9%	17,965	7.7%
25-29	22,122	9.3%	20,268	8.6%	20,183	8.6%
30-34	19,126	8.1%	20,175	8.6%	17,886	7.7%
35-39	14,646	6.2%	15,783	6.7%	16,694	7.1%
40-44	13,192	5.5%	13,530	5.8%	14,612	6.3%
45-49	12,982	5.5%	12,558	5.3%	13,028	5.6%
50-54	13,520	5.7%	12,868	5.5%	12,374	5.3%
55-59	14,138	6.0%	12,944	5.5%	12,409	5.3%
60-64	14,519	6.1%	13,248	5.6%	12,472	5.3%
65-69	11,748	4.9%	12,846	5.5%	12,004	5.1%
70-74	7,908	3.3%	9,570	4.1%	10,685	4.6%
75-79	4,797	2.0%	6,208	2.6%	7,715	3.3%
80-84	2,967	1.3%	3,499	1.5%	4,636	2.0%
Age 85+	3,412	1.4%	3,164	1.4%	3,670	1.6%

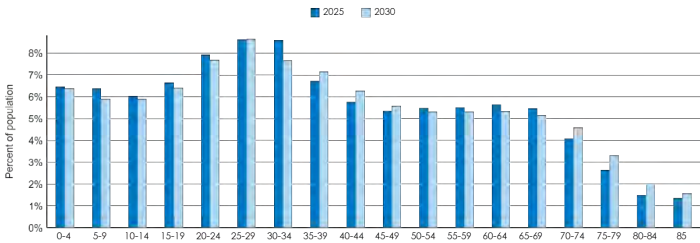
## Key Indicators for 2025



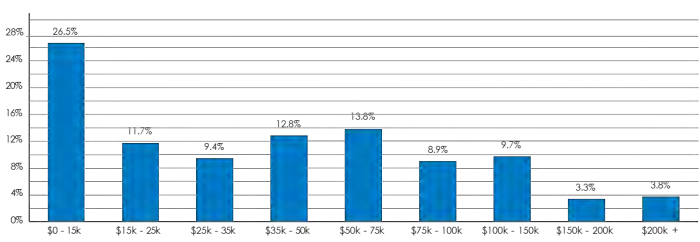
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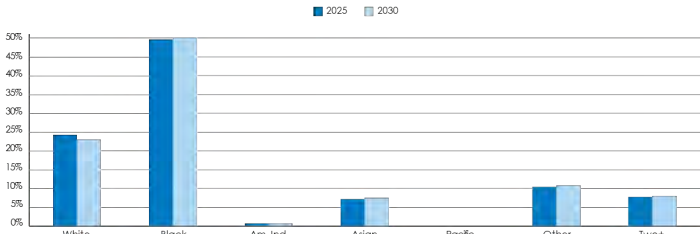
## Population by Age



## Households by Income for 2025



## Population by Race

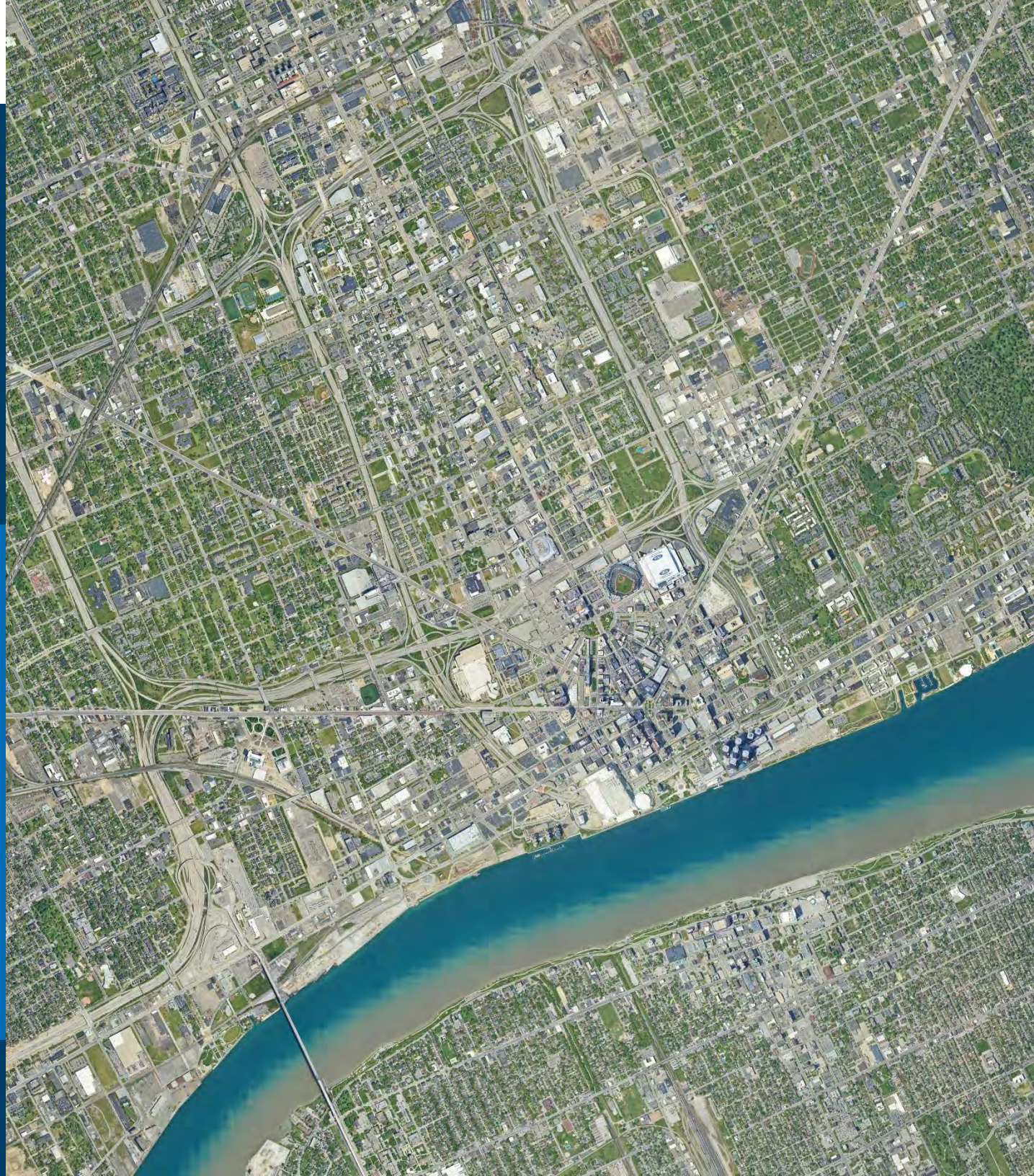


Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data



# 05

MARKET OVERVIEW





# City of Detroit Community Overview



## CITY-AT-A-GLANCE

Indicator	Latest Data	Trend	Why it matters
Population	<b>645,705 (2025 est.)</b> – up +12,487 YoY ( <a href="#">City of Detroit</a> )	First sustained growth since the 1950s	Expanding consumer base and property demand
Racial make-up	76.8% Black / 11.7% White / 4.7% Other / 1.6% Asian ( <a href="#">Neilsberg</a> )	Stable	Drives vibrant Black-owned business ecosystem
Unemployment (May 2025)	<b>4.6 %</b> (metro) ( <a href="#">Bureau of Labor Statistics</a> )	↓ from 5.6 % in Jan	Tight labor market supports wage growth
Median home sale price (May 2025)	<b>\$97k</b> (+5.2 % YoY) ( <a href="#">Redfin</a> )	Still far below U.S. median (~\$420 k)	Deep value play for investors & first-time buyers
Cost-of-living index (Mar 2025)	Avg. monthly spend: \$ 2,064 (single) ( <a href="#">Livingcost</a> )	35 % under NYC levels	Competitive talent attraction lever
Violent-crime trend (2024)	Homicides 203 (-19 % YoY) – lowest since 1965 ( <a href="#">City of Detroit</a> )	Improving safety perception	Enhances residential desirability



# City of Detroit Community Overview

## PEOPLE & NEIGHBORHOOD TEXTURE

Detroit remains a **majority-Black city with growing Latino and Arab American enclaves**, fed by recent in-migration and refugee resettlement. Young professionals cluster Downtown, Corktown, Brush Park and Lafayette Park, while families gravitate to tree-lined **Grandmont-Rosedale, Bagley & Boston-Edison**. Median sale prices range from \$50 k in Eastern Market to \$715 k Downtown, offering a broad entry ladder for investors and residents alike. (Real Estate Investor)

## ECONOMIC ENGINE

- **Automotive & Mobility** – Ford, General Motors and Stellantis anchor 160k+ regional jobs, while Google-backed startups fill Michigan Central's new 30-acre innovation hub in Corktown. (*michigancentral.com, Detroit Regional Chamber, TIME*)
- **Design & Engineering** – Detroit ranks #1 nationally for commercial/industrial designer density and #2 for engineering talent, strengthening its bid to be the “Silicon Valley of mobility.” (*detroitregionalpartnership.com*)
- **Finance & Technology** – Rocket Companies, Ally Financial and a fintech startup wave diversify the jobs mix.
- **Healthcare** – Henry Ford Health's 50 k-employee network (following its Ascension merger) secures a robust medical corridor. (*AP News*)

## HOUSING & COST DYNAMICS

**Detroit pairs big-city amenities with Rust-Belt pricing:** a \$97 k median sale gives investors cap-rate potential rarely found in Tier-1 metros. Rents in core neighborhoods (\$1.0-2.6 k) have climbed faster than prices, widening cash-flow spreads. Living-cost benchmarks show a single earner can live comfortably on ~\$3.3 k after-tax income, a key recruitment talking-point for employers. (*Redfin, Livingcost*)

## QUALITY OF LIFE & CULTURE

- **Arts** – The Detroit Institute of Arts (home to Rivera's famed Industry Murals) and a fast-growing gallery scene anchor a regional creative circuit. (The Washington Post)
- **Music legacy** – Motown Museum expansion (underway) and a buzzing live-music corridor along Woodward Ave.
- **Food & Markets** – Eastern Market, one of the nation's largest open-air markets, draws 40k visitors on peak Saturdays (see image).
- **Sports** – Four major-league teams (Lions, Tigers, Pistons, Red Wings) + 2027 NFL Draft host city.
- **Parks & Waterfront** – The award-winning Detroit Riverwalk and 982-acre Belle Isle offer extensive outdoor recreation.



# City of Detroit Community Overview



## Challenges & Emerging Opportunities

Pain Point	Current Trajectory	Opportunity Lens
<b>Property crime &amp; legacy blight</b>	Property crime still ~2× U.S. median despite sharp violent-crime drop ( <a href="#">Detroit Metro Times</a> , <a href="#">City of Detroit</a> )	Continued wins with ShotStoppers & Green Light can unlock insurance savings & appraisal lifts
<b>Aging infrastructure</b>	Multi-billion road & transit upgrades underway; I-375 burying project breaks ground 2026	Prime timing for TOD and mixed-use infill
<b>Skills gap</b>	Auto electrification needs software & battery talent	Universities + reskilling programs (LTU, Wayne State) offer partnership potential

## TAKE-AWAYS FOR INVESTORS, PLANNERS & COMMUNITY LEADERS

- 1. Momentum is real** – First population uptick in 65 years, sub-5 % unemployment, and consistently falling homicide rates signal a turning cycle.
- 2. Cost arbitrage** – Detroit's housing values are a fraction of peer metros, yet rent and wage growth are closing the gap; early entrants can lock in yield.
- 3. Innovation magnets** – Projects like **Michigan Central Station** and **the Hudson's Site tower** (slated 2026) position Downtown/Corktown as next-gen HQ districts.
- 4. Neighborhood nuance matters** – From \$50 k fixer-uppers in Eastern Market to million-dollar lofts in Brush Park, sub-market due-diligence is critical.
- 5. Community engagement is key** – Inclusive growth strategies—support for minority-owned contractors, affordable-housing set-asides, and workforce pipelines—remain a civic priority and a reputational differentiator.





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