

EPIPHANY DETROIT BUILDING

For Lease



Paul DeBono

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EPIPHANY DETROIT BUILDING

10103 Kercheval Avenue, Detroit, MI 48214

Retail Property For Lease



PROPERTY HIGHLIGHTS

- Six (6) retail storefronts available
- 1,000 – 6,000 SF Available (Contiguous)
- Completely renovated historic storefront with event and hospitality space above
- Ample Free Parking with new lot directly across the street (24 spaces) and street parking along Kercheval Ave
- Excellent Kercheval Avenue visibility and tremendous curb appeal
- Signage available
- Asking Rate: \$18 PSF NNN
- End-Cap Space Available with signature entrance

PROPERTY DESCRIPTION

Wonderful opportunity to lease 1,156sf to 6,936sf of street front retail with high visibility along Kercheval. Exclusive 26 space parking lot located directly across the street along with ample street parking for customers and employees.

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG)
Number of Units:	6
Available SF:	1,156 - 6,936 SF
Lot Size:	0.24 Acres
Building Size:	24,000 SF

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	60 months
Total Space:	1,156 - 6,936 SF	Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
10103 Kercheval	Available	1,156 - 6,936 SF	Modified Gross	\$18.00 SF/yr	Inline retail space that can be combined with adjacent suites to form a larger overall space in increments of 1,156sf. Each bay is capable of having their own direct entry into their suite from the street. Landlord willing to deliver in whitebox condition. Ideal for salons, cafes, bakery's, boutiques and many more uses.
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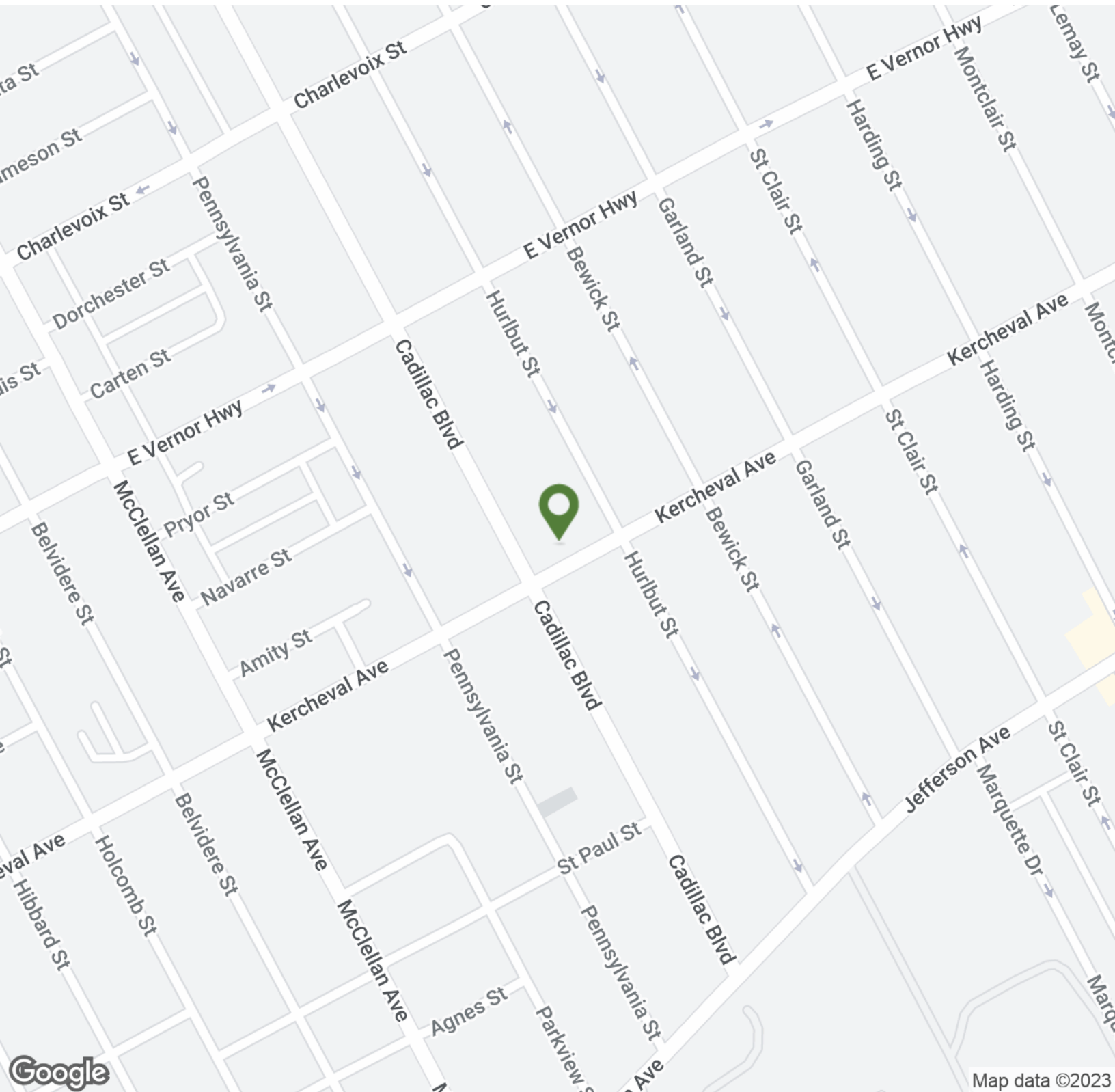


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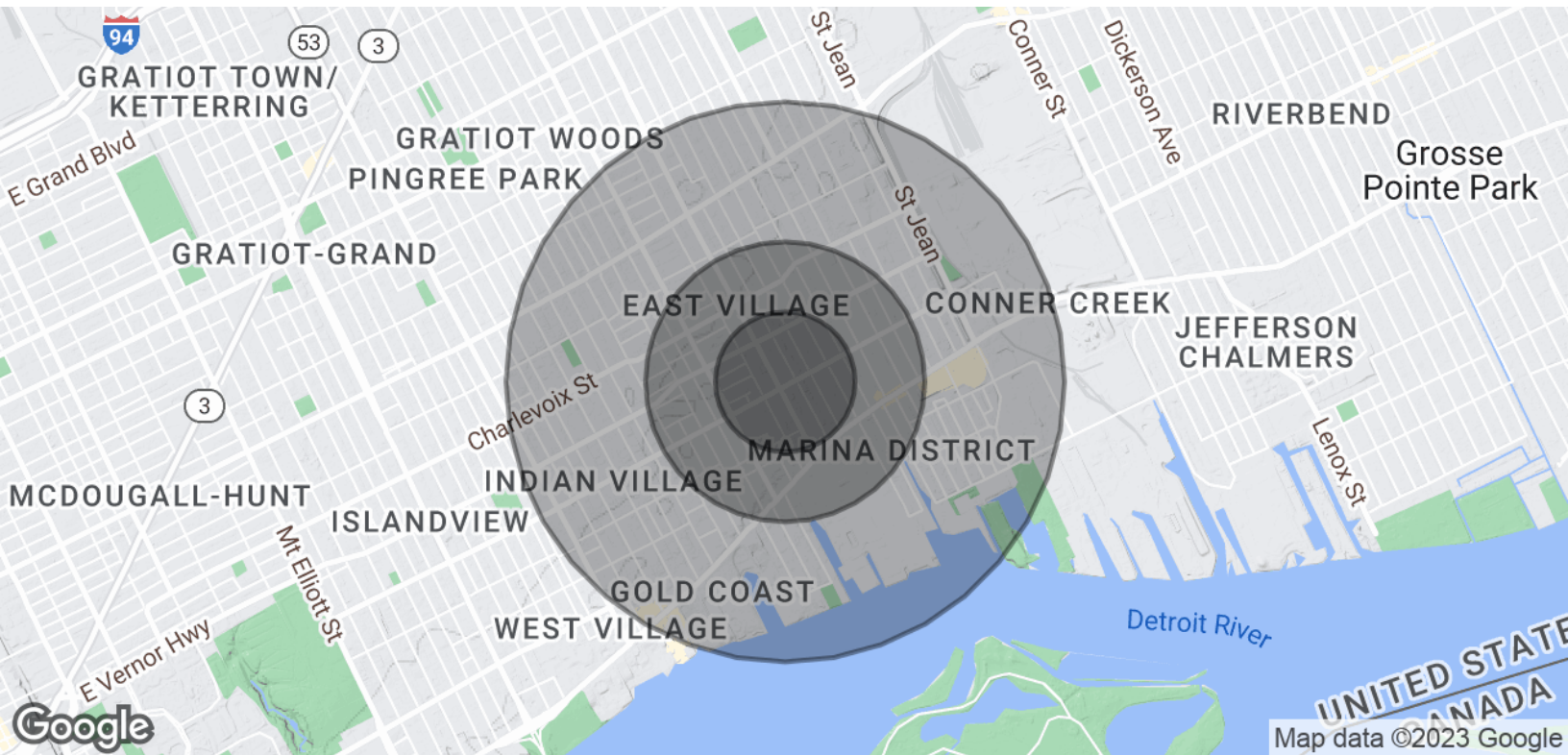


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	727	2,797	11,131
Average Age	31.4	38.7	40.5
Average Age (Male)	39.1	42.6	39.8
Average Age (Female)	29.1	38.1	41.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	490	1,938	7,668
# of Persons per HH	1.5	1.4	1.5
Average HH Income	\$16,347	\$23,946	\$41,186
Average House Value	\$97,440	\$72,397	\$113,399

* Demographic data derived from 2020 ACS - US Census

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