

DOWNTOWN OPPORTUNITY



AVAILABLE - FOR SALE/LEASE



LOCATED IN AN OPPORTUNITY ZONE

623 Cass Avenue

Detroit, Michigan 48226

Property Highlights

- 7-Story Building - 96,600 SF in CBD of Detroit
- Located within 6 blocks of Campus Martius
- Cold Storage Space Available 5,000-40,000 SF
- 1st Floor Retail Space Available
- Redevelopment Opportunity
- Loft Style Brick & Beam Building
- 13,800 SF (Gross) Floor Plates
- Asking Price: \$4,500,000

OFFERING SUMMARY

Sale Price:	\$4,500,000
Lease Rate:	Contact Listing Broker
Building Size:	96,600 SF
Available Space:	2,500-50,000 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,217	31,741	78,682
Total Population	7,432	61,402	196,632
Average HH Income	\$39,248	\$32,130	\$33,410



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Dan Callaway

Senior Associate | 313.202.2243
callaway@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

DOWNTOWN OPPORTUNITY



AVAILABLE - FOR SALE/LEASE



NAI Farbman

Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Dan Callaway

Senior Associate | 313.202.2243

callaway@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

DOWNTOWN OPPORTUNITY



AVAILABLE - FOR SALE/LEASE



Commercial Real Estate Services. Worldwide.
www.naifarbman.com

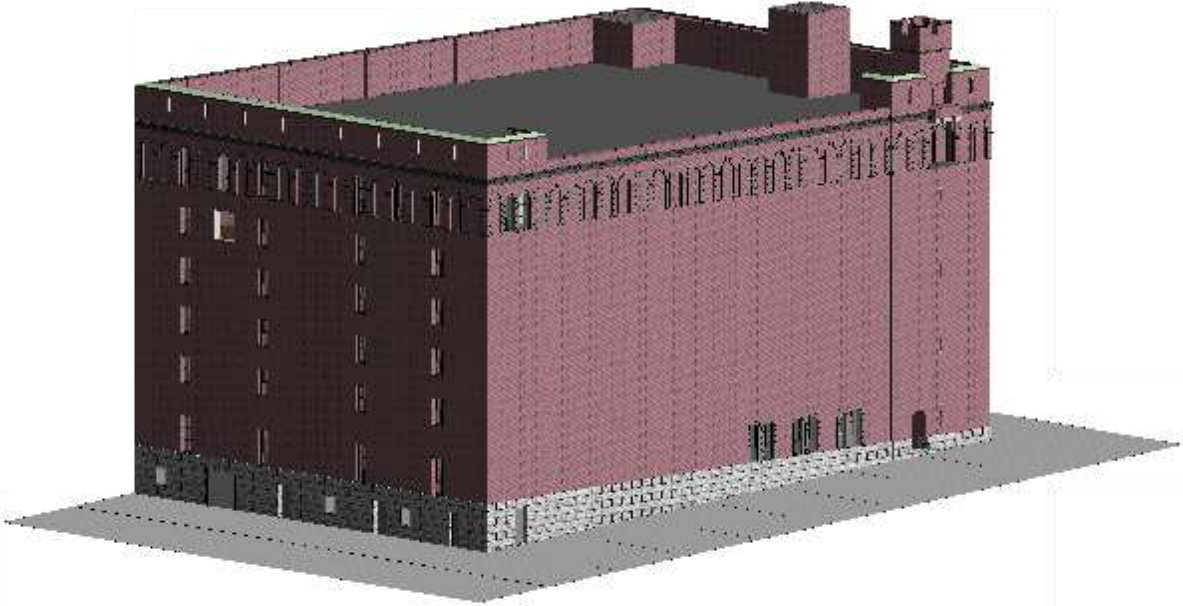
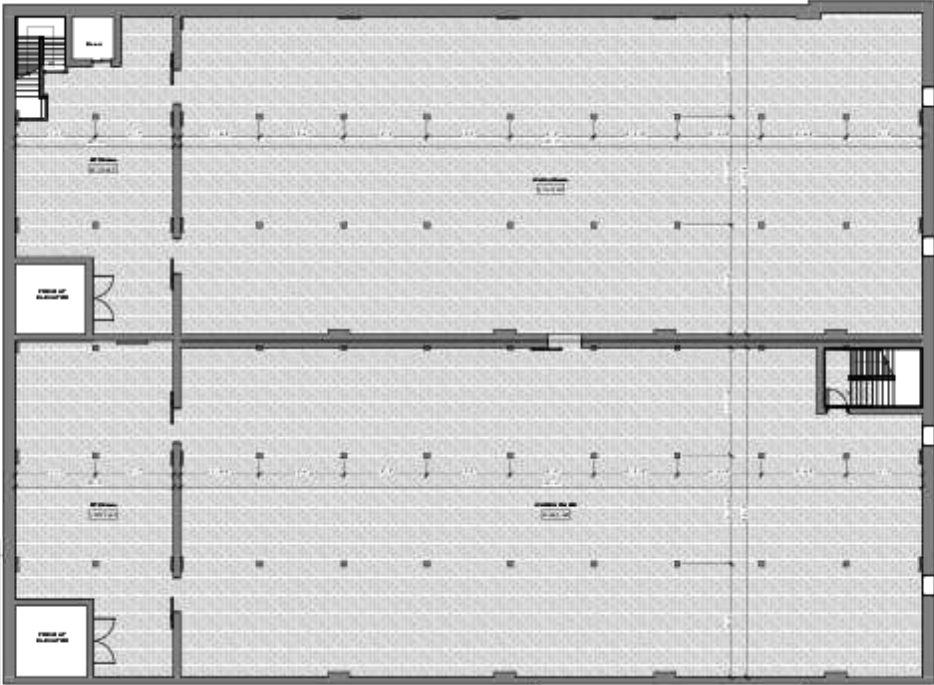
Dan Callaway
Senior Associate | 313.202.2243
callaway@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

DOWNTOWN OPPORTUNITY



AVAILABLE - FOR SALE/LEASE



Commercial Real Estate Services, Worldwide.

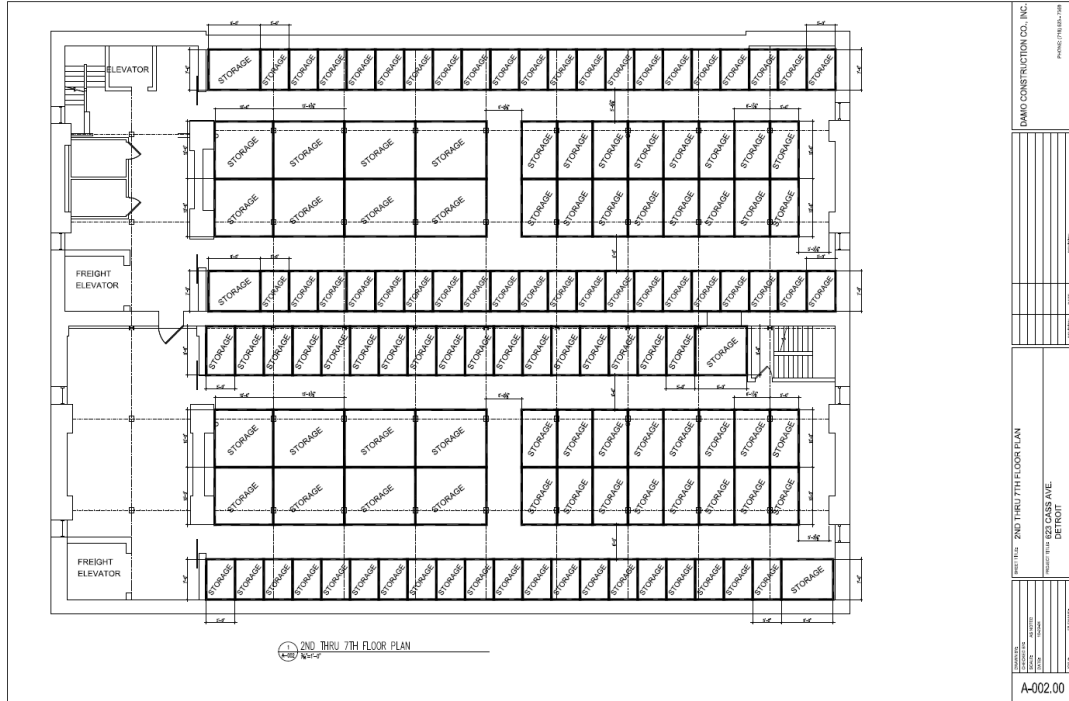
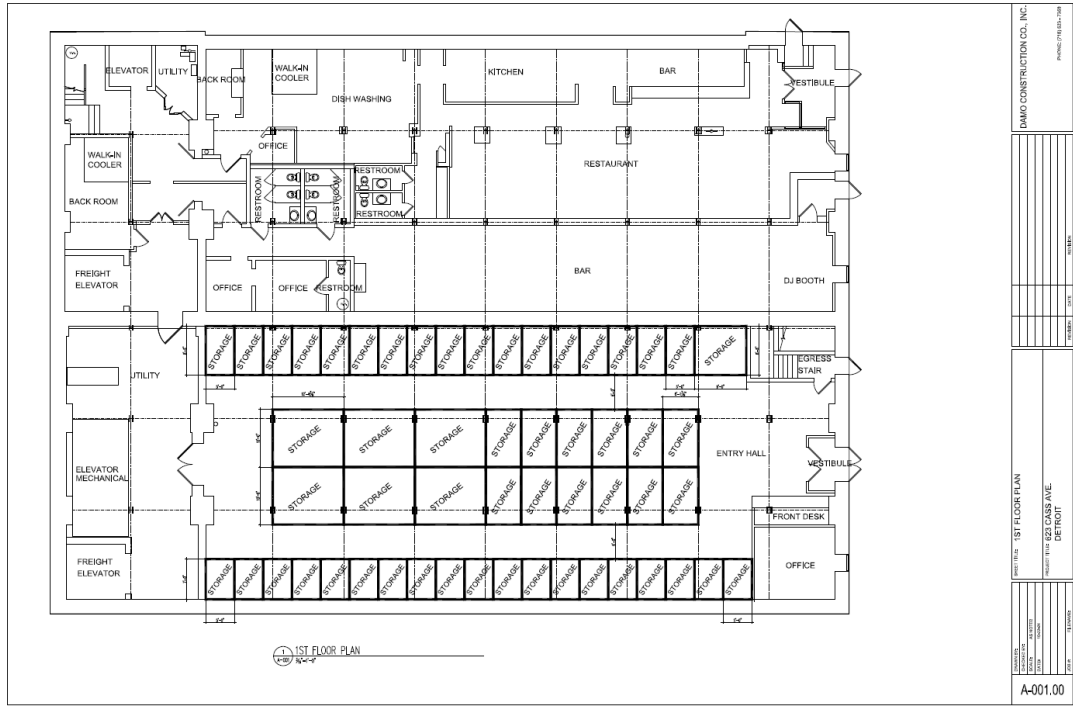
www.naifarbman.com

Dan Callaway
Senior Associate | 313.202.2243
callaway@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

DOWNTOWN OPPORTUNITY

AVAILABLE - FOR SALE/LEASE



Commercial Real Estate Services. Worldwide.
 www.naifarbman.com

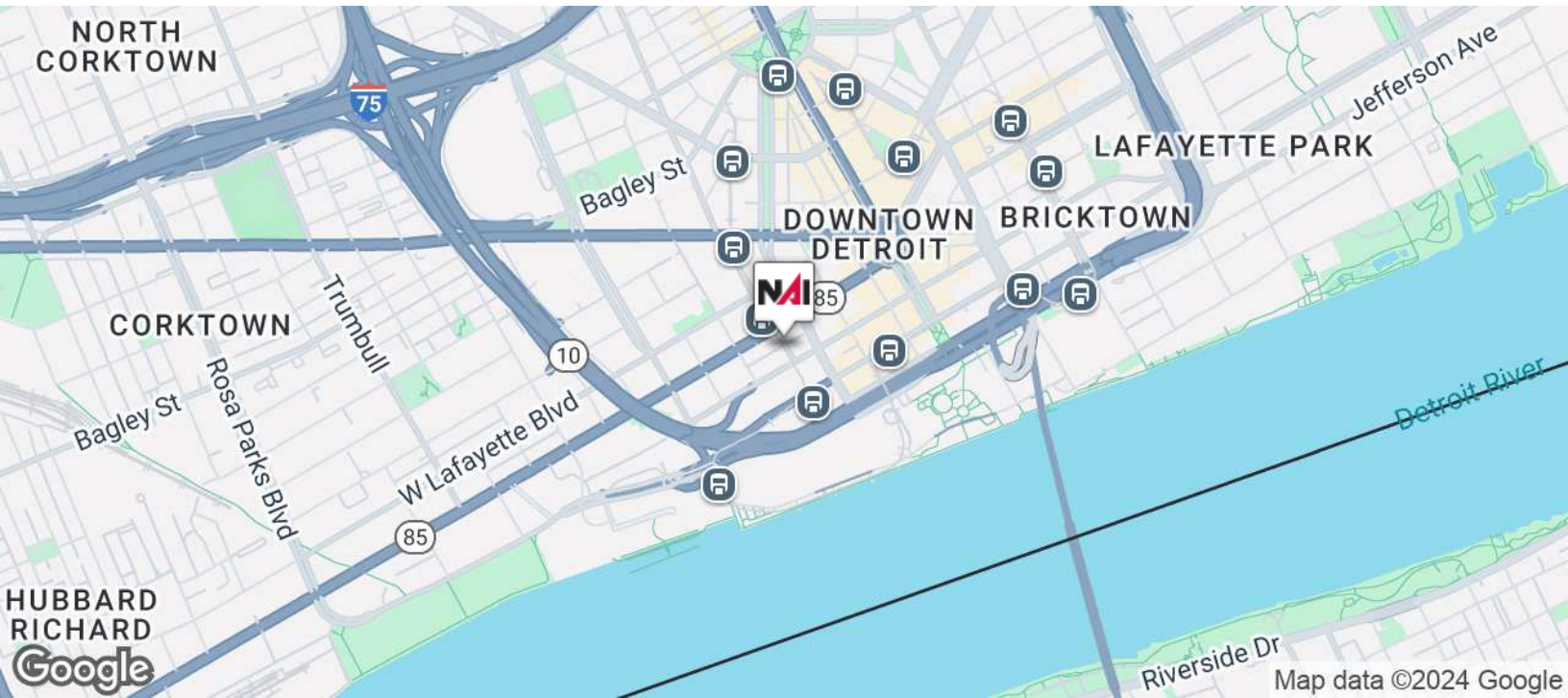
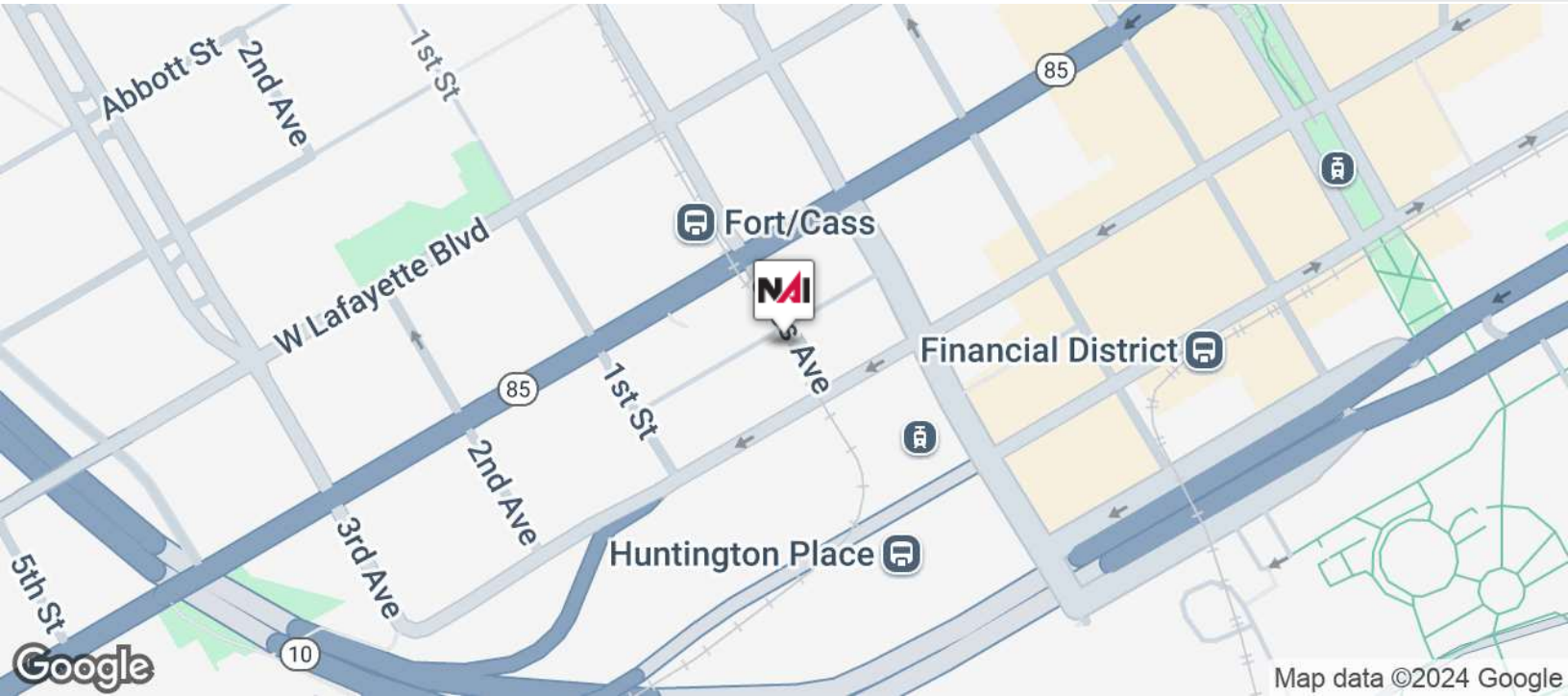
Dan Callaway
 Senior Associate | 313.202.2243
 callaway@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

DOWNTOWN OPPORTUNITY



AVAILABLE - FOR SALE/LEASE



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

Dan Callaway

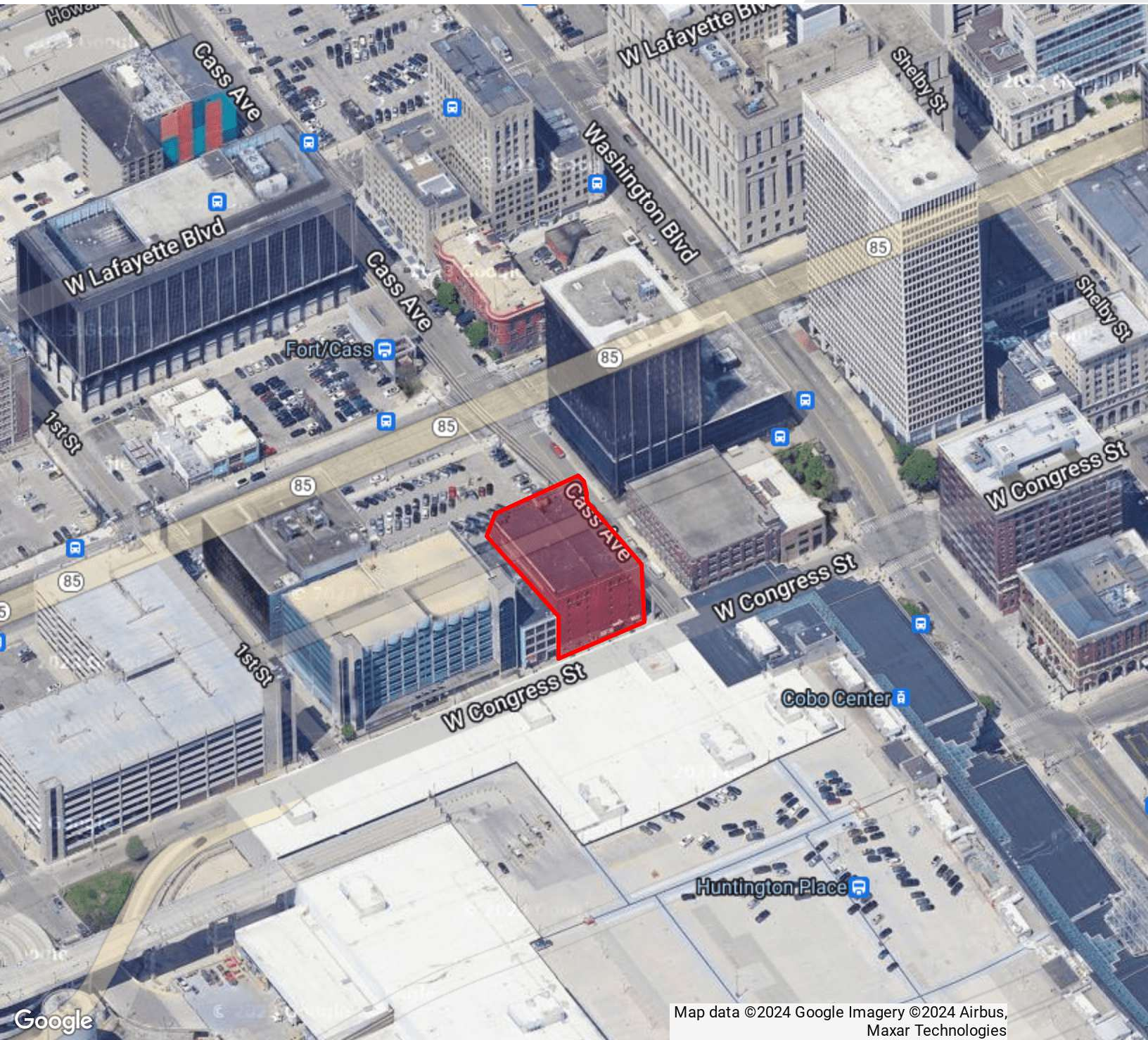
Senior Associate | 313.202.2243
callaway@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

DOWNTOWN OPPORTUNITY



AVAILABLE - FOR SALE/LEASE



Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies



Commercial Real Estate Services, Worldwide.

www.naifarbman.com

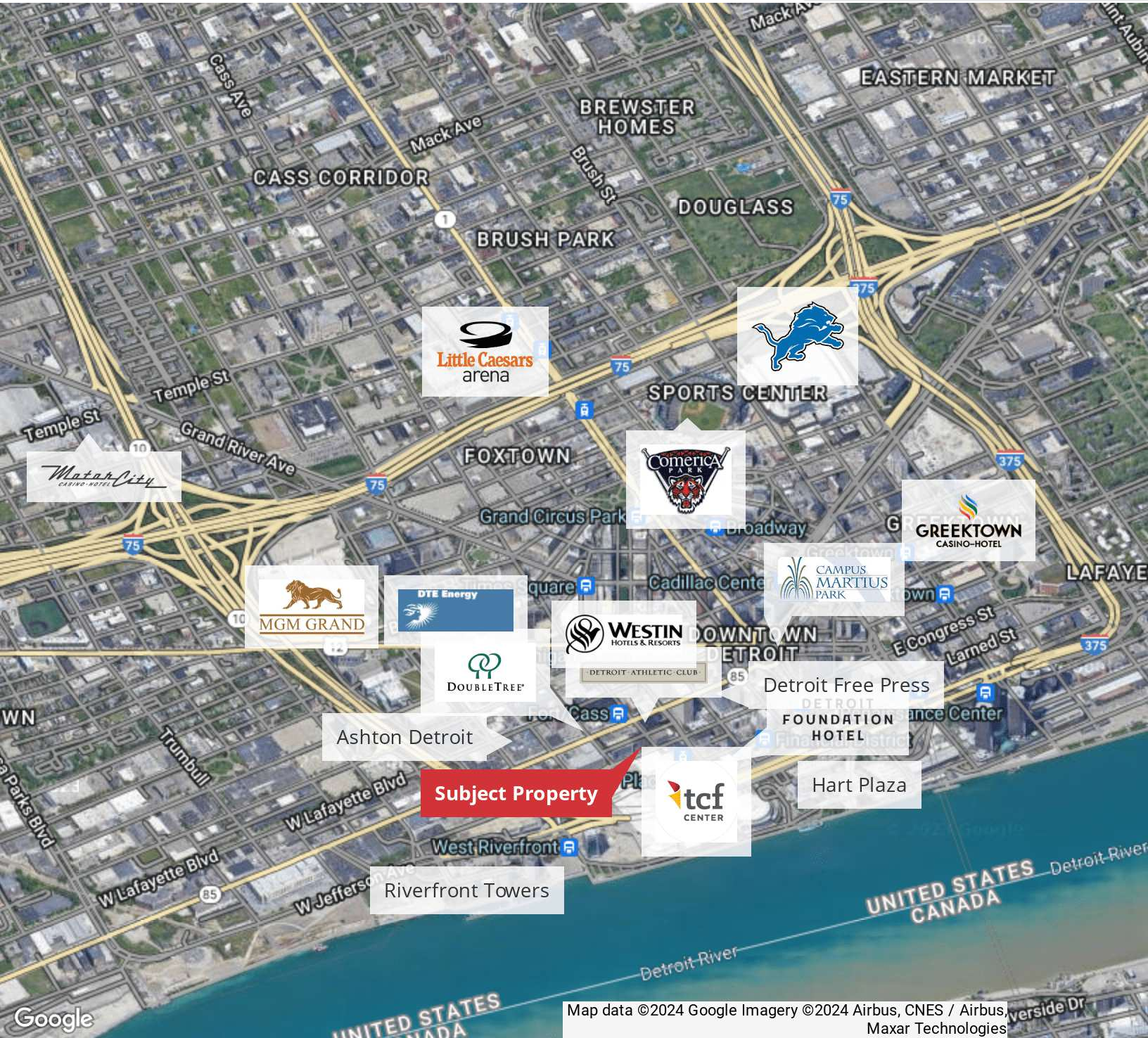
Dan Callaway
Senior Associate | 313.202.2243
callaway@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.

DOWNTOWN OPPORTUNITY



AVAILABLE - FOR SALE/LEASE



Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies



Commercial Real Estate Services, Worldwide.

www.naifarberman.com

Dan Callaway

Senior Associate | 313.202.2243
callaway@farberman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farberman, INC. CA BRE LIC. #01990696.

DOWNTOWN OPPORTUNITY



AVAILABLE - FOR SALE/LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,432	61,402	196,632
Average age	42.0	38.2	35.0
Average age (Male)	39.7	35.4	33.2
Average age (Female)	44.7	40.9	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,217	31,741	78,682
# of persons per HH	1.8	1.9	2.5
Average HH income	\$39,248	\$32,130	\$33,410
Average house value	\$164,833	\$122,064	\$98,685

* Demographic data derived from 2020 ACS - US Census



Commercial Real Estate Services, Worldwide.
www.naifarbman.com

Dan Callaway
Senior Associate | 313.202.2243
callaway@farbman.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. NAI Farbman, INC. CA BRE LIC. #01990696.