#### 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



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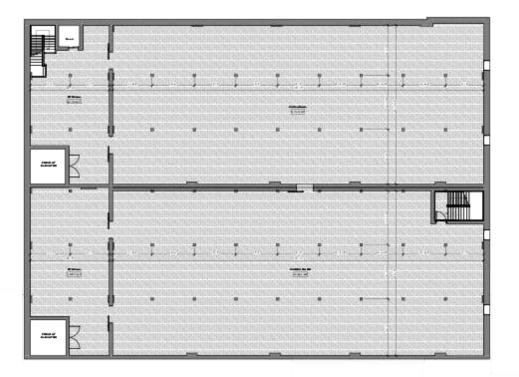


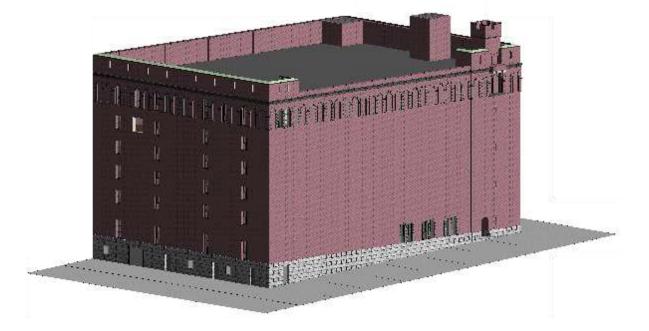


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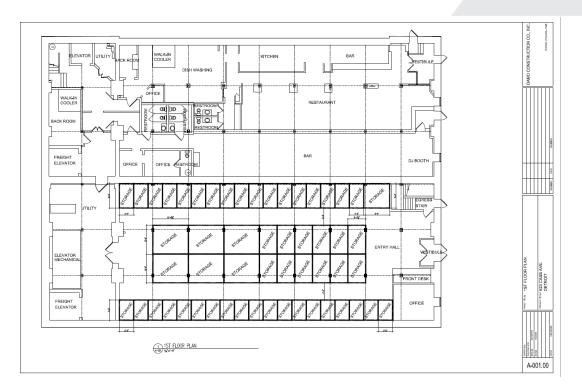


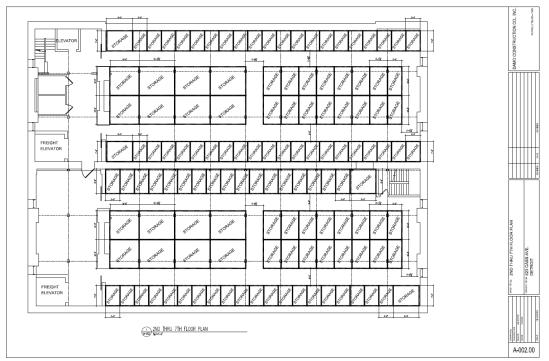


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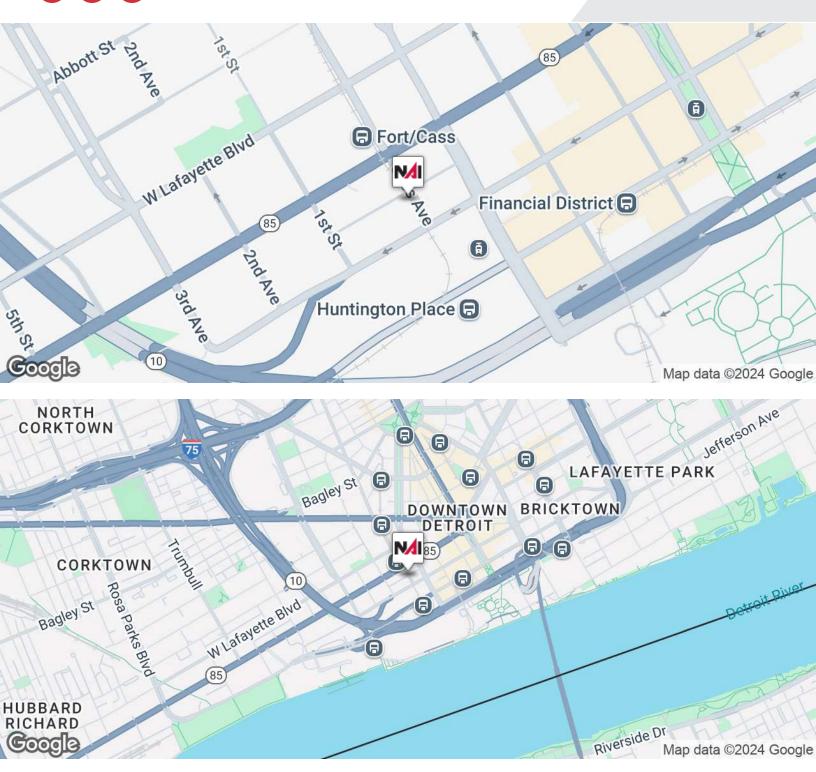




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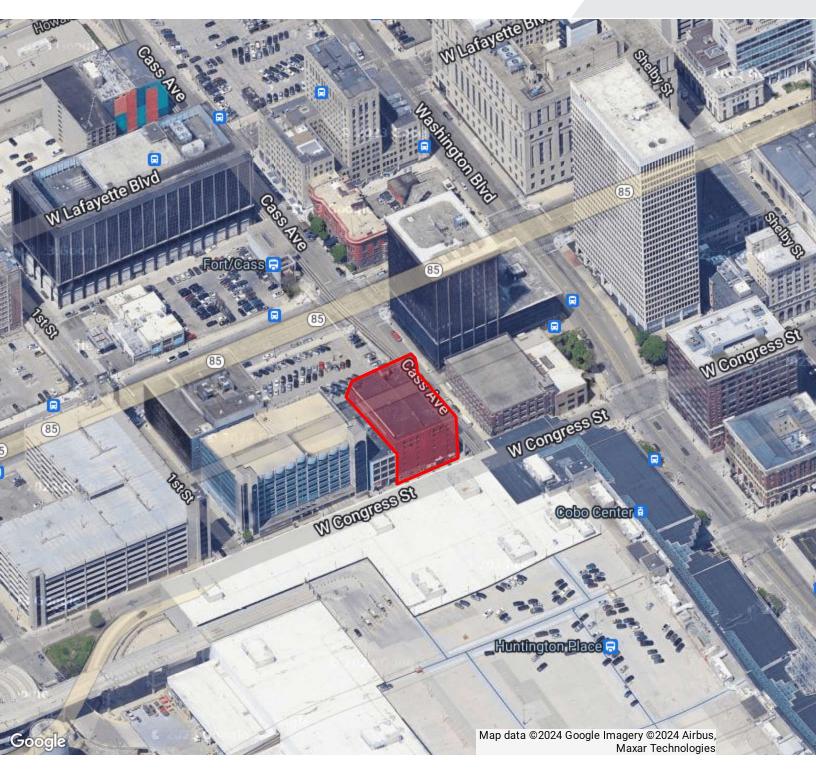




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,432	61,402	196,632
Average age	42.0	38.2	35.0
Average age (Male)	39.7	35.4	33.2
Average age (Female)	44.7	40.9	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,217	31,741	78,682
# 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



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