

Office | For Lease or Sale

8115 E. Jefferson Avenue



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CBRE

Property Information

Location

- 8115 E. Jefferson Avenue

Property Information

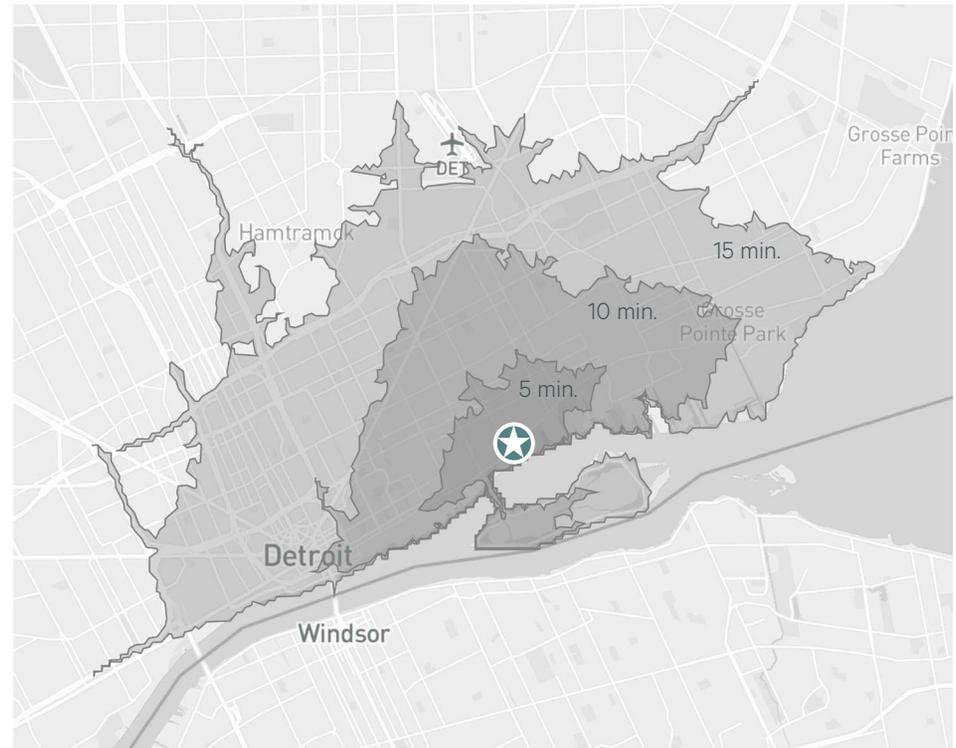
- Built in 1912, recently renovated
- 5,856 SF available
- Historic three (3) story structure, plus basement included
- Ample parking on site

Surrounding Area

- Located on East Jefferson Ave, a major local thoroughfare along the Detroit River with daily traffic counts of over 21,000 vehicles per day
- Current zoning allows for a wide array of potential uses
- Proximate to St. John Riverview Hospital
- Conveniently situated between Downtown Detroit and Grosse Pointe

Price

- Lease Rate: \$17.00/SF Modified Gross + Electric
- Sale Price: Call Broker for pricing



Vehicles Per Day

Location	VPD (est.)
E. Jefferson Avenue	21,000
Douglas MacArthur Bridge	8,200
E. Grand Boulevard	5,500
Van Dyke Street	4,500
E. Lafayette Street	1,600
Iroquis Avenue	1,300



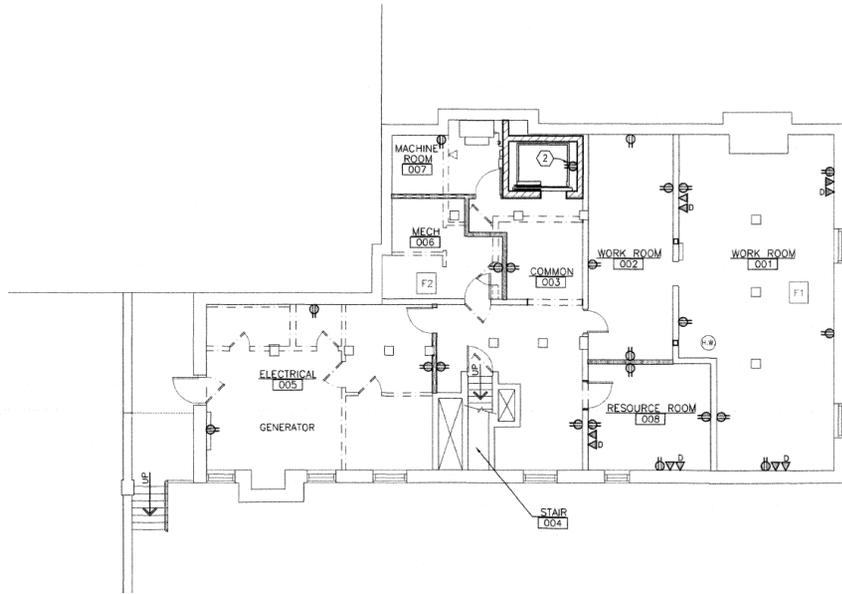
Drive Times

Location	Miles	Minutes
Ann Arbor	46.4	50
Auburn Hills	34.7	30
Birmingham	21.6	38
Livonia	22.8	33
Southfield	18.0	24
Troy	26.0	32

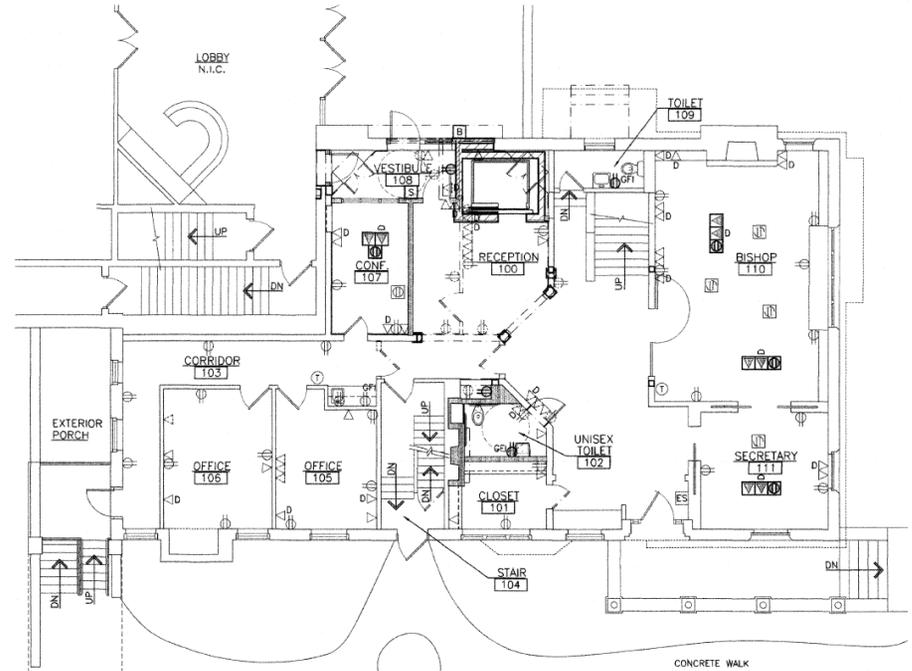
Property Photos



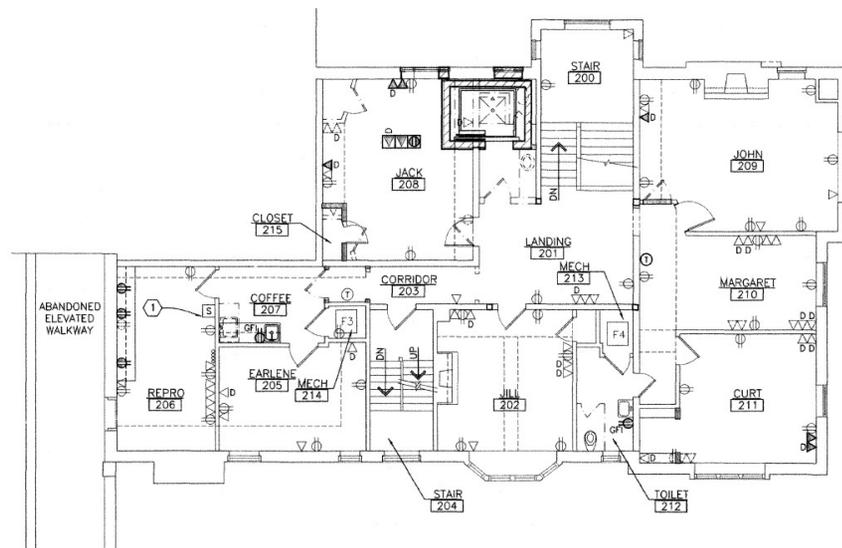
Basement Floor Plan



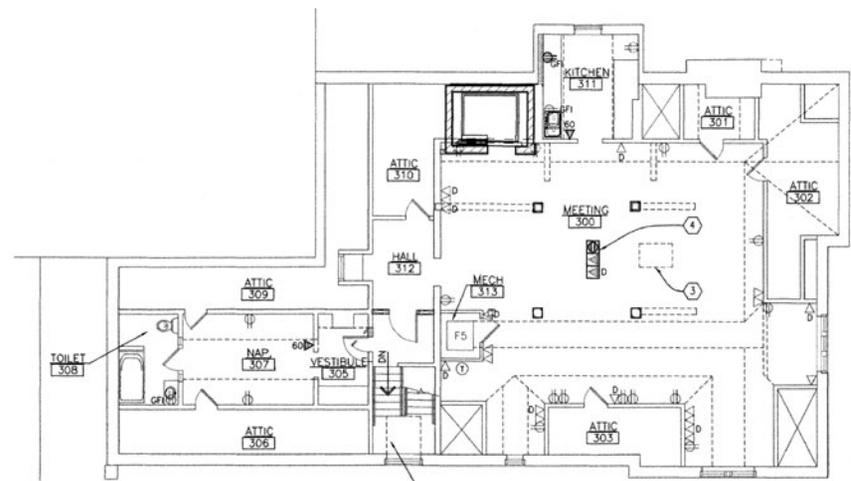
First Floor Plan



Second Floor Plan

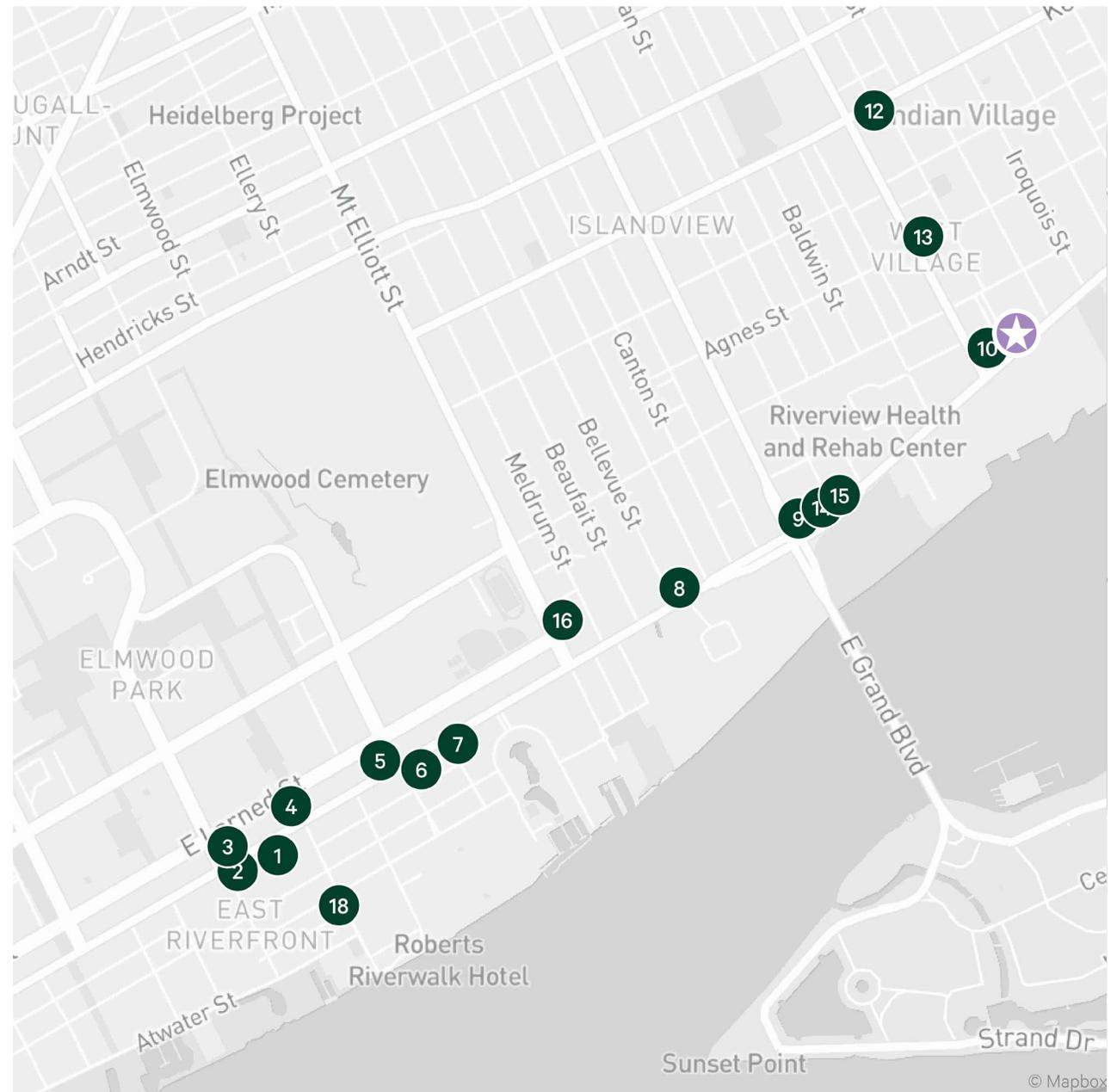


Third Floor Plan



Aerial Overview Map

#	Location Name
★	8115 E. Jefferson Avenue
1	Bucharest Grill
2	Shell
3	Comerica Bank
4	Breadless
5	Pizza Papalis – Rivertown
6	CVS Pharmacy
7	Chase Bank
8	Wendy's
9	Tim Hortons
10	Sunoco
11	Marrow
12	The Red Hook Detroit
13	Mobile
14	Metro by T-Mobile
15	Little Caesar's Pizza
16	Atwater Brewery



For More Information, Please Contact:

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