



www.oconnordetroit.com/**EasternMarket**

NEIGHBORHOOD

EASTERN MARKET

LOCATION

**GRATIOT BETWEEN
RUSSELL AND ORLEANS**

SPACE TYPE

RETAIL

OVERVIEW

Located on an active stretch of Gratiot’s commercial corridor in Eastern Market, this light-filled 2,243-square-foot building is perfect for creative office or retail space. Built for a single-use tenant and well maintained, the historic building with its Art Deco facade presents an exceptional storefront opportunity in a highly visible location along one of Detroit’s major thoroughfares.

ASKING PRICE

\$ 425,000

NEIGHBORS

Anthology Coffee, Beyond Juicery, Bert’s Marketplace, Cutter’s Bar & Grill, Detroit City Distillery, Eastern Market, Eastern Market Brewing Co., Farmer Frank’s, Flowers for Dreams, Gettees, Gratiot Central Market, Halie & Co., Henry the Hatter, Hunt Street Station, iHeartRadio, Jose’s Tacos, La Ventana Café, Lagerhaus No. 5, Midnight Temple, Mitsos Greek Food, Onyx Athletic Club, People’s Records, Pocket Change, RUNdetroit, Supino Pizza, Thomas Magee’s Sporting House, Tocaroro, Trinosophes, Vivio’s Food & Spirits, Well Done Goods

BUILDING SIZE

2,243 SF

LOT SIZE

0.064 Acres

YEAR BUILT

1965

ZONING

B4

ZONING DESCRIPTION

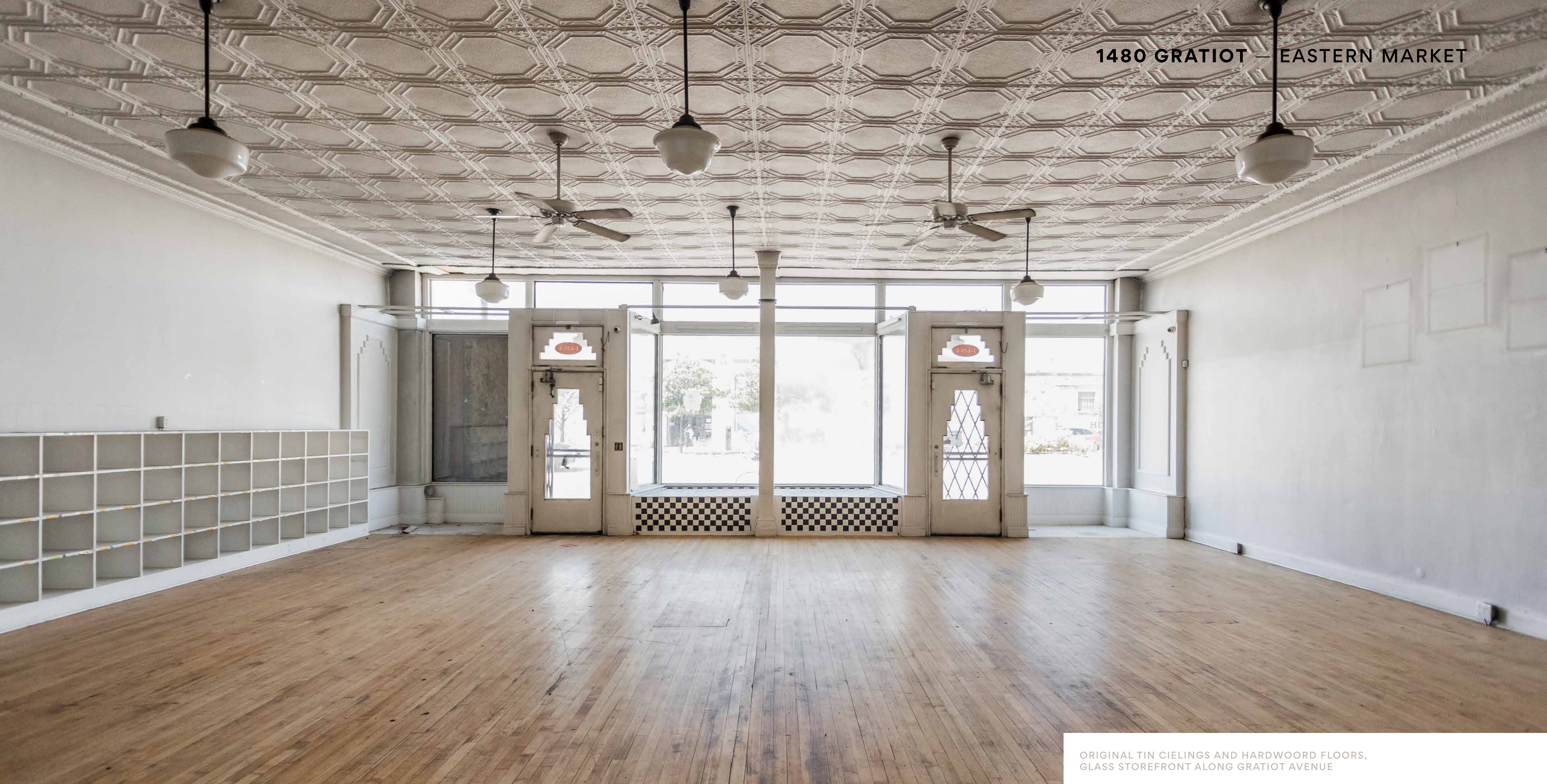
The B4 General Business District provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional.

1480 GRATIOT — EASTERN MARKET



[FROM LEFT TO RIGHT FROM ABOVE]
STREET VIEW, AERIAL VIEW SHOWING
LOCATION ON MAIN THOROUGHFARE





ORIGINAL TIN CIELINGS AND HARDWOOD FLOORS,
GLASS STOREFRONT ALONG GRATIOT AVENUE

NEIGHBORHOOD

Eastern Market

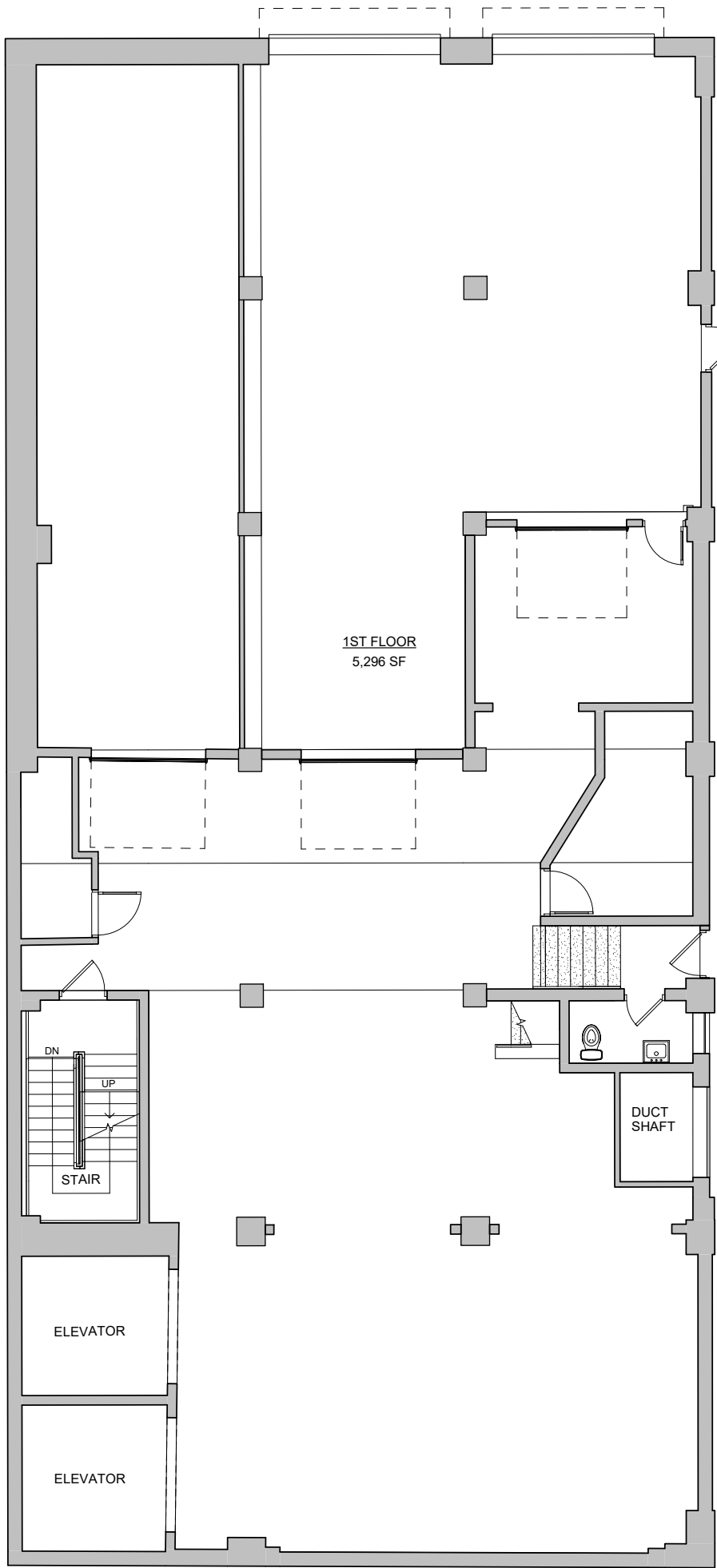
LOCATION

Gratiot Between
Russell and Orleans

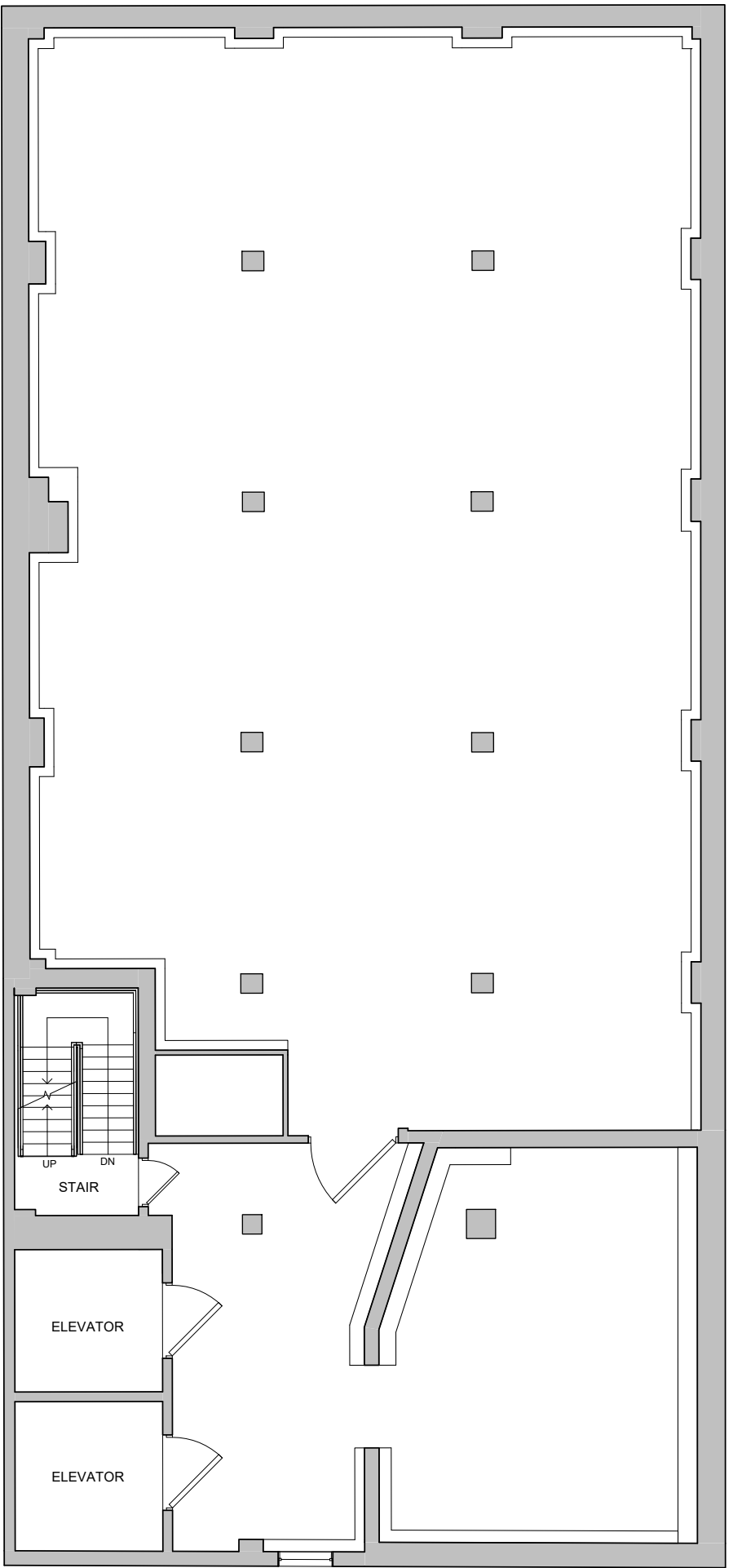
FEATURES

- Located in a qualified Opportunity Zone
- Light-filled storefronts
- Historic building with its Art Deco facade
- Highly visible location
- Along one of Detroit’s major thoroughfares

FLOOR PLANS



FIRST FLOOR



UPPER FLOORS (2-7)

NEIGHBORHOOD

EASTERN MARKET

The largest and oldest historic public market in the United States, Eastern Market is a Detroit institution and longstanding local tradition.

Attracting upwards of 45,000 people every Saturday, the 125-year-old old market bustles with farmers, food trucks, butchers, bakers, jam makers, flower sellers, spice mongers and in recent years, some of the city's most exciting new restaurants right alongside the mom-and-pop stalwarts, creating the city's most vibrant and diverse food and culture destination.

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Market Shed 4 Expansion

A \$15.5MM new construction project is underway to create expand year-round event opportunities and vending space on the 1st floor.

The expansion will include increases to kitchens, an event space, and public gathering space on the 2nd Floor.

New Market Businesses Coming

Marrow in the Market:
butcher shop, restaurant, and meat processing facility

Full Measure Brewing
(opened in July)

Waka by Baobab Fare:
to open in coming months in former location of Russell Street Deli (recipient of Motor City Match award)

Fred’s:
A restaurant focused on breakfast and lunch offerings

Pocket Change:
cocktail bar



The Hive: Phase 1

Total planned 200 unit/ \$70 million development called the HIVE led by Develop Detroit broke ground.



Choice Neighborhoods

The City and DHC received a \$500k HUD Planning grant to create a redevelopment for aging public housing as well as neighborhood improvements.

City released an RFQ for 1923 Division to secure a developer for this vacant site and as a first step to apply for the CHOICE implementation grant based on the CHOICE plan.

Shed 7 Warehouse and Distribution Renovation

\$17.2MM renovation of Shed 7 to support warehouse and distribution needs (funding from the MDARD, Gilbert Family Foundation and NMTC from Invest Detroit and Michigan Community Capital)



A TRUSTED AND RESPECTED
MEMBER OF THE COMMUNITY,
O'CONNOR REAL ESTATE
BRINGS 20 YEARS OF
EXPERIENCE AND EXPERTISE
TO THE COMMERCIAL OFFICE
AND RETAIL MARKET.

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