

ICONIC
REAL ESTATE

**FOR
LEASE**

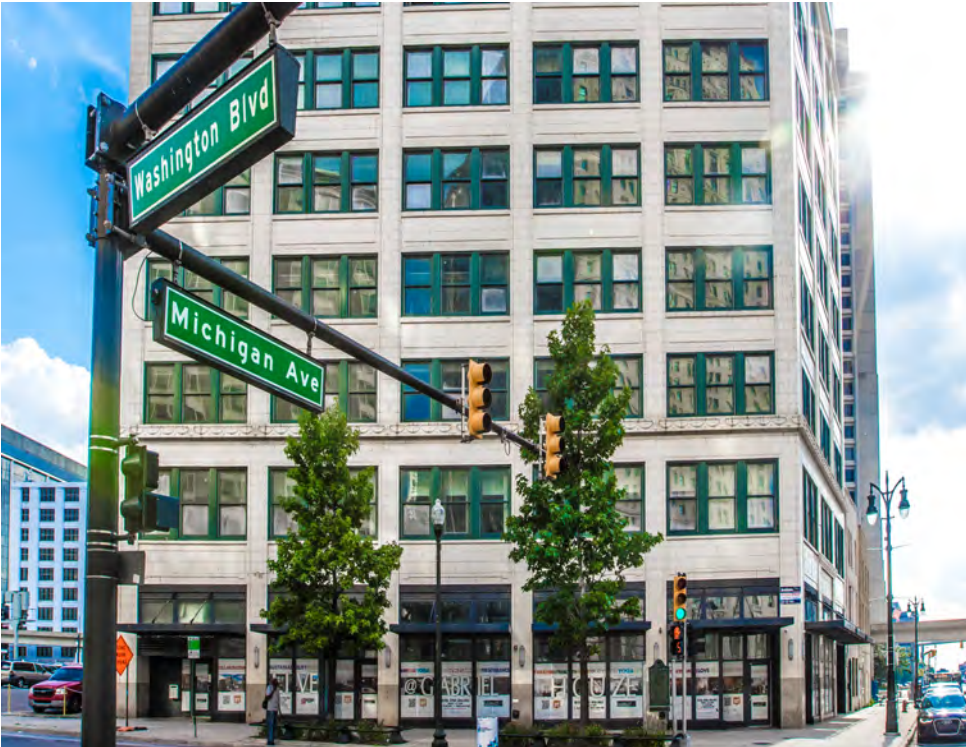
9,000 SF

Retail Space

CONTACT

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PROPERTY FEATURES

- Across from the Westin Hotel
- 5,000 and 4,000 SFT combined total of 9,000 SFT Retail Space Available
- 10,000 SFT of basement space with high ceilings
- Residential Development underway, X Number of units available Q2 2018
- Large patio space available
- Close proximity to stadiums, theaters, ballparks, restaurants, hotels and much more.
- Abundance of parking spaces available

GABRIEL HOUZE
305 MICHIGAN AVE
DETROIT, MI 48226





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RETAIL

DEMOGRAPHICS

DISTANCE	POPULATION	TOTAL HOUSEHOLDS	AVG. HH INCOME
1 MILE	9,734	5,896	\$33,650
3 MILES	69,558	33,401	\$22,172
5 MILES	206,831	82,959	\$23,271

DAILY TRAFFIC COUNTS

ROADS	DAILY TRAFFIC
MICHIGAN AVE	9,900
WASHINGTON BLVD	9,857

Figures shown represent estimates

Existing Assets

- ① Existing entry doors
- ② Existing toilets/plumbing infrastructure
- ③ Existing elec. room and elec. infrastructure
- ④ Existing ceiling mounted AHUs
- ⑤ Existing circulation assets
- ⑥ Existing shaft, unused

Spaces

- Circulation Space
- Tenant Space 1
- Tenant Space 2
- Tenant Space 3

Proposed Floor Elevations

- +100'-0"
- +100'-9"
- +101'-9"
- +106'-6"



Gabriel Richard

First Floor - 3 Tenants
6.10.15

Thomas Roberts Architect