

ICONIC
REAL ESTATE

FOR LEASE

1,500 SQUARE FEET



RETAIL SPACE

CONTACT

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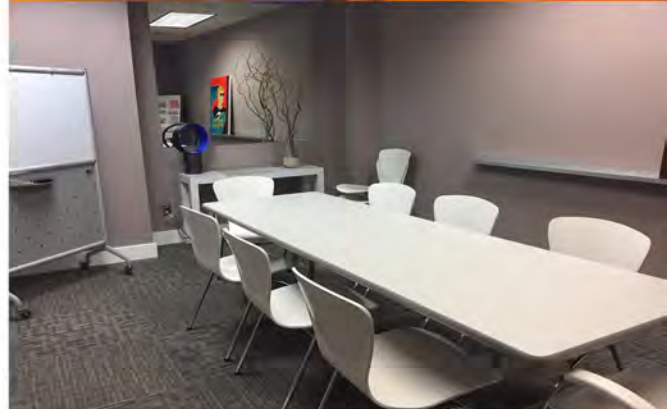
313.603.**ICON**

THE PARK SHELTON

15 E. KIRBY STREET
DETROIT, MI 48226

PROPERTY FEATURES

- 1,500 SF Woodward Ave. Facing Retail
- In the heart of Midtown
- Onsite Garage Parking
- Located at QLine station Ferry Street
- Adjacent to Detroit Institute of Arts, Detroit Public Library and Detroit Historical Museum
- 227 unit condominium building
- Key Retail Tenants: Wasabi, Chartreuse, and Babo
- Area traffic generators: Detroit Institute of Arts, Wayne State University, College for Creative Studies, DMC Campus, Shinola and many more Midtown retailers!



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450 W. FORT STREET, DETROIT MI 48226



LINE
DETROIT

STATIONS

- Grand Blvd. CONNECT TO SMART
- Baltimore St. CONNECT TO ANTRAX
- Amsterdam St.
- Ferry St. ★
- Warren Ave. CONNECT TO MIDT CROFTOWN
- Canfield St.
- Martin Luther King Blvd. / Mack Ave.
- Sproat St. / Adelaide St.
- Montcalm St.
- Grand Circus CONNECT TO DETROIT PEOPLE MOVES
- Campus Martius
- Congress St. BRIDGEWAY STREET

DEMOGRAPHICS

DISTANCE	POPULATION	AVERAGE AGE	TOTAL HOUSEHOLDS	HH INCOME
1 MILE	14,573	35.40	7,354	\$36,838
3 MILE	116,151	38.20	49,706	\$39,048

DAILY TRAFFIC COUNTS

DAILY TRAFFIC/WOODWARD AVE (WITHIN 0.1 MILES)	23,606
WAYNE STATE STUDENT POPULATION	27,238
DAYTIME POPULATION	80,500
NEARBY RESIDENTIAL DEVELOPMENT (UNITS)	1,500+