

ICONIC
REAL ESTATE

RETAIL CONDO FOR LEASE

**2,468 SF - 1,200 X 2 DIVISIBLE ON SELDEN ST
1,333 SF ON 4TH ST**

MIDTOWN WEST

WWW.MIDTOWNWESTDETROIT.COM

CONTACT

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313.603.**ICON**

831 SELDEN STREET
DETROIT , MI 48201



PROPERTY FEATURES

- In the heart of Midtown, on the budding 3rd Street Corridor, corner of 4th & Selden
- 80' Feet of Frontage on Selden
- Q2 2021 Delivery
- 2,468 SF Sub-Divisible/each 1,200 SF 1,333 SF on 4th Street facing the park
- Space A Vented for Restaurant Use
- Area Developments: The Jefferson School, Midtown ECO Homes, The Selden
- Area Tenants: Selden Standard, Condado, Shewolf, Willis Show Bar, Slows to Go, Gus's Fried Chicken and more!



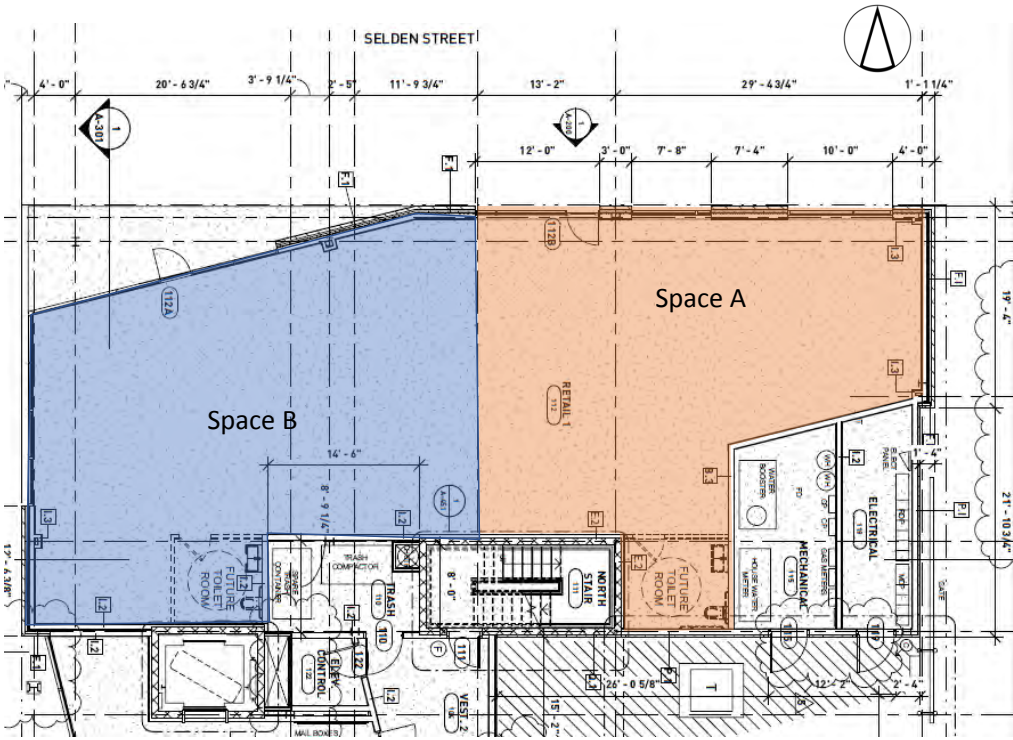
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450 W. FORT STREET, DETROIT MI 48226

RETAIL FLOOR PLAN

Retail 1

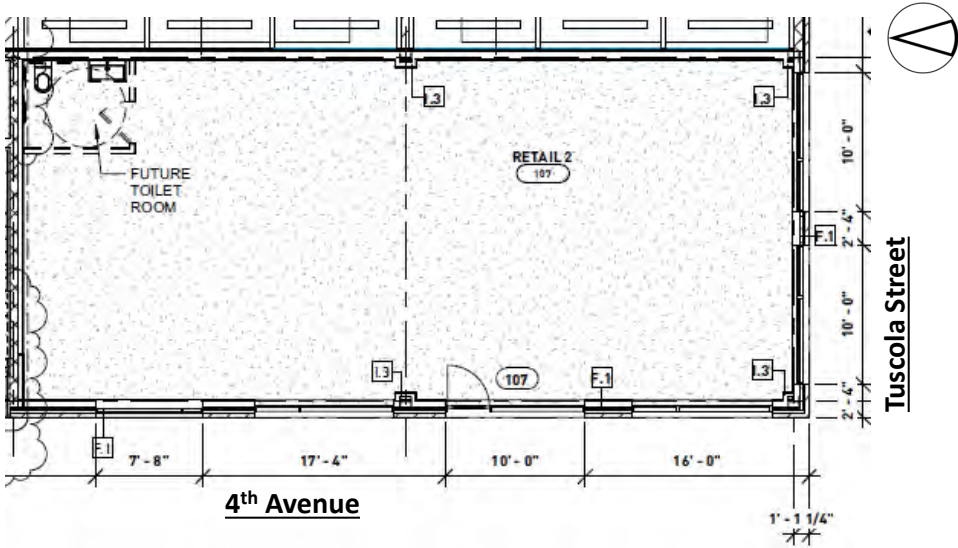


Highlights

- ~80' Feet of Frontage on Selden
- Q1 2021 Delivery
- 2,468 Sub-divisible
 - Each ~1,200 SF
- Space A vented for restaurant use

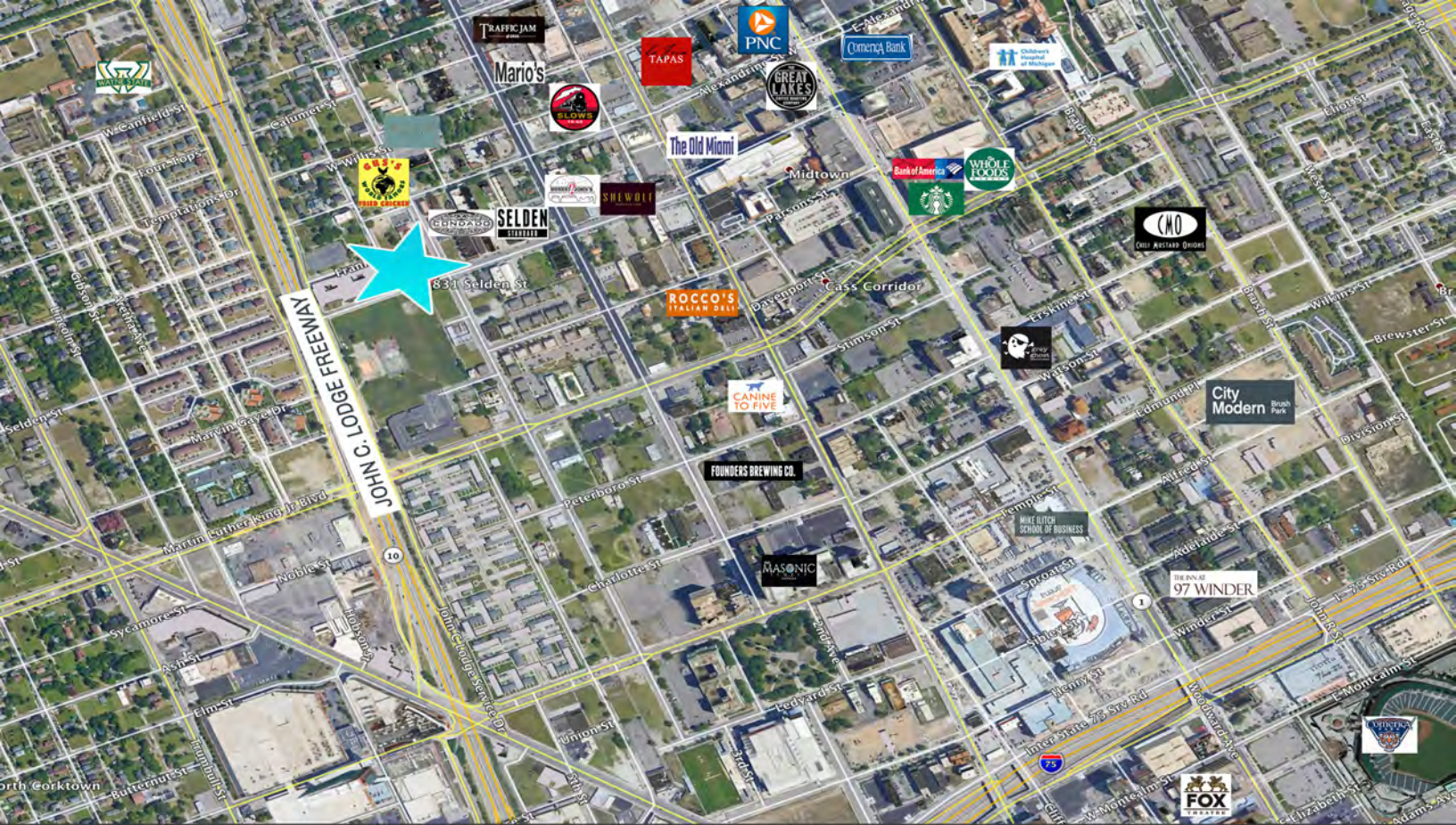
RETAIL FLOOR PLAN

Retail 2



Highlights

- ~55' Feet of Frontage on 4th Avenue
- 1,333 SF
- Cady Corner to a new 1 Acre Park
- Q1 2021 Delivery
- No Dedicated Parking



DEMOGRAPHICS

DISTANCE	POPULATION	AVERAGE AGE	TOTAL HOUSEHOLDS	HH INCOME
1 MILE	18,993	37.30	9,273	\$18,999
3 MILE	95,322	38.40	42,558	\$23,305

KEY DATA POINTS

DISTANCE TO LODGE FWY/M-10	0.17 MILES
WAYNE STATE STUDENT POPULATION	27,238
DAYTIME POPULATION	80,500
NEARBY RESIDENTIAL DEVELOPMENT (UNITS)	1,500+