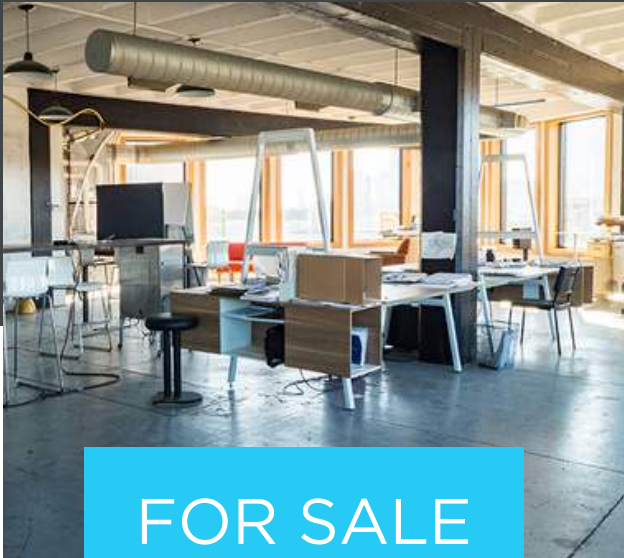


VIOLA BUILDING

1400-1404 GRATIOT AVE.
DETROIT, MI 48216



FOR SALE

UP TO 11,658
SQUARE FEET



PROPERTY FEATURES:

- 3 - 3,886 SF Floor Plates Available
- Walking distance to Eastern Market, Ford Field, Comerica Park, Brush Park, City Modern
- Located at the corner of Gratiot & Russell
- Views of Downtown Detroit Skyline
- New roof, windows, elevator and HVAC
- Parking Available



THE PROPERTIES THAT
DEFINE YOUR BUSINESS,
ARE OUR BUSINESS.

PROPERTY PHOTOS









313-603-ICON (4266)



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WHY ICONIC?

Detroit is our home, and we know how to find the right space for your business to thrive. With **ICONIC**, you get local expertise and a perfect fit for your brand. Let us turn your vision into reality—because the right location makes all the difference.

DEMOGRAPHICS

DISTANCE	1 MILE	3 MILE
POPULATION	16,332	73,306
AVERAGE AGE	43.90	40.70
HOUSEHOLDS	9,762	36,801
HH INCOME	\$9,762	\$36,801

TRAFFIC COUNTS

GRATIOT AVE/ RIVARD ST SW	12,119
FISHER FWY/ RUSSEL ST SW	35,699

