

#### VIOLA BUILDING

1400-1404 GRATIOT AVE. DETROIT, MI 48216





### PROPERTY FEATURES:

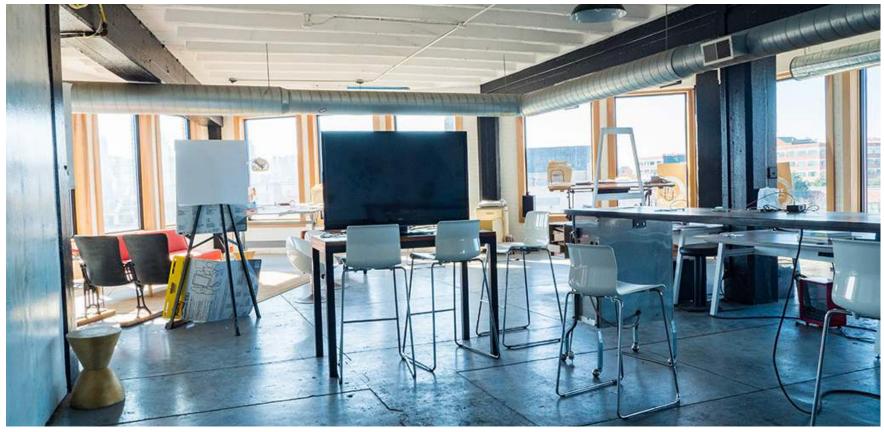
- 3 3,886 SF Floor Plates Available
- Walking distance to Eastern
   Market, Ford Field, Comerica Park,
   Brush Park, City Modern
- Located at the corner of Gratiot & Russell
- Views of Downtown Detroit Skyline
- New roof, windows, elevator and HVAC
- Parking Available





THE PROPERTIES THAT DEFINE YOUR BUSINESS, ARE OUR BUSINESS.

#### **PROPERTY PHOTOS**













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#### Contact Us

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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

FISHER FWY/ **35,699** RUSSEL ST SW

