

CPA BUILDING REDEVELOPMENT SITE

ACROSS FROM FORD'S INNOVATION CAMPUS

CORKTOWN- DETROIT, MI

\$16 million of available incentives



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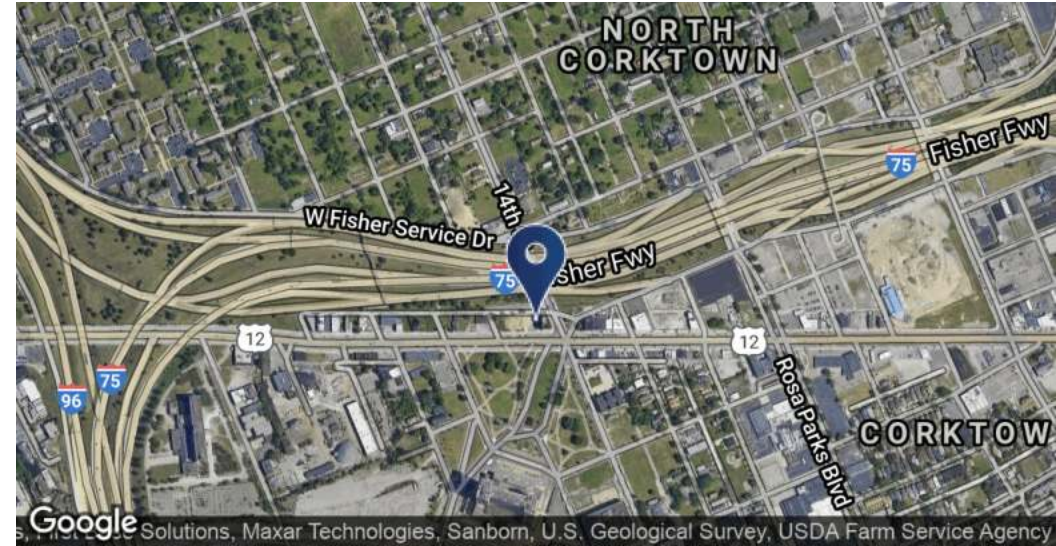
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CPA BUILDING REDEVELOPMENT SITE

ACROSS FROM FORD'S INNOVATION CAMPUS- 2228 MICHIGAN AVE, CORKTOWN- DETROIT, MI 48216

OVERVIEW



Ground Lease Rate/
Sale Price

CONTACT AGENT

OFFERING SUMMARY

Proposed Building Size: 540,000 SF

PROPERTY OVERVIEW

Approximately 2.00 acres of land in the heart of Corktown, Detroit, available for Sale or Ground Lease. This land is located on Michigan Avenue between 14th and 16th Street, directly across the street from Roosevelt Park and Ford's Innovation Campus (Formerly known as the Michigan Central Train Depot). The property is located in an opportunity zone district.

- Join the revitalization in Corktown which is the oldest neighborhood in Detroit
- Other nearby developments include Elton Park, The Corner, Factory at Corktown, The Alchemy, MyLocker HQ, Quicken Tech Center, American Lightweight and The Ford Innovation Center
- Great neighborhoods in a walk-able area featuring many restaurants and bars along Michigan Avenue.- Across from Ford's Innovation Campus

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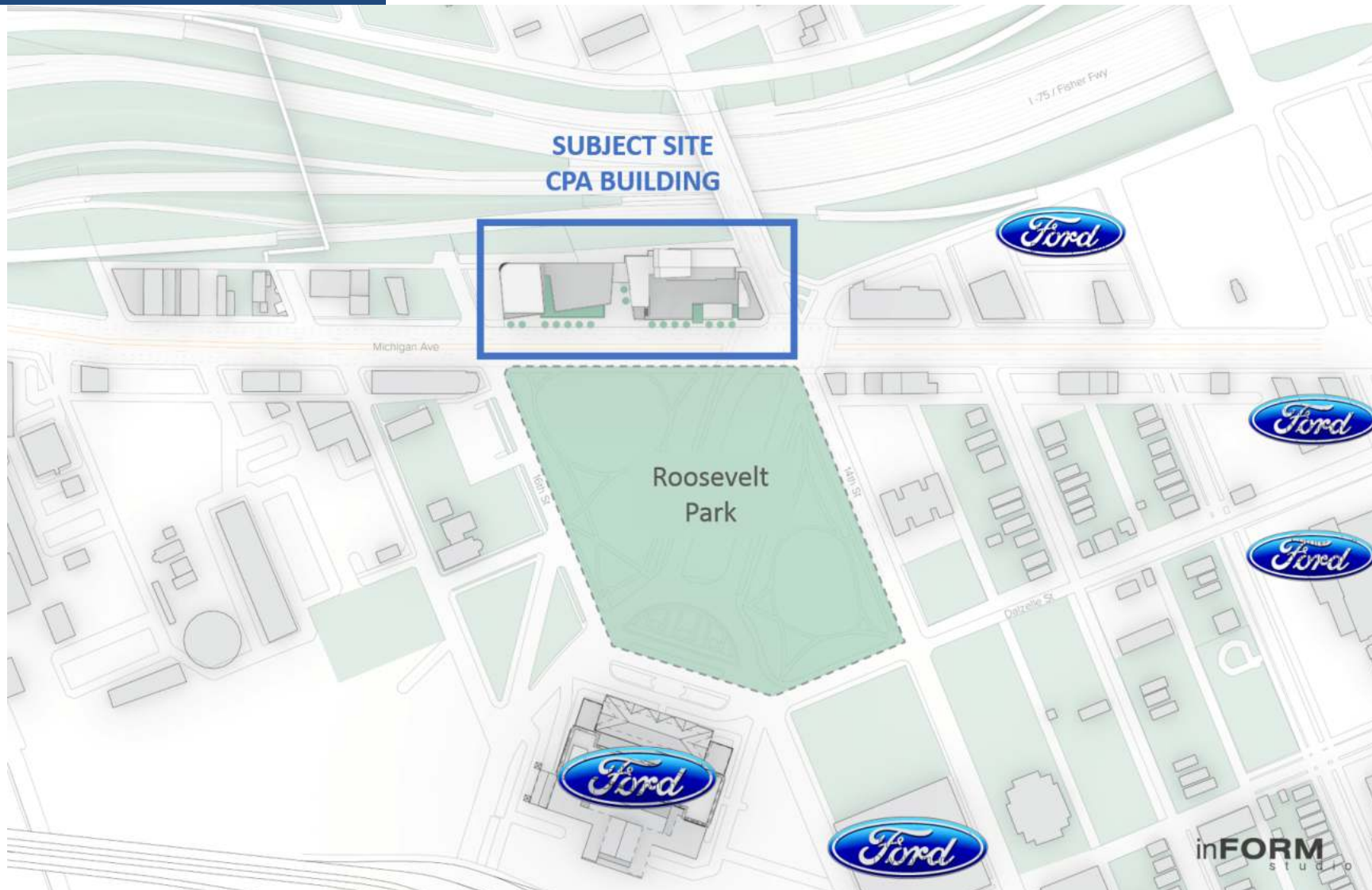
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SURROUNDING AREA



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DETROIT'S REVIVAL: NEW YORK TIMES



CLICK ON LINK FOR FULL ARTICLE

<https://www.nytimes.com/2020/01/21/business/detroit-ford-train-station.html>

- 1.2 million-square-foot transportation innovation district.
- The new development will house Ford's autonomous vehicle division, among other units.
- The project will include shops, restaurants, art and performance space, and a boutique hotel 15-story tower rising above the station.
- Ford has \$740 million in investment in the 640,000-square-foot train station

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2228 MICHIGAN AVENUE , DETROIT, MI 48216

MICHIGAN CENTRAL STATION: FORD



Our purpose:
To drive human progress through freedom of movement



Michigan's Central Station is the centerpiece of Ford's Corktown vision



The station and several nearby properties Ford now owns will anchor a 1.2 million SF innovation hub that draws on talent at Ford and beyond



5,000 new jobs will be created in Corktown- 2,500 from Ford and 2,500 from their business partners



Ford plans to open MCS doors in 2022

<https://corporate.ford.com/campuses/corktown-campus.html>

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PROPOSAL - GROUND FLOOR ORGANIZATION PLAN



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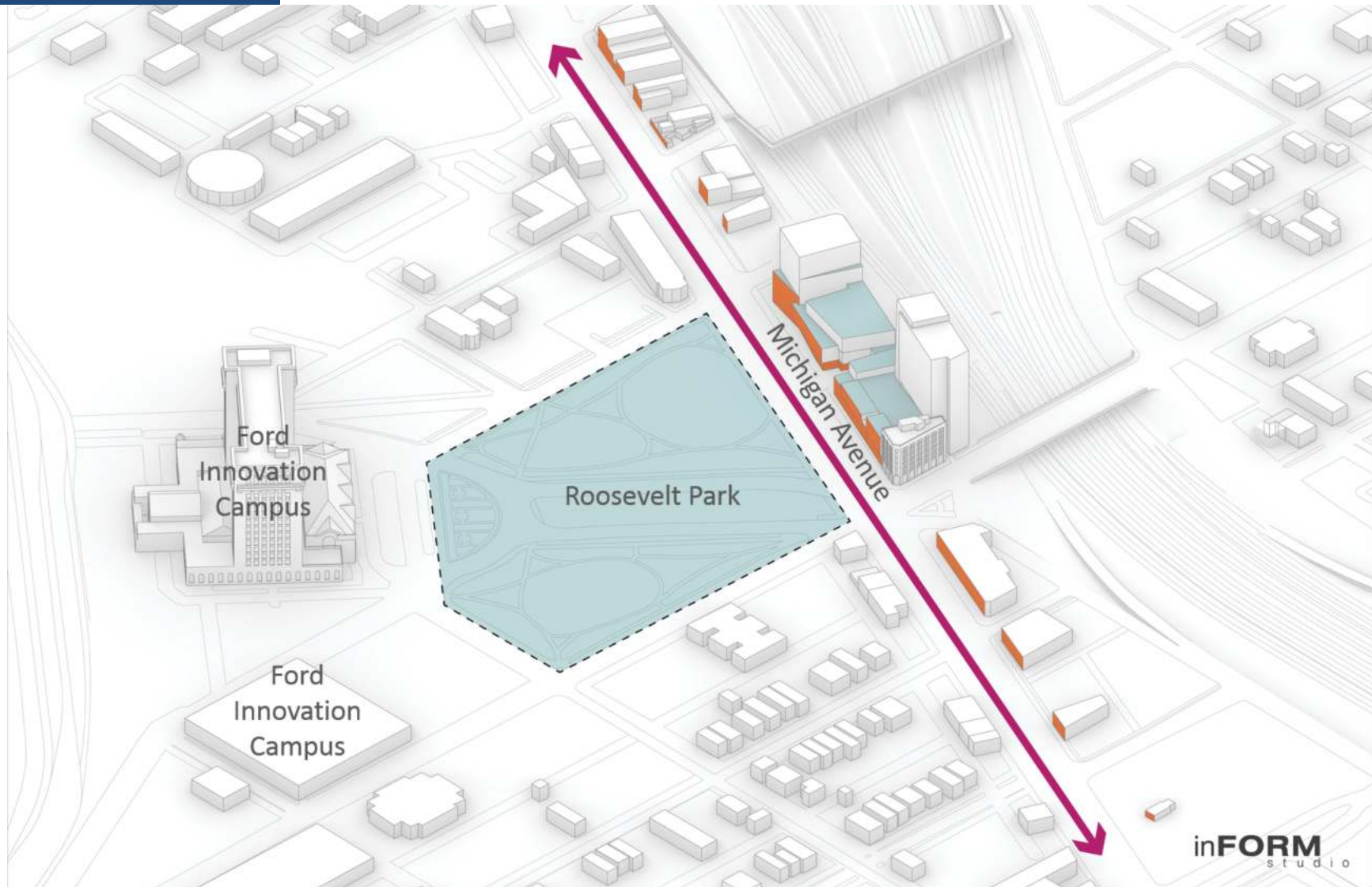
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SITE STRATEGY



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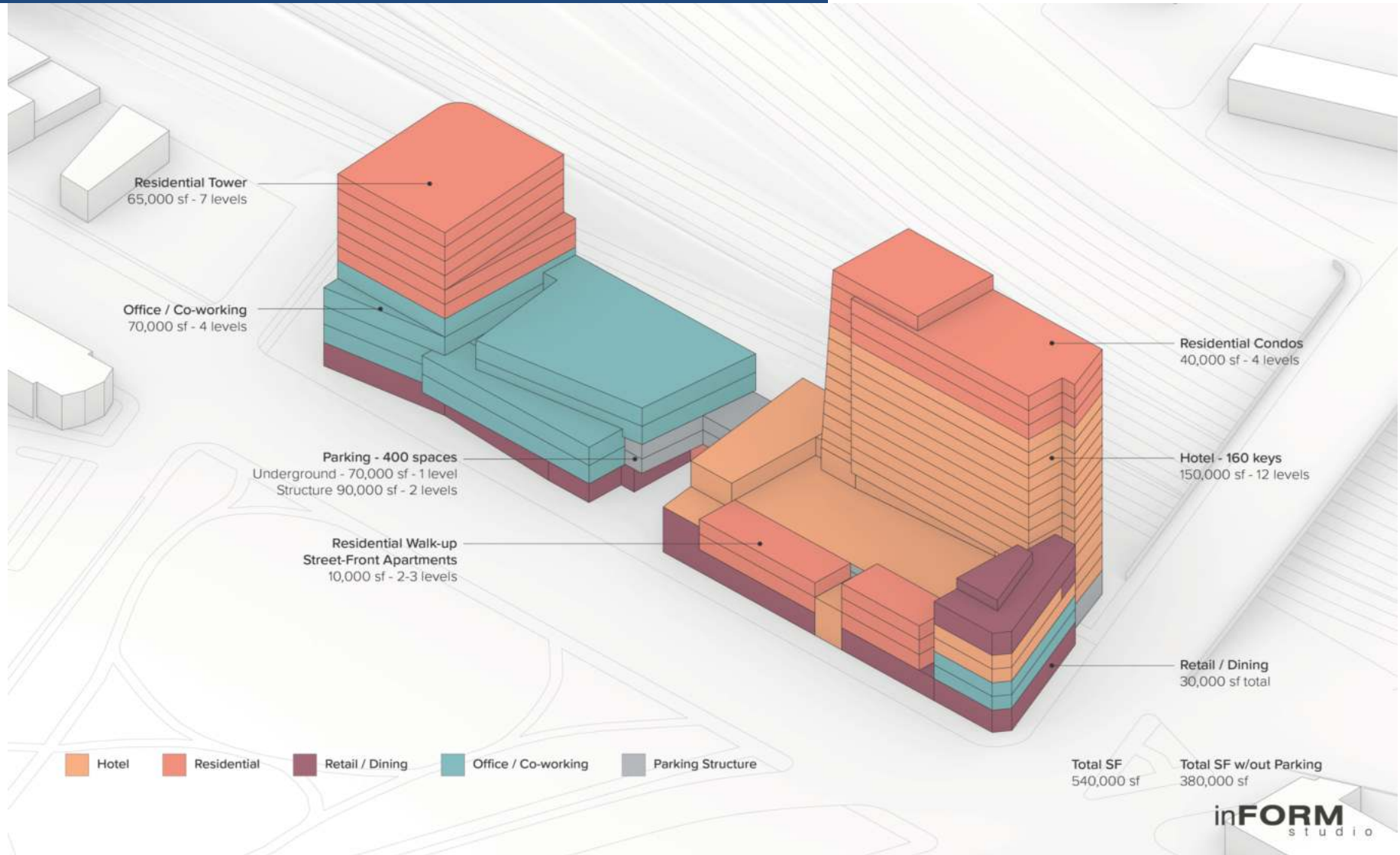
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PROPOSAL - PROGRAMMING AXONOMETRIC



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NEW AREA DEVELOPMENTS



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TRADE AERIAL



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,232	91,550	262,378
Average age	36.1	33.1	33.2
Average age (Male)	34.7	31.8	31.6
Average age (Female)	37.7	34.6	34.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,008	38,675	98,451
# of persons per HH	2.4	2.4	2.7
Average HH income	\$33,070	\$30,608	\$32,450
Average house value	\$138,986	\$115,215	\$88,890
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	20.4%	24.1%	20.9%
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	1,726	24,767	65,819
Total Population - Black	4,470	50,815	151,764
Total Population - Asian	20	2,771	7,247
Total Population - Hawaiian	6	26	45
Total Population - American Indian	15	272	1,380
Total Population - Other	712	10,665	30,243

** Demographic data derived from 2010 US Census*

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BROKERS



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Principal

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