

THE PARKER DURAND

For Lease



Paul DeBono

Vice President of Brokerage & Client Services

248.470.3015

PaulDeBono@BeanstalkRES.com



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THE PARKER DURAND

8001 Kercheval Avenue, Detroit, MI 48214

Property Summary



PROPERTY HIGHLIGHTS

- Join Our House Cafe & Bistro and Gold & Grit Studio both opening in Fall 2025!!
- Prime Corner Storefront with Exceptional Visibility: Capture high traffic in Detroit's vibrant West Village.
- Flexible Retail Spaces with Unique Layout Options: Offering 570–1,180 SF.
- Modern Mixed-Use Building in a Thriving, Walkable Community.
- Ready-to-Customize Spaces for Immediate Occupancy: Delivered as a white box, allowing tenants the creative freedom to shape the space to suit their unique brand identity.
- Strong Demographics in a Historic, Urban Setting.

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (Gross plus Utilities)
Number of Units:	76
Available SF:	570 - 1,180 SF
Lot Size:	1 Acres
Building Size:	75,000 SF

DEMOGRAPHICS

	0.5 MILES	1 MILE	2 MILES
Total Households	2,027	8,353	17,772
Total Population	3,965	14,995	33,836
Average HH Income	\$79,526	\$62,993	\$58,775

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Property Description



PROPERTY DESCRIPTION

This retail opportunity at The Parker Durand presents versatile spaces designed to attract a diverse array of tenants—from chic boutiques and specialty food markets to fitness studios and unique concept stores. The former Connected Fitness space, now available at 1,180 square feet, is ideal for uses that thrive in an open, flexible layout. Establish your presence in one of Detroit’s most pedestrian-friendly neighborhoods!

LOCATION DESCRIPTION

Located in the heart of Detroit’s flourishing West Village neighborhood, The Parker Durand sits at the nexus of vibrant urban life and historic charm. With upscale Indian Village as its neighbor, West Village is celebrated for its mix of residential charm and bustling retail, making it a highly walkable destination. Join the incoming Our House Cafe & Bistro opening in Fall 2025. The area is already home to standout local retailers and celebrated dining spots, including Sister Pie, Marrow, and Metropolis, creating an authentic, community-focused experience for visitors and residents alike.

SITE DESCRIPTION

At the bustling intersection of Van Dyke and Kercheval, The Parker Durand commands attention from foot traffic and daily commuters. The West Village area boasts a dynamic blend of artisanal retailers, culinary innovators, and boutique shops, making it an ideal location for retailers who value community engagement and visibility. This prime retail spot is ready to welcome new concepts that align with the neighborhood’s unique cultural fabric. A soon-to-be-announced bistro specializing in African, Caribbean, and Soul cuisine will soon join the mix, adding an exciting new culinary option for residents and visitors alike.

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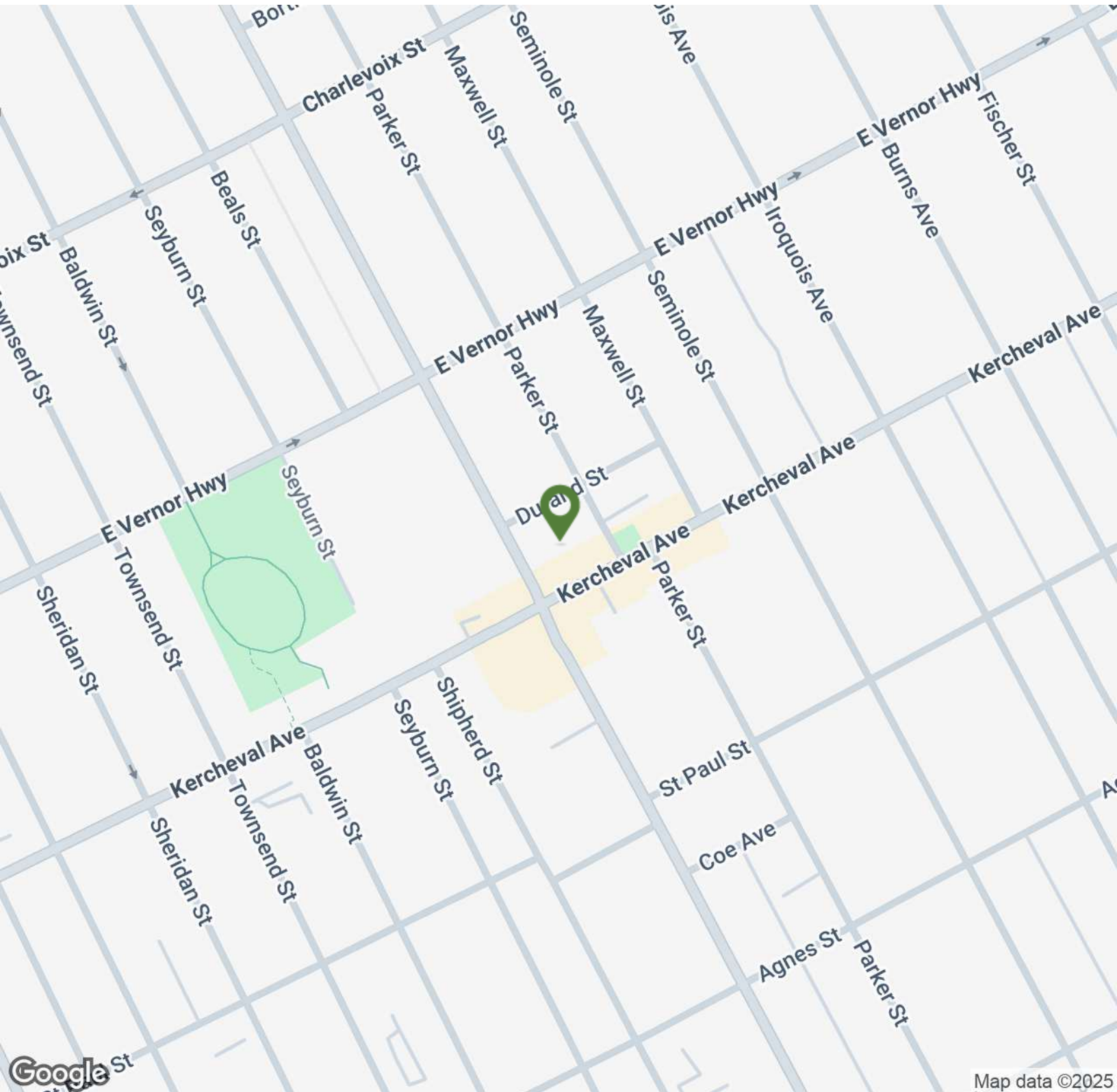


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Location Map



Map data ©2025

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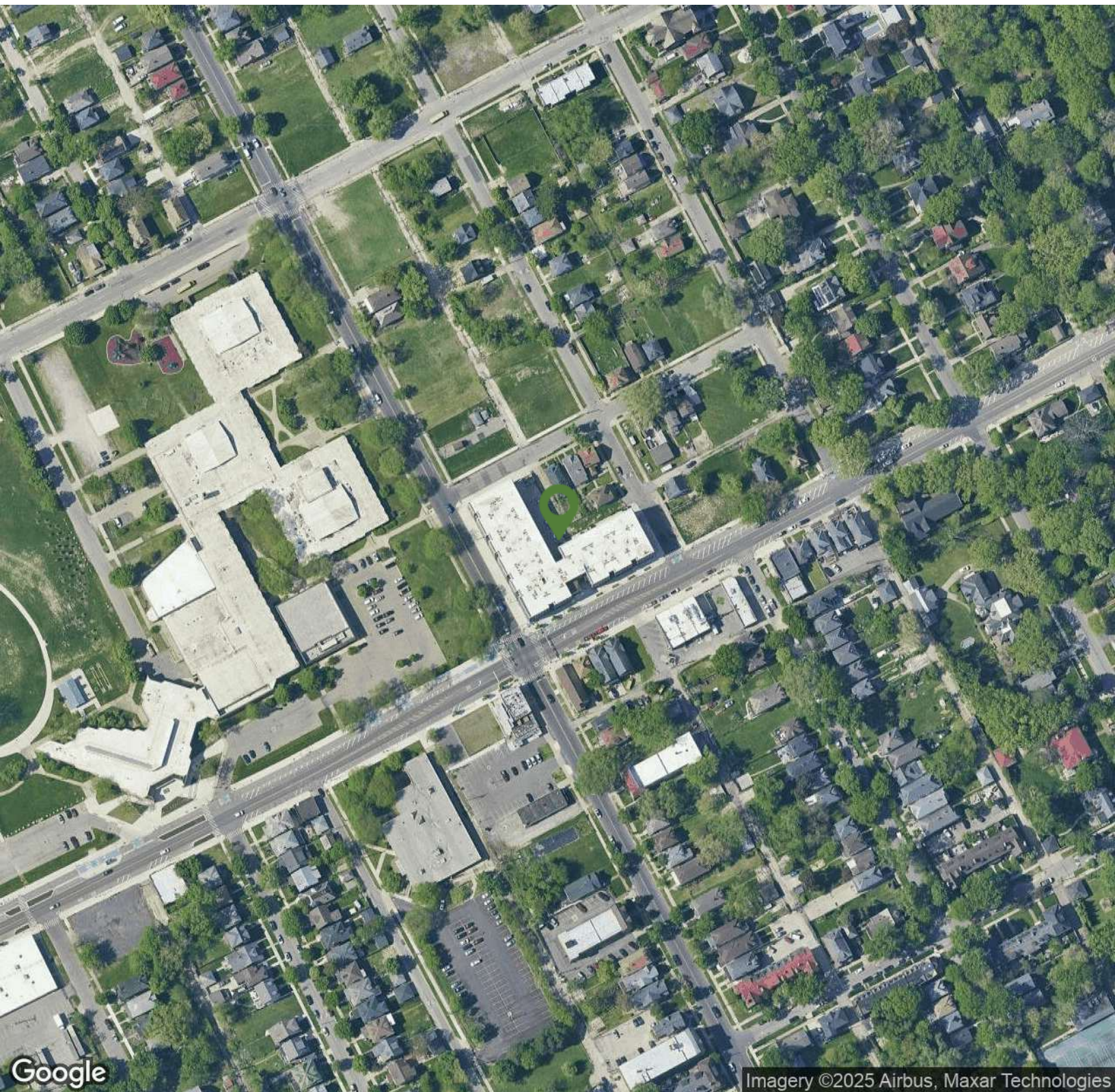


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Aerial Map



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Lease Spaces



LEASE INFORMATION

Lease Type:	Gross plus Utilities	Lease Term:	Negotiable
Total Space:	570 - 1,180 SF	Lease Rate:	\$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 102	Available	570 - 1,180 SF	Gross plus Utilities	\$25.00 SF/yr	Suite 102 which is comprised of Spaces B & C on the Floor Plans was home to the Former Connected Fitness Space. This space ideal for yoga, personal training, or any other open retail floor plans. The space is divisible into two (2) smaller units (as shown on the floor plan) for the right tenant mix at the property.

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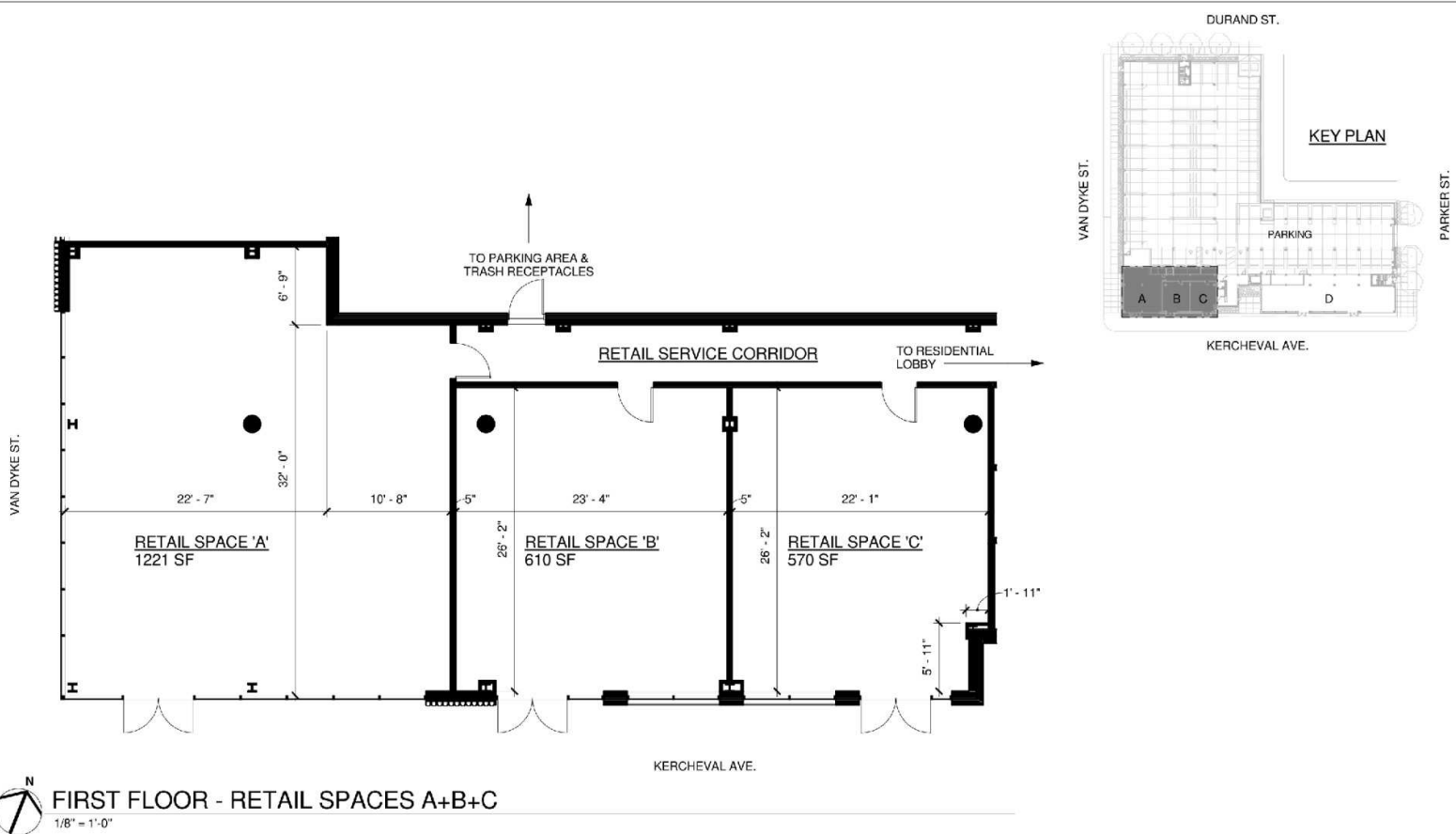


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Floor Plans



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Additional Photos



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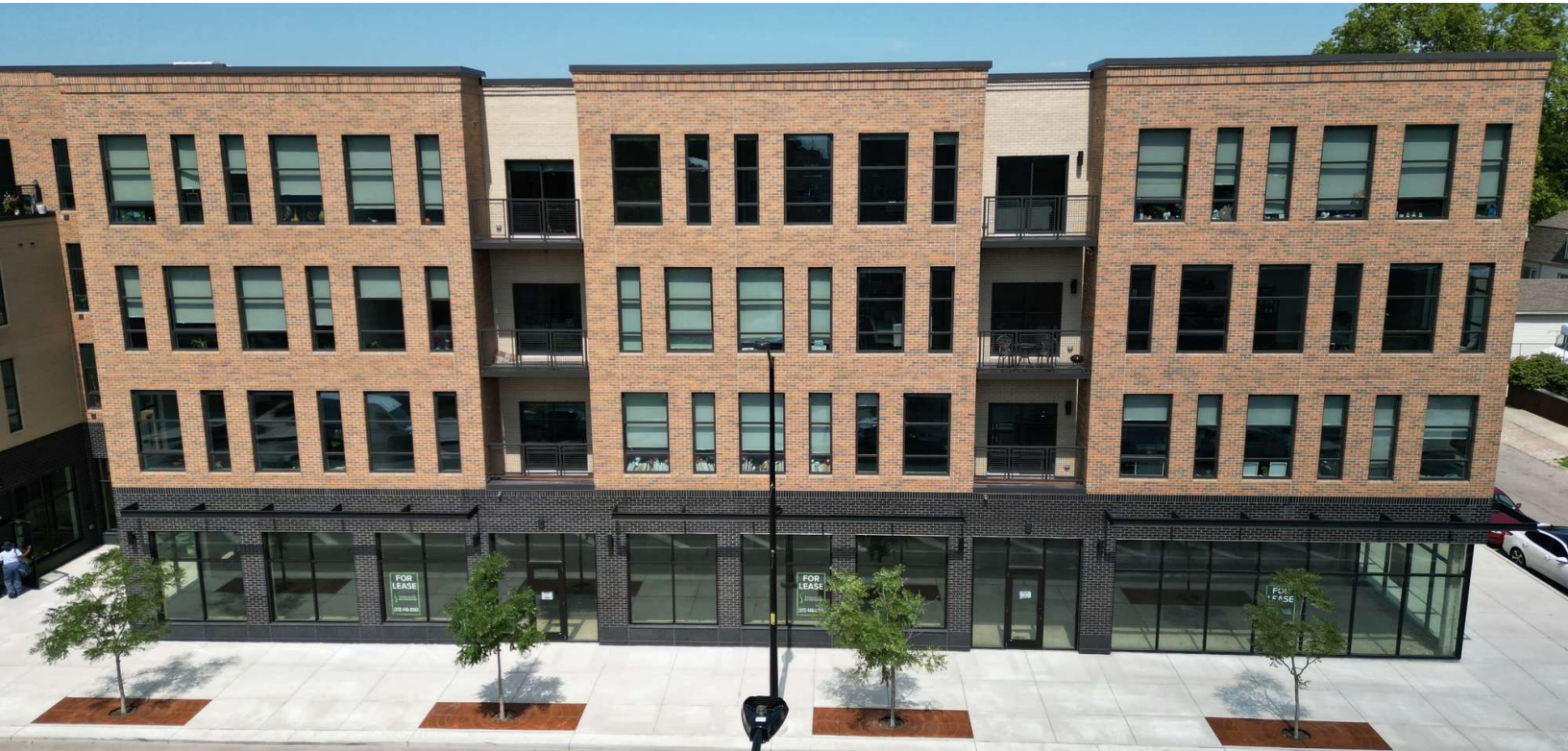


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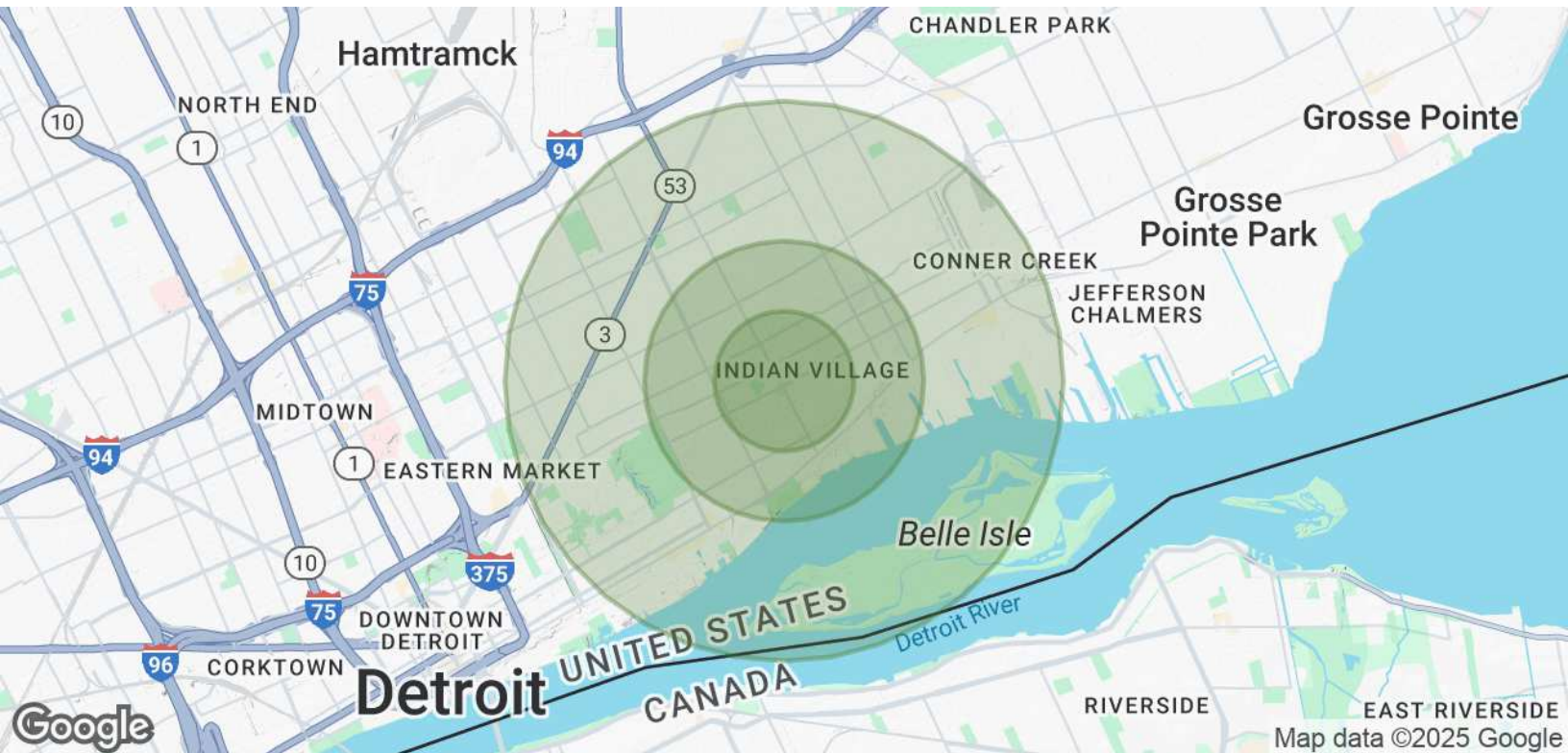


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Demographics Map & Report



POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	3,965	14,995	33,836
Average Age	44	47	45
Average Age (Male)	44	46	43
Average Age (Female)	45	48	46
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	2,027	8,353	17,772
# of Persons per HH	2	1.8	1.9
Average HH Income	\$79,526	\$62,993	\$58,775
Average House Value	\$309,364	\$267,025	\$241,104
TRAFFIC COUNTS			
Kercheval & Van Dyke	5,119/day		

Demographics data derived from AlphaMap

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Meet the Team



PAUL DEBONO

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Direct: 248.470.3015 **Cell:** 248.470.3015
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