



NEIGHBORHOOD

**EASTERN MARKET**

LOCATION

**DIVISION BETWEEN  
RUSSELL AND RIVARD**

SPACE TYPE

**MIXED USE**

OVERVIEW

With three storefronts and interesting architectural details, this three-story, 22,761-square-foot brick warehouse in Eastern Market is an exceptional property for an adaptive reuse conversion for either creative commercial, office space and/or residential lofts. The current owner has maintained the property while renovating select suites as needed. With mostly open floor plans, this is a blank canvas for developers or users looking to be within walking distance of Detroit’s historic open-air market. Adjacent parking lot can be included in the sale.

www.oconnordetroit.com/EasternMarket

ASKING PRICE

\$ 2,450,000

NEIGHBORS

Anthology Coffee, Beyond Juicery, Bert’s Marketplace, Cutter’s Bar & Grill, Detroit City Distillery, Eastern Market, Eastern Market Brewing Co., Farmer Frank’s, Flowers for Dreams, Gettees, Gratiot Central Market, Halie & Co., Henry the Hatter, Hunt Street Station, iHeartRadio, Jose’s Tacos, La Ventana Café, Lagerhaus No. 5, Midnight Temple, Mitsos Greek Food, Onyx Athletic Club, People’s Records, Pocket Change, RUNdetroit, Supino Pizza, Thomas Magee’s Sporting House, Tocaroro, Trinosophes, Vivio’s Food & Spirits, Well Done Goods

BUILDING SIZE

22,761 SF (Parking options available)

YEAR BUILT

1922

ZONING

MKT

ZONING DESCRIPTION

The MKT Market and Distribution District provides for and encourages food-related uses such as production, processing, and wholesaling, as well as transport, and similar activities essential to the commerce and health of the City. Limited supporting uses such as office, retail, service, and other uses normally desiring to locate in this type of district are also permissible with no parking requirements.

NEIGHBORHOOD

Eastern Market

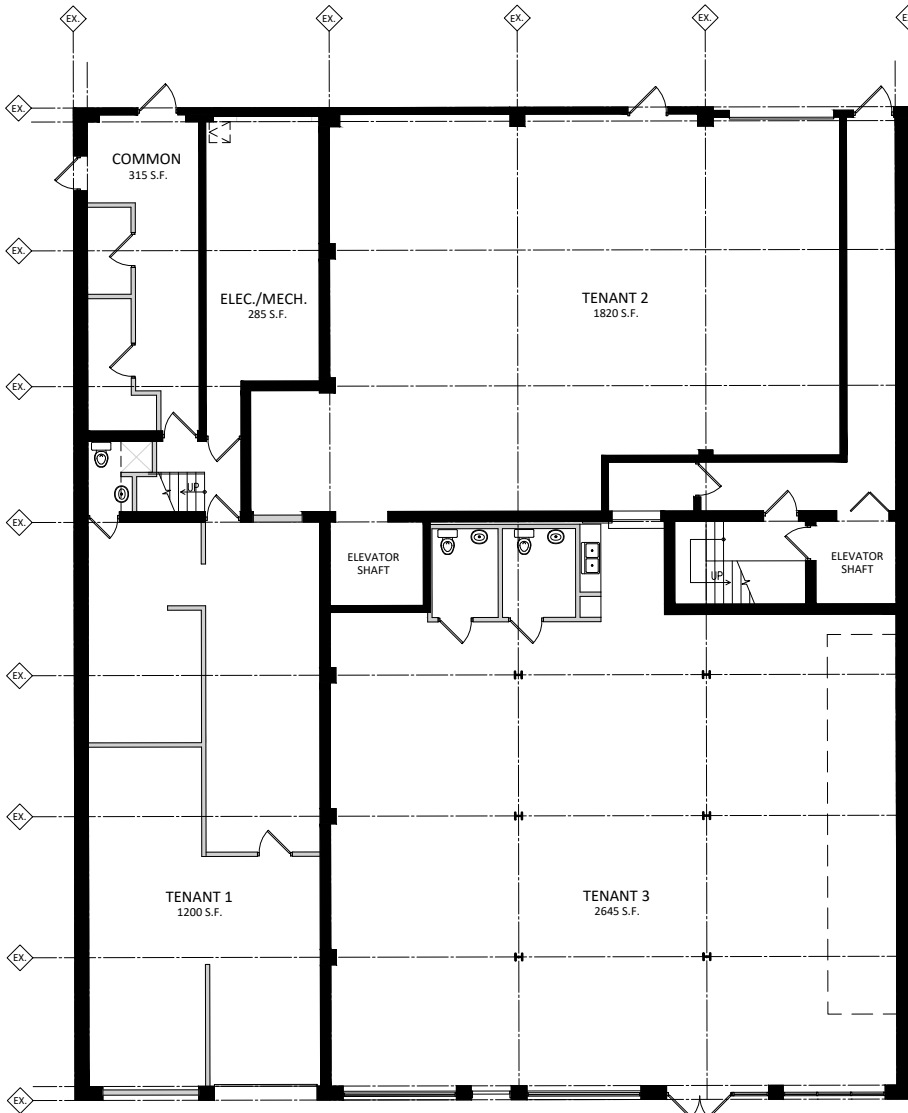
LOCATION

Division Between Russel and Rivard

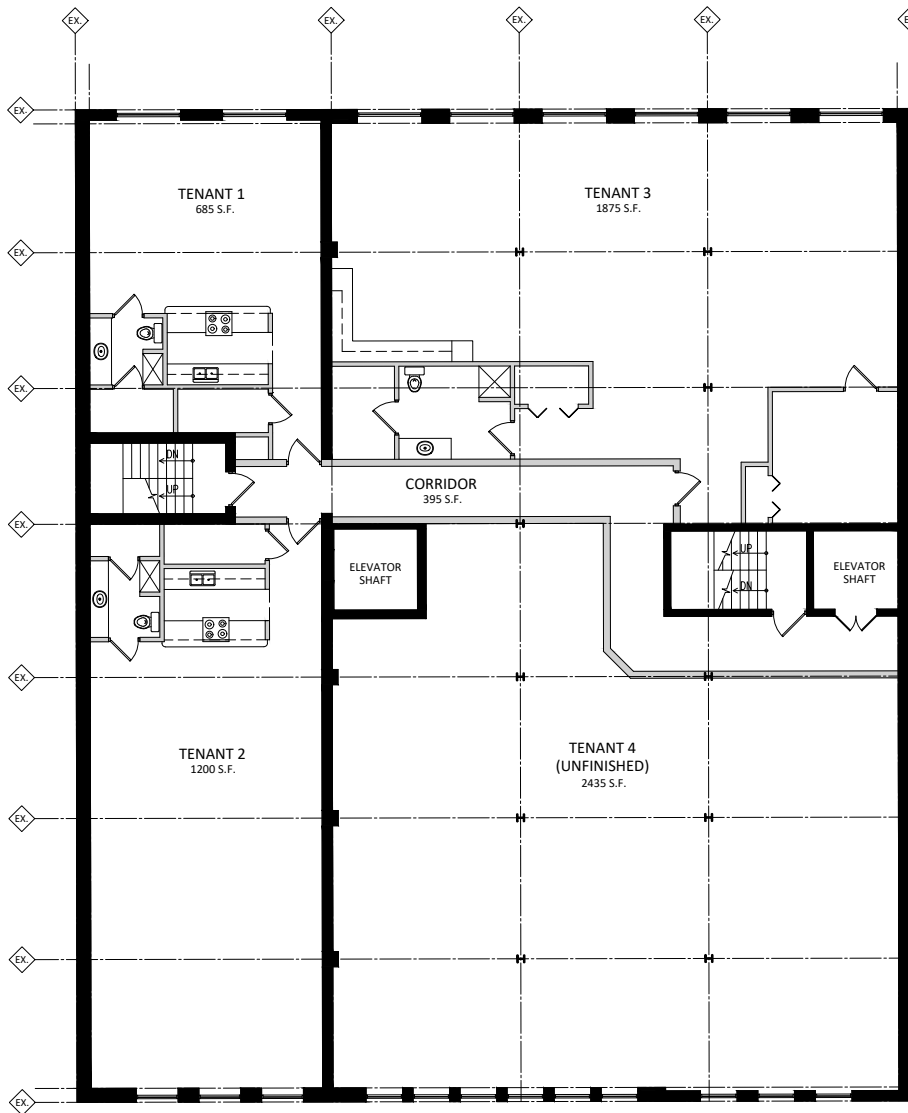
FEATURES

- Located in a qualified Opportunity Zone
- Parking options available
- Open floor plans
- Warehouse industrial style
- Storefronts with natural light
- Several adaptive reuse options available

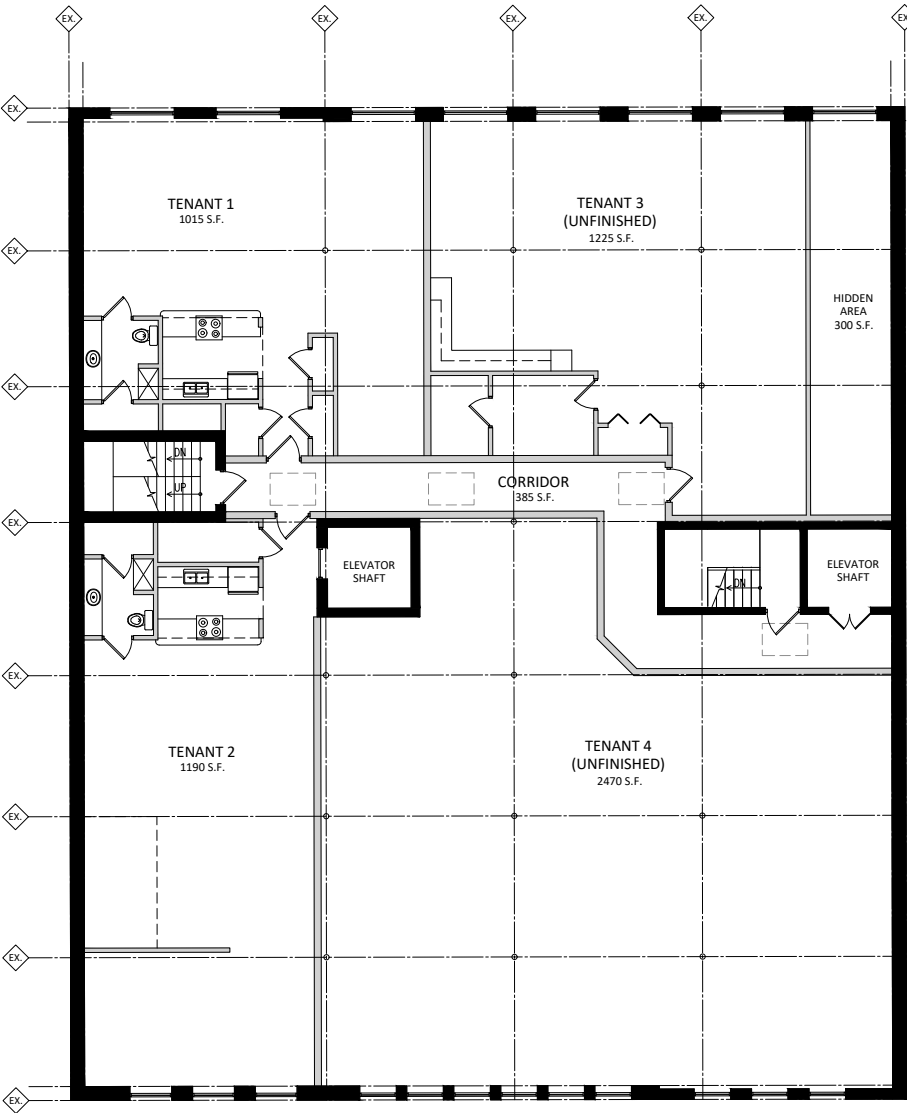
FLOOR PLANS



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

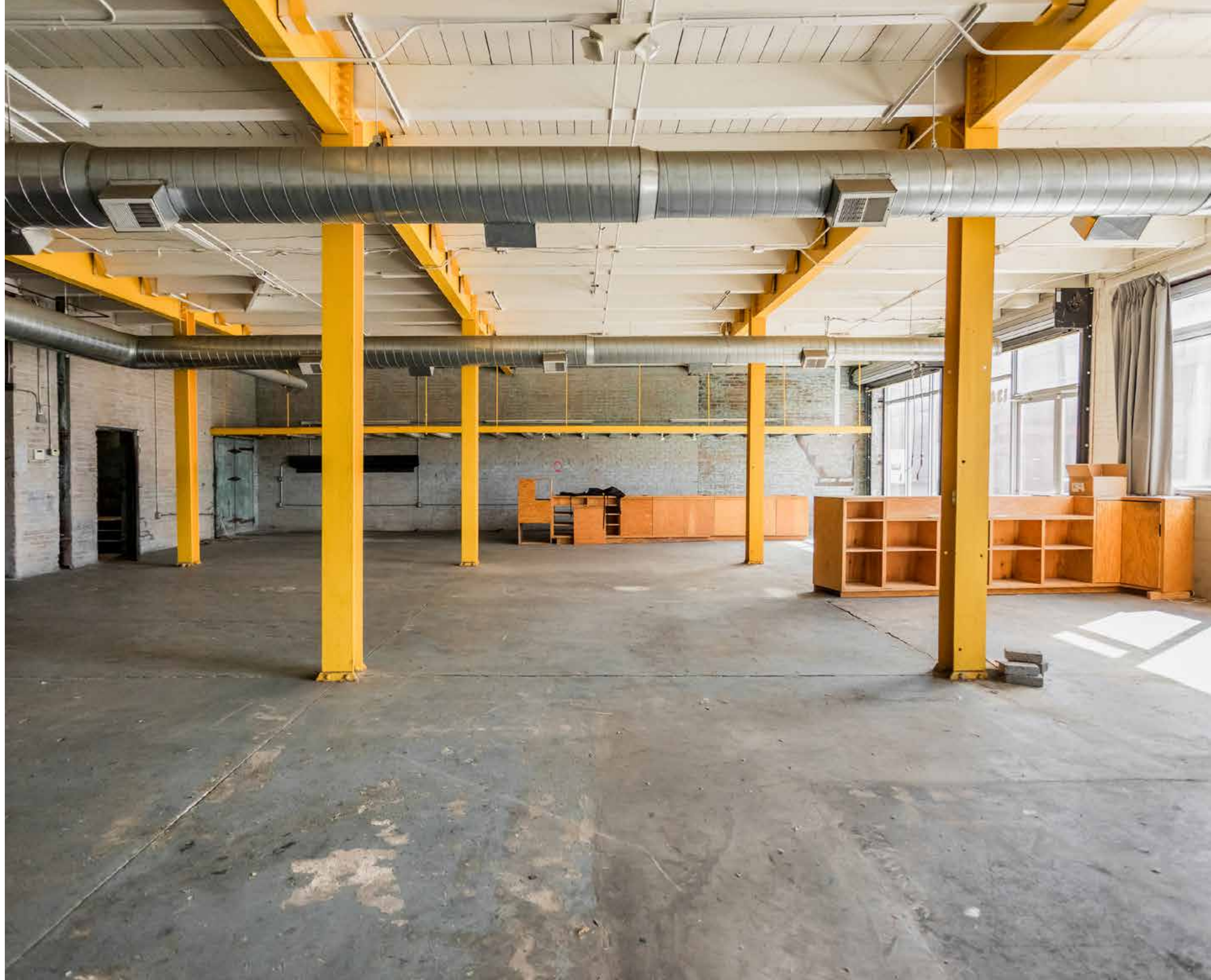


1337 DIVISON — EASTERN MARKET



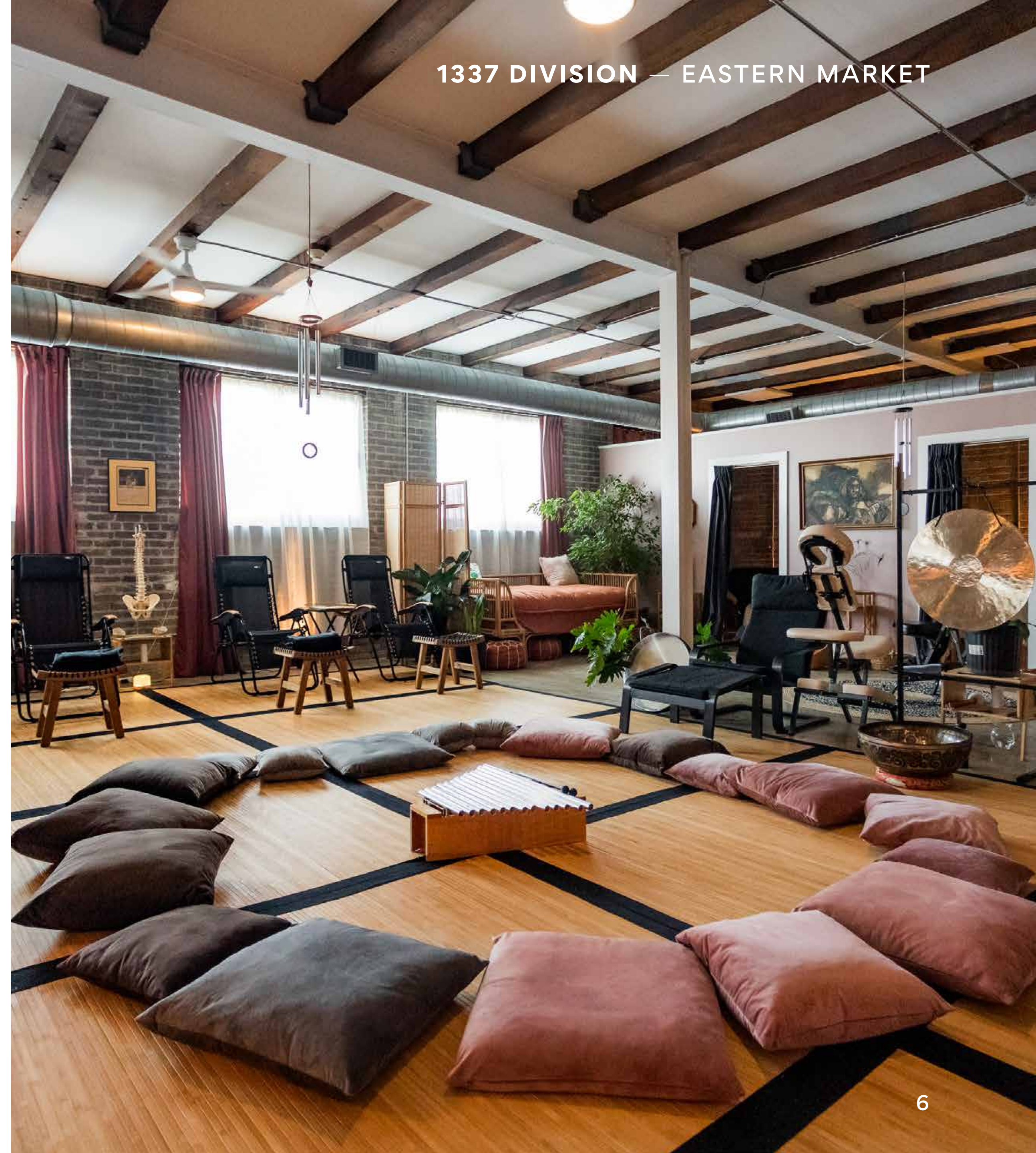
[CLOCKWISE FROM ABOVE]  
HISTORIC BRICK WAREHOUSE  
STYLE, 3 STOREFRONTS,  
PARKING OPTIONS AVAILABLE

1337 DIVISION — EASTERN MARKET



GROUND FLOOR RETAIL SPACE,  
OPEN FLOOR PLANS,  
FORMALLY SIGNAL RETURN





EXCEPTIONAL PROPERTY FOR AN ADAPTIVE REUSE CONVERSION FOR EITHER CREATIVE COMMERCIAL, OFFICE SPACE AND/OR RESIDENTIAL LOFTS

NEIGHBORHOOD

## EASTERN MARKET

The largest and oldest historic public market in the United States, Eastern Market is a Detroit institution and longstanding local tradition.

Attracting upwards of 45,000 people every Saturday, the 125-year-old old market bustles with farmers, food trucks, butchers, bakers, jam makers, flower sellers, spice mongers and in recent years, some of the city's most exciting new restaurants right alongside the mom-and-pop stalwarts, creating the city's most vibrant and diverse food and culture destination.

**O'Connor** Real Estate





## Market Shed 4 Expansion

A \$15.5MM new construction project is underway to create expand year-round event opportunities and vending space on the 1st floor.

The expansion will include increases to kitchens, an event space, and public gathering space on the 2nd Floor.

## New Market Businesses Coming

**Marrow in the Market:** butcher shop, restaurant, and meat processing facility

**Full Measure Brewing** (opened in July)

**Waka by Baobab Fare:** to open in coming months in former location of Russell Street Deli (recipient of Motor City Match award)

**Fred's:** A restaurant focused on breakfast and lunch offerings

**Pocket Change:** cocktail bar



## The Hive: Phase 1

Total planned 200 unit/ \$70 million development called the HIVE led by Develop Detroit broke ground.



## Choice Neighborhoods

The City and DHC received a \$500k HUD Planning grant to create a redevelopment for aging public housing as well as neighborhood improvements.

City released an RFQ for 1923 Division to secure a developer for this vacant site and as a first step to apply for the CHOICE implementation grant based on the CHOICE plan.

## Shed 7 Warehouse and Distribution Renovation

\$17.2MM renovation of Shed 7 to support warehouse and distribution needs (funding from the MDARD, Gilbert Family Foundation and NMTC from Invest Detroit and Michigan Community Capital)



1337 DIVISION

BERT'S MARKETPLACE

SUPINO PIZZERIA

GETTEES

WAKA BY BAOBAB FARE

ZEFF'S CONEY RESTAURANT

SHED 3

FARMER FRANK'S

SHED 2

R. HIRT JR CO.

MARROW

LA VENTANNA CAFÉ

HANDCAR

FLOWERS FOR DREAMS

RUSSELL ST  
GRATIOT AVE

A TRUSTED AND RESPECTED  
MEMBER OF THE COMMUNITY,  
O'CONNOR REAL ESTATE  
BRINGS 20 YEARS OF  
EXPERIENCE AND EXPERTISE  
TO THE COMMERCIAL OFFICE  
AND RETAIL MARKET.

For more information about Eastern Market properties,  
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