

1601

**LEVERETTE
CORKTOWN**

—
FOR SALE



Property
Overview

03

Property
Description

04

Photos

05

Inspiration

07

Floor Plan

08

Site
Survey

09

Neighborhood
Information

10

Area
Map

11

Contact

12

O'Connor Real Estate

O'Connor Real Estate is pleased to offer for sale a prime development site on the corner of Leverette and Tenth Street in the heart of Corktown. The site is a few blocks from Ford's Corktown Campus and 3 blocks from the boutique Godfrey Hotel site. A great development opportunity in one of Detroit's most desirable and walkable neighborhoods.



1601 Leverette Corktown

\$850,000

VACANT LAND | 9,520 SF

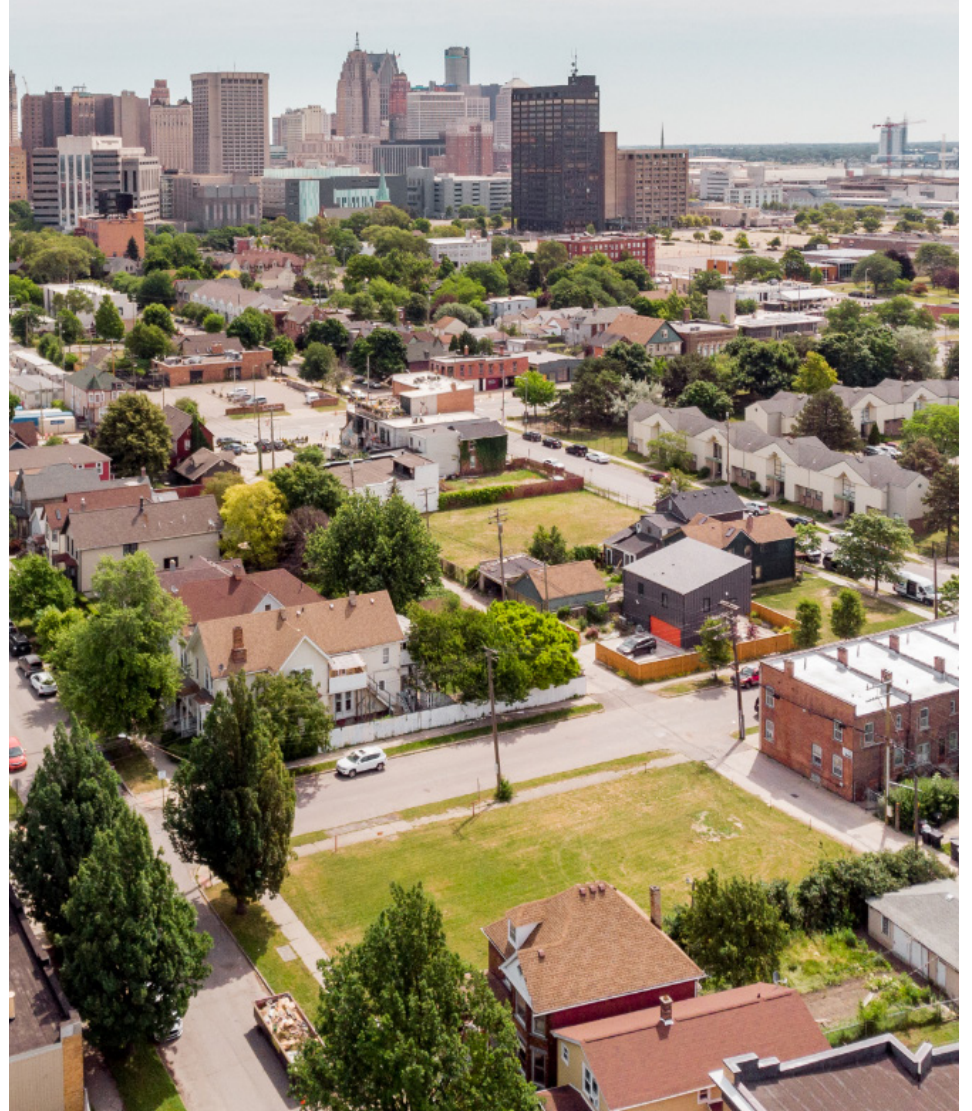
Development site on the vibrant corner of Leverette and Tenth Street in Corktown, one of Detroit's hottest neighborhoods. The site offers over 130 feet on Tenth Street and 65 feet along Leverette Street and is within \$1B of new developments. Walking distance to Michigan Central Station, currently undergoing a \$350 million renovation by Ford Motor Company. Ford's Corktown Campus promises to bring 5,000+ new jobs to the neighborhood and will create a need for 1,100 new residential units in the coming years. Other notable upcoming developments currently underway, and located just 3 blocks away, the Godfrey Hotel will offer 200+ boutique rooms with first-floor retail and a rooftop lounge. This is a great development opportunity in one of Detroit's most desirable and walkable neighborhoods, which commands some of Detroit's highest rental and sale prices. Offering a diverse mix of restaurants, shops, coffee shops, and bars.

Development opportunity

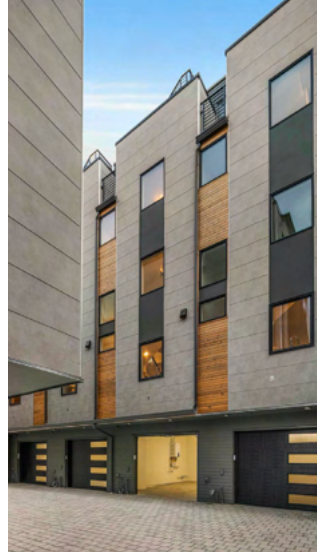
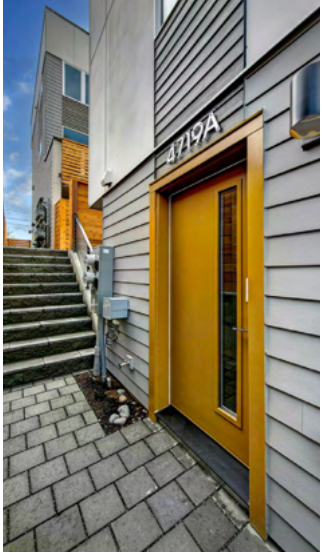
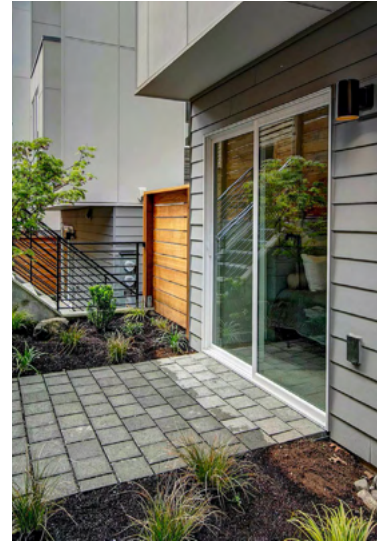
Close proximity to all major freeways

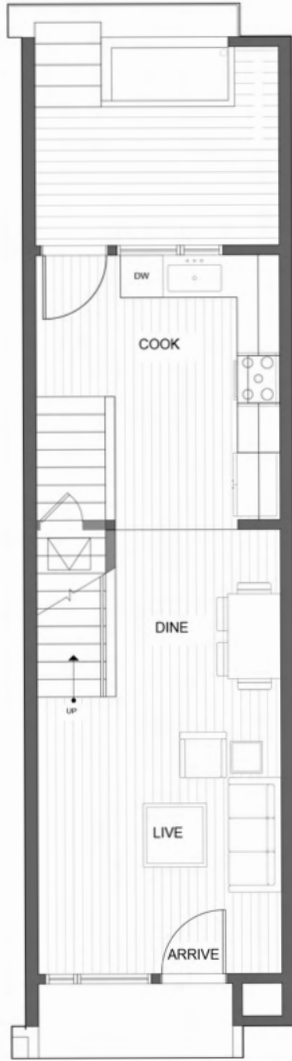
Located within \$1B of developments

Walkable neighborhood





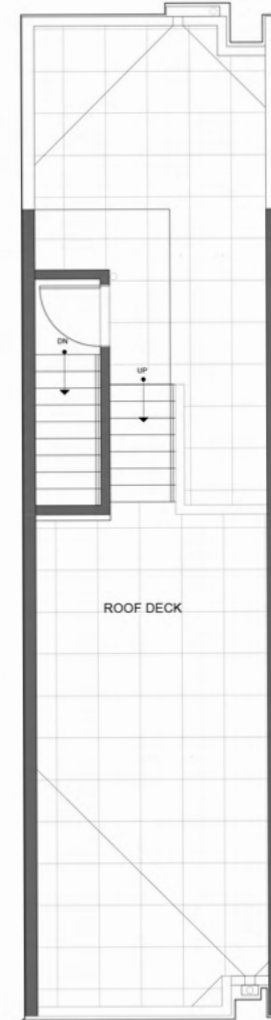




FIRST FLOOR

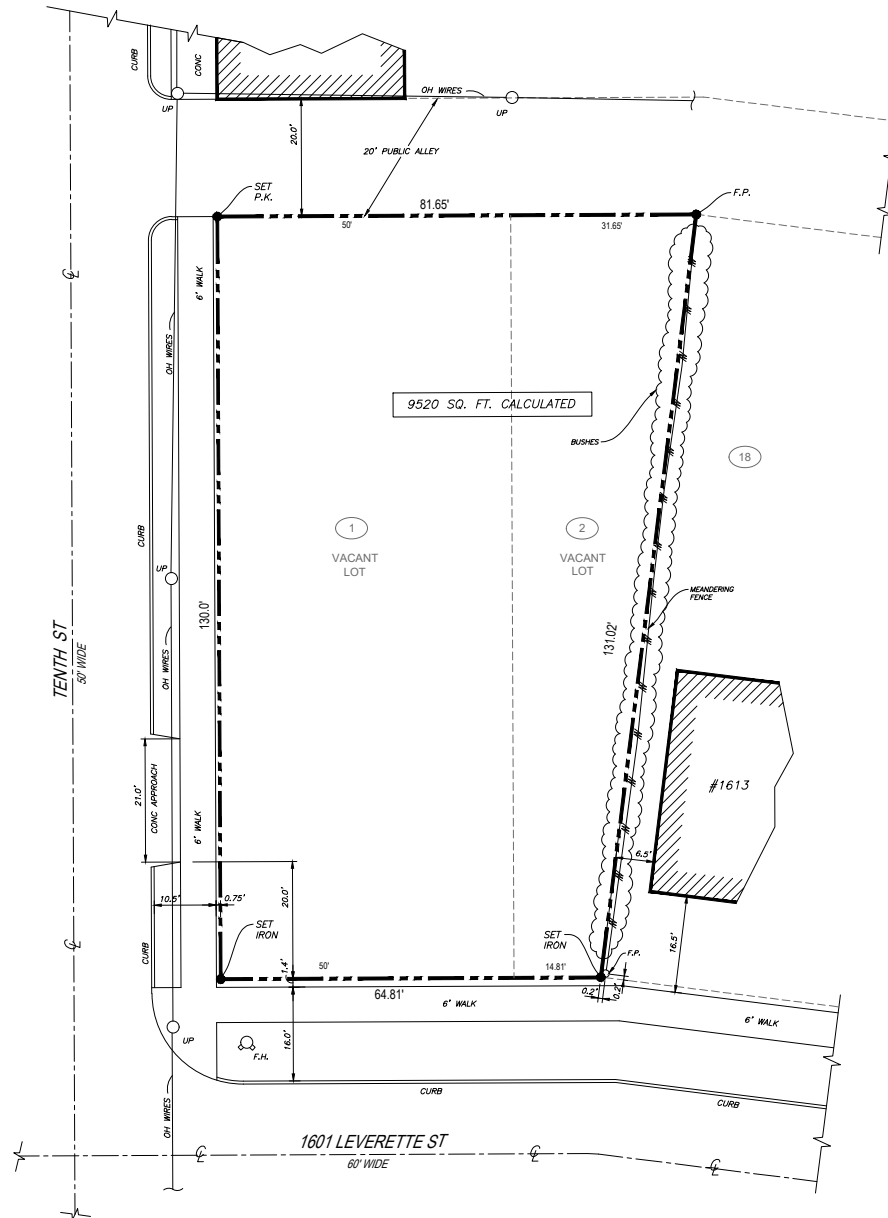


SECOND FLOOR



ROOF DECK

1601 LEVERETTE - SITE SURVEY



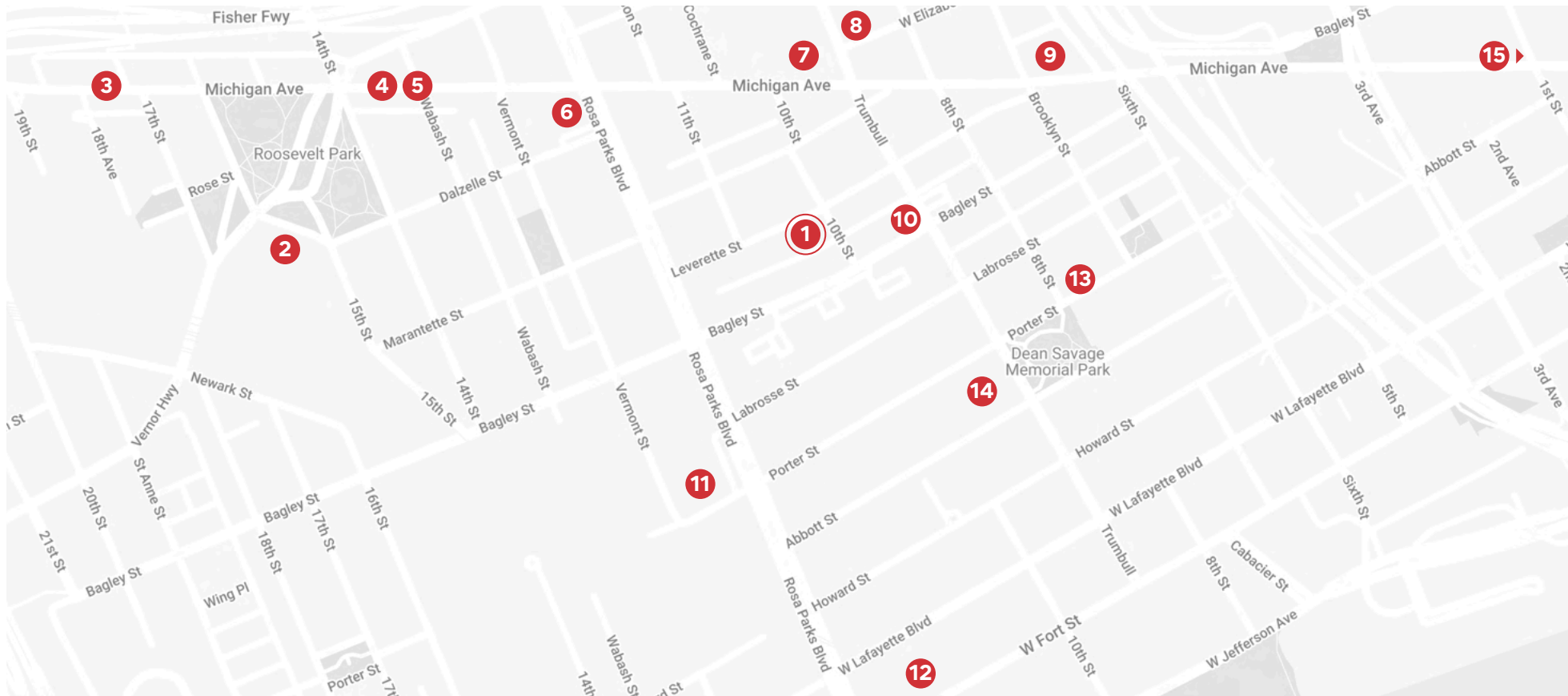


Corktown

The oldest neighborhood in Detroit, Corktown was named after the Irish immigrants who settled there in the 1830s (from County Cork). Located just west of downtown, Corktown's rich history can be seen in the diverse architecture, spanning humble worker's rowhouses to the candy-colored Victorians that line the residential blocks. Corktown was also home to other ethnic communities, including a Maltese population, who followed three men who arrived from Malta in the early 1900s. Perhaps the neighborhood's biggest claim to fame was as the home of the since demolished Tiger Stadium, where the Detroit Tigers played from 1912 through 1999, and bars and restaurants along Michigan Avenue still exist as part of the celebratory commercial infrastructure for the historic ballpark.

Originally a much larger neighborhood, Corktown suffered a handful of "urban renewal projects," including the construction of numerous highways and some industrial facilities, which eliminated and cut up dozens of residential blocks. Today, the existing historic neighborhood, listed on the National Register of Historic Places, finds itself at the center of another growth spurt. Thriving commercial development along Michigan Avenue continues to seam together historic businesses with brand-new ones, and several recent large-scale projects — including the rehabilitation of the old train station by Ford Motor Company — offer a promising example of building re-use and neighborhood evolution. The site of the former ballpark has even come to life as multi-use development for housing and a stadium/headquarters for youth sports.

1601 LEVERETTE - AREA MAP



Area Retailers & Institutions

- | | | | |
|---|--|---|---|
| 1 1601 Leverage | 5 Ima Noodles, MotorCity Wine | 10 Folk Detroit, Mama Coo's
Mink, Lady of the House | 13 Mudgie's Deli, Batch Brewing |
| 2 Ford's Michigan Central Station | 6 Ford's Factory at Corktown | 11 Quicken Loans Data Center | 14 Trumbull + Porter Hotel,
Brew Detroit |
| 3 Takoi, Two James Spirits | 7 The Corner I Detroit Apartments | 12 The Assembly / Modern
Apartments and Office | 15 1 Mile+/- to General Motors,
Quicken Loans, Bedrock,
Blue Cross Blue Shield |
| 4 Slows BBQ, O'Connor, LJ's,
Mercury Bar, Grandma Bob's | 8 Elton Park: Upscale Apartments | | |
| | 9 James Oliver Coffee | | |

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