



NEIGHBORHOOD

DOWNTOWN RIVERFRONT

LOCATION

**ON THE DETROIT RIVER AT W JEFFERSON AVE
AND STEVE YZERMAN DR**

SPACE TYPE

WATERFRONT LAND

One of the last pieces of undeveloped riverfront land in downtown Detroit, this 3.1 acre property is a once in a lifetime development opportunity. 701 W Jefferson is an ideal site for a hotel, high-end condos or mixed-use development and comes with rights to build a marina. Highly desirable location in a qualified Opportunity Zone adjacent to The Residences at Water Square, Huntington Place convention center, and the Detroit Riverwalk.

ADDRESS

701 W JEFFERSON

CURRENT USE

SURFACE PARKING LOT (APPROX 340 PARKING SPACES)

PROPERTY OWNER

THE PLATFORM

NEIGHBORS

The New Residences at Water Square (496 Units), Huntington Place Convention Center, The Foundation Hotel, Riverfront Towers (845 Units), Hart Plaza, and the Detroit Riverwalk

SIZE

3.1 Acres (135,036 SF)

MARINA SIZE

.82 Acres

OPPORTUNITY ZONE

YES

QUALIFIED CENSUS TRACT

YES

ZONING

PCA

ZONING DESCRIPTION

The Public Center Adjacent District includes property in close proximity to the Public Center District. Uses in this district shall include, to the maximum extent possible, ground-floor commercial space or other space oriented to pedestrian traffic, to enhance the public streetscape and street-level activity.

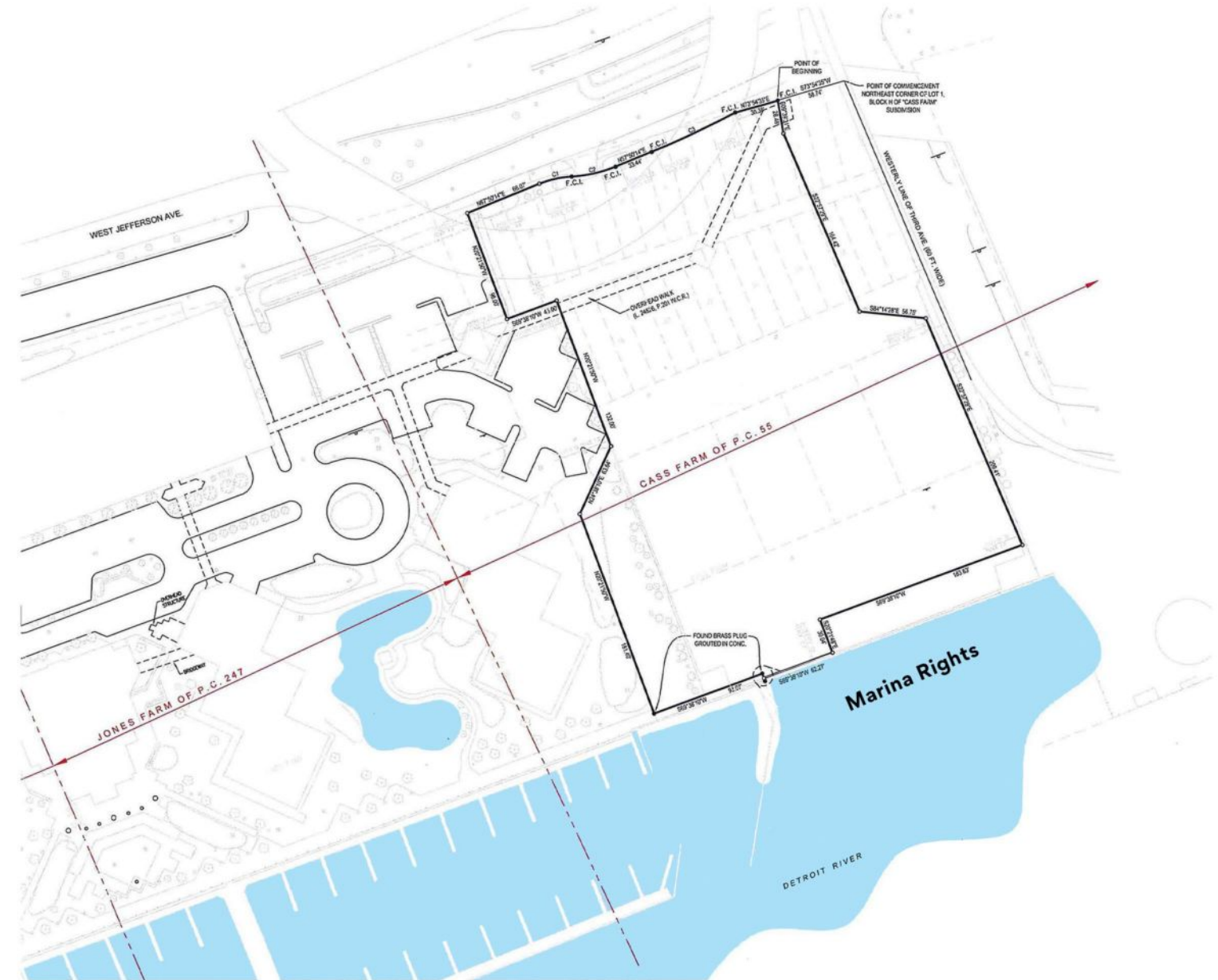


701 W JEFFERSON

Downtown Riverfront

FEATURES

- Includes rights for marina development
- Adjacent to The Residences at Water Square , Huntington Place Convention Center, and the Detroit Riverwalk
- Located within a qualified Opportunity Zone
- One of the last pieces of undeveloped riverfront land









AREA DEVELOPMENTS



Residences at Water Square

The residential skyscraper under construction at the former site of the Joe Louis Arena will be the biggest apartment tower to open on the Detroit riverfront in decades. The all-glass high-rise boasting 496 upscale units will open in 2024 with an all-seasons swimming pool, rooftop terrace, and fitness center.



Hudson's Site

Hailed as the City's most significant development in decades, the development of the former Hudson's site in the Central Business District will include 1.5 million square feet of office, retail, restaurant, hotel, residential, and event spaces. Construction of the city's second tallest skyscraper is expected to be complete in 2024.



The Ralph C. Wilson Centennial Park

The final part of the Detroit Riverfront Conservancy's master plan of revitalizing 5.5 miles along the river, the park is a \$75 million investment stationed on the west side of the riverfront near the site of the former Joe Louis Arena. It will consist of 22 acres of playscapes and recreational spaces.

AREA DEVELOPMENTS



Huntington Place

The redevelopment of Detroit's convention center will broaden national appeal while improving its function and experience locally. Plans call for building an attached hotel and ballroom and extending Second Street to facilitate access and loading while providing connectivity to the riverwalk.



University of Michigan Center for Innovation

The \$250 million, 200,000-square-foot building is being built by the University of Michigan to provide graduate education, talent-based community development, and community engagement. It's part of the larger \$1.5 billion District Detroit development that includes new construction of 6 buildings and reuse of 4 historic properties.



Gordie Howe International Bridge

The new Detroit-Windsor bridge will facilitate trade and travel across the busiest international crossing in North America providing uninterrupted freeway traffic flow between the two countries. When complete in 2025, the 1.5-mile crossing will feature 6 lanes of travel, a dedicated pedestrian/cycling path, and new ports of entry.

DOWNTOWN DETROIT

Known for its rich history, stunning architecture, and renowned riverfront, downtown Detroit's renaissance continues to attract people to live, work, and play in the "D". Campus Martius anchors a vibrant business district while the city's numerous parks, stadiums, and theatres are spurring greater demand for housing, hotels, retail, and restaurants.

O'Connor Real Estate





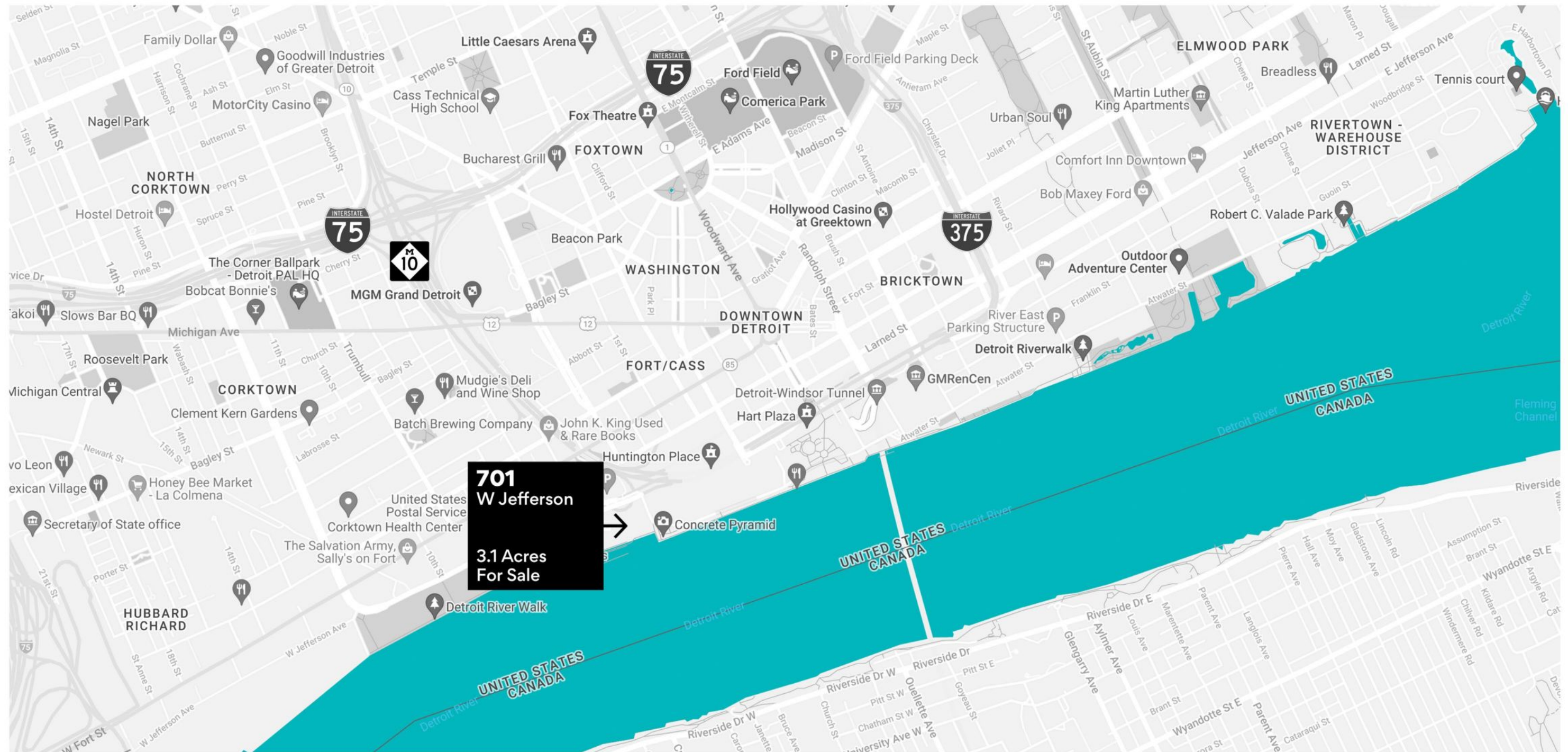
DOWNTOWN RIVERWALK

Voted the #1 riverfront in the United States, the Detroit Riverwalk extends 5.5 miles along the Detroit River from the Ambassador Bridge to just east of Belle Isle with plazas, pavilions, and green spaces. The riverwalk and Dequindre Cut are part of the Joe Louis Greenway, 27.5 miles connecting the waterfront to Highland Park, Dearborn, and Hamtramck.

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MEMBER OF THE COMMUNITY,
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