



NEIGHBORHOOD

## ISLANDVIEW

LOCATION

SW CORNER OF JEFFERSON AND  
E GRAND BLVD AT THE ENTRANCE TO BELLE ISLE

SPACE TYPE

LAND



This 1.05-acre site is located along Jefferson Ave. at the entrance to Belle Isle, one of Detroit’s most prominent recreational destinations. It’s also near the recently completed Uniroyal Promenade and Detroit Riverwalk extension, as well as some of Detroit’s proudest historic neighborhoods. 7039 E. Jefferson is well-suited for mixed-use, residential, or retail development that complements the surrounding community.

**ASKING PRICE**

**\$975,000**

**PARCELS**

7039 E JEFFERSON, 418, 422, 428, 434 HELEN

**PROPERTY OWNER**

**THE PLATFORM**

**NEIGHBORS**

Belle Isle, Detroit Riverwalk, Gabriel Richard Park,  
The Lofts at Rivertown, Harbor Town

**SIZE**

**1.05 Acres ( 45,738 SF )**

**OPPORTUNITY ZONE**

**YES**

**QUALIFIED CENSUS TRACT**

**YES**

**ZONING**

**B4 & SD4**

**ZONING DESCRIPTION**

The B4 General Business District provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. Additional uses, which may be successfully blended with permitted by-right uses, are conditional.

The SD4 District is intended for areas indicated in the Detroit Master Plan as appropriate for high intensity residential and commercial mixed-use development due to regional significance and unique locational attributes and amenities, such as the Riverfront. While recognizing that, although it may be desirable to retain in such areas a mix of existing uses, such as offices, lofts, and certain industrial establishments, due to the local ambience it provide, increased industrialization of such areas by very intense and abrasive land uses is considered inappropriate.



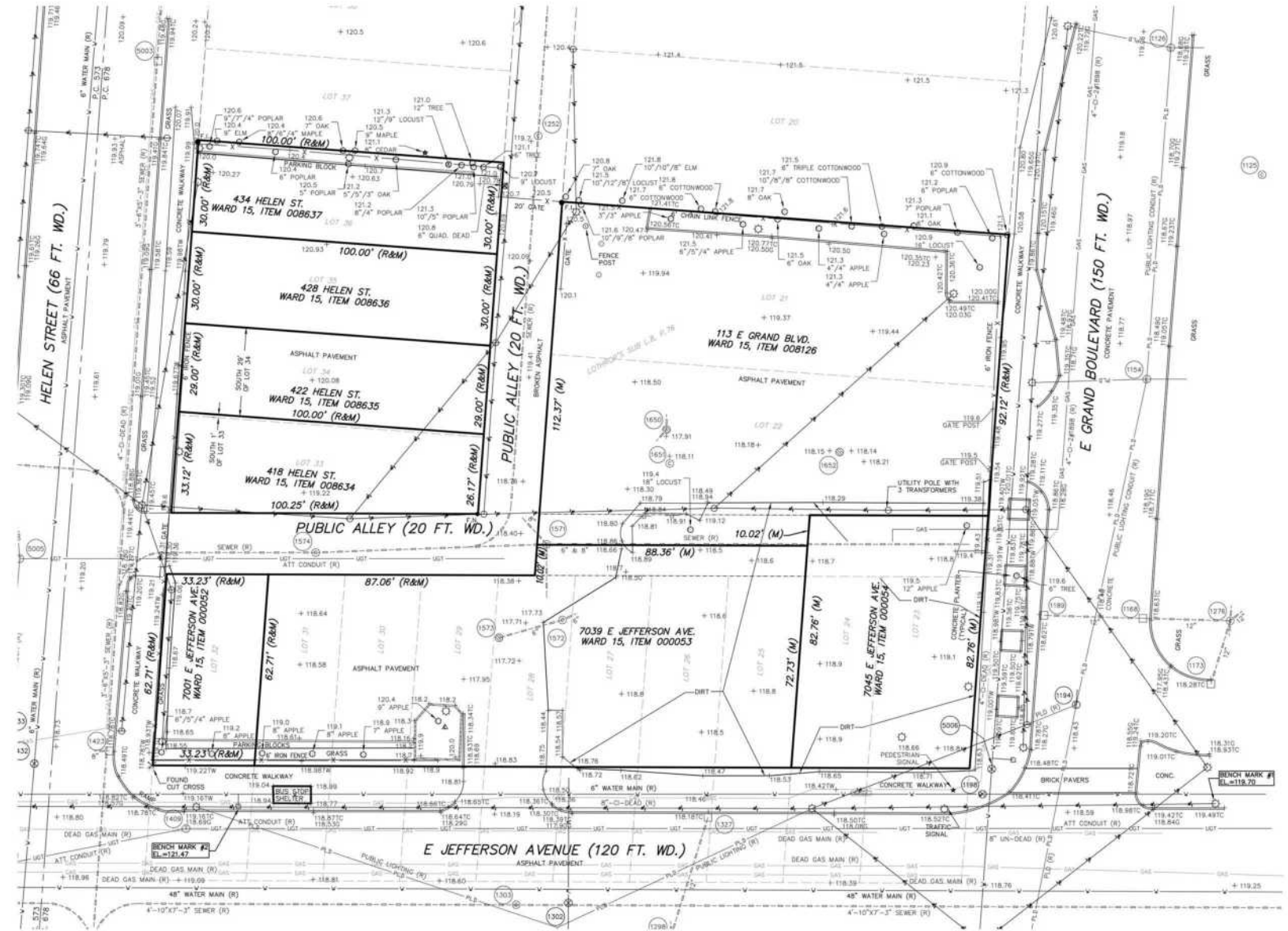




# 7039 E JEFFERSON Islandview

## FEATURES

- Situated at the entrance to Belle Isle
- 1.05 acre development site
- Located within a qualified Opportunity Zone
- Close proximity to the Villages and numerous parks and recreation opportunities along the Riverfront,













# AREA DEVELOPMENTS



## Saint Charles Residences

The century-old St. Charles Borromeo School on Townsend Street in Islandview has been converted into 25 upscale condominiums while a phase two development, the Saint Charles Terraces, will provide 10 newly constructed apartments. Additional development is planned.



## Lantern

A new mixed-use arts hub is being realized in East Village through the redevelopment of a 100-year-old vacant industrial complex that will house two local arts non-profits and include approximately 5,300 square feet of affordable artist studios, an art gallery, and 4,000 square feet of creative retail – all connected by a 2,000-square-foot courtyard.



## Detroit Riverwalk – Uniroyal Promenade

The recently completed Uniroyal Promenade brings extends the East Riverfront Riverwalk to 3.5 miles and the Belle Isle Bridge. Nationally recognized as the best riverwalk in the country, 3 million people visit annually to explore the parks, plazas, pavilions, and open green spaces.



# BELLE ISLE, THE VILLAGES AND ISLANDVIEW

Belle Isle is the second most visited state park in the nation with over 5 million people per year coming to enjoy the plethora of activities offered by the 948-acre island. In the last 10 years, the park benefited from substantial infrastructure and ecological investments and was recently allocated another \$20 million in future funding from the State of Michigan.

Designated a Strategic Neighborhood by the City of Detroit, the Islandview and Greater Villages (West Village, Indian Village, East Village) neighborhoods received significant public and private investment in the last five years. Some examples of public investment include streetscape improvements, utility upgrades, reimaged parks, and a \$4.2 million-dollar overhaul of a community center. From affordable housing to luxury condominiums, including both renovation and new construction activity, this area has become one of Detroit's most sought after neighborhoods.

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