

NEIGHBORHOOD

LOCATION

SPACE TYPE

EASTERN MARKET

ON THE DEQUINDRE CUT GREENWAY
BETWEEN GRATIOT AND ST AUBIN

LAND

This 4.34 acre parcel of vacant land at the entrance to Eastern Market and Downtown is bounded by Gratiot Ave, St. Aubin, and the Dequindre Cut Greenway. This strategically located parcel is connected to surrounding neighborhoods via a direct path to the Dequindre Cut, a two-mile, urban recreational pathway, and by extension, the Detroit Riverwalk. 1920 & 1940 Gratiot lend themselves to a phased development, or two separate developments, and could be sold separately or together. This site provides an excellent opportunity to address the unmet demand for housing in this area of the city.

ASKING PRICE

\$1,726,400 - \$3,602,200

PRICE PER ACRE

\$830,000 Per Acre

ADDRESSES

1920 & 1940 GRATIOT AVE

NEIGHBORS

Eastern Market, Supino Pizza, Trinosophes, People's Records, Vivio's Food & Spirits, Detroit City Distillery, Cairo Coffee, Motown Bistro, Bert's Marketplace, Detroit Hustles Harder, Eastern Market Brewing, Germack, Beyond Juicery, Collect Beer Bar, Bunny Bunny.

TOTAL SIZE

4.34 Acres

1920 GRATIOT

2.08 Acres

1940 GRATIOT

2.29 Acres

OPPORTUNITY ZONE

YES

QUALIFIED CENSUS TRACT

YES

ZONING

B2, B4 & R3

ZONING DESCRIPTION

The B2 Local Business and Residential District provides for the day-to-day consumer goods and services required to serve a small residential area. High-traffic generating and traffic-oriented uses are restricted because of their obvious undesirable influence on adjacent residential areas.

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.



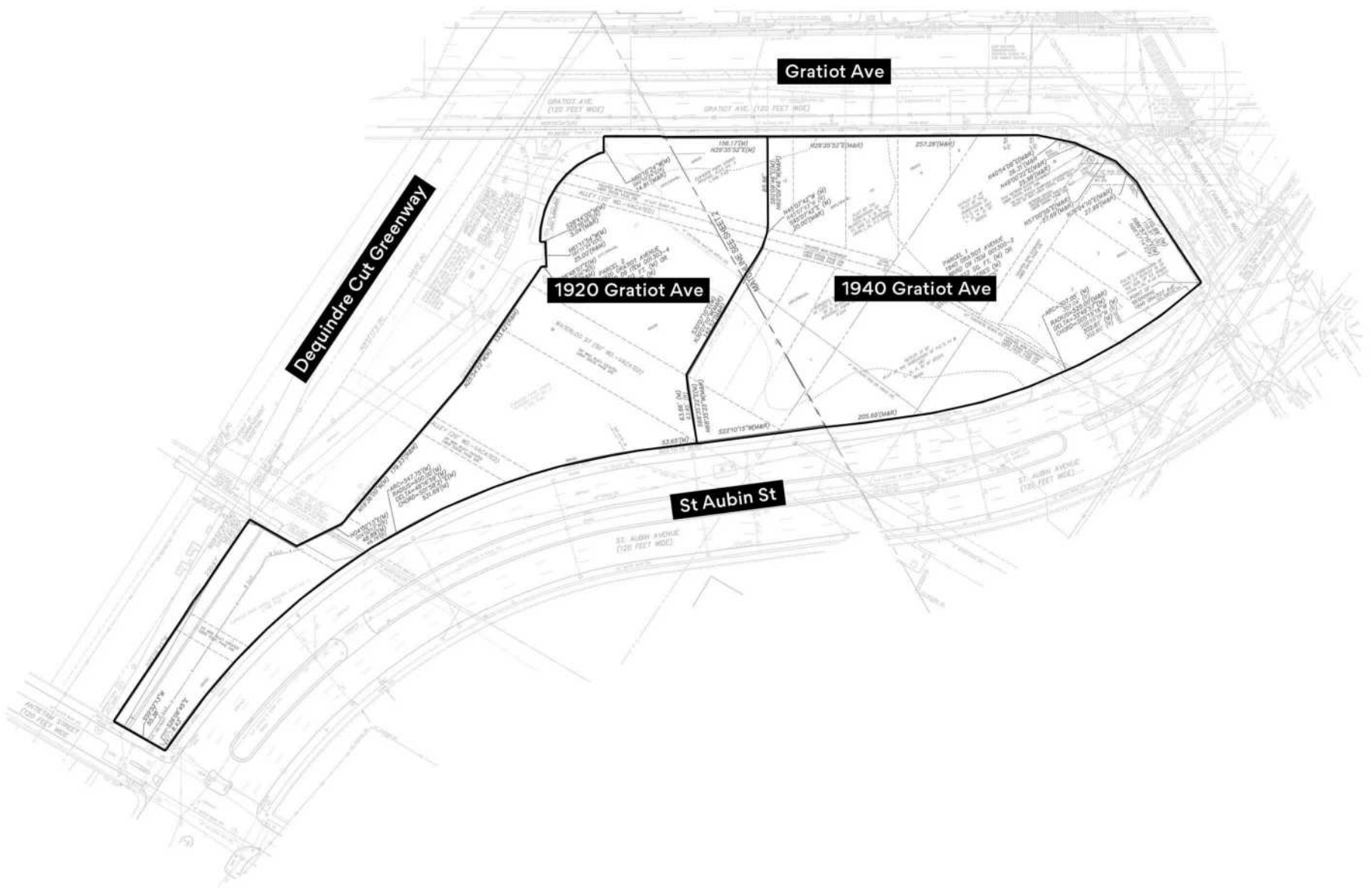
1920 & 1940

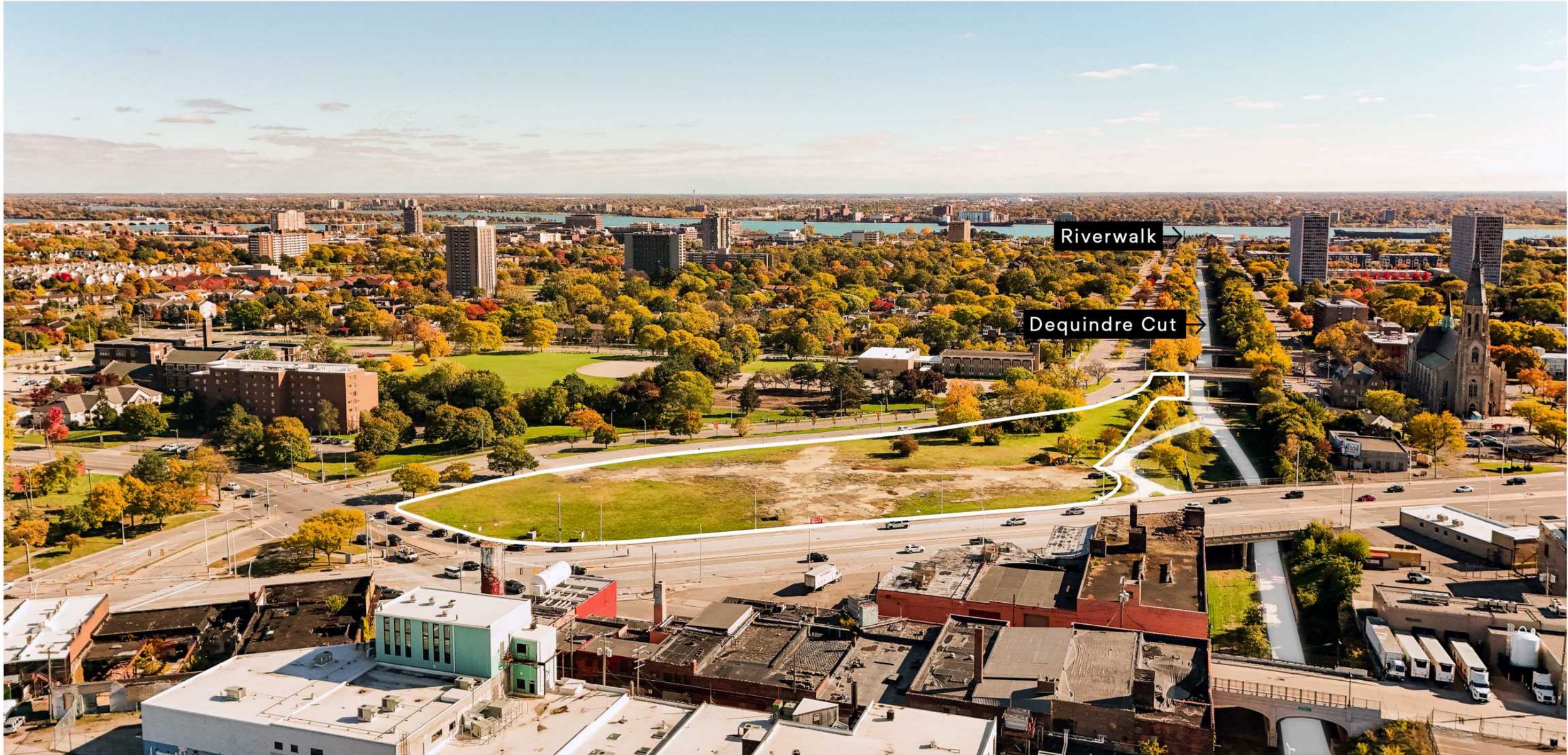
GRATIOT AVE

Eastern Market

FEATURES

- Located at the entrance to Eastern Market and Downtown
- Adjacent to the Dequindre Cut Greenway
- Located within a qualified Opportunity Zone
- 2 parcels can be sold separately or together







AREA DEVELOPMENTS



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.



Lafayette West

A \$150 million development in the historic Lafayette Park neighborhood just east of I-375 aims to provide 318 residential units. The first phase of the project, which consists of 35 condos and 102 apartments, is complete with two more phases and several new buildings expected on the 5-acre site.



Exchange

Located on Gratiot Avenue near the city's sports and entertainment venues, The Exchange is the first residential development in the Greektown neighborhood in 6 decades. The tower's 16 floors with 165 units are being built on the ground and lifted in place through innovative new building technology and manufacturing strategies.

EASTERN MARKET

Eastern Market is the largest historic public market district in the United States, and the Eastern Market farmer's distribution center is the largest open air flowerbed market in the United States and has more than 150 foods and specialty businesses. On Saturdays, about 45,000 people shop the city's historic Eastern Market.

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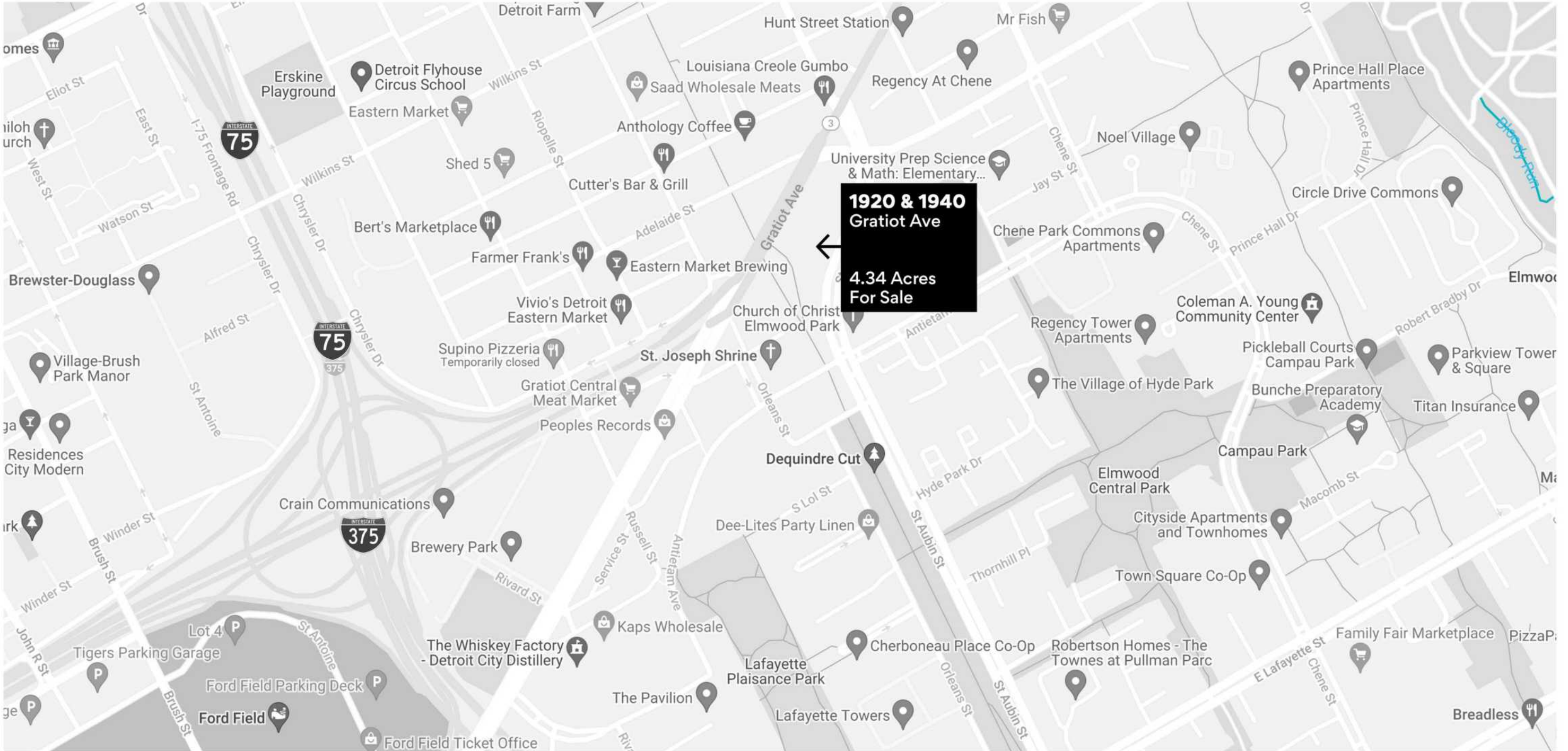
DEQUINDRE CUT & THE RIVERWALK

The Dequindre Cut greenway is an urban recreational path stretching 2 miles from the East Riverfront to Eastern Market through several residential neighborhoods. Formerly a Grand Truck Railroad link, the predominately below-street-level greenway is beloved by pedestrians and cyclists for its urban artwork and graffiti.

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MEMBER OF THE COMMUNITY,
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AND RETAIL MARKET.

For more information about 1920 & 1940 Gratiot,
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