



NEIGHBORHOOD

MIDTOWN

LOCATION

SW CORNER OF CASS
AND PETERBORO

SPACE TYPE

RETAIL

Once home to Detroit's famed Chung's restaurant, this piece of the city's history has been beautifully restored and is ready to house your next business venture. Located just one block from Woodward Avenue, Little Caesars Arena, and the District Detroit, the property offers up to 8,200 square feet of food and beverage space. With its iconic red pagoda-style awning, this landmark building is poised to become a standout destination for any restaurant. The community has secured a \$1 million state appropriation dedicated to placemaking efforts, enhancing its public spaces and community appeal. The three suites, white-boxed by the landlord, range from 1,500 to 3,500 square feet and include full basements.

ASKING RENT

\$25/SF NNN

SIZE

1,500 - 3,500 Square feet

NEIGHBORS

The Peterboro, Detroit Shipping Co., Craigs Coffee, Iconic, Canine to Five, The Eagle, The Elephant., Shinola, Third Man Records, SheWolf, Barcade, Condado Tacos, Selden Standard, Mad Nice, Gus's Chicken, Whole Foods, Little Caesars Arena, Detroit Medical Center, Wayne State University, Warda Pâtisserie, and Rocco's Italian Deli

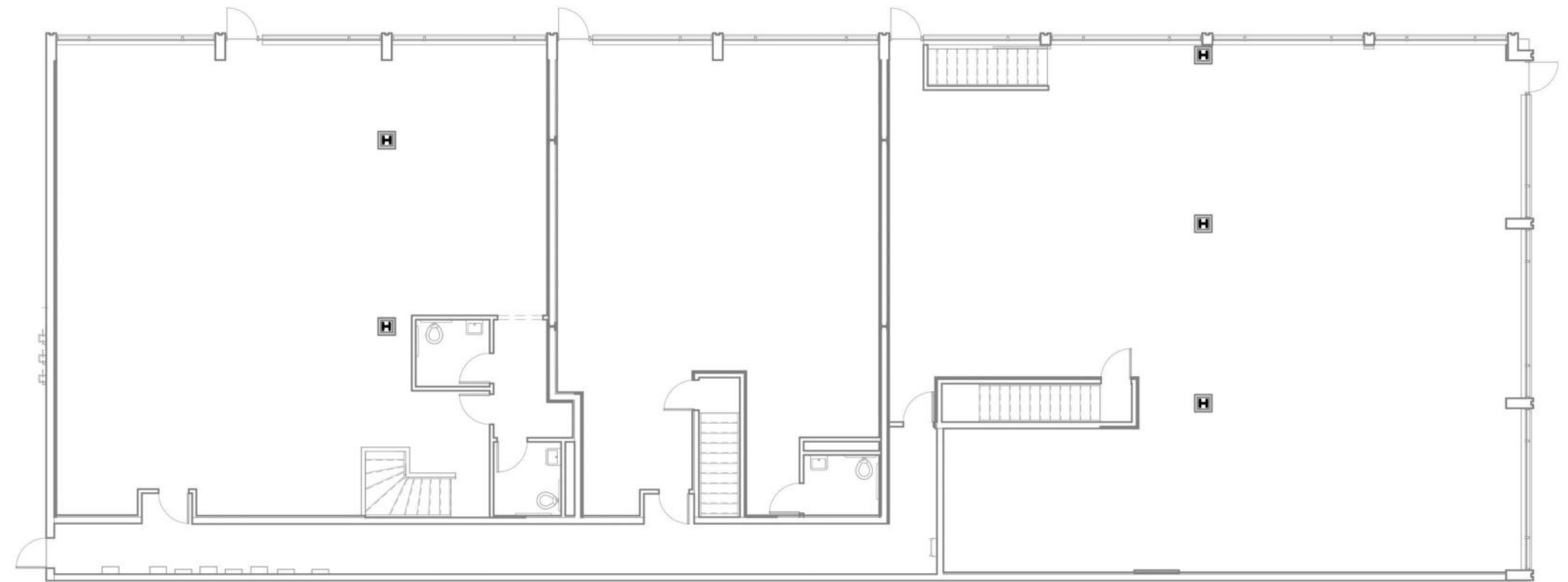
3175

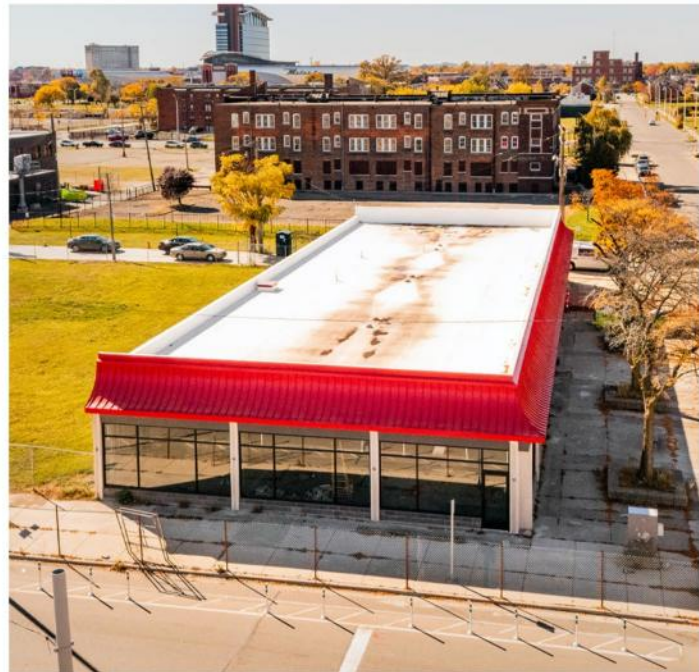
CASS

Floor Plans

FEATURES

- Historic building suited for restaurants
- One Block from Woodward Avenue
- Iconic red pagoda-style awning
- White-boxed suites with full basements





Historic CHINATOWN

Then & Now



1973: DETROIT NEWS PHOTO ARCHIVE

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3175 CASS, DETROIT, MI 48201

POTENTIAL IMPROVEMENTS



GATEWAY ELEMENT / ART



NEW & SPECIAL PAVEMENT



OUTDOOR DINING

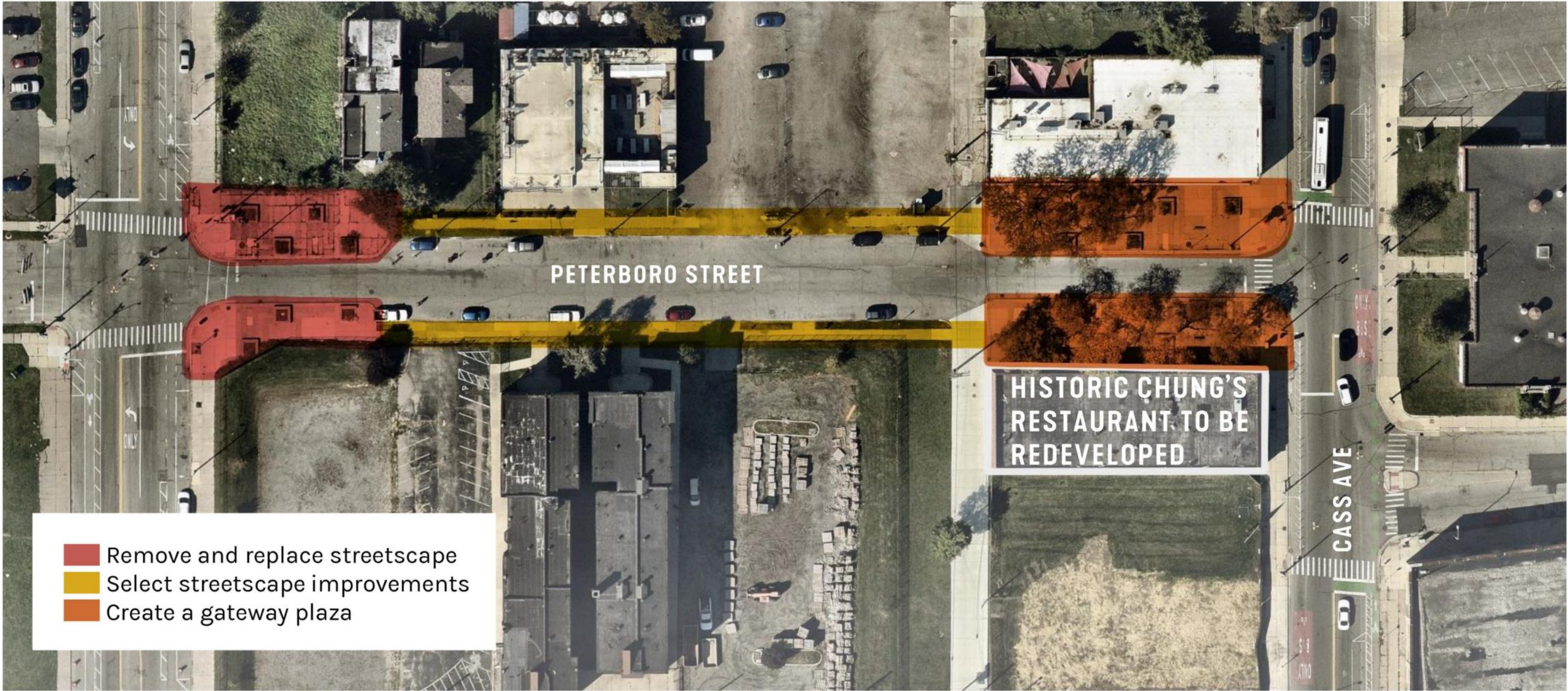


SPECIALTY LIGHTING



LANDSCAPE

IMPROVEMENT AREAS





← Downtown (.6 miles)

← Comerica Park

← Little Caesars Arena

Masonic Temple →

← Brush Park

3175
Cass Avenue
Retail For Lease

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6540 WOODWARD AVE, DETROIT, MI 48202

MIDTOWN

Midtown Detroit is a vibrant and culturally rich neighborhood located in the heart of Detroit, Michigan. Known for its blend of historic architecture and modern developments, Midtown is home to a diverse array of attractions, including the Detroit Institute of Arts, the Detroit Historical Museum, and the Charles H. Wright Museum of African American History. The area boasts a thriving arts scene, with numerous galleries, theaters, and music venues contributing to its dynamic atmosphere. Midtown is also a hub for education and research, housing institutions like Wayne State University and the Detroit Medical Center. With its eclectic mix of dining, shopping, and entertainment options, Midtown Detroit offers a unique and engaging urban experience for residents and visitors alike.

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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.



New Henry Ford Hospital

Henry Ford Health is driving a \$2.5 billion investment in New Center anchored by a new \$1.8 billion hospital at the M-10 Freeway and Grand Boulevard. The new hospital will be more than one million square feet and nearly as tall as the 489-foot Fisher Building. Construction is planned to begin in 2024 and conclude in 2029.



Fisher Body Plant No. 21

The conversion of the long-vacant Fisher Body 21 Plant represents one of the most ambitious redevelopments of an abandoned Detroit building in recent times. The adaptive reuse of the 600,000-square-foot plant into 435 apartments and commercial spaces is expected to start in 2024.

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.



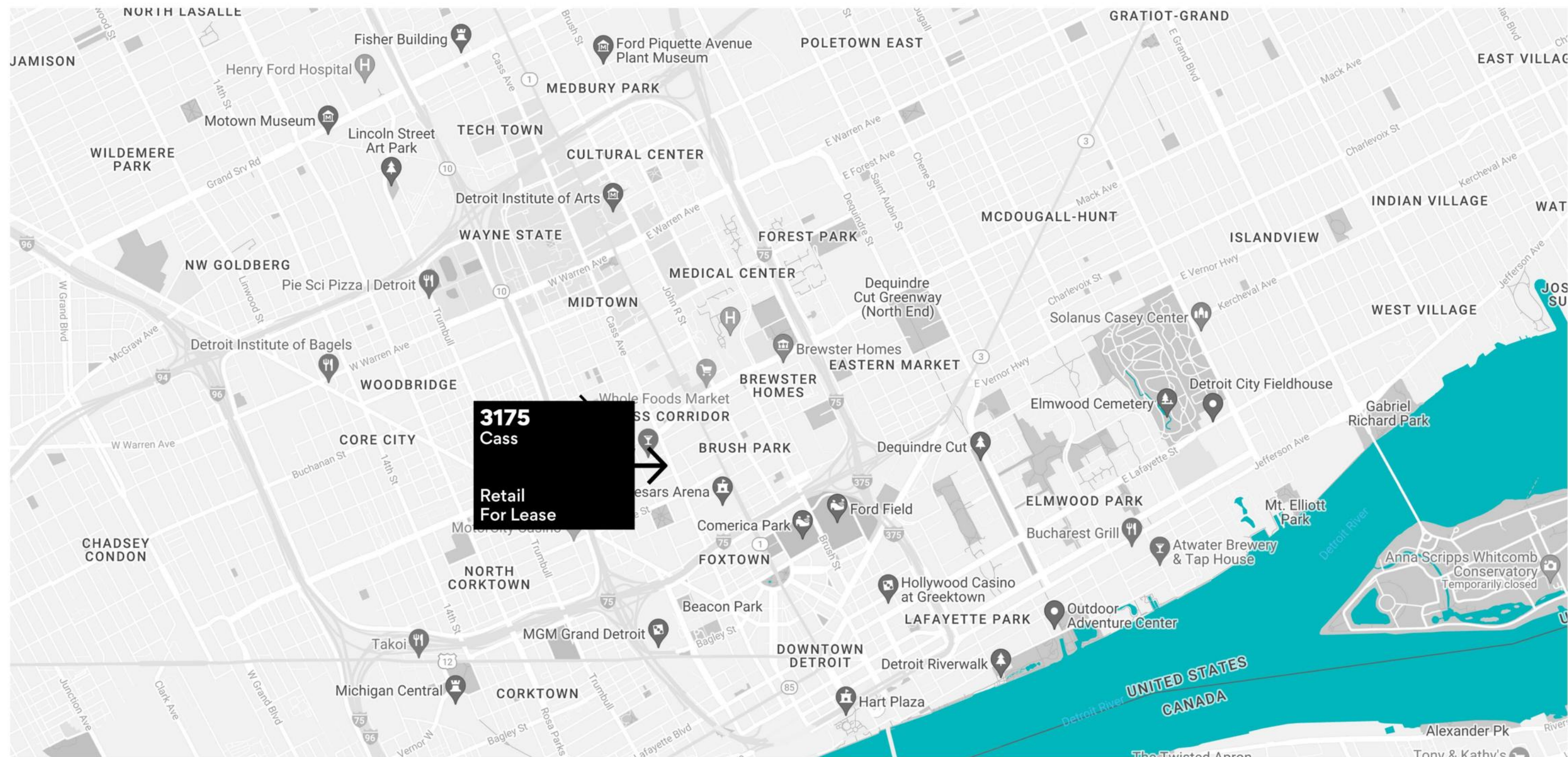
University of Michigan Center for Innovation

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.



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