PARK SHELTON

MIDTOWN



O'CONNOR

PARK SHELTON
COMMUNITY & RETAIL IN ONE

O'Connor Real Estate is pleased to present the Park Shelton Shops in Midtown Detroit. Located within blocks of Wayne State University, the College for Creative Studies, and the Detroit Institute of Arts, this is an opportunity for investors to acquire a stabilized landmark property with a strong tenant mix.

Located on Woodward Avenue across from one of America's finest museums, the property offers exceptional exposure and accessibility. With 228 residential units in the building, there's a built-in customer base for new businesses. Retaining their historic charm, the spaces are outfitted with modern finishes for a seamless blend of old and new. The sale also includes 67 covered parking spaces in the attached garage.



TABLE OF CONTENTS

EXECUTIVE SUMMARY **04**
FLOOR PLAN + FEATURES **06**
GALLERY **08**
FEATURED TENANTS **13**
LOCATION OVERVIEW **15**
CONTACT **21**

EXECUTIVE SUMMARY

Asking Price

$3,250,000

Total Units

4 Commercial Condos

Parking Space Condos

67

Neighbors

Detroit Institute of Arts, Detroit Public Library, Museum of Contemporary Art Detroit, Wayne State University, College for Creative Studies, Detroit Symphony Orchestra, The Fisher Building & Fisher Theatre, Little Caesars Arena, Whole Foods Market, Third Man Records, Shinola Detroit, City Bird & Nest, Detroit Shipping Company, Selden Standard, Grey Ghost Detroit, SheWolf Pastificio & Bar, The Whitney.

Address

15 East Kirby Street

Location

NE corner of Woodward and Kirby

Neighborhood

Midtown

Year Built / Year Renovated

1926 / 2004

Gross Building Area

21,042 SF

Cap Rate

10%

Construction

Brick Masonry

Roof

Sealed membrane

Windows

Commercial-grade

Electric

Individually metered units

FLOOR PLAN + FEATURES

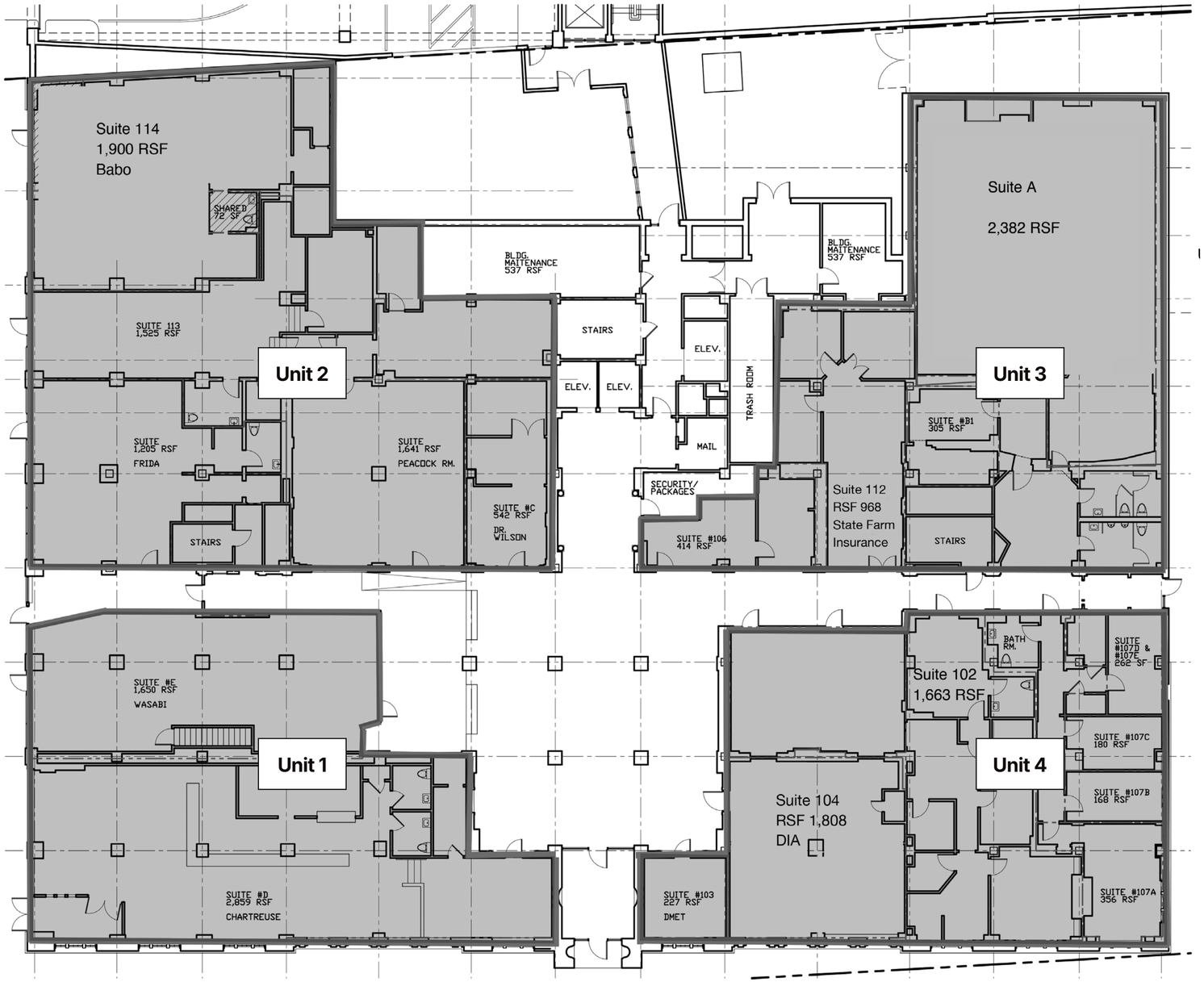
Park Shelton
Floor Plans

Unit 1
Chartreuse
Wasabi

Unit 2
Babo
Dr. S. Gleton-Wilson
Frida
Peacock Room

Unit 3
State Farm Insurance

Unit 4
DMET
Detroit Institute of Arts (DIA)



GALLERY

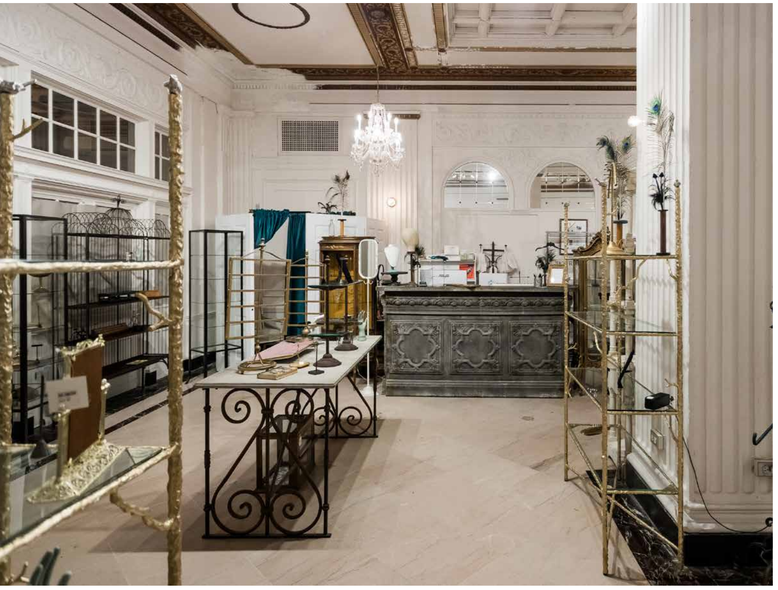






The Park Shelton’s grand lobby showcases timeless architectural details, elegant finishes, and the building’s distinguished historic character.

The Peacock Room - Beautifully appointed retail space featuring soaring ceilings, ornate architectural details, and a distinctive shopping environment.







Chartreuse Kitchen & Cocktails - Vibrant restaurant space featuring an inviting dining room, high ceilings, and a unique atmosphere in the heart of Midtown Detroit.







Frida - Bright, open retail space featuring expansive display areas, high ceilings, and historic character ideal for specialty retail.



FEATURED TENANTS

DIA

The DIA's collection is among the top six in the United States, with more than 65,000 works. The foundation was laid by William Valentiner, who was director from 1924 to 1945 and acquired many important works that established the framework of today's collections. Among his notable acquisitions are Mexican artist Diego Rivera's Detroit Industry fresco cycle, which Rivera considered his most successful work, and Vincent van Gogh's Self-Portrait, the first Van Gogh painting to enter a U.S. museum collection.

A hallmark of the DIA is the diversity of the collection. In addition to outstanding American, European, Modern and Contemporary, and Graphic art, the museum holds significant works of African, Asian, Native American, Oceanic, Islamic, and Ancient art. In 2000, the DIA established the General Motors Center for African American Art as a curatorial department in order to broaden the museum's collection of African American art.

The Peacock Room

The Peacock Room is Detroit's destination to shop for everyday glamour. With two locations, in Midtown's Park Shelton and at the flagship Fisher Building store, The Peacock Room offers dresses and clothing in sizes 0 to 22. Shopping at The Peacock Room is like stepping back in time to the glitzy days of Old Hudson's and downtown: you'll find personalized customer service, sparkling dresses, accessories, jewelry, and more.

Chartreuse

James Beard Award-nominated restaurateur Sandy Levine is behind this farm-to-table favorite next to the Detroit Institute of Arts. Chartreuse Kitchen & Cocktails offers a vibrant dining experience with "outstanding cuisine" and "excellent service." Guests rave about the "creative and delicious" menu, featuring dishes like the "twice cooked egg" and "smoked beet tortellini." The ambiance is welcoming, and the attentive staff ensures a memorable visit for special occasions.

LOCATION OVERVIEW

MIDTOWN DETROIT



Midtown Detroit blends historic character with modern growth and is one of the city's most walkable neighborhoods. Tree lined streets connect residential blocks with renowned cultural institutions, restaurants, and local businesses. Anchored by Wayne State University and the Detroit Medical Center, the district continues to expand with new residential and mixed use development. A $3 billion joint project between Michigan State University and Henry Ford Health will further strengthen Midtown as a hub for healthcare, research, and innovation. With QLINE access and strong connections to major corridors, Midtown remains one of Detroit's most desirable places to live, work, and invest.

Residences at Water Square

The residential skyscraper at the former site of the Joe Louis Arena is the largest apartment tower to open on the Detroit riverfront in decades. The all-glass high-rise, boasting 496 upscale units, opened in 2024 and features an all-season 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.

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 completed in 2025, the 1.5-mile crossing will feature six lanes of travel, a dedicated pedestrian and cycling path, and new ports of entry.



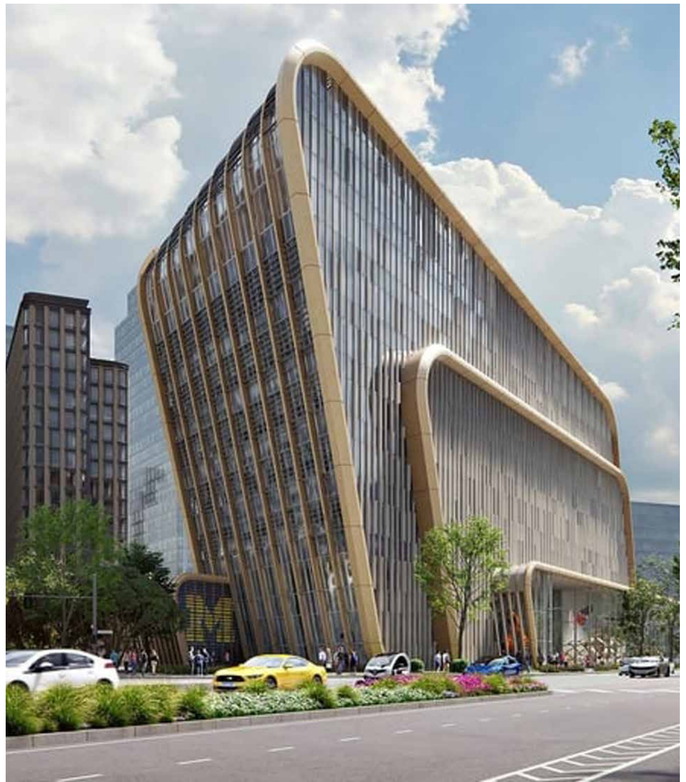


New Henry Ford Hospital

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

University of Michigan Center for Innovation

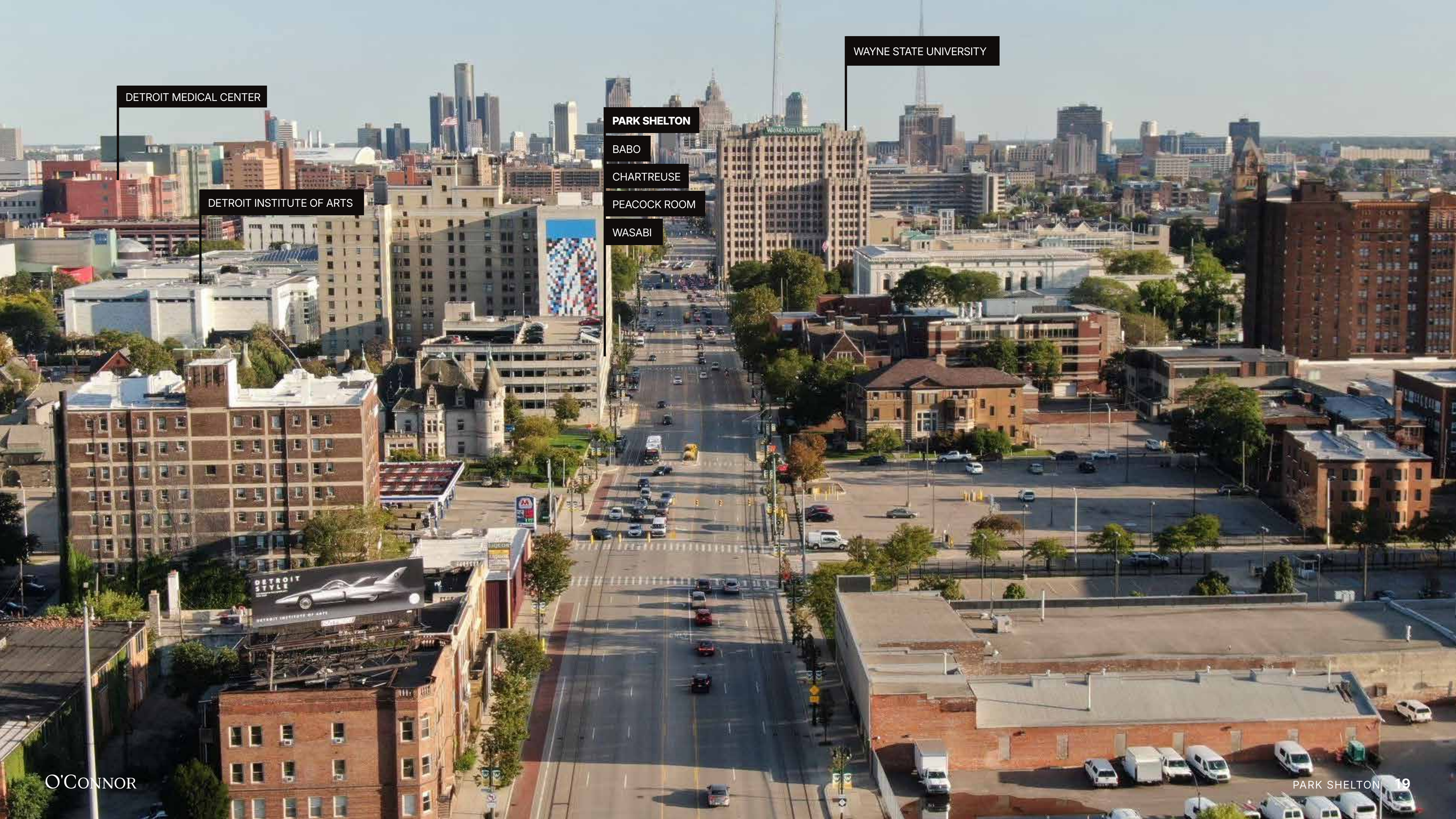
The $250 million, 200,000-square-foot building is being developed by the University of Michigan to provide graduate education, talent-based community development, and community engagement. It is part of the larger $1.5 billion District Detroit development, which includes the construction of six new buildings and the adaptive reuse of four historic properties.

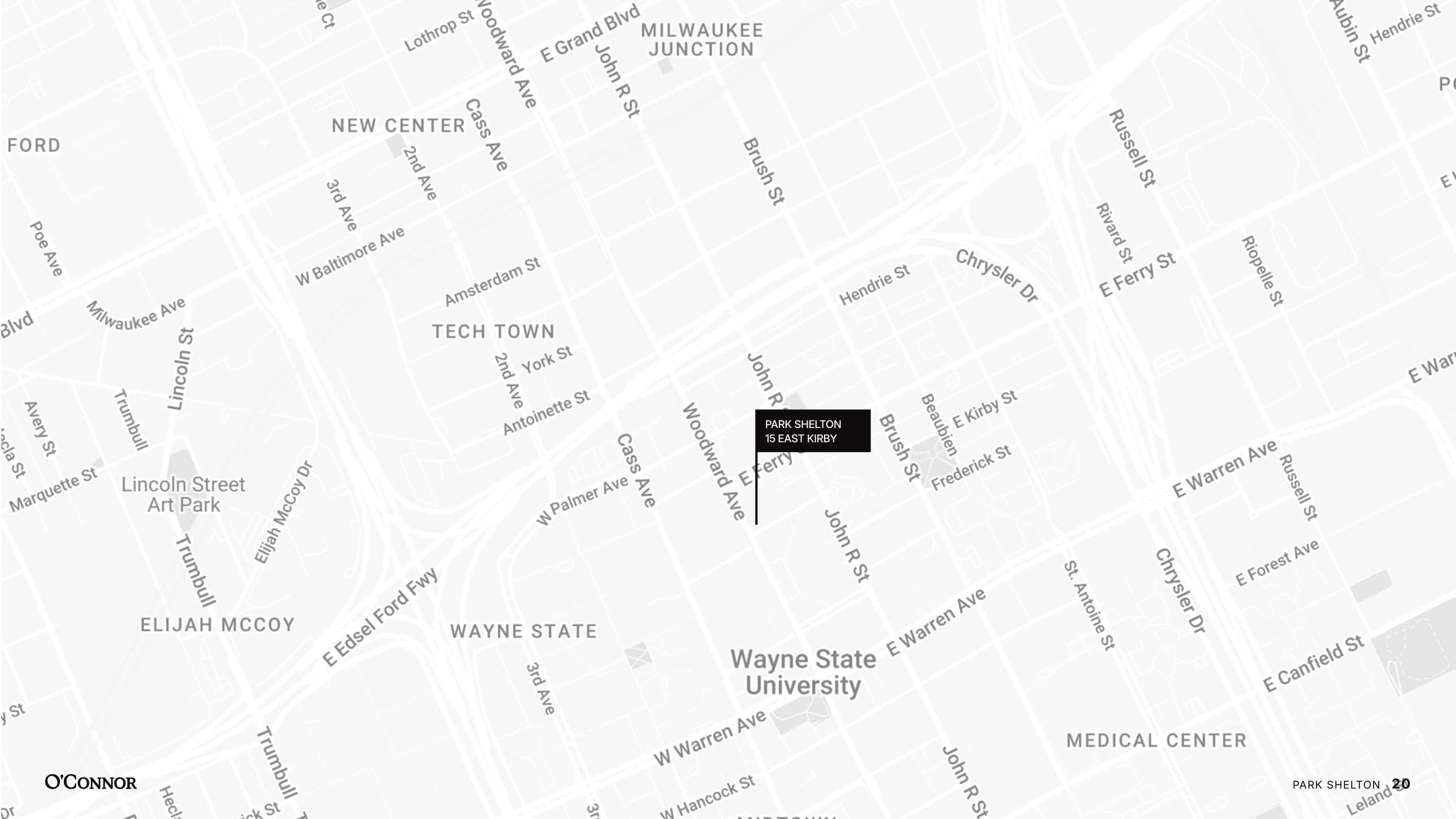




Fisher Body Plant No. 21

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.

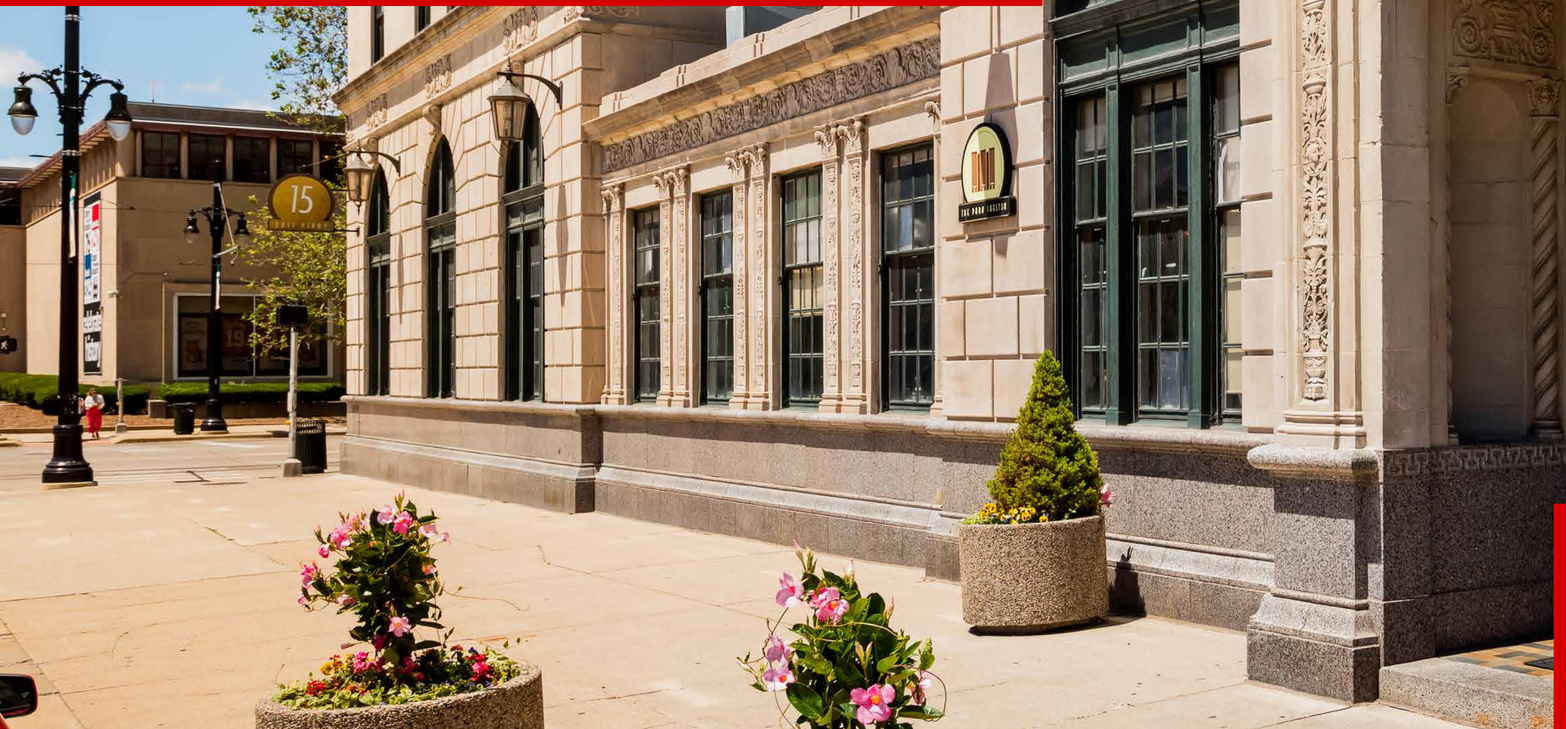

DETROIT MEDICAL CENTER
DETROIT INSTITUTE OF ARTS
PARK SHELTON
BABO
CHARTREUSE
PEACOCK ROOM
WASABI
WAYNE STATE UNIVERSITY
DETROIT STYLE


PARK SHELTON
15 EAST KIRBY
MILWAUKEE JUNCTION
NEW CENTER
FORD
TECH TOWN
Lincoln Street Art Park
ELIJAH MCCOY
WAYNE STATE
Wayne State University
MEDICAL CENTER
Lothrop St
E Grand Blvd
Woodward Ave
John R St
Cass Ave
Brush St
Russell St
Rivard St
Riopelle St
E Ferry St
Chrysler Dr
Hendrie St
Aubin St
Poe Ave
W Baltimore Ave
3rd Ave
2nd Ave
Amsterdam St
Milwaukee Ave
Lincoln St
Trumbull
Avery St
Marquette St
York St
Antoinette St
W Palmer Ave
Elijah McCoy Dr
E Edsel Ford Fwy
Beaubien
E Kirby St
Frederick St
E Warren Ave
St. Antoine St
E Forest Ave
E Canfield St
W Warren Ave
W Hancock St
Leland St

O'Connor

A trusted and respected member of the community, O'Connor real estate brings 20 years of experience and expertise to the commercial office and retail market.

For more information about our properties, please contact O'Connor Real Estate.





Sloane Ford Walsh
+ 248 227 0182
sloane@oconnordetroit.com

Vincent Mazzola
+ 313 704 2678
vincent@oconnordetroit.com

The information used in this marketing material was taken from sources believed to be reliable. O'Connor Real Estate makes no representation, warranty, or endorsement made as to the accuracy, reliability, adequacy, or completeness of any information or analysis contained herein and disclaims any and all liability that may be based on such information, errors therein or omissions therefrom. You and your advisors should conduct a careful and independent investigation of the property to determine your satisfaction with the suitability of the property for your needs.