



Beautiful Retail/Industrial For Lease

The Rail District

2295 E. Lincoln Suite 130

Birmingham, MI 48009



- Outstanding Rail District Location
- Completely renovated 1st generation space
- Excellent visibility and signage.
- 2295 E. Lincoln Suite 130 is 4,261± Sq. Ft. at \$18.00NNN
- Right across from the Birmingham Ice Arena
- Great demographics
- Unlimited street parking
- Cool Space with high ceilings and warehouse feel
- Priced at a real value just \$18.00+NNN (NNN=\$2.39)
- Lowest priced 1st generation space in all of Birmingham

Presented By:

David Kolar

Kolar Commercial Group

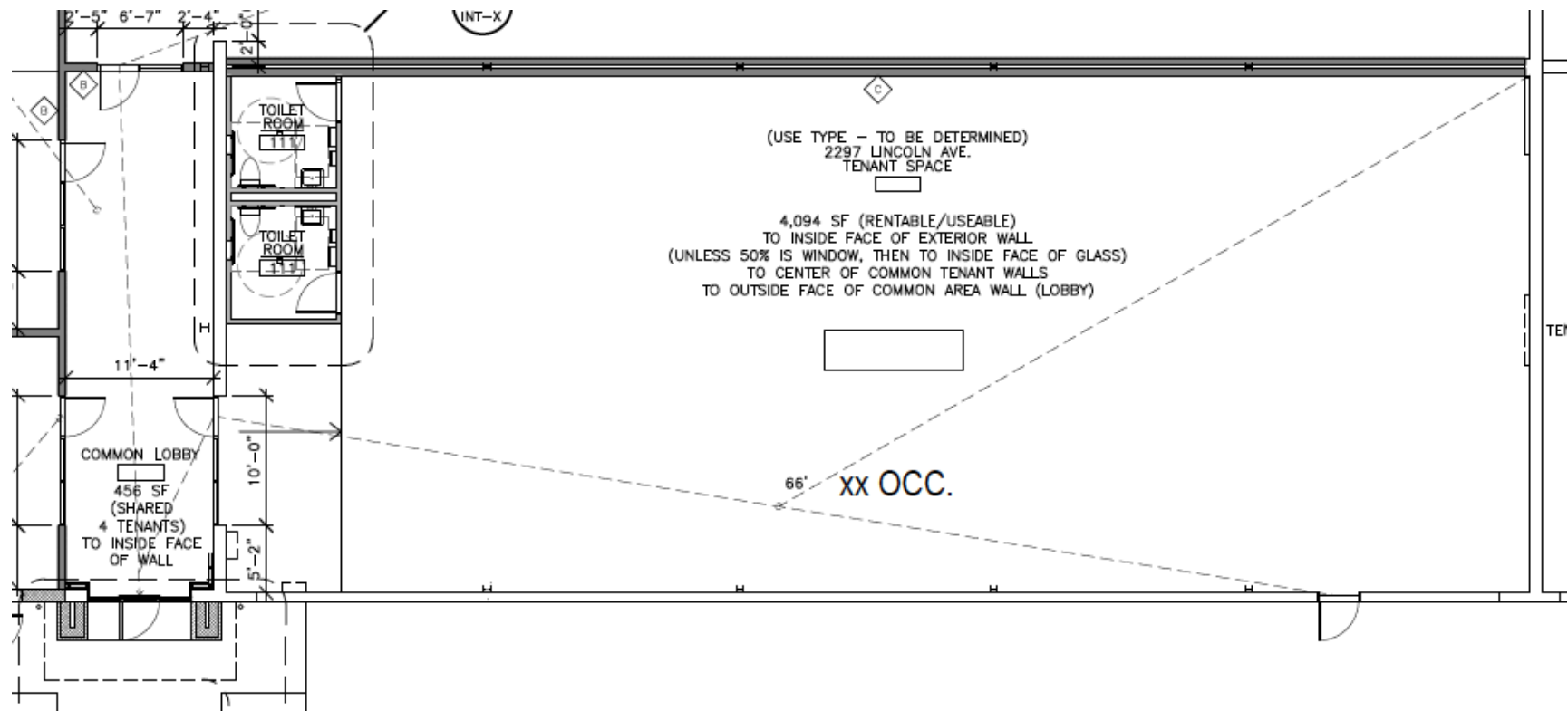
725 S. Adams, Suite 217

Birmingham, MI 48009 (248) 647-7600

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.





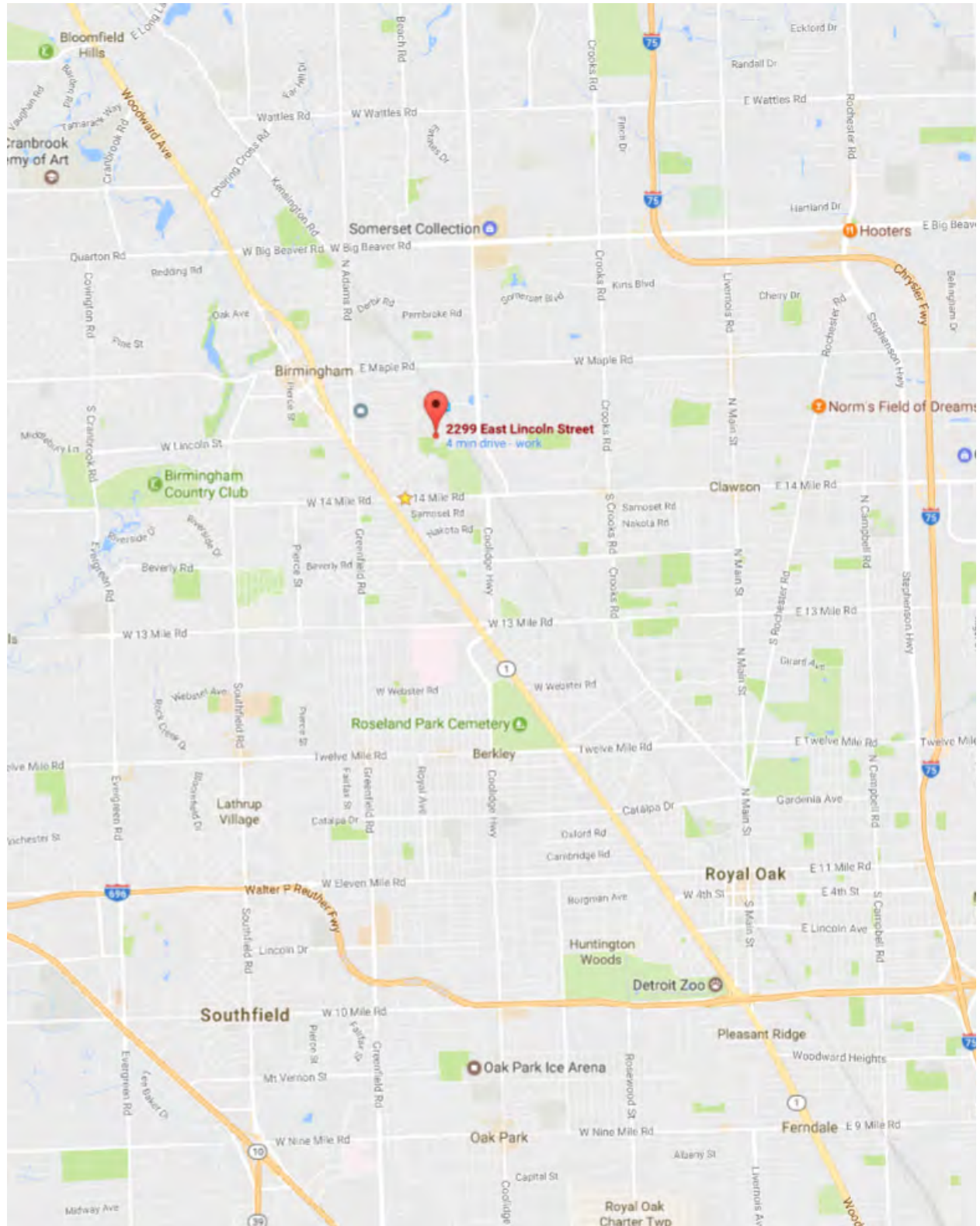


Demographics Report

2299 E. Lincoln
Birmingham, MI 48009

	1.00 Mile Ring	3.00 Mile Ring	5.00 Mile Ring
POPULATION			
1990 Population	11,052	106,273	258,855
2000 Population	10,258	102,530	255,543
% Population Change 1990-2000	-7.18 %	-3.52 %	-1.28 %
2008 Total Population	10,390	99,686	248,814
2013 Total Population	10,389	97,616	243,853
% Population Change 2000-2008	1.29 %	-2.77 %	-2.63 %
% Population Change 2008-2013	-0.01 %	-2.08 %	-1.99 %
2008 Total Households	5,522	45,901	109,580
2013 Total Households	5,565	45,938	110,007
% Households Change 2000-2008	3.47 %	0.68 %	1.08 %
% Households Change 2008-2013	0.78 %	0.08 %	0.39 %
2008 White Population	9,446	86,311	193,598
2008 Black Population	236	4,961	31,625
2008 American Indian/Alaska Native	13	95	225
2008 Asian/Hawaiian/Pacific Islander	475	5,820	16,435
2008 Other Population (Incl 2+ Races)	220	2,498	6,931
2008 Hispanic Population	168	1,561	3,680
2008 Non-Hispanic Population	10,222	98,125	245,134
2008 Per Capita Income	\$54,975	\$51,065	\$48,721
2008 Median Household Income	\$78,355	\$73,277	\$73,508
2008 Average Household Income	\$103,439	\$110,900	\$110,627
2008 Household Income < \$10,000	104	846	3,368
2008 Household Income \$10,000-\$14,999	113	1,354	3,868
2008 Household Income \$15,000-\$19,999	163	1,536	3,984
2008 Household Income \$20,000-\$24,999	121	1,501	3,878
2008 Household Income \$25,000-\$29,999	146	1,565	3,708
2008 Household Income \$30,000-\$34,999	160	1,575	3,601
2008 Household Income \$35,000-\$39,999	184	1,575	3,350
2008 Household Income \$40,000-\$44,999	164	1,459	3,570
2008 Household Income \$45,000-\$49,999	210	1,757	3,909
2008 Household Income \$50,000-\$59,999	477	3,720	8,104
2008 Household Income \$60,000-\$74,999	715	6,850	14,935
2008 Household Income \$75,000-\$99,999	1,516	9,726	22,901
2008 Household Income \$100,000-\$124,999	692	4,651	10,725
2008 Household Income \$125,000-\$149,999	410	2,924	7,516

2008 Household Income \$150,000-\$199,999	172	1,913	4,820
2008 Household Income \$200,000-\$249,999	50	1,040	2,580
2008 Household Income \$250,000-\$499,999	120	1,795	4,407
2008 Household Income \$500,000+	4	116	356
2008 Average Household Size	1.87	2.15	2.25
2008 Total Owner Occupied Housing Units	3,796	33,741	81,994
2008 Total Renter Occupied Housing Units	1,733	12,137	27,568
2008 Total Daytime Population	19,137	145,154	347,702
2008 Total Daytime Work Population	14,793	99,272	232,073
2008 Total Establishments	1,713	10,941	24,805
HOUSEHOLDS			
1990 Households	5,358	44,850	104,305
2000 Households	5,337	45,589	108,407
% Households Change 1990-2000	-0.39 %	1.65 %	3.93 %



Owners of the Vinsetta Garage have broken Ground on Lincoln Yard Adjacent to this property

Lincoln Yard

Addition & Renovation
2159 E. Lincoln
Birmingham, MI 48009

General Scope of Work

1. Exterior and interior renovation of existing building to incorporate a new Bistro with a roof top patio.
2. Demolition as required for new build out and roof level improvements.
3. Interior retrofit with new mechanical, electrical, and plumbing system as required for the new concept.

Building Owner

Union Station
(Chuck White / Kathleen Abbott)
2125 E. Lincoln St.
Birmingham, MI 48009
P.248.294.1818

Tenant

Union Joint
(Joni Carroll)
90 N. Main St.
Oklahton, MI 48346
P.248.795.2483

Architect

Krieger Klatt Architects Inc.
(Jeff Klatt, R.A.)
1412 S. 11 Mile Rd.
Royal Oak, MI 48067
P.248.414.9270 F.248.414.9275

Architectural Sheet Index

Sheet No.	Title
G.001	Cover Sheet
1	Boundary & Topographic Survey
C.102	Architectural / Landscape Site Plan
C.101	Site Details
C.102	Pharmaceutical Plan
C.103	Streetscape Plan & Details
C.104	Dating Site & Building Photographs
A.101	Floor Plan
A.102	Roof Plan
A.200	Exterior Elevations
A.301	Exterior Elevations
A.300	Exterior Renderings

Zoning Information (City of Birmingham)

Lot: Part of Lots 499, 500, 501, 502, 503, & 504
Zoned: M2, Mixed Use
Lot Area: 35,337 SQ. FT.
Maximum Lot Coverage Allowed: 6,000 S.F. Max Floor Area

Lot Coverage (Footprint)

1. Existing Building	5,074 SQ. FT.
2. Addition	799 SQ. FT.
Total:	5,866 SQ. FT.
5,866 SQ. FT. / 35,337 SQ. FT. = 16.3% Lot Coverage	

setbacks

Maximum Building Height (for Flat Roofs): 45.00' / 4 Stories
• Existing Roof Height at Top of Facade: 14.1' +/-
• Roof Height at Top of Shipping Containers: 23.00' +/-

Setback Information

1. Front Yard Required: 0.00'
• Existing Front Yard Setback to Remain
2. East Side Yard Required: 0.00'
• Existing Side Yard to Remain
3. West Side Yard Required: 0.00'
• West Side Yard Existing: 12.00'
• West Side Yard Proposed: 9.33'
4. Rear Yard Required: 10.00'
• Existing Rear Yard to Remain

Parking Information

Required : 1 Space Per 75 SQ. FT.
4,154 SQ. FT. / 75 SQ. FT. = 56 Spaces
N.B.: Excluded Storage Spaces & W.C.'s

Proposed : 46 Standard Parking Spaces
3 Accessible Parking Spaces
9 Parallel Parking Spaces
58 Total Spaces Proposed

Note: 2159 E. Lincoln has a shared parking agreement with 2125 E. Lincoln (Armstrong White) for an additional 58 existing parking spaces if required.

Landscaping Information (See sheet # 100 for details)

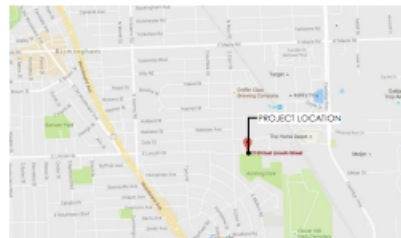
- Required:
1. Lot > 7,500 = 5% Total Parking Lot Interior Area
Lot Size = 18,857 SQ. FT. * 5% = 943 SQ. FT. Required Landscaping
 2. Planting Area Minimum = 150 SQ. FT. not less than 8'-0" in any dimension

3. One canopy tree for each 150 SQ. FT. of planting area
Proposed : Area A - 131 S.F.
Area B - 185 S.F.
Area C - 477 S.F.
Area D - 1143 S.F.
= 1,936 S.F. TOTAL

1,936 SQ. FT. / 18,857 SQ. FT. = 10.37% Total Landscaping Proposed



View of Front Facade



North
Location Map



North
Aerial Map

krieger klatt
ARCHITECTS
architecture interior consulting
1412 S. 11 Mile Rd. - Royal Oak, MI 48067
P.248.414.9270 F.248.414.9275
www.kriegerklatt.com

Client:

Union Joint
90 N. Main St.
Oklahton, MI 48346

Project:

Lincoln Yard
2159 E. Lincoln Ave.
Birmingham, MI

ISSUE#	Description	By
000001	Initial Design	JK
000002	Final Design	JK
000003	Final Design	JK
000004	Final Design	JK
000005	Final Design	JK
000006	Final Design	JK
000007	Final Design	JK
000008	Final Design	JK
000009	Final Design	JK
000010	Final Design	JK
000011	Final Design	JK
000012	Final Design	JK
000013	Final Design	JK
000014	Final Design	JK
000015	Final Design	JK
000016	Final Design	JK
000017	Final Design	JK
000018	Final Design	JK
000019	Final Design	JK
000020	Final Design	JK
000021	Final Design	JK
000022	Final Design	JK
000023	Final Design	JK
000024	Final Design	JK
000025	Final Design	JK
000026	Final Design	JK
000027	Final Design	JK
000028	Final Design	JK
000029	Final Design	JK
000030	Final Design	JK
000031	Final Design	JK
000032	Final Design	JK
000033	Final Design	JK
000034	Final Design	JK
000035	Final Design	JK
000036	Final Design	JK
000037	Final Design	JK
000038	Final Design	JK
000039	Final Design	JK
000040	Final Design	JK
000041	Final Design	JK
000042	Final Design	JK
000043	Final Design	JK
000044	Final Design	JK
000045	Final Design	JK
000046	Final Design	JK
000047	Final Design	JK
000048	Final Design	JK
000049	Final Design	JK
000050	Final Design	JK
000051	Final Design	JK
000052	Final Design	JK
000053	Final Design	JK
000054	Final Design	JK
000055	Final Design	JK
000056	Final Design	JK
000057	Final Design	JK
000058	Final Design	JK
000059	Final Design	JK
000060	Final Design	JK
000061	Final Design	JK
000062	Final Design	JK
000063	Final Design	JK
000064	Final Design	JK
000065	Final Design	JK
000066	Final Design	JK
000067	Final Design	JK
000068	Final Design	JK
000069	Final Design	JK
000070	Final Design	JK
000071	Final Design	JK
000072	Final Design	JK
000073	Final Design	JK
000074	Final Design	JK
000075	Final Design	JK
000076	Final Design	JK
000077	Final Design	JK
000078	Final Design	JK
000079	Final Design	JK
000080	Final Design	JK
000081	Final Design	JK
000082	Final Design	JK
000083	Final Design	JK
000084	Final Design	JK
000085	Final Design	JK
000086	Final Design	JK
000087	Final Design	JK
000088	Final Design	JK
000089	Final Design	JK
000090	Final Design	JK
000091	Final Design	JK
000092	Final Design	JK
000093	Final Design	JK
000094	Final Design	JK
000095	Final Design	JK
000096	Final Design	JK
000097	Final Design	JK
000098	Final Design	JK
000099	Final Design	JK
000100	Final Design	JK
000101	Final Design	JK
000102	Final Design	JK
000103	Final Design	JK
000104	Final Design	JK
000105	Final Design	JK
000106	Final Design	JK
000107	Final Design	JK
000108	Final Design	JK
000109	Final Design	JK
000110	Final Design	JK
000111	Final Design	JK
000112	Final Design	JK
000113	Final Design	JK
000114	Final Design	JK
000115	Final Design	JK
000116	Final Design	JK
000117	Final Design	JK
000118	Final Design	JK
000119	Final Design	JK
000120	Final Design	JK
000121	Final Design	JK
000122	Final Design	JK
000123	Final Design	JK
000124	Final Design	JK
000125	Final Design	JK
000126	Final Design	JK
000127	Final Design	JK
000128	Final Design	JK
000129	Final Design	JK
000130	Final Design	JK
000131	Final Design	JK
000132	Final Design	JK
000133	Final Design	JK
000134	Final Design	JK
000135	Final Design	JK
000136	Final Design	JK
000137	Final Design	JK
000138	Final Design	JK
000139	Final Design	JK
000140	Final Design	JK
000141	Final Design	JK
000142	Final Design	JK
000143	Final Design	JK
000144	Final Design	JK
000145	Final Design	JK
000146	Final Design	JK
000147	Final Design	JK
000148	Final Design	JK
000149	Final Design	JK
000150	Final Design	JK
000151	Final Design	JK
000152	Final Design	JK
000153	Final Design	JK
000154	Final Design	JK
000155	Final Design	JK
000156	Final Design	JK
000157	Final Design	JK
000158	Final Design	JK
000159	Final Design	JK
000160	Final Design	JK
000161	Final Design	JK
000162	Final Design	JK
000163	Final Design	JK
000164	Final Design	JK
000165	Final Design	JK
000166	Final Design	JK
000167	Final Design	JK
000168	Final Design	JK
000169	Final Design	JK
000170	Final Design	JK
000171	Final Design	JK
000172	Final Design	JK
000173	Final Design	JK
000174	Final Design	JK
000175	Final Design	JK
000176	Final Design	JK
000177	Final Design	JK
000178	Final Design	JK
000179	Final Design	JK
000180	Final Design	JK
000181	Final Design	JK
000182	Final Design	JK
000183	Final Design	JK
000184	Final Design	JK
000185	Final Design	JK
000186	Final Design	JK
000187	Final Design	JK
000188	Final Design	JK
000189	Final Design	JK
000190	Final Design	JK
000191	Final Design	JK
000192	Final Design	JK
000193	Final Design	JK
000194	Final Design	JK
000195	Final Design	JK
000196	Final Design	JK
000197	Final Design	JK
000198	Final Design	JK
000199	Final Design	JK
000200	Final Design	JK
000201	Final Design	JK
000202	Final Design	JK
000203	Final Design	JK
000204	Final Design	JK
000205	Final Design	JK
000206	Final Design	JK
000207	Final Design	JK
000208	Final Design	JK
000209	Final Design	JK
000210	Final Design	JK
000211	Final Design	JK
000212	Final Design	JK
000213	Final Design	JK
000214	Final Design	JK
000215	Final Design	JK
000216	Final Design	JK
000217	Final Design	JK
000218	Final Design	JK
000219	Final Design	JK
000220	Final Design	JK
000221	Final Design	JK
000222	Final Design	JK
000223	Final Design	JK
000224	Final Design	JK
000225	Final Design	JK
000226	Final Design	JK
000227	Final Design	JK
000228	Final Design	JK
000229	Final Design	JK
000230	Final Design	JK
000231	Final Design	JK
000232	Final Design	JK
000233	Final Design	JK
000234	Final Design	JK
000235	Final Design	JK
000236	Final Design	JK
000237	Final Design	JK
000238	Final Design	JK
000239	Final Design	JK
000240	Final Design	JK
000241	Final Design	JK
000242	Final Design	JK
000243	Final Design	JK
000244	Final Design	JK
000245	Final Design	JK
000246	Final Design	JK
000247	Final Design	JK
000248	Final Design	JK
000249	Final Design	JK
000250	Final Design	JK
000251	Final Design	JK
000252	Final Design	JK
000253	Final Design	JK
000254	Final Design	JK
000255	Final Design	JK
000256	Final Design	JK
000257	Final Design	JK
000258	Final Design	JK
000259	Final Design	JK
000260	Final Design	JK
000261	Final Design	JK
000262	Final Design	JK
000263	Final Design	JK
000264	Final Design	JK
000265	Final Design	JK
000266	Final Design	JK
000267	Final Design	JK
000268	Final Design	JK
000269	Final Design	JK
000270	Final Design	JK
000271	Final Design	JK
000272	Final Design	JK
000273	Final Design	JK
000274	Final Design	JK
000275	Final Design	JK
000276	Final Design	JK
000277	Final Design	JK
000278	Final Design	JK
000279	Final Design	JK
000280	Final Design	JK
000281	Final Design	JK
000282	Final Design	JK
000283	Final Design	JK
000284	Final Design	JK
000285	Final Design	JK
000286	Final Design	JK
000287	Final Design	JK
000288	Final Design	JK
000289	Final Design	JK
000290	Final Design	JK
000291	Final Design	JK
000292	Final Design	JK
000293	Final Design	JK
000294	Final Design	JK
000295	Final Design	JK
000296	Final Design	JK
000297	Final Design	JK
000298	Final Design	JK
000299	Final Design	JK
000300	Final Design	JK
000301	Final Design	JK
000302	Final Design	JK
000303	Final Design	JK
000304	Final Design	JK
000305	Final Design	JK
000306	Final Design	JK
000307	Final Design	JK
000308	Final Design	JK
000309	Final Design	JK
000310	Final Design	JK
000311	Final Design	JK
000312	Final Design	JK
000313	Final Design	JK
000314	Final Design	JK
000315	Final Design	JK
000316	Final Design	JK
000317	Final Design	JK
000318	Final Design	JK
000319	Final Design	JK
000320	Final Design	JK
000321	Final Design	JK
000322	Final Design	JK
000323	Final Design	JK
000324	Final Design	JK
000325	Final Design	JK
000326	Final Design	JK
000327	Final Design	JK
000328	Final Design	JK
000329	Final Design	JK
000330	Final Design	JK
000331	Final Design	JK
000332	Final Design	JK
000333	Final Design	JK
000334	Final Design	JK
000335	Final Design	JK
000336	Final Design	JK
000337	Final Design	JK
000338	Final Design	JK
000339	Final Design	JK
000340	Final Design	JK
000341	Final Design	JK
000342	Final Design	JK
000343	Final Design	JK
000344	Final Design	JK
000345	Final Design	JK
000346	Final Design	JK
000347	Final Design	JK
000348	Final Design	JK
000349	Final Design	JK
000350	Final Design	JK
000351	Final Design	JK
000352	Final Design	JK
000353	Final Design	JK
000354	Final Design	JK
000355	Final Design	JK
000356	Final Design	JK
000357	Final Design	JK
000358	Final Design	JK
000359	Final Design	JK
000360	Final Design	JK
000361	Final Design	JK
000362	Final Design	JK
000363	Final Design	JK
000364	Final Design	JK
000365	Final Design	JK
000366	Final Design	JK
000367	Final Design	JK
000368	Final Design	JK
000369	Final Design	JK
000370	Final Design	JK
000371	Final Design	JK
000372	Final Design	JK
000373	Final Design	JK
000374	Final Design	JK
000375	Final Design	JK
000376	Final Design	JK
000377	Final Design	JK
000378	Final Design	JK
000379	Final Design	JK
000380	Final Design	JK
000381	Final Design	JK
000382	Final Design	JK
000383	Final Design	JK
000384	Final Design	JK
000385	Final Design	JK
000386	Final Design	JK
000387	Final Design	JK
000388	Final Design	JK
000389	Final Design	JK
000390	Final Design	JK
000391	Final Design	JK
000392	Final Design	JK
000393	Final Design	JK
000394	Final Design	JK
000395	Final Design	JK
000396	Final Design	JK
000397	Final Design	JK
000398	Final Design	JK
000399	Final Design	JK
000400	Final Design	JK
000401	Final Design	JK
000402	Final Design	JK
000403	Final Design	JK
000404	Final Design	JK
000405	Final Design	JK
000406	Final Design	JK
000407	Final Design	JK
000408	Final Design	JK
000409	Final Design	JK
000410	Final Design	JK
000411	Final Design	JK
000412	Final Design	JK
000413	Final Design	JK
000414	Final Design	JK
000415	Final Design	JK
000416	Final Design	JK
000417	Final Design	JK
000418	Final Design	JK
000419	Final Design	JK
000420	Final Design	JK
000421	Final Design	JK
000422	Final Design	JK
000423	Final Design	JK
000424	Final Design	JK
000425	Final Design	JK
000426	Final Design	JK
000427	Final Design	JK
000428	Final Design	JK
000429	Final Design	JK
000430	Final Design	JK
000431	Final Design	JK
000432	Final Design	JK
000433	Final Design	JK
000434	Final Design	JK
000435	Final Design	JK
000436	Final Design	JK
000437	Final Design	JK
000438	Final Design	JK
000439	Final Design	JK
000440	Final Design	JK
000441	Final Design	JK
000442</		