

FOR LEASE CARRIAGE HOUSE RIVERTOWN - WAREHOUSE DISTRICT



2217 Franklin Street, Detroit, MI 48207

TERRY EDMONDSON
President
313.243.9013
te@exclusive-realty.com

STEVE SAGMANI
Chief Executive Officer
248.833.6601
steve@exclusive-realty.com

CHARLES MADY
Senior Director
313.770.02871
steve@exclusive-realty.com

EXCLUSIVE REALTY
28 West Adams
Detroit, MI 48226
313.963.7653
exclusive-realty.com

DISCLAIMER

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Exclusive Realty in compliance with all applicable fair housing and equal opportunity laws.

INVESTMENT SUMMARY

PROPERTY DESCRIPTION

Exclusive Realty is pleased to present a prime commercial space located at 2217 Franklin Street, Detroit, MI. Boasting modern design elements, expansive floor plans, and state-of-the-art amenities, this property offers a versatile canvas for your business needs. The thoughtfully designed interior spaces are filled with natural light, creating an inviting atmosphere for employees and clients alike. With ample parking and convenient access to major transportation routes, this well-situated location provides ease of access for employees and visitors. A professional setting combined with customizable features makes this property an ideal choice for businesses seeking a distinguished and adaptable space to elevate their operations.

PROPERTY HIGHLIGHTS

- 3,000 Square Foot Carriage House
- State-of-the-art amenities and fixtures
- Versatile floor plans for customizable use
- Conveniently located 4 Minutes from the Detroit People Mover
- Nearby dining and retail options for convenience
- Densely Populated area with over 68K Residents within a 3 Mile Radius



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	37,927	75,841	319,813
Total Population	68,573	169,567	821,857
Average HH Income	\$63,486	\$56,901	\$63,124

LEASE RATE **CALL FOR DETAILS**

BUILDING INFORMATION

Building Size	3,000 SF
Lot Size	0.47 Acres



LOCATION SUMMARY



LOCATION DESCRIPTION

Detroit, is the most populous city in the U.S. state of Michigan. It is the largest U.S. city on the Canadian border and the county seat of Wayne County. Detroit had a population of 639,111 at the 2020 census, making it the 26th-most populous city in the United States. The Metro Detroit area, home to 4.3 million people, is the second-largest in the Midwest after the Chicago metropolitan area and the 14th-largest in the United States. A significant cultural center, Detroit is known for its contributions to music, art, architecture and design, in addition to its historical automotive background.

Detroit's culture is marked with diversity, having both local and international influences. Detroit gave rise to the music genres of Motown and techno, and also played an important role in the development of jazz, hip-hop, rock, and punk. A globally unique stock of architectural monuments and historic places was the result of the city's rapid growth in its boom years. Since the 2000s, conservation efforts have managed to save many architectural pieces and achieve several large-scale revitalizations, including the restoration of several historic theaters and entertainment venues, high-rise renovations, new sports stadiums, and a riverfront revitalization project. Detroit is an increasingly popular tourist destination which caters to about 16 million visitors per year.[17] In 2015, Detroit was given a name called "City of Design" by UNESCO, the first and only U.S. city to receive that designation.

Discover the dynamic energy of Detroit's historic Eastern Market district, just moments from the property. This vibrant neighborhood is renowned for its bustling commercial activity, diverse culinary scene, and artistic flair. Immerse yourself in the lively atmosphere as you explore the plethora of specialty shops, bustling markets, and eclectic dining options. Nearby, you'll also find the scenic Dequindre Cut Greenway for peaceful walks and outdoor activities. With easy access to major highways and downtown Detroit, this thriving area offers an exciting blend of urban convenience and local charm, making it an ideal location for any discerning Office / Office Building tenant.



DEMOGRAPHICS MAP & REPORT



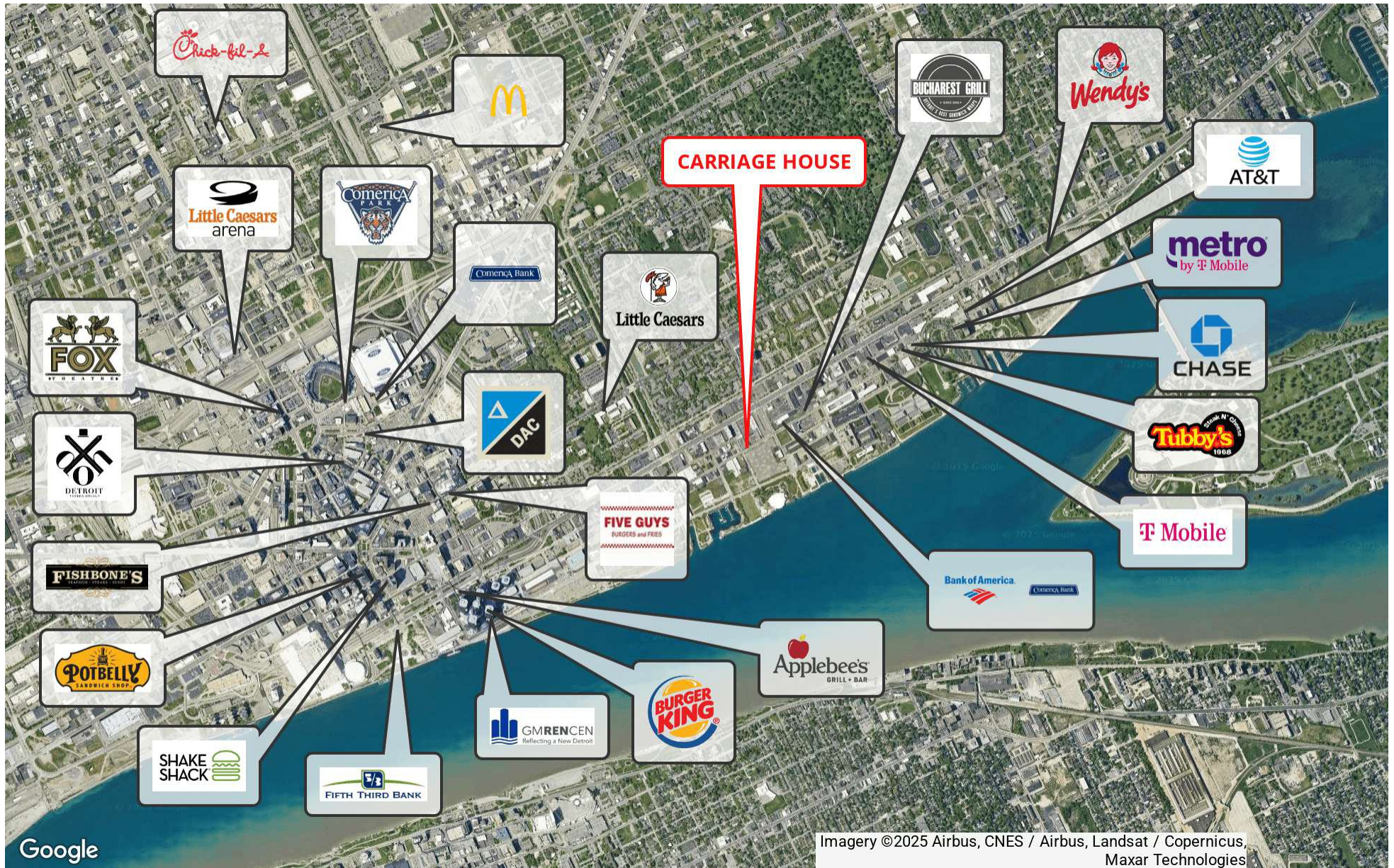
POPULATION		3 MILES	5 MILES	10 MILES
Total Population	Average Age	68,573	169,567	821,857
Average Age (Male)		42	39	38
(Female)		41	38	37
		43	39	39
Total Households				
# of Persons		37,927	75,841	319,813
Average House Value		1.8	2.2	2.6
Demographics data derived from AlphaMap		\$63,486	\$56,901	\$63,124
		\$317,073	\$223,495	\$166,348



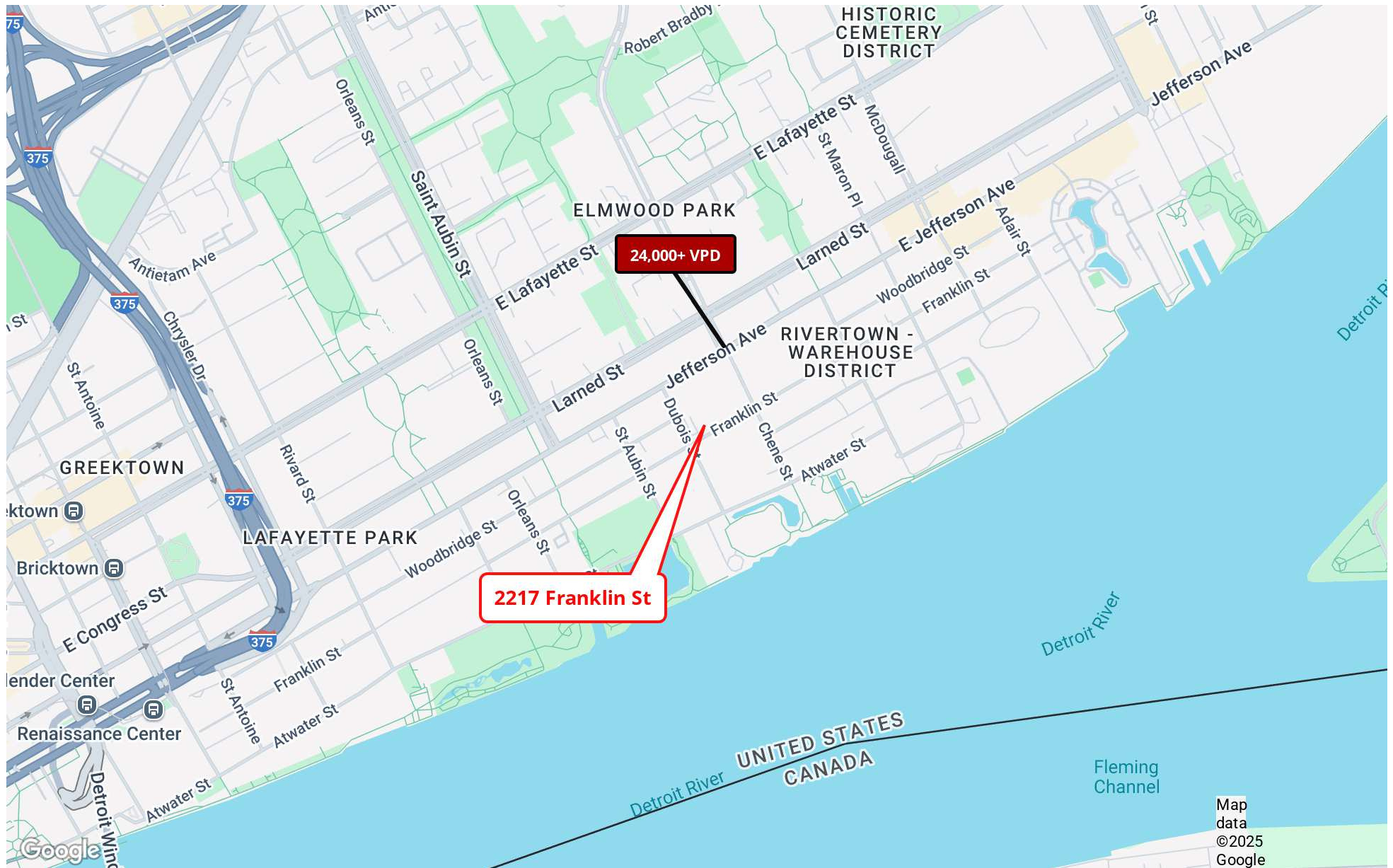
AERIAL MAP



RETAILER MAP



PARCEL AND TRAFFIC COUNTS



MEET THE TEAM



TERRY EDMONDSON

President

Direct: 313.243.9013 Cell: 313.590.0649
te@exclusive-realty.com



CHUCK MADY

Senior Director

Direct: 313.770. 0287
cam@exclusive-realty.com



STEVE SAGMANI

Chief Executive Officer

Direct: 248.833.6601 Cell: 248.819.8077
steve@exclusive-realty.com