

RETAIL LEASE

1620 Michigan Ave, Detroit

TRUMBULL
**THE
CORNER**

MICHIGAN X



DETAILS

RETAIL SPACE

Available

2,337 sq ft

Available, endcap

2,514 sq ft

AREA

Corktown



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STOKAS & BIERI
REAL ESTATE

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SITE HISTORY

Dating back to 1895, the corner of Michigan & Trumbull Avenues was home to the Detroit Tigers. The Tigers played their last game here in 1999, moving into the newly constructed Comerica Park for their 2000 season. After the stadium was demolished in 2009, a group calling itself "The Navin Field Grounds Crew" began maintaining the playing field and hosting vintage baseball, youth baseball, and softball games at the site. Detroit's Police Athletic League (PAL) will be headquartered at this site, while maintaining & preserving the historic field for youth sports, including high school and college baseball. The 2,500-seat stadium will bring in a stream of visitors during each event.

ABOUT THE PROJECT

The project vision is to transform this storied site into an activated, mixed-use development that builds on the Corktown neighborhood's vibrancy and history while providing economic opportunities for generations to come. *The Corner* will not only include the baseball diamond, but also nearly 25,000 sq ft of ground floor retail and 111 residential units.

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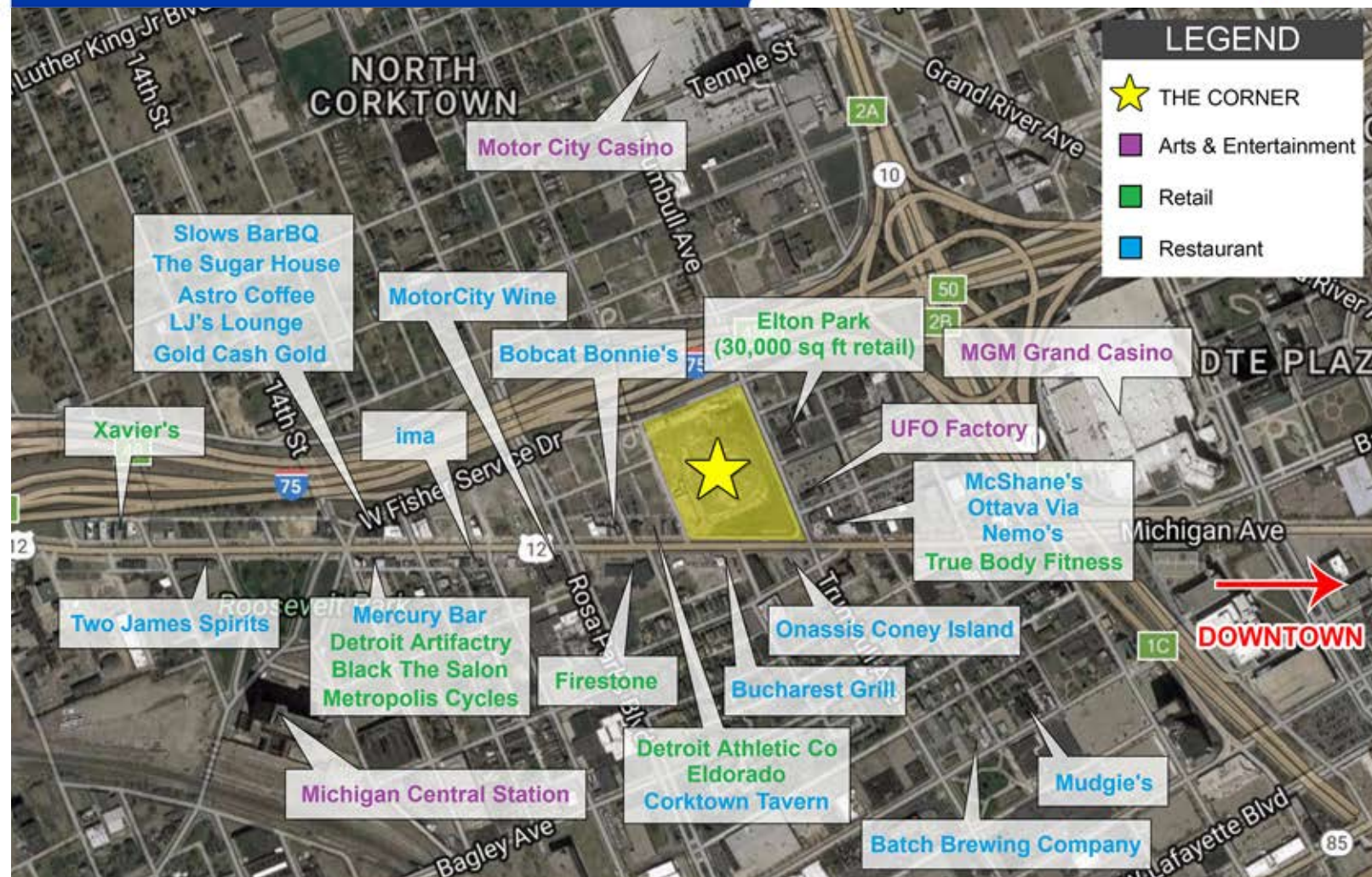
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Area Demographics	1 Mile	3 Miles	5 Miles
Est Population (2017)	10,915	84,915	231,343
Average HH Income	\$50,334	\$38,905	\$38,010
Total Household Units	8,100	50,077	123,683
Median Age	41.8	35.7	35.1
Walk or Bike to Work	12.2%	8.9%	5.2%
Daytime Demographics	1 Mile	3 Miles	5 Miles
Total Businesses	1,260	8,197	11,588
Adjusted Demographics	35,218	192,317	298,280

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GROUND FLOOR OVERVIEW

- Ceiling height - 14'
- Unit depth - 60'
- Potential patio space
- Ability to be creative with storefront design



Leasing Information



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