

RETAIL LEASE

Louis Kamper Building
1410 Washington Blvd, Detroit



DETAILS

TENANT SPACE A	1,691 sq ft Non-ventable
TENANT SPACE B	1,778 sq ft
PARKING AREA AVAILABLE	On-street CBD Immediate

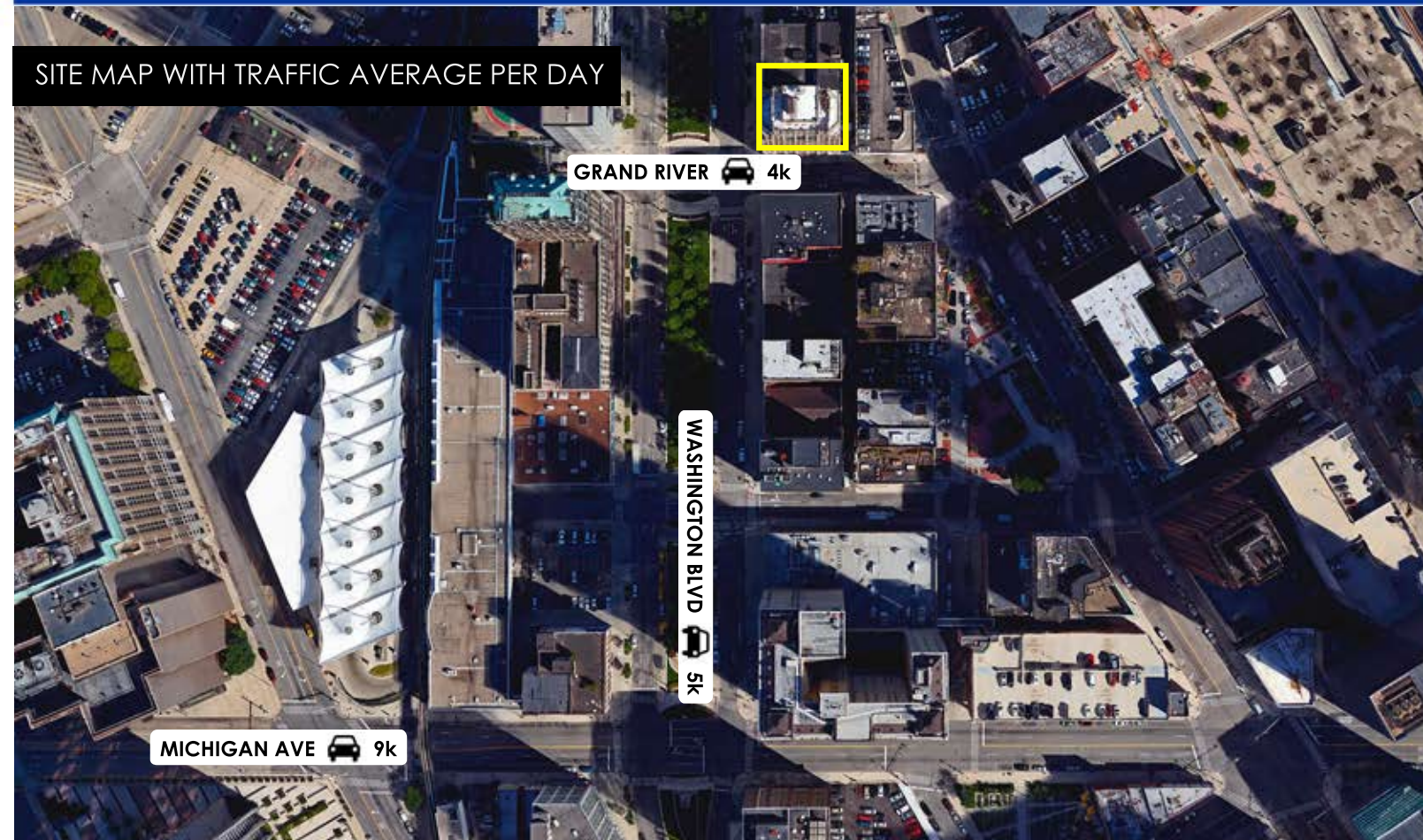
Nearly 3,500 sq ft of ground floor retail in Detroit's Central Business District. There are 127 senior housing units on the upper floors.



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SITE MAP WITH TRAFFIC AVERAGE PER DAY



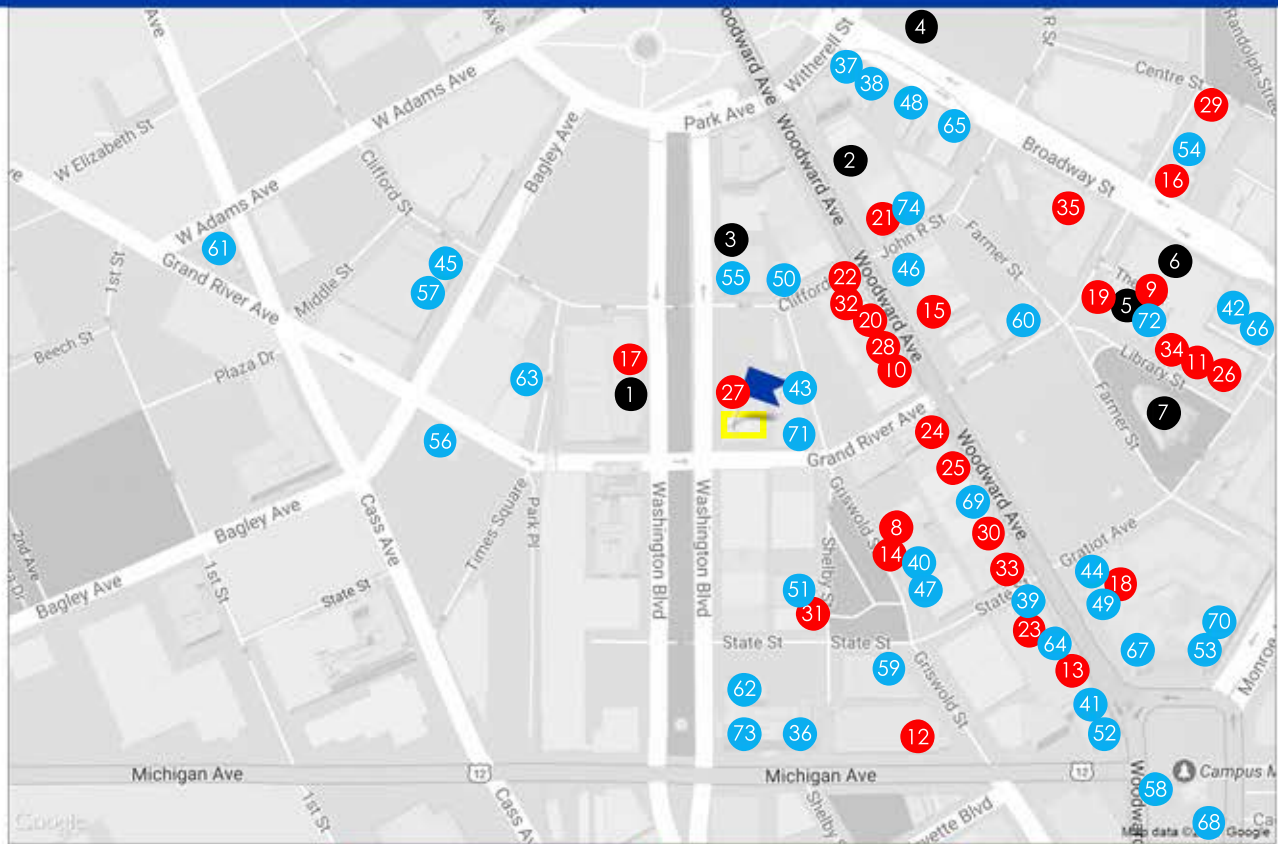
AREA HIGHLIGHTS

Located near major redevelopments and new restaurants & retail, the Central Business District's heavy foot traffic makes this an ideal spot for retail. The Louis Kamper Building is centered between Capitol Park and Grand Circus Park, two great meeting places for colleagues & friends. One block east of the Times Square People Mover Station, 1 block west of the Capitol Park MoGo Station, and 2 blocks to the nearest QLine Station.

Nearby entertainment powerhouses include The Fillmore, Fox Theatre, and Detroit Opera House. Walking distance to Comerica Park, Ford Field, Little Caesars Arena, & District Detroit.

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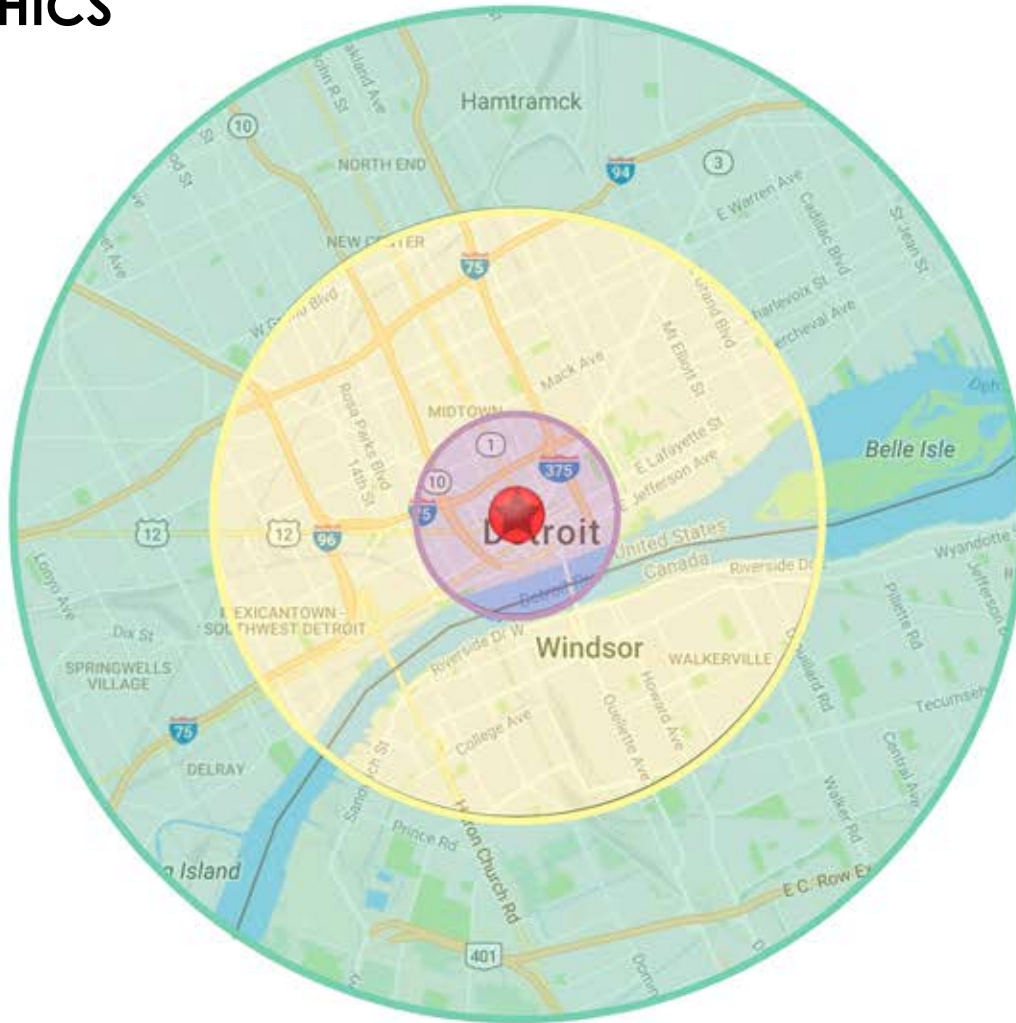


Arts & Entertainment	Retail	Restaurants	Restaurants
1 Backseat Detroit Tours	19 Hair Lab	37 Angelina Bistro	56 Nick's Gaslight
2 Bleu Detroit	20 House of Pure Vin	38 ASHE Supply	57 Niki's Fresh Express
3 David Klein Gallery	21 John Varvatos	39 Avalon Bakery	58 Parc
4 Detroit Opera House	22 lululemon	40 Bad Luck Bar	59 Prime + Proper
5 Library Street Collective	23 Metro PCS	41 Bellacino's	60 Queens Bar Detroit
6 Punch Bowl Social	24 Moosejaw	42 Bert's on Broadway	61 Republic Tavern
7 Skillman Library/ Automotive History Collection	25 Nike	43 Café D'mongo's	62 Roast
Retail	26 NoJo Kicks	44 Calexico	63 Savannahblue
8 BIRD BEE	27 Painting with a Twist	45 Coaches Corner	64 Slices Pizza
9 Blumz	28 Red Rose Florist	46 Cornerstone Barrel House	65 Small Plates
10 Bonobos	29 Spectacles	47 Dessert Oasis	66 Standby
11 Citizen Yoga	30 The Handmade Co	48 Detroit Beer Co	67 Texas de Brazil
12 Crossfit	31 The TEN Nail Bar	49 Detroit Water Ice	68 The Fountain
13 CVS	32 The Woodhouse Day Spa	50 Downtown Louie's	69 The Hudson Café
14 Detroit Bikes	33 Under Armour	51 Eatori Market	70 Tim Hortons
15 Detroit is the New Black	34 Vault of Midnight	52 Freshii	71 Urban Bean Co
16 DSE Detroit	35 YMCA	53 Hard Rock Café	72 Vicente's
17 Eve's Market	Restaurants	54 Jose's Tacos	73 WBC Coffee
18 FedEx	36 24 Grille	55 LaPecoramera	74 Wright & Co

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DEMOGRAPHICS



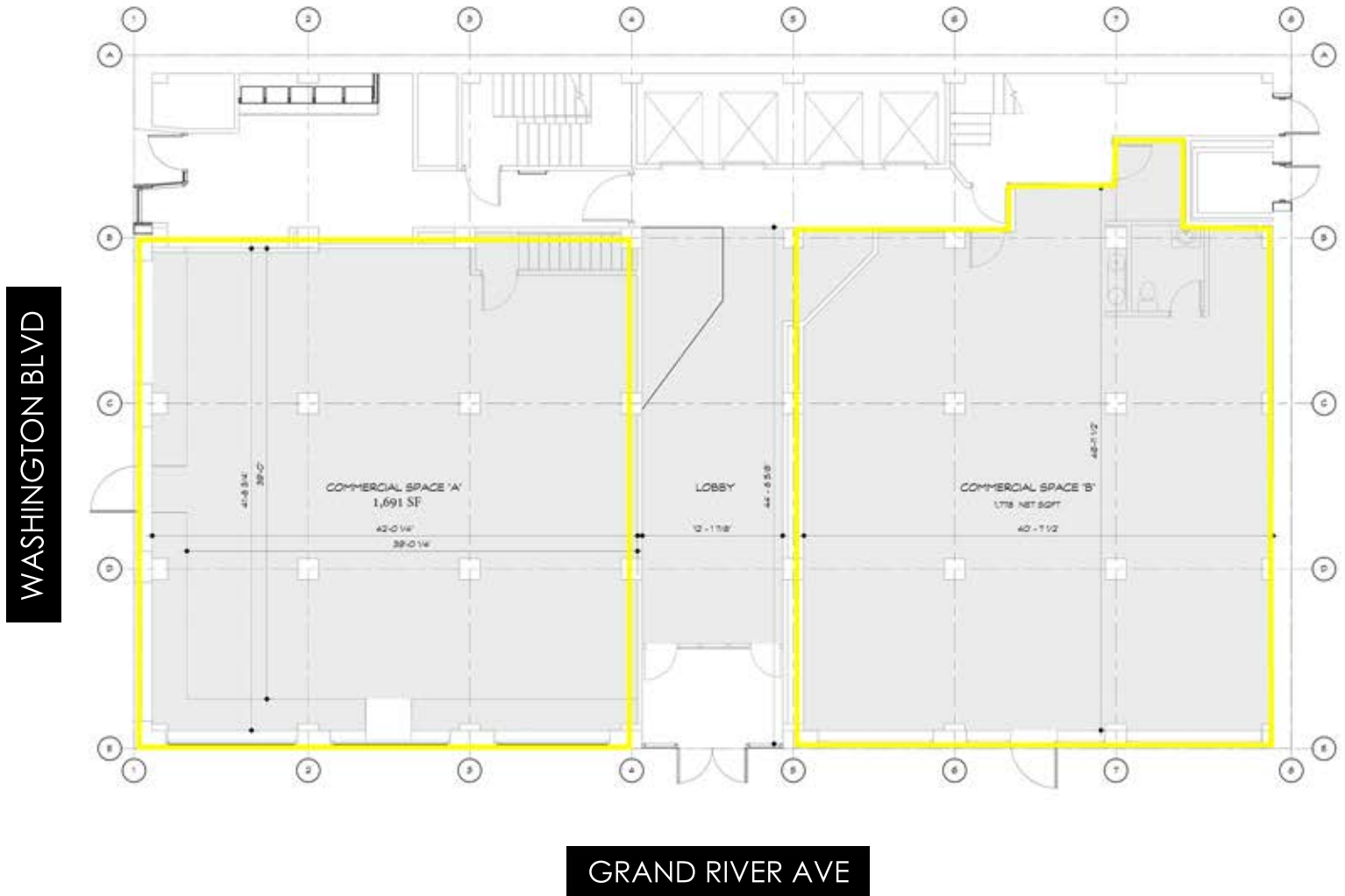
Area Demographics	1 Mile	3 Miles	5 Miles
Est Population (2018)	13,191	71,325	216,264
Average HH Income	\$65,927	\$46,914	\$42,816
Total Housing Units	10,616	43,481	114,645
Median Age	43.8	37.8	35.7
Walk or Bike to Work	6.8%	5.3%	3.3%

Daytime Demographics	1 Mile	3 Miles	5 Miles
Total Businesses	2,958	8,283	11,268
Daytime Population	85,418	186,396	283,125

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SITE PLAN



STOKAS BIERI REAL ESTATE

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