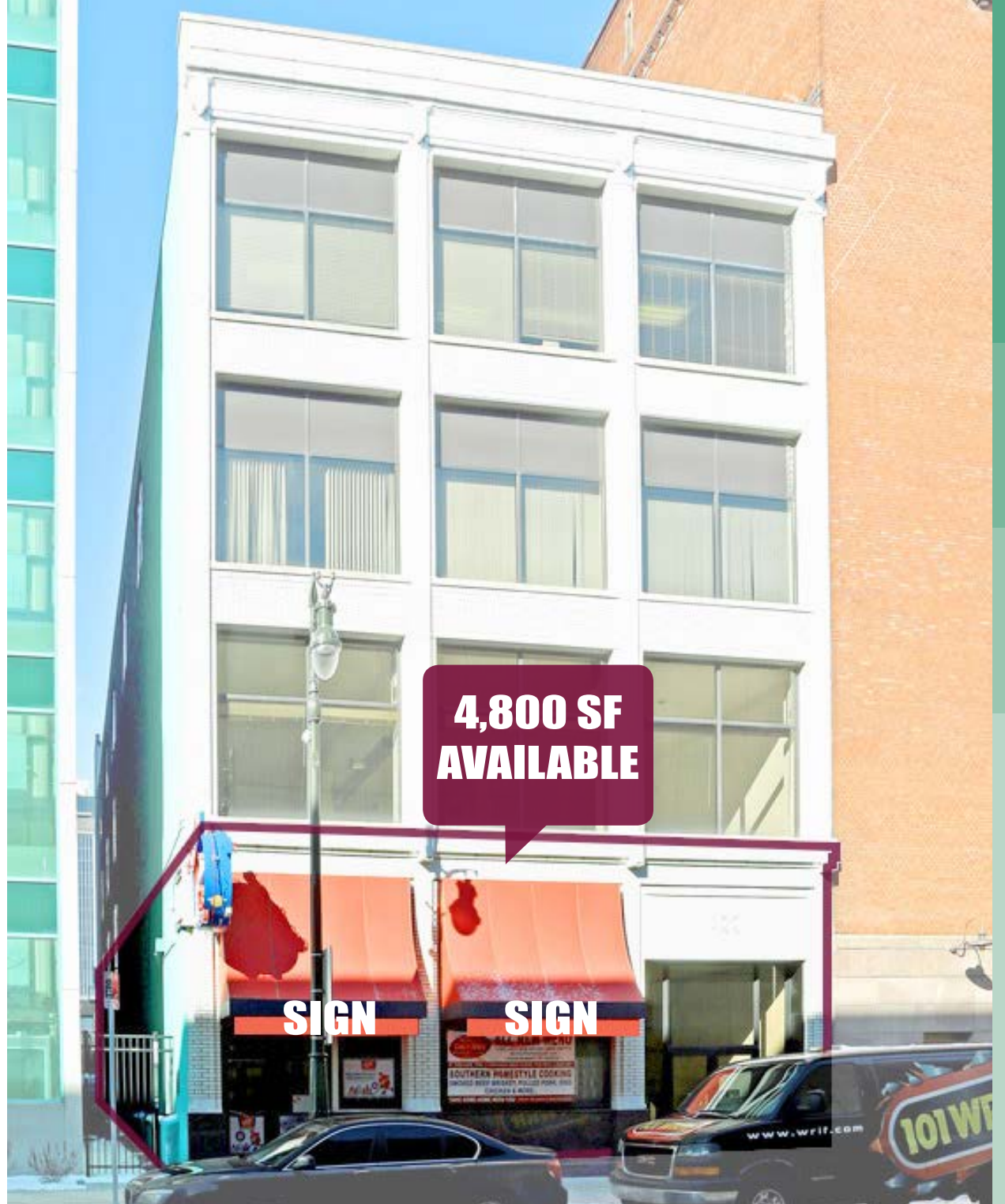


FOR LEASE

**422
W. CONGRESS ST
DOWNTOWN
DETROIT, MI**



**4,800 SF
AVAILABLE**

SIGN SIGN

PROPERTY DETAILS

**DAYTIME
EMPLOYMENT**
67,673 (1 MI)



ADDRESS

422 W. Congress St
Detroit, MI 48226

DATE AVAILABLE

Immediately

RENT

\$18.00/SF

NNN

\$3.25/SF

AVAILABLE SPACE

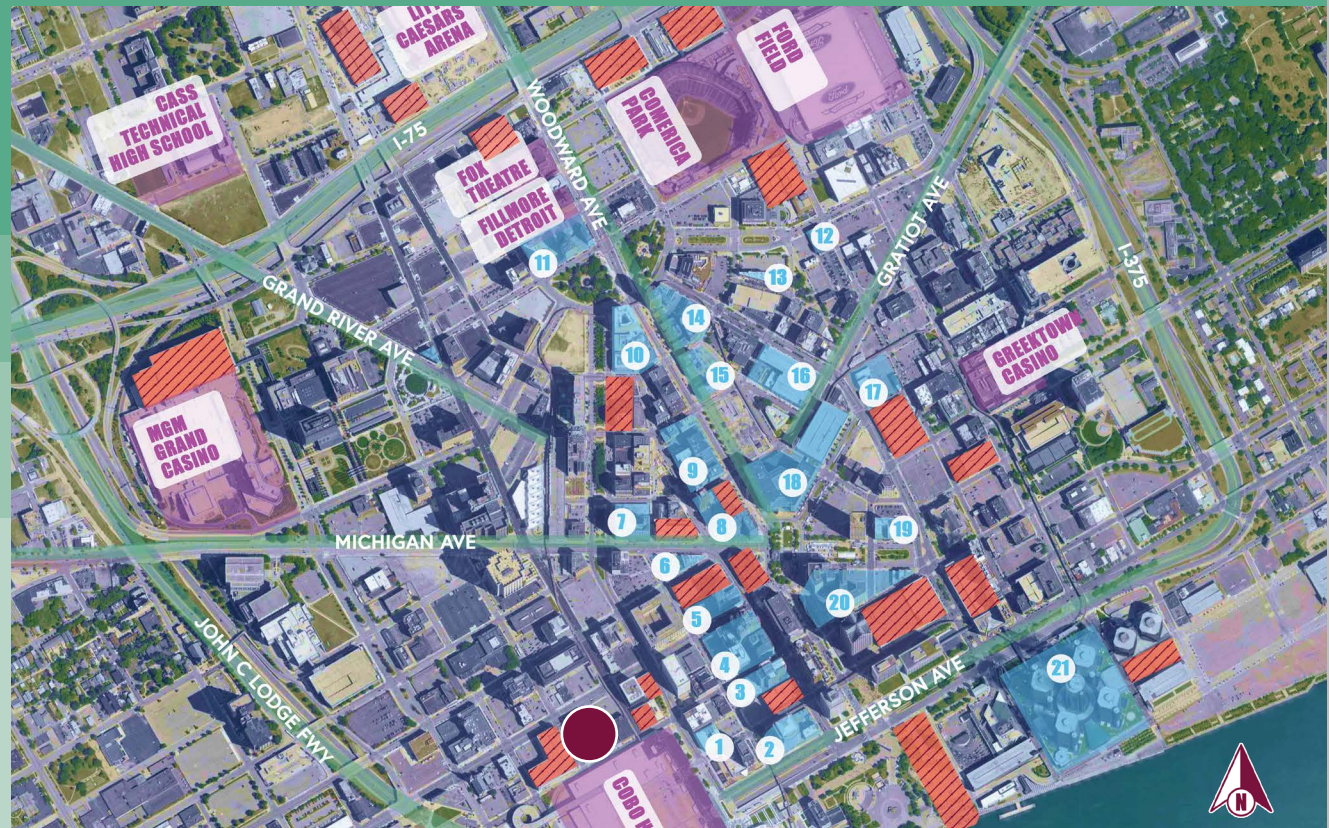
4,800 SF

HIGHLIGHTS

- 4,800 SF fully built out restaurant space
- Liquor license available
- Located at West Congress Street & Cass Avenue at the entrance of Cobo Hall which hosts millions of visitors each year
- Just blocks away from Campus Martius, Hart Plaza and Detroit Riverfront Conservancy
- The site offers street parking as well as access to multiple parking garages.
- Formerly Cobo Joe's
- Traditional Retail/Office opportunities are welcome

422 W. Congress St Detroit, MI 48226

RETAIL AERIAL DOWNTOWN DETROIT



PARKING STRUCTURES



422 W. CONGRESS, DETROIT

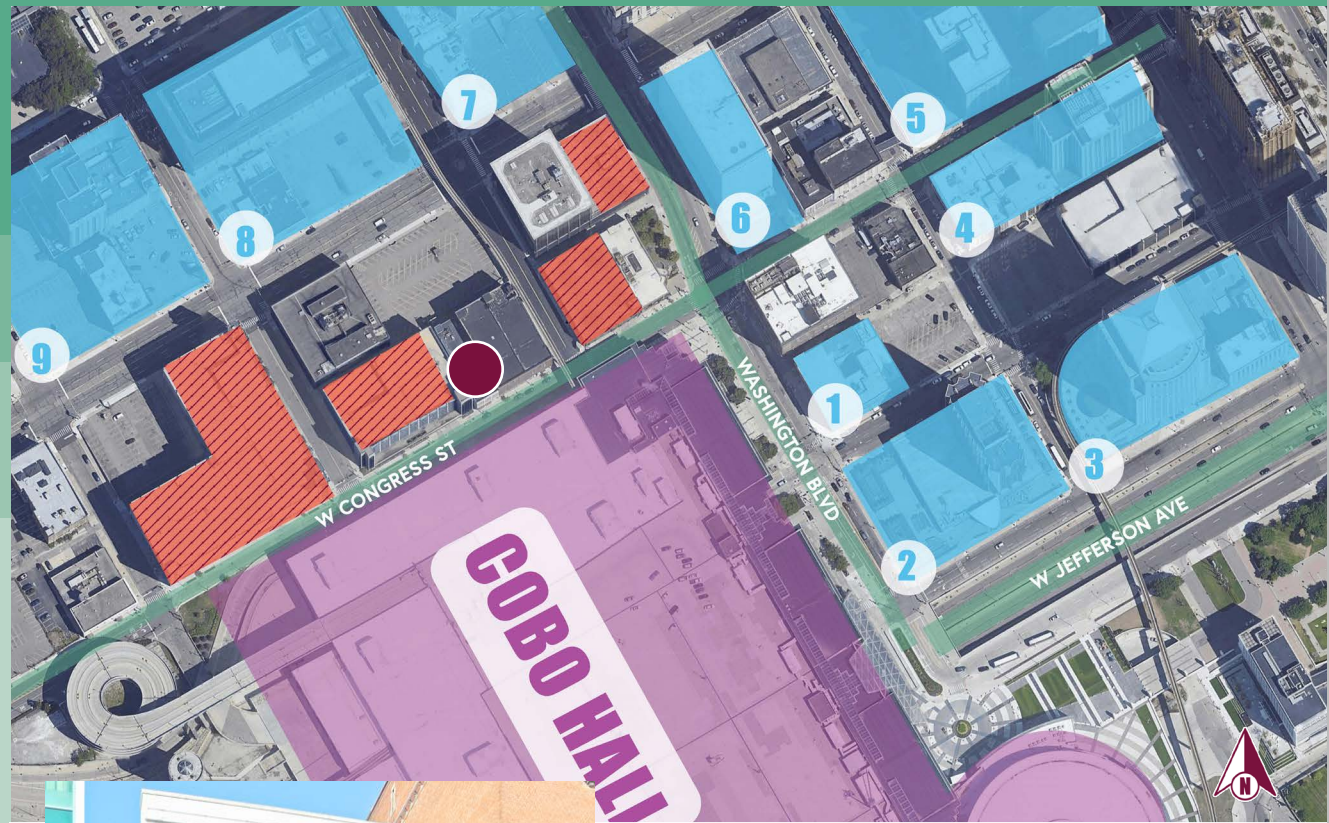
- | | | | | |
|---|--|--|---|---|
| 1. The Apparatus Room | 7. Roast
Starbucks
24 Grille | 13. Vertical
Dilla's Delights
Colors | 18. Orchid Tai
Calexico
Mr. Kabob
Texas De Brazil
Cottage Inn Pizza
Jimmy John's
Tim Hortons | 20. Sweet Lorraine's
Mac n' Cheese
Starbucks
Burger King
McDonald's
Potbelly
Zoup
Subway
Salsarita's
Panera
Chopfresh
Granite City
City Market Detroit
GM Ren Cen
Andiamo's |
| 2. KMPG | 8. 8. Freshii
Bellacino's
Avalon | 14. Ashe Supply
Detroit Beer Co
Candy Bar
Wright & Company | 19. Cadillac Food Plaza
7-Eleven | |
| 3. Domino's
London Chop House
The Buhl Bar | 9. Go Sy Thai
Dessert Oasis
Bad Luck Bar
The Hudson Cafe
La Lanterna | 15. Cornerstone
Drought
Whiskey Disco
Queens Bar
San Morello | 20. Woodward Coney
Chuckle Bar
Greenwich Time Pub
Shake Shack
Besa
Subway Central
The Whiskey Parlor
Roasting Plant Coffee
The Keep | |
| 4. Papa Ramono's
Which Which
Caucus Club
Carnival Fresh Mix
Athens Souvlaki
Detroit Donuts
Jimmy John's | 10. La Pecora Nera
ChickP Restaurant
Downtown Louie's | 16. The Skip
Punch Bowl Social
7 Greens
Standby
Mootz | | |
| 5. Dime Store
Maru Sushi & Grill
Fort Street Galley | 11. Subway
The Annex
Brass Rail Pizza Bar
Rusted Crow
Cliff Bell's | 17. Buffalo Wild Wings
Giordano's
The Well | | |
| 6. American Coney
Island
Lafayette Coney
Island | 12. Music Hall
Jazz Cafe | | | |

MICRO AERIAL

**422
W. CONGRESS ST
DOWNTOWN
DETROIT, MI**

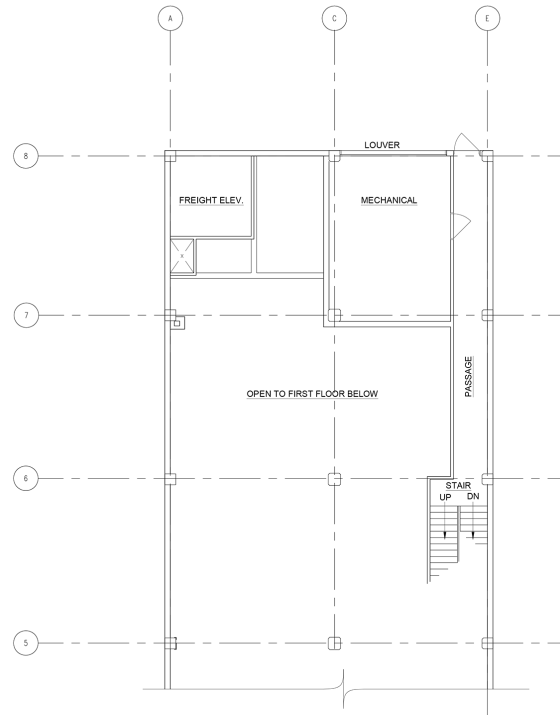
 PARKING STRUCTURES

 422 W. CONGRESS, DETROIT

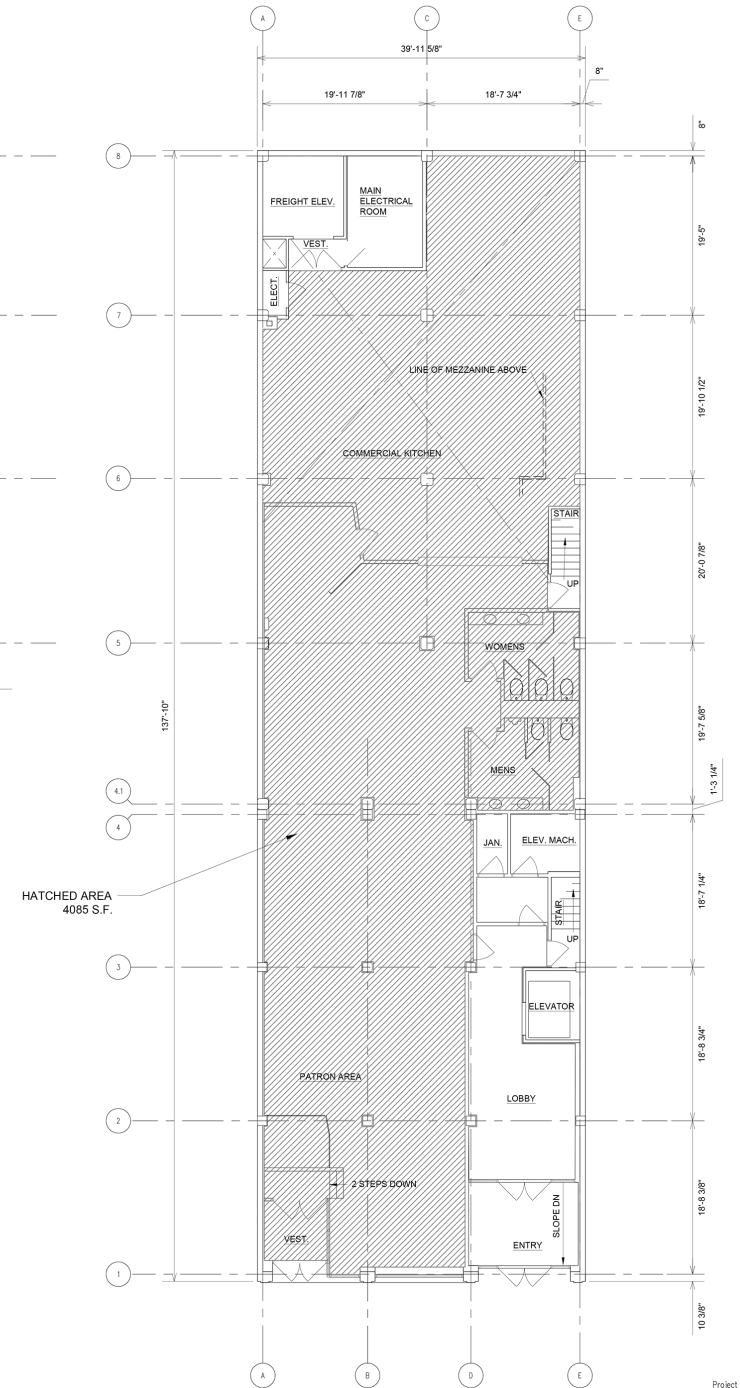


- | | |
|---|---|
| 1 The Apparatus Room
Foundation Hotel | 6 US Customs
& Department of
Justice |
| 2 Crowne Plaza | 7 Detroit Club |
| 3 KPMG | 8 Comerica Bank |
| 4 Domino's
London Chop
House
The Buhl Bar | 9 Double Tree |
| 5 Papa Ramono's
Which Which
Caucus Club
Carnival Fresh Mix
Athens Souvlaki
Detroit Donuts
Jimmy John's | |

FLOOR PLAN FREESTANDING BUILDING



2 MEZZANINE FLOOR PLAN
1 SCALE: 1/8" = 1' - 0"



HATCHED AREA
4085 S.F.

OVERVIEW

DOWNTOWN

DETROIT

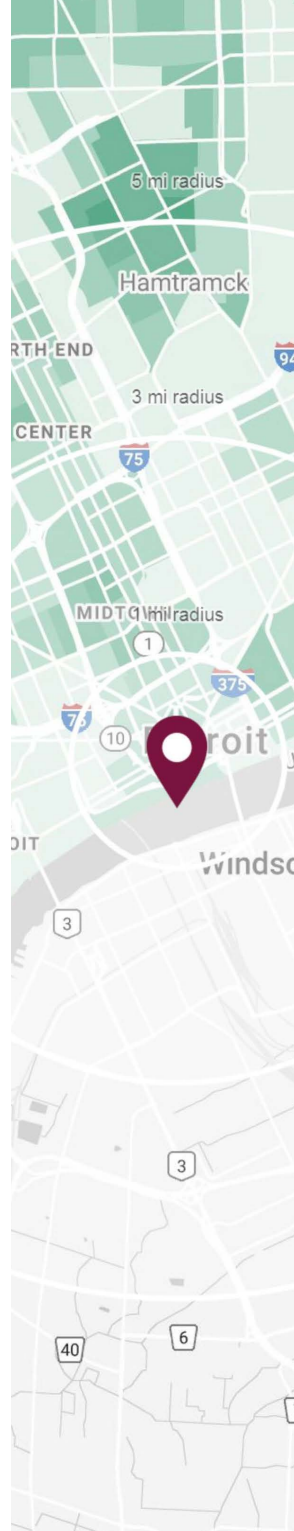


Detroit has been listed as a top city to travel to in 2018, from an impressive investment capacity provided by both the institutional community -Goldman Sachs, J.P. Morgan, Citigroup, among others-, as well as entrepreneurs such as Dan Gilbert, Steven Schwartzman (Blackstone Funds), Ilitch family (Little Caesar's, Detroit Red wings, Detroit Tigers) and many other traditional Detroit families.

At the same time welcoming national retailers such as Starbucks, Whole Foods, Google, LinkedIN, Nike, AMAZON, Under Armor, Shake Shack, Galaxy Software and many more for the first time ever.

DEMOGRAPHICS

422 W. CONGRESS ST DOWNTOWN DETROIT, MI



POPULATION

	1 MILE	3 MILE	5 MILE
2019 Estimated Population	8,468	66,059	199,386
2024 Projected Population	8,483	66,358	209,113
2010 Census Population	7,580	66,738	209,215
2000 Census Population	8,808	78,028	273,712
Projected Annual Growth 2019 to 2024	-	-	1.0%
Historical Annual Growth 2000 to 2019	-0.2%	-0.8%	-1.4%

HOUSEHOLDS

2019 Estimated Households	5,668	34,319	86,993
2024 Projected Households	5,674	34,287	90,796
2010 Census Households	4,551	31,581	83,604
2000 Census Households	3,849	33,503	102,236
Projected Annual Growth 2019 to 2024	-	-	0.9%
Historical Annual Growth 2000 to 2019	2.5%	0.1%	-0.8%

RACE

2019 Est. White	40.3%	29.4%	29.2%
2019 Est. Black	49.8%	56.6%	54.5%
2019 Est. Asian or Pacific Islander	4.7%	3.8%	3.4%
2019 Est. American Indian or Alaska Native	0.6%	0.6%	0.6%
2019 Est. Other Races	4.6%	9.7%	12.4%

INCOME

2019 Est. Average Household Income	\$69,485	\$50,035	\$42,784
2019 Est. Median Household Income	\$45,961	\$33,119	\$31,349
2019 Est. Per Capita Income	\$48,510	\$26,860	\$19,122

BUSINESS

2019 Est. Total Businesses	2,594	7,356	11,097
2019 Est. Total Employees	67,673	128,009	183,576



CONTACT US
248.488.2620

ANTHONY J.
VITALE
avitale@landmarkcres.com

LOUIS J.
CIOTTI
lciotti@landmarkcres.com

SCOTT J.
SONENBERG
ssonenberg@landmarkcres.com

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