

FOR LEASE

478 West Columbia Street
Detroit, Michigan 48201



EXCLUSIVE
— REALTY —



PROPERTY FEATURES:

- 12,456 square foot Freestanding Retail/Office Building
- 0.13 Acres of Land
- Three Floors; 4,159 square feet each
- Located in the Central Business District
- Zoned B-5; Multi-Use
- Walkable Score of 81
- Excellent Transit
- Visible from the Expressway
- Formerly the Horse Stables for the City of Detroit Public Safety
- Located 8.1 Miles from Detroit City Airport



FOR MORE INFO CONTACT: STEVE SAGMANI/TERRY EDMONDSON

313-963-7653

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Detroit, Michigan 48226

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FOR MORE INFORMATION CONTACT:

Steve Sagmani
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Terry Edmondson
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BUILDING AREA

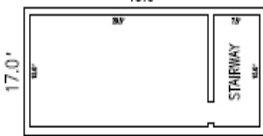
FIRST FLOOR - 5,288 S.F.
SECOND FLOOR - 5,288 S.F.
THIRD FLOOR - 1,200 S.F.

TOTAL - 11,776 S.F.

* LOWER LEVEL - 680 S.F.
* ROOF AREA - 4,088 S.F.

LOWER LEVEL

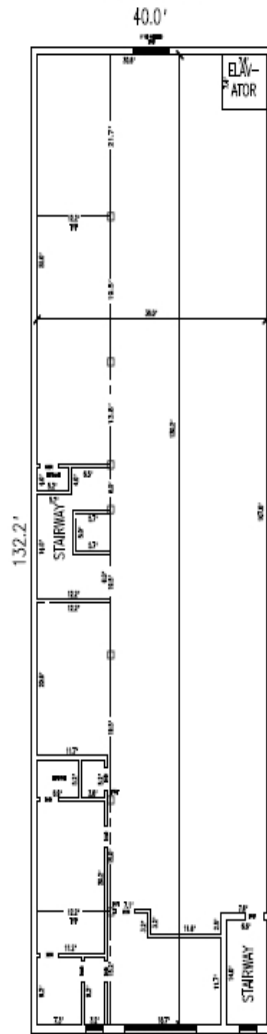
*680 S.F.
40.0'



6.4' CEILING

FIRST FLOOR

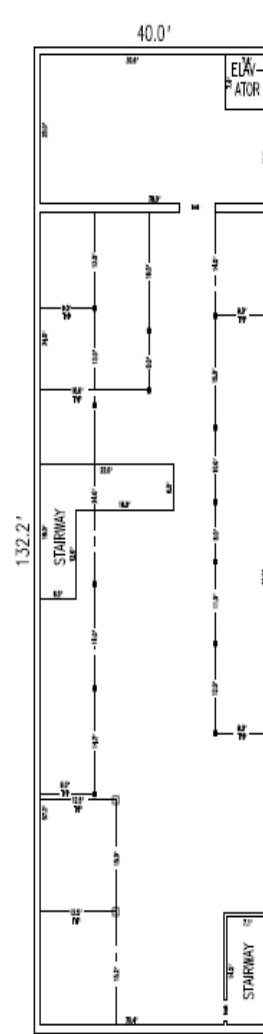
5,288 S.F.



11.2' TO BEAMS
12.4' TO CEILING (NO JOISTS)

SECOND FLOOR

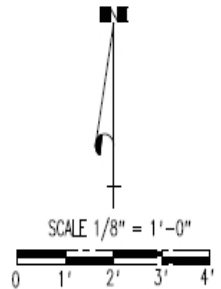
5,288 S.F.



8.4' TO BEAMS
10.2 TO JOISTS

LEGEND

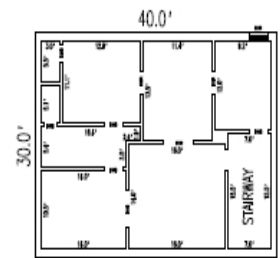
- 6" X 6" POST
- 12" X 12" POST



*4,088 S.F.
ROOF AREA

THIRD FLOOR

1,200 S.F.



9' CEILING

478 WEST COLUMBIA STREET, DETROIT

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DISCLOSURE:

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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 ER in compliance with all applicable fair housing and equal opportunity laws.

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TRAFFIC COUNTS		DEMOGRAPHICS			
INTERSECTION	CARS PER DAY		1 MILE	3 MILES	5 MILES
Grand River Ave & 2nd Ave NW	10,552	Total Households	7,407	35,741	90,326
Grand River Ave & Fisher Fwy NW	8,432	Total Population	13,004	75,669	229,093
W Vernor Hwy & Cass Ave NE	6,919	Average HH Income	\$53,075	\$43,899	\$41,023

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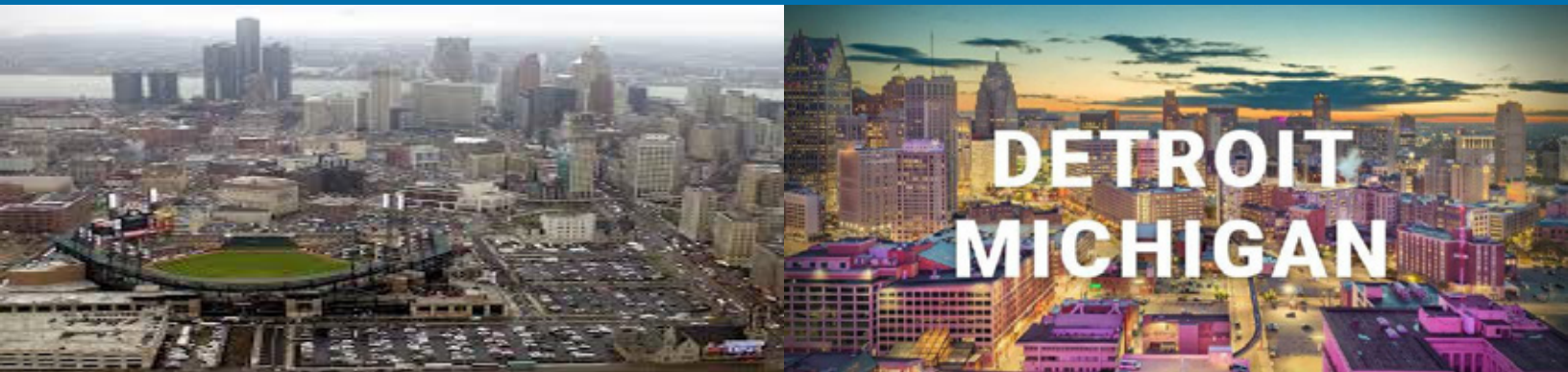


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Detroit is the largest and most populous city in the U.S. , State of Michigan, the largest U.S. city on the United States– Canada border, and the seat of Wayne County. The municipality of Detroit had a 2019 estimated population of 670,031, making it the 24th-most populous city in the United States. The metropolitan area, known as Metro Detroit, is home to 4.3 million people, making it the second-largest in the Midwest after the Chicago metropolitan area, and 14th largest in the United States. Regarded as a major cultural center, Detroit is known for its contributions to music and as a repository for art, architecture and design.

Detroit is a major port on the Detroit River, one of the four major straits that connect the Great Lakes system to the Saint Lawrence Seaway. The Detroit Metropolitan Airport is among the most important hubs in the United States. The City of Detroit anchors the second-largest regional economy in the Midwest, behind Chicago and ahead of Minneapolis-Saint Paul, and the 13th-largest in the United States. Detroit and its neighboring Canadian city Windsor are connected through a highway tunnel, railway tunnel, and the Ambassador Bridge, which is the second busiest international crossing in North America, after San Diego–Tijuana. Detroit is best known as the center of the U.S. automobile industry, and the "Big Three" auto manufacturers General Motors, Ford, and Fiat Chrysler are all headquartered in Metro Detroit.



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