EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

KERCHEVAL PLACE

17000-17030 Kercheval Ave, Grosse Pointe, MI 48230



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:
JAMES PORTH
Partner
jporth@thomasduke.com

OFFERING SUMMARY: 17000-17030 Kercheval Ave | Grosse Pointe, MI 48230



PROPERTY OVERVIEW

Prime mixed use office and retail building situated in the heart of Grosse Pointe

OFFERING SUMMARY

Lease Rate:	$21.85 SF/yr (NNN)
Building Size:	93,296 SF
Available SF:	786 SF
Lot Size:	1.05 Acres
Year Built:	1927
Zoning:	C-2

PROPERTY HIGHLIGHTS

- Connected to Public Parking Deck
- Quick Access to I-94 & Downtown Detroit
- Premier Mixed Use Development in the Heart of the Village



The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 17000-17030 Kercheval Ave | Grosse Pointe, MI 48230

BUILDING INFORMATION

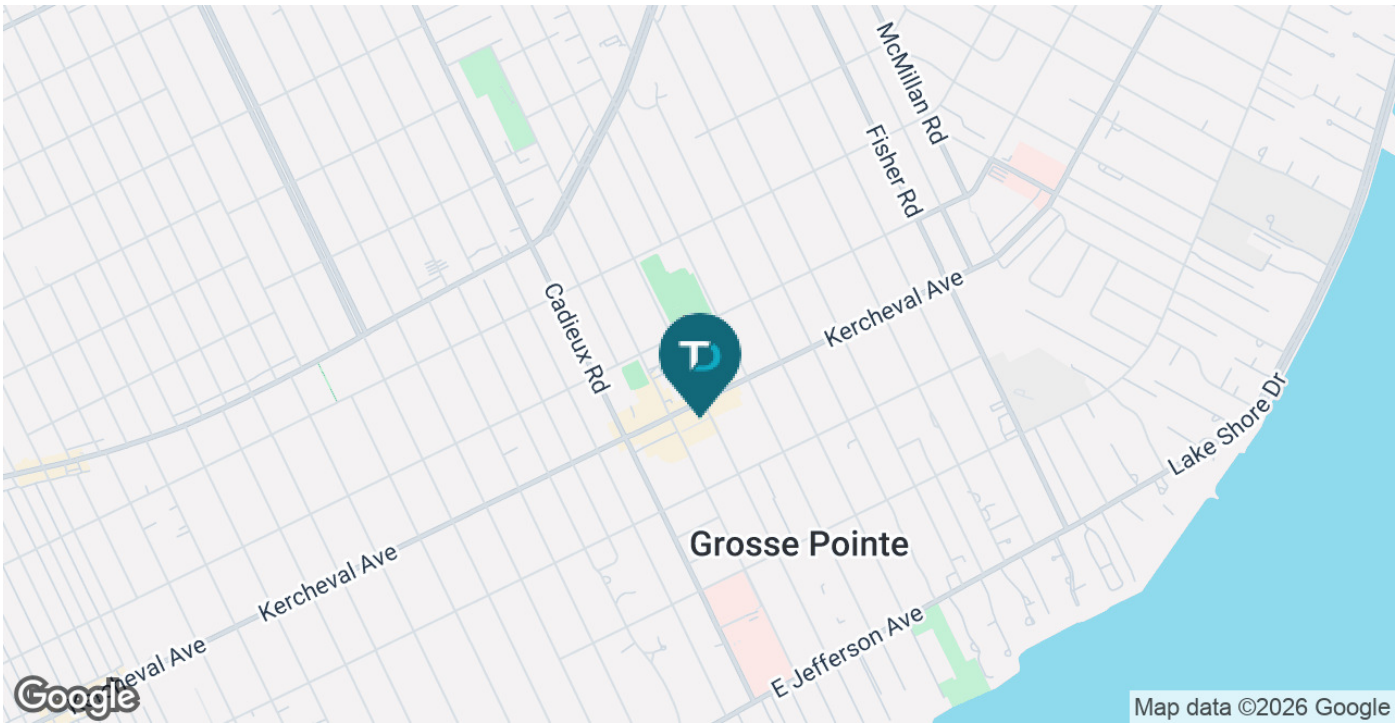
Building Size:	93,296 SF
Year Built:	1927
Last Renovated:	2008
Number of Floors:	2
Parking:	Attached to public parking structure with direct entry to Trader Joes and the second floor of the building

PROPERTY INFORMATION

Lot Size:	1.04 Acres
Property Type:	Mixed
Property Subtype:	Strip Center
Zoning	C-2
Traffic Count:	3,426 Vehicles/Day (Costar, 2022)
Legal Description:	Available Upon request.
APN:	37-002-04-0029-003

LOCATION INFORMATION

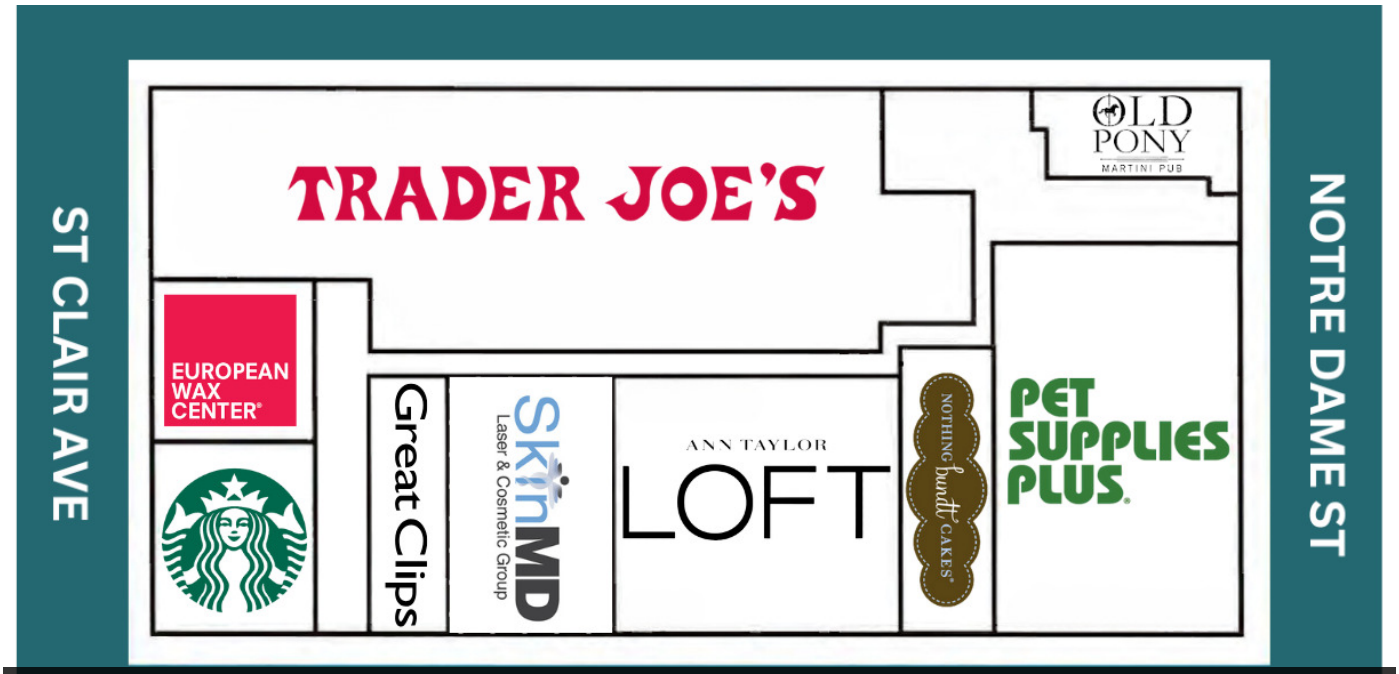
Located on the south side of Kercheval Ave between St. Clair Ave and Notre Dame Street.



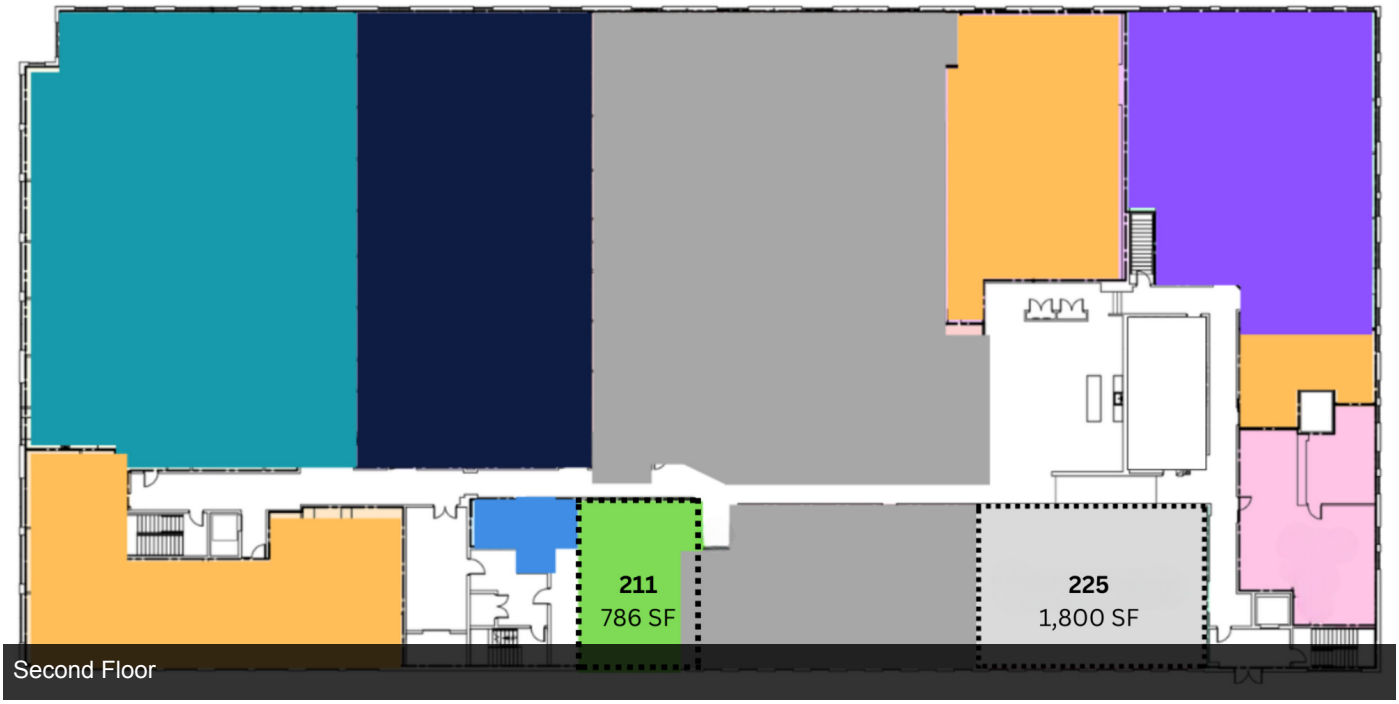
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ADDITIONAL PHOTOS: 17000-17030 Kercheval Ave | Grosse Pointe, MI 48230



First Floor



Second Floor

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LEASE SPACES: 17000-17030 Kercheval Ave | Grosse Pointe, MI 48230



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	786 SF	Lease Rate:	$21.85 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
211	Available	786 SF	NNN	$21.85 SF/yr	-

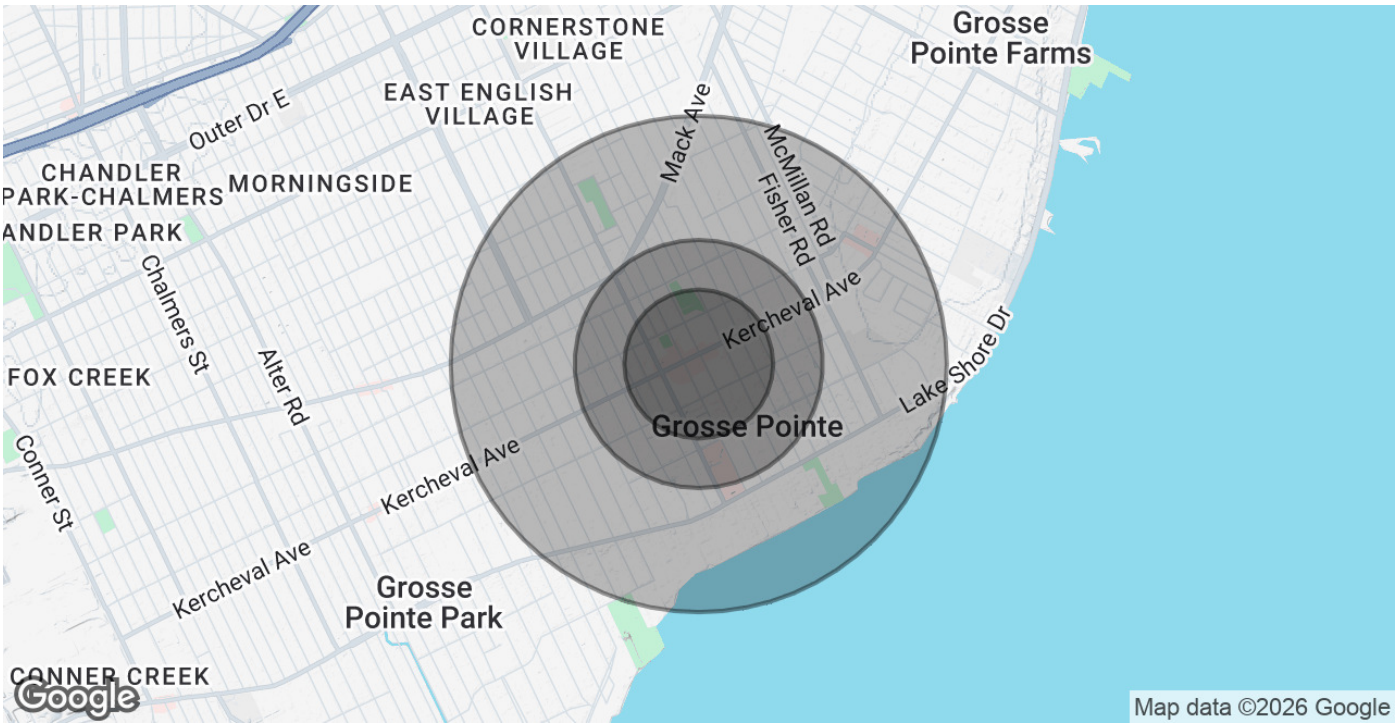
RETAILER MAP: 17000-17030 Kercheval Ave | Grosse Pointe, MI 48230



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DEMOGRAPHICS MAP & REPORT: 17000-17030 Kercheval Ave | Grosse Pointe, MI 48230



POPULATION	**0.3 MILES**	**0.5 MILES**	**1 MILE**
Total Population	991	4,538	14,596
Average Age	45	43	42
Average Age (Male)	43	42	41
Average Age (Female)	46	44	44

HOUSEHOLDS & INCOME	**0.3 MILES**	**0.5 MILES**	**1 MILE**
Total Households	436	1,803	5,657
# of Persons per HH	2.3	2.5	2.6
Average HH Income	$182,125	$200,067	$183,137
Average House Value	$482,701	$507,556	$480,807

Demographics data derived from AlphaMap