

**PRIME BRUSH PARK FREESTANDING
LIVE-WORK SPACE BUILDING**
Approximately 4,200 S.F. Including Rooftop (Three-Stories)



2959 John R.
Detroit, Michigan 48201



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Property Overview

Summit Commercial presents a rare opportunity to purchase a freestanding, 3-story live-work building in the heart of Brush Park. The property is located at 2959 John R, and is generally bounded by John R Street, Edmund PL, Watson Street, and Woodward Ave. The site is approximately 4,200 square feet, with 1,200sf on the first floor, 1,200sf on the second floor, and 600sf on the third floor, along with a walkable rooftop with panoramic views.

Brush Park is located just 1/4 mile north of Downtown Detroit's Central Business District and along the east side of Woodward Avenue, Detroit's major regional transportation corridor and business spine. Brush Park's Downtown/Midtown location is home to a host of regional institutions such as Wayne State University and the Detroit Medical Center as well as downtown major corporate headquarters and stadiums such as General Motors Corporation, Quicken Loans, Compuware, Comerica Park (Tigers) and Ford Field (Lions). The Little Caesars Arena (Red Wings/Pistons) opened in 2017 directly across Woodward Street and just west of Brush Park. Eastern Market is located directly to the east of the Brush & Watson site across I-75 expressway. The site has major freeway access to all parts of southeastern Michigan, and sits a few blocks east of the Q-Line light rail system. The site is one block away from the Scott at Brush Park (a new \$65 Million, 200-unit, mixed-use development) and the City Modern (a new \$100 Million, 410-unit condo and multifamily development).

The site lies within a National & Local Brush Park Historic District which has its roots dating back to the mid 1860's. At one time over 400 historic buildings were located in Brush Park, which was one of Detroit's premiere neighborhoods and at the turn of the 19th century was known as the "Little Paris of the Midwest".

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Property Overview (Cont'd.)

Since that time, the City of Detroit has initiated an aggressive campaign in order to save the remaining historic properties. \$19 Million was invested by the City of Detroit to complete infrastructure improvements for the entire 117 acres of Brush Park beginning in 2001. The City has invested over a total of \$39 million in Brush Park over the last 13 years inclusive of infrastructure, demolition, acquisition, and historic rehabilitation. This investment, along with the hundreds of millions that is being invested by private developers, has made this location one of the most prime locations in the state of Michigan.



Property Description

Location:	2959 John R.
County:	Wayne
Zoning:	PD
Total Square Footage:	Approximately 4,200 S.F.
1st Floor:	Approximately 1,200 S.F.
2nd Floor:	Approximately 1,200 S.F.
3rd Floor (Mezzanine):	Approximately 600 S.F.
Usable Rooftop:	1,200 S.F.
Asking Price:	\$1,499,999

Property Features:

Centrally located in Brush Park

Close Proximity to M-10, I-75, and I-94

Close Proximity to numerous retailers (partial list):

- Whole Foods
- Rite Aid
- Starbucks
- Grey Ghost
- Bakersfield
- New Order Coffee Roasters

Close proximity to several stadiums and institutions:

- Ford Field
- Comerica Park
- Little Caesars Arena
- Detroit Central Business District
- Wayne State University Campus
- Detroit Medical Center (DMC)
- Eastern Market
- Detroit Institute of Arts



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Property Description (Cont'd.)

Close proximity to several stadiums and institutions (Cont'd.):

- Charles H Wright Museum
- Detroit History Museum
- Detroit Library
- Detroit Symphony Orchestra
- Q-Line (Light Rail)
- University of Michigan (Detroit Campus)
- Lawrence Tech University (Detroit Campus)
- Michigan State University (Detroit Campus)



Property Demographics

Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	18,759		88,905		236,218	
2017 Estimate	18,671		90,013		241,570	
2010 Census	17,421		91,529		257,147	
Growth 2017 - 2022	0.47%		-1.23%		-2.22%	
Growth 2010 - 2017	7.18%		-1.66%		-6.06%	
2017 Population by Hispanic Origin						
2017 Population	18,671		90,013		241,570	
White	3,908	20.93%	17,730	19.70%	68,500	28.36%
Black	12,813	68.63%	66,502	73.88%	151,320	62.64%
Am. Indian & Alaskan	117	0.63%	546	0.61%	1,948	0.81%
Asian	1,259	6.74%	2,691	2.99%	12,683	5.25%
Hawaiian & Pacific Island	3	0.02%	24	0.03%	113	0.05%
Other	572	3.06%	2,520	2.80%	7,005	2.90%
U.S. Armed Forces	2		15		15	
Households						
2022 Projection	10,380		42,363		93,786	
2017 Estimate	10,335		42,794		95,780	
2010 Census	9,662		43,024		101,292	
Growth 2017 - 2022	0.44%		-1.01%		-2.08%	
Growth 2010 - 2017	6.97%		-0.53%		-5.44%	
Owner Occupied	739	7.15%	10,069	23.53%	34,778	36.31%
Renter Occupied	9,596	92.85%	32,725	76.47%	61,002	63.69%
2017 Households by HH Income						
Income: <\$25,000	6,362	61.55%	23,655	55.28%	51,213	53.47%
Income: \$25,000 - \$50,000	1,902	18.40%	9,151	21.38%	22,917	23.93%
Income: \$50,000 - \$75,000	849	8.21%	4,729	11.05%	11,315	11.81%
Income: \$75,000 - \$100,000	425	4.11%	2,183	5.10%	4,481	4.68%
Income: \$100,000 - \$125,000	424	4.10%	1,327	3.10%	2,590	2.70%
Income: \$125,000 - \$150,000	159	1.54%	572	1.34%	1,087	1.13%
Income: \$150,000 - \$200,000	84	0.81%	408	0.95%	1,028	1.07%
Income: \$200,000+	132	1.28%	770	1.80%	1,150	1.20%
2017 Avg Household Income	\$33,708		\$37,550		\$36,270	
2017 Med Household Income	\$16,280		\$20,847		\$22,695	



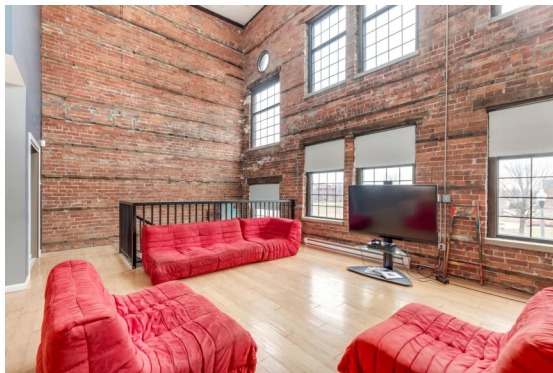
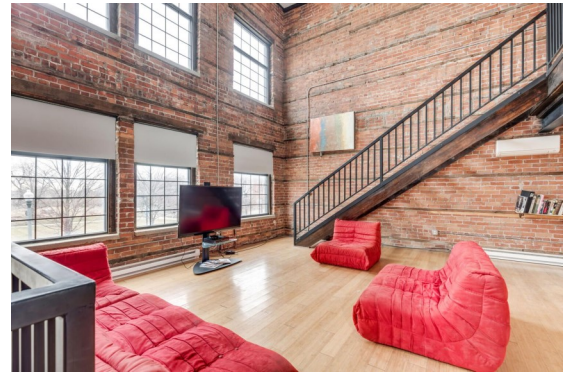
Location Map



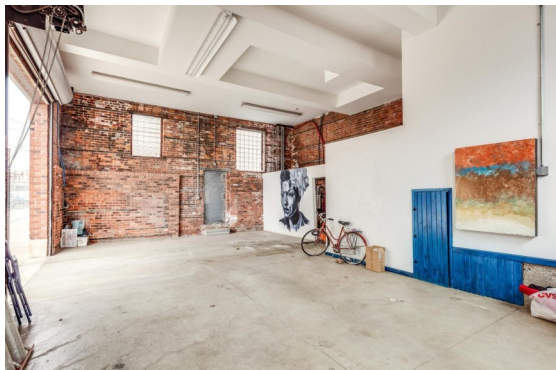
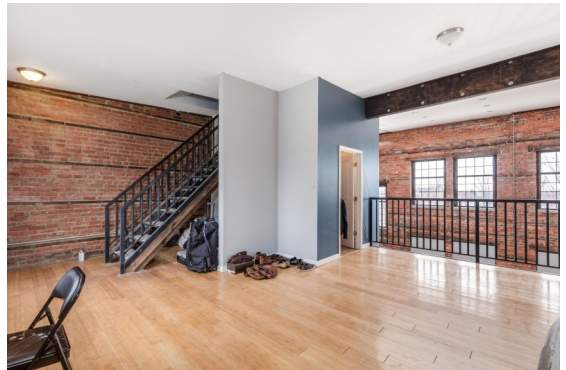
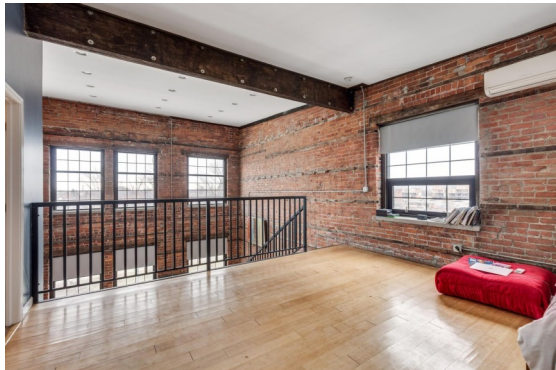
Aerial View



Site Photographs



Site Photographs



Site Photographs

