

# AVAILABLE FOR SALE

17045-17051 Kercheval, Grosse Pointe, MI 48236



<b>TOTAL SPACE</b>	8,620 SF	
<b>SPACE A</b>	5,500 SF	Former Marais Restaurant
<b>SPACE B</b>	1,560 SF	Former Which Wich
<b>SPACE C</b>	1,560 SF	TCBY
<b>AVAILABLE</b>	Immediate Occupancy	
<b>TOTAL PARKING</b>	City of Grosse Pointe metered parking on the street and in a rear lot	
<b>TRAFFIC COUNT (VPD)</b>	Kercheval Ave 4,152 St. Clair Ave 3,582	

**Potential mixed-use opportunity.**

**The Grosse Pointe City master plan allows a 54' height for this entire building.**

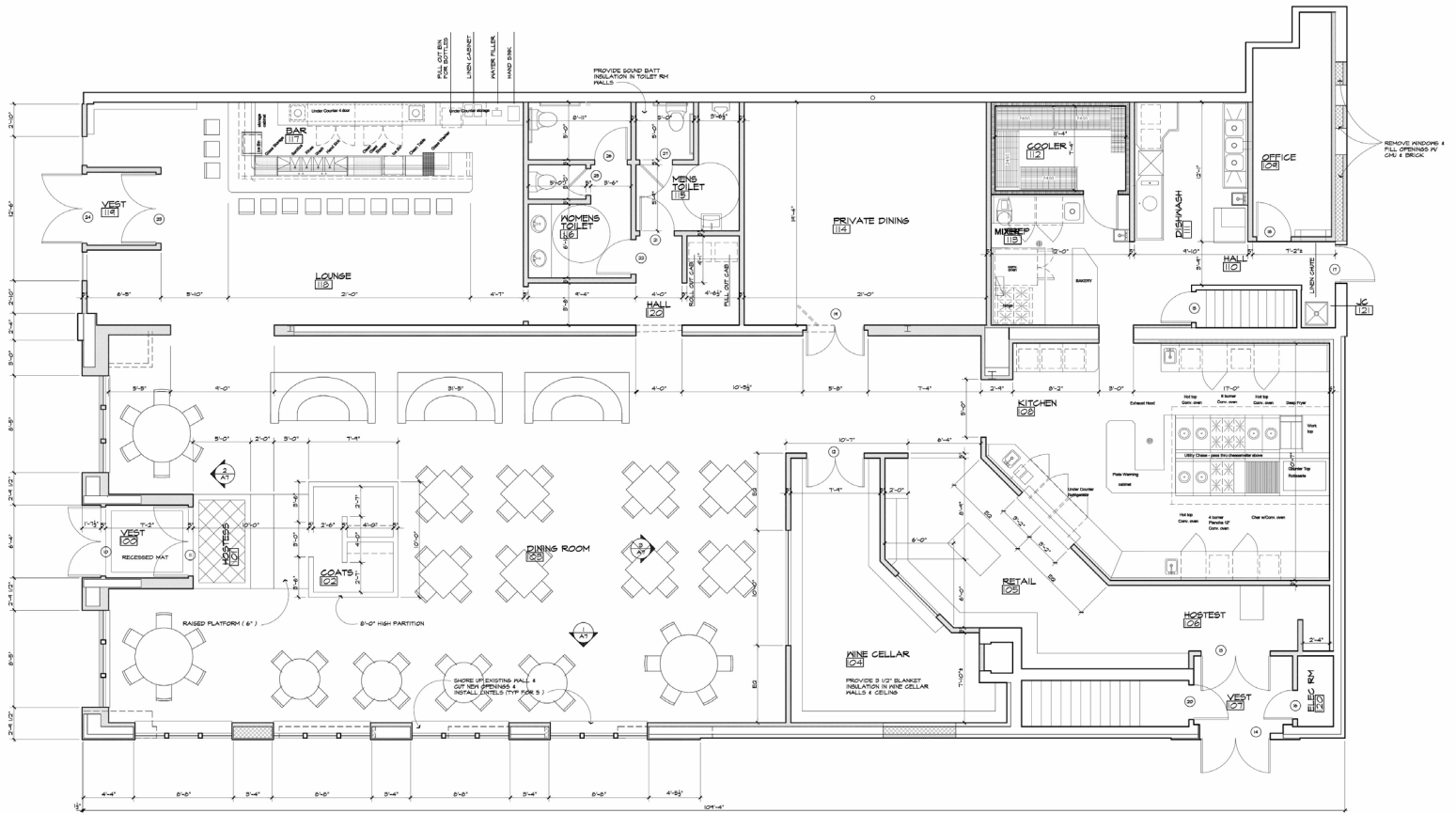
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## SITE PLAN – FORMER MARAIS RESTAURANT



Significant restaurant equipment in place. Plans available.

The Grosse Pointe City will allow a rooftop deck.

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## SITE INFO

Located in the heart of The Village – Downtown Grosse Pointe. The Village is home to a diverse selection of shops, salons, and restaurants. The 8,620 SF building on the corner of Kercheval Ave. and St. Clair Ave., is presently divided into 3 storefronts. The main building was a restaurant and comes with significant restaurant equipment. It was built in 1934 and the restaurant was remodeled in 2013.

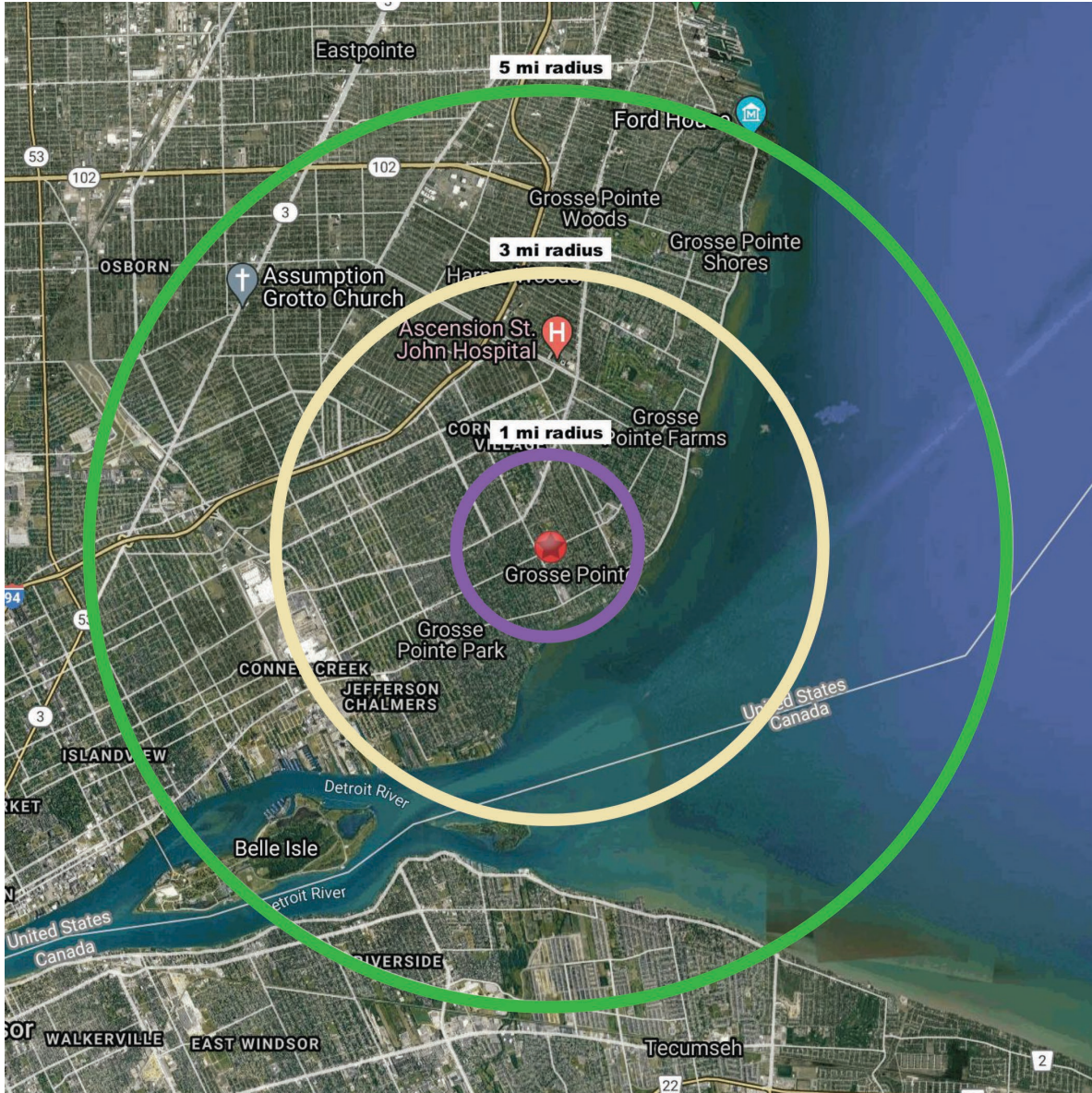
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## DEMOGRAPHICS



Area Demographics	1Mile	3 Mile	5 Mile
Est Population (2021)	15,554	88,616	192,691
Average HH Income	160,056	100,734	83,457
Households	5,991	33,489	74,494
Median Age	41.8	37.7	38

Area Demographics	1Mile	3 Mile	5 Mile
Total Businesses	686	2,857	5,864
Daytime Population	8,354	23,384	53,232

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