

**ICONIC**  
REAL ESTATE

# FOR LEASE

**200 - 3,600 SQUARE FEET**



**RETAIL/OFFICE SPACE**

[CONTACT](#)

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313.603.**ICON**

**THE PARK SHELTON**

15 E. KIRBY STREET  
DETROIT, MI 48226

## PROPERTY FEATURES

- 1,500 SF Woodward Ave. Facing Retail
- In the heart of Midtown
- Adjacent to Detroit Institute of Arts, Detroit Public Library and Detroit Historical Museum
- 227 unit condominium building
- Key Ground Floor Tenants: Wasabi, Chartreuse, and State Farm
- Area traffic generators: Detroit Institute of Arts, Wayne State University, College for Creative Studies, DMC campus, Shinola and many more Midtown retailers!
- Located at QLine station Ferry Street
- Onsite Garage Parking



[ICONICREALESTATE.COM](http://ICONICREALESTATE.COM)

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615 GRISWOLD STREET, DETROIT MI 48226



**LINE**  
DETROIT

STATIONS

- Grand Blvd.  
CONNECT TO SMART
- Baltimore St.  
CONNECT TO BAYVIEW
- Amsterdam St.
- Ferry St. ★
- Warren Ave.  
CONNECT TO HOFF CARRINGTON
- Canfield St.
- Martin Luther King Blvd. / Mack Ave.
- Sproat St. / Adelaide St.
- Montcalm St.
- Grand Circus  
CONNECT TO DETROIT PEOPLE'S MARKET
- Campus Martius
- Congress St.  
CONNECT TO STROUB

## DEMOGRAPHICS

DISTANCE	POPULATION	AVERAGE AGE	TOTAL HOUSEHOLDS	HH INCOME
1 MILE	14,573	35.40	7,354	\$36,838
3 MILE	116,151	38.20	49,706	\$39,048

## DAILY TRAFFIC COUNTS

DAILY TRAFFIC/WOODWARD AVE (WITHIN 0.1 MILES)	23,606
WAYNE STATE STUDENT POPULATION	27,238
DAYTIME POPULATION	84,000
NEARBY RESIDENTIAL DEVELOPMENT (UNITS)	1,500+