

THE ALBERT

1226 & 1228 GRISWOLD STREET, DETROIT, MI 48226

1,606-3,174 SF AVAILABLE

FOR LEASE



GREG NEWMAN

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THE ALBERT RETAIL

1228 GRISWOLD STREET, DETROIT, MI 48226

PROPERTY SUMMARY



ABOUT

The Albert Detroit, named after its architect Albert Kahn, was constructed in 1929. It was listed on the National Register of Historic Places in 1980 and is part of the Capitol Park Historic District. With the picturesque and historic Capitol Park as its centerpiece, the Albert remains an integral part of this popular neighborhood's charm.

In 2014, The Albert was renovated from office use into 127 market-rate apartments, with 14,000 square feet of retail space on the building's first floor.

HIGHLIGHTS

- Only area of Detroit that resembles New York City block
- Capitol Park is located just north of the Financial District of Detroit
- 127 market-rate apartments above retail on ground floor
- One block west historic Woodward Avenue
- Two blocks north of Campus Martius Park
- Historic District featuring the city's most dramatic architecture
- 234 accumulative residential units within Capitol Park Block

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ADDITIONAL PHOTOS



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31000 NORTHWESTERN HWY SUITE 200 | FARMINGTON HILLS, MI 48334

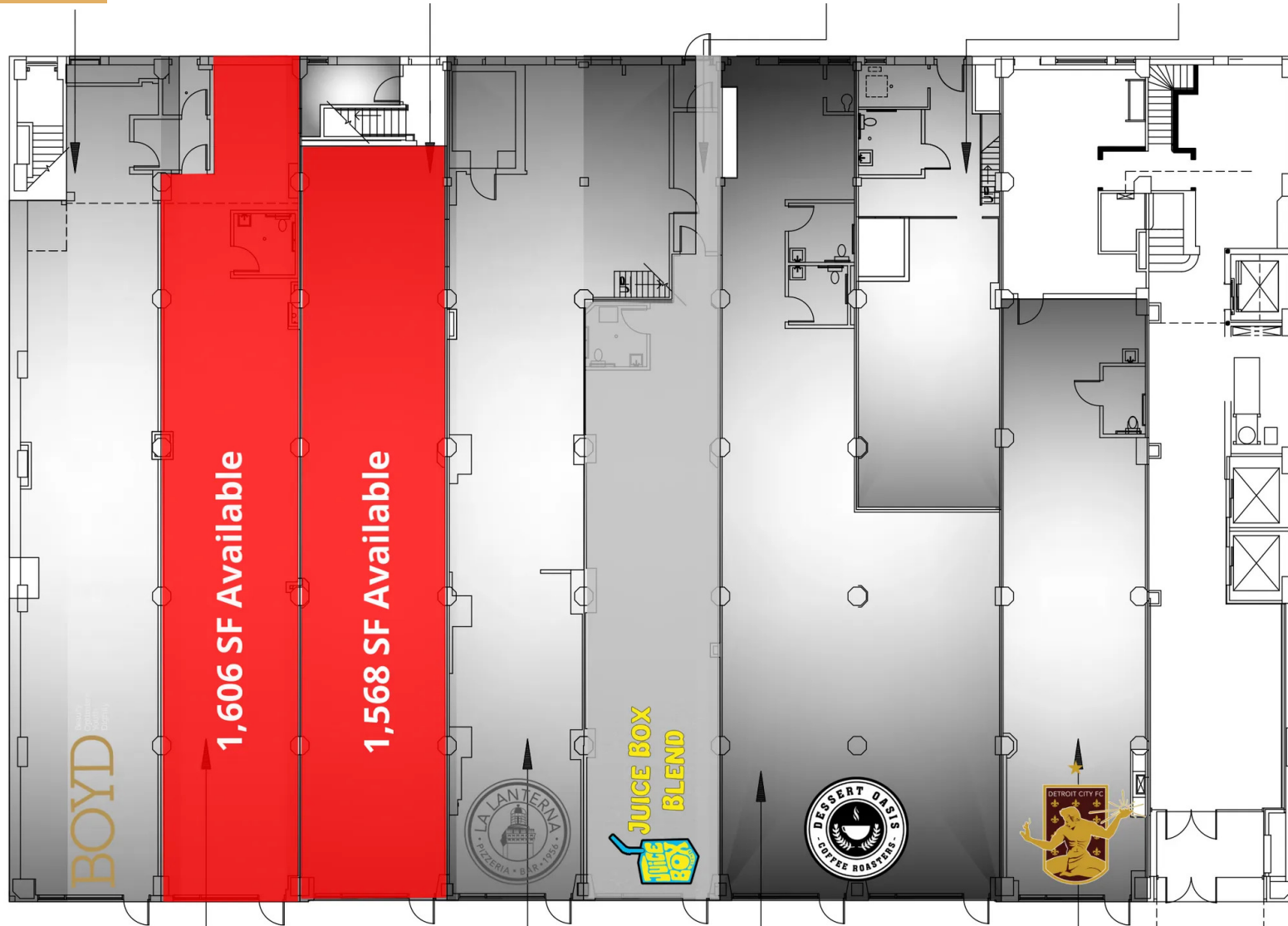


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SITE PLAN



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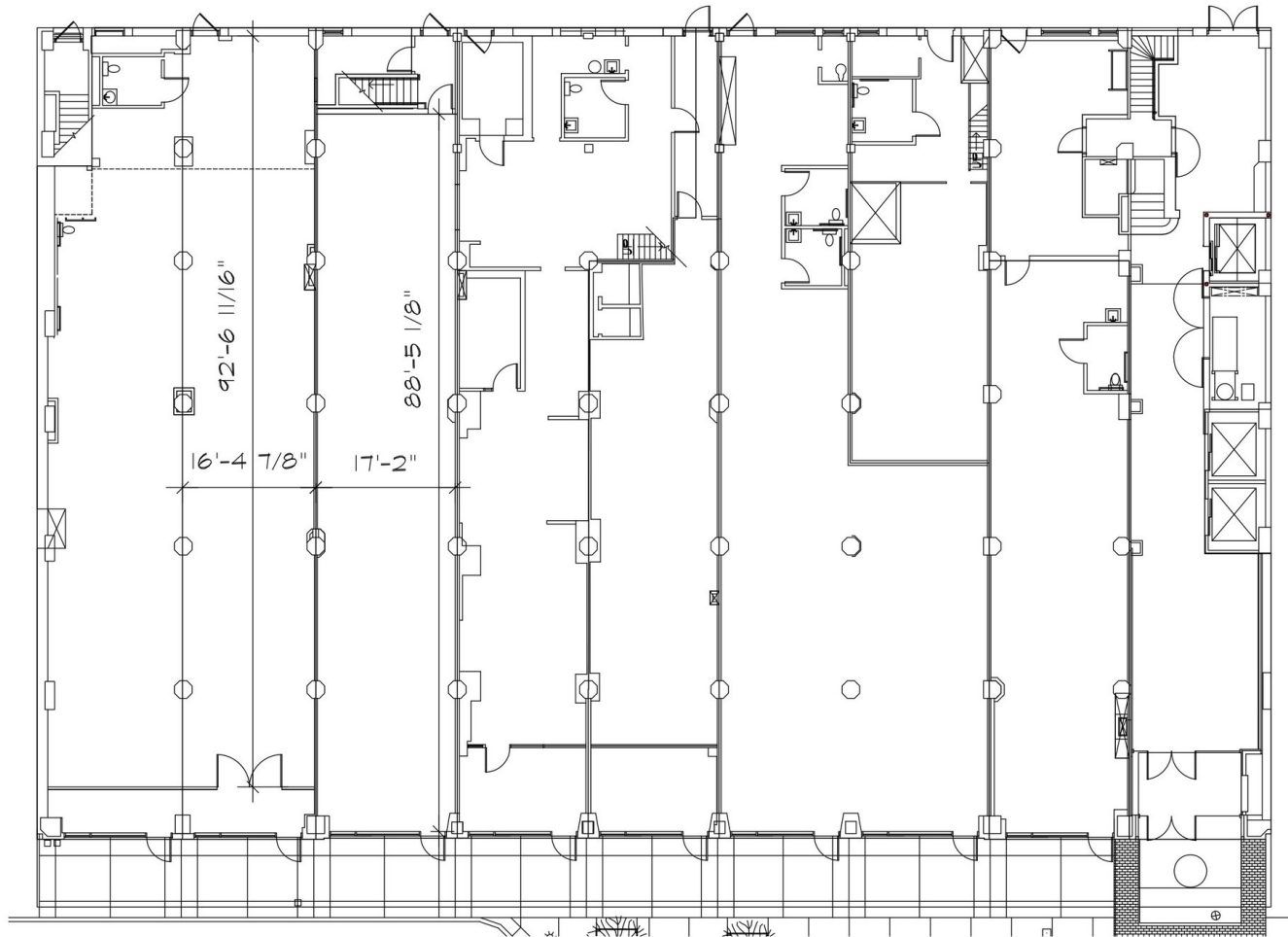


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SITE PLAN DIMENTIONS



THE ALBERT
FIRST FLOOR



SCALE: 1" = 20'-0"
DATE: 8/28/26

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TRADE AERIAL



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DEMOGRAPHICS

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,023	4,489	14,575
Average Age	31.6	31.9	35.7
Average Age (Male)	31.2	31.7	33.2
Average Age (Female)	32.5	32.4	37.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,638	3,321	10,838
# of Persons per HH	1.2	1.4	1.3
Average HH Income	\$60,894	\$64,243	\$60,067
Average House Value	\$200,692	\$127,591	\$179,334
ETHNICITY (%)	0.25 MILES	0.5 MILES	1 MILE
Hispanic	2.2%	4.0%	3.0%
RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	1,039	2,222	5,867
Total Population - Black	803	1,741	7,081
Total Population - Asian	108	304	983
Total Population - Hawaiian	0	0	0
Total Population - American Indian	2	20	49
Total Population - Other	27	68	197

** Demographic data derived from 2020 ACS - US Census*



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B R O K E R



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