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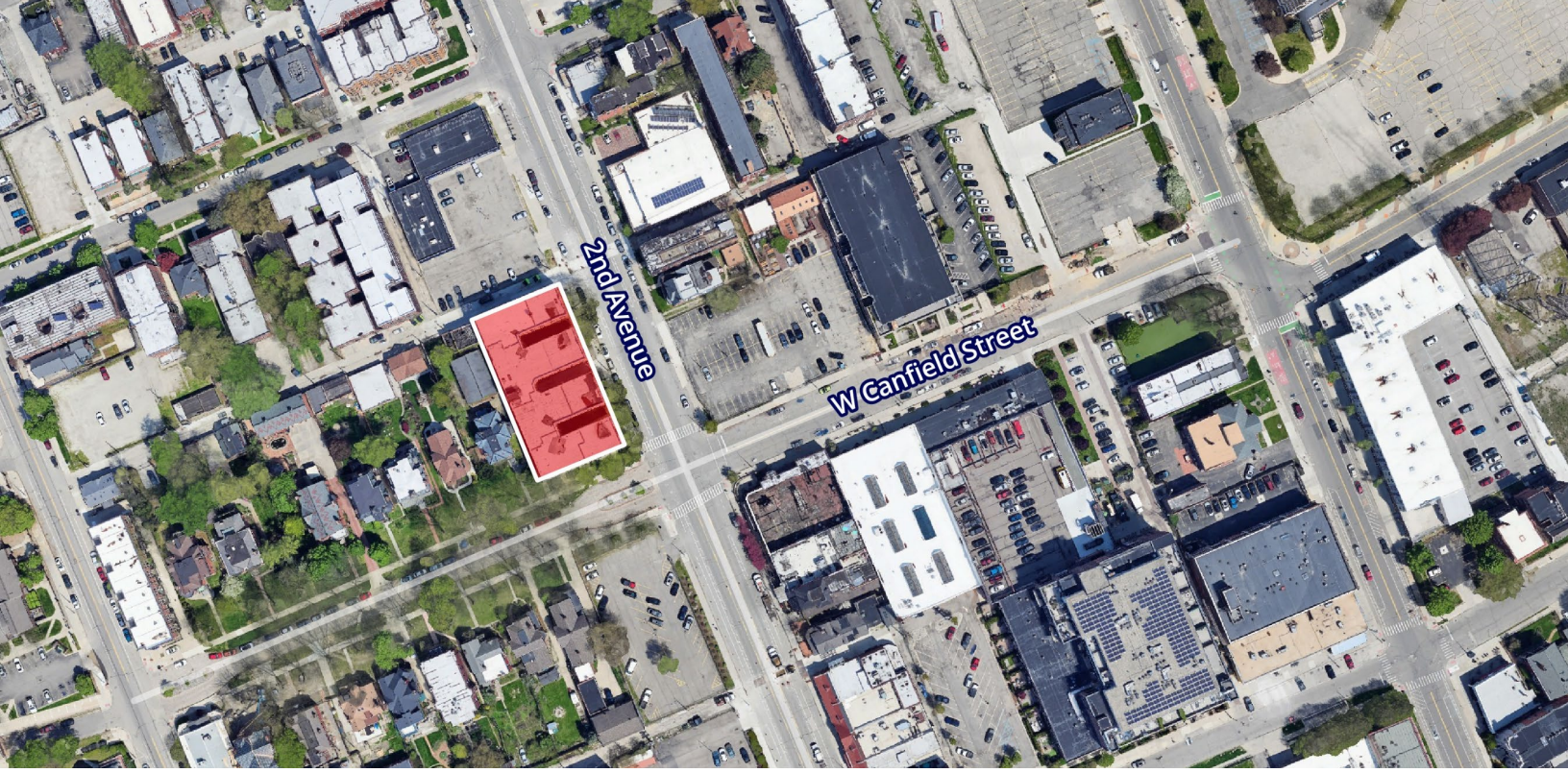
Retail Space For Lease at Sheridan Court Apartments



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4417 2nd Avenue Detroit, MI

Heart of Midtown

Located in the heart of Midtown Detroit, this premier retail opportunity offers exceptional visibility and access within one of the city's most dynamic and walkable neighborhoods.

Surrounded by Established Retailers

Join a thriving retail corridor alongside notable brands and destinations including Shinola, Third Man Records, Filson, Carhartt, Mad Nice, and Mario’s.

Sheridan Court Apartments Location

The space is situated on the garden level of Sheridan Court Apartments, a 91-unit residential community currently undergoing renovations.

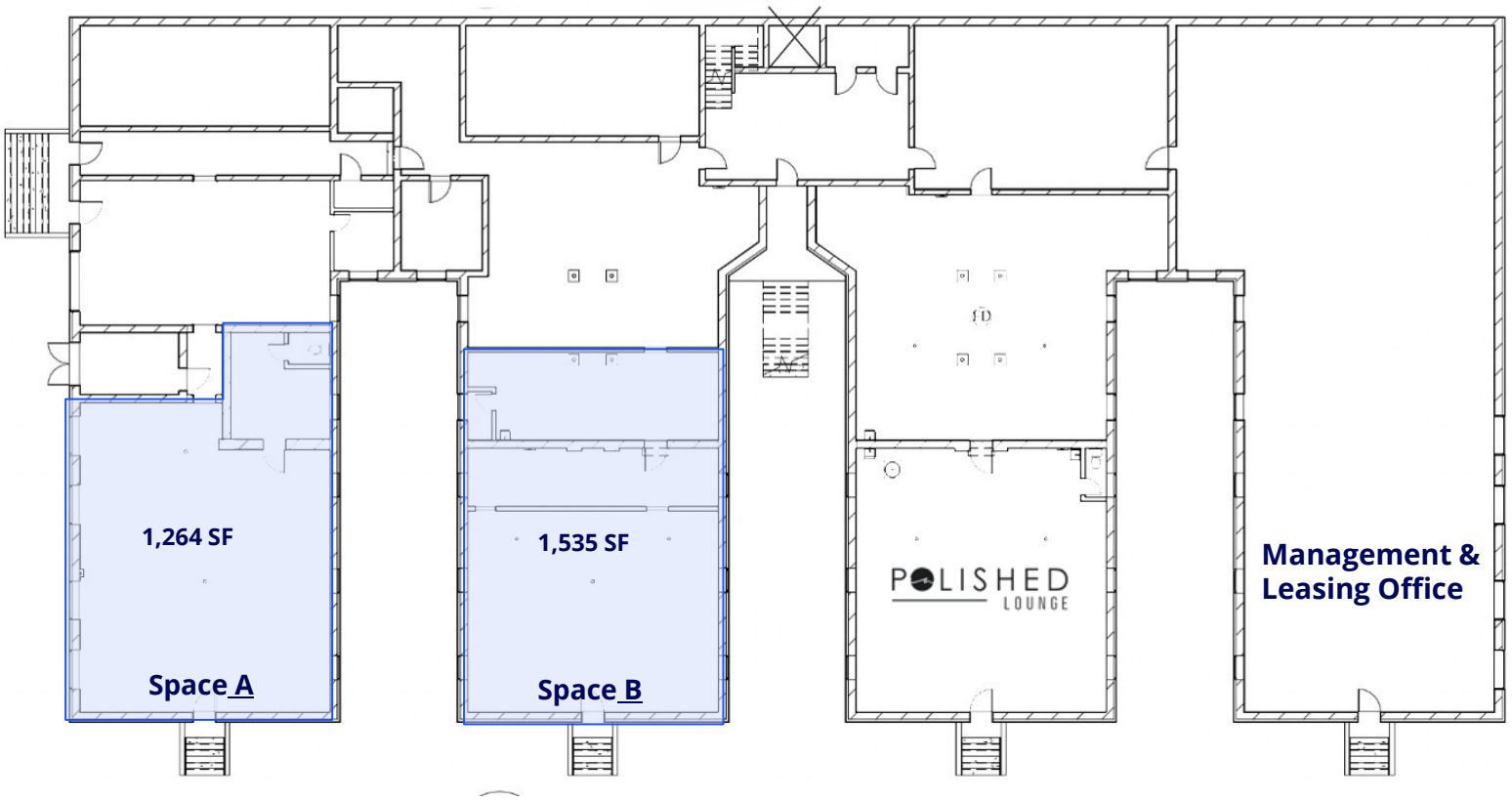
White Box Condition

Delivered in white box condition, the space provides a flexible opportunity for tenants to customize the layout and finishes to meet their specific business needs.

Starting from

$25.00 PSF, Gross

Floor Plan



2,799 SF

- Space A: 1,264 SF
- Space B: 1,535 SF

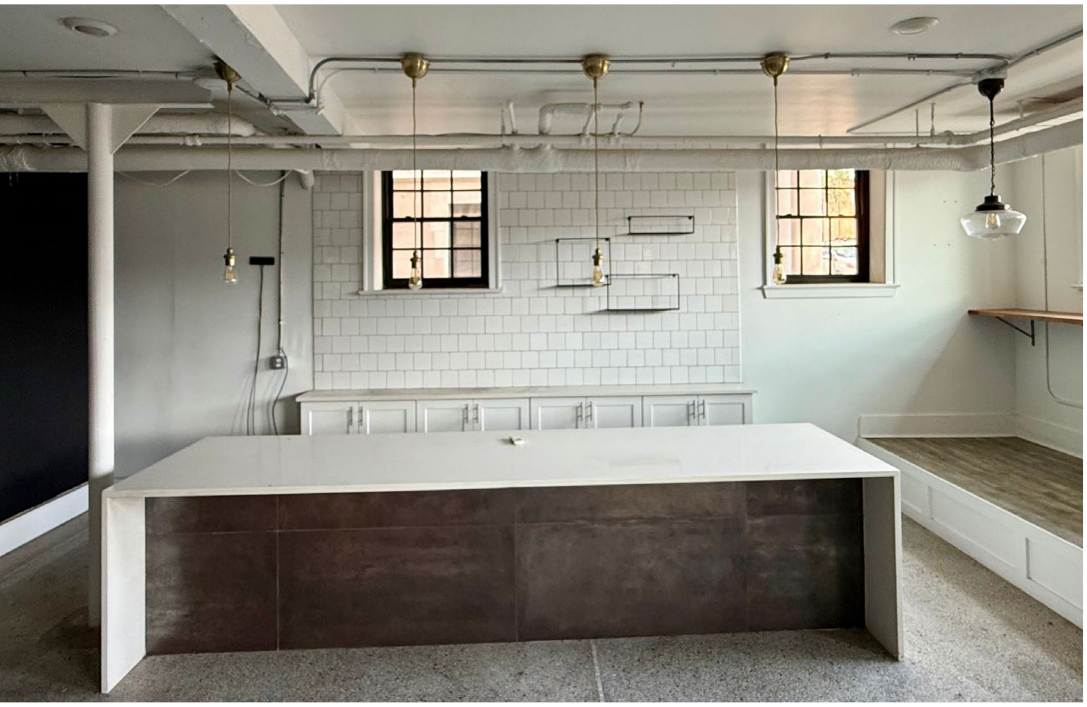

Space A








Space B











DEMOGRAPHICS

Population	260,638
Median household Income	$39,066
Median age	35
Total Daytime Population	362,072
Walk score	94/100
Bike score	88/100
Drive score	80/100

Located in Midtown Detroit, this trade area benefits from a daytime population exceeding 362,000 and excellent pedestrian accessibility. A young demographic and highly walkable setting help drive consistent activity from residents, employees, students, and visitors.

- The area is home to approximately 260,638 residents, providing a substantial customer base for retail, restaurant, and service-oriented businesses.
- With a median household income of $39,066, the trade area is supported by a mix of students, young professionals, and established residents.
- A median age of 35 reflects a younger demographic, while the daytime population of 362,072 highlights significant daily activity and employment density.
- The property boasts an outstanding Walk Score of 94/100, along with strong bike and vehicle accessibility, making it easy for customers and employees to reach the site.



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