

Jackson's Downtown Street Level Space

- Utilization/Vacancy Trends
 - Downtown's Evolution
- Remaining Core Challenges
 - The Medical District

June 2020



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Summary

This report continues to monitor the occupancy/vacancy of street level space in downtown Jackson. Table 1 is a consistent “apples-to-apples” comparison of street level space in the Downtown Core with the original April 2018 survey and the subsequent June 2019 update. The conversion of vacant space to occupied space has been significant with some 50,000 SF of street level space being occupied since 2018, bringing remaining vacant space to 82,400 SF in the Downtown Core.

Table 2 provides a deep dive into the 82,400 SF of vacant space in the Core, discerning the “status” of the space relative to its likelihood for development.

Table 3 provides a comparison of vacant space in the Medical District to that of the June 2019 survey.

Finally, this report takes a qualitative look at the Core district and its evolution into a vibrant area modeling the characteristics of today’s successful downtowns with diverse mixed uses and specific attributes capable of generating pedestrian traffic. And, the Downtown Core’s renaissance since 2015 is compared as a tipping point to Jackson’s significant downtown investment from 1925-1935.

Quantitative Changes in Street Level Vacancy in the Downtown Core. Gibbs Planning and the Anchor Initiative initially inventoried the Downtown Core’s street level space in early 2018, and a total of about 286,000 SF of such space was identified. Of that total, some 132,000 SF (46%) was defined as vacant. A little over a year later (June 2019) a survey update showed a trend toward significantly less vacant space. Of the total of 286,000 SF of street level space in the Downtown Core, about 106,500 SF (37%) was identified as vacant in that June 2019 report.

In June 2020, using the same criteria as the original survey and the June 2019 update, vacant street level space in the Downtown Core continued to decrease to 82,400 SF (29%). (see attached Table 1)

Significantly, a much closer look at this 82,400 SF of vacant space, divided into three categories, reveals that, in reality, only about 12,600 SF is likely available, a “practical retail vacancy” rate of 4.4%.

Table 2 also identifies two somewhat arbitrary categories of space considered as not unavailable. These are degrees of “planned development” based on an assessment of the certainty or confidence of implementing current plans for developing the space. Grade #1 space has a higher confidence that space owners/tenants have a viable concept likely to be implemented. Grade #2 space has a lesser degree of confidence in implementing a concept, or there may be no concept envisioned at this time.

Qualitative Assessment: The Evolution of Small and Mid-sized Downtowns. A 2005 study of successful small and mid-sized downtowns by Cornell University’s Civic Fellows Program (Appendix A), identified attributes for success in these downtowns. Notably, these same attributes are largely what we are seeing now in Jackson. Downtowns are flourishing as mixed-use concepts occupy street level space and generate pedestrian traffic. Traditional downtown retailers that close or relocate are being replaced by **independent niche and boutique retail shops. Unique and appealing restaurants and bar concepts** are becoming dominant traffic generators. This is enhanced by the activity generated by **employers and loft**



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apartments “putting people” in the downtown. **Ethnic and theme restaurants, brew pubs, theaters and outdoor entertainment venues** are all evident in these successful downtowns.

For every **attribute** described above, one can name specific examples in downtown Jackson!



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Downtown’s Evolution: Twin Tipping Points - 90 Years Apart. Two “tipping points” have and are now defining Jackson’s downtown. “Tipping points” occur when momentum builds to a new threshold when significant and irreversible change (typically positive) takes place.

Take **1930** as this first tipping point (being about 1925 – 1935). At the end of the Roaring 20’s and just before the full effects of the Great Depression, downtown Jackson realized a significant construction boom with new buildings, substantial in both their size and architectural style. The boom was preceded by the City’s investments in streets and infrastructure, and the Jackson community was growing and prospering. The size and significance of the buildings constructed in this time period are still impactful today. Many of these buildings remain dominant in the downtown landscape today and are influential in both their use and adaptation for the second tipping point centered around now, **2020**.

Like, **1930**, the current “**2020**” tipping point, beginning in 2015, was preceded by improvements to streets and public infrastructure. Contributing factors for this current wave of revitalization included real estate bargains from a long stagnant downtown and pent up demand for investment after the 2008 Recession. Businesses began realizing the importance of a vibrant downtown for talent attraction and innovation. And, entrepreneurs saw what was successful elsewhere and sought to duplicate it here.

The Grand River Brewery and conversion of the long vacant Woolworth building to Consumers Energy’s Innovation Center started the trend. These were followed by theme restaurants and the first new market rate apartment development (Lofts on Louis). The City invested in Horace Blackman Park and the CP Federal Square mural and amphitheater. Other new market rate apartments (The 200) are under construction as are affordable housing projects including conversion of the Citizen Patriot building to the Albert Kahn Apartments and the Francis Senior Lofts.

Art and innovation are emerging with the Bright Walls murals, performances at the CP Federal Square amphitheater, the Jackson School for the Arts, Lean Rocket Lab, and City’s new Incubator Kitchen.

Downtown Jackson’s Tipping Points

1st Tipping Point: 1930 (1925-1935)		2nd Tipping Point: 2020 (2015-2025)	
Hotel Hayes	1925	Grand River Brewery	2015
Consumers Power HQ (212 W Michigan)	1925	Innovation Center (Woolworth bldg)	2016
St Mary’s Church rebuilt	1926	Elaine Apartments Renovation	2016
Reynolds Building (Blake Building)	1926	New Ethnic & Theme Restaurants: eg.	2016 - '17
Jackson Citizen Patriot	1927	Chase Dirty Bird, Junk Yard Dog,	
Elks Temple (County Court House)	1928	Lofts on Louis Apartments	2017
Elaine Apartments	1928	Horace Blackman Park (212 W Michigan)	2017
City Bank (City Hall)	1928	CP Federal Square	2017
Union & Peoples Bank (County Tower)	1929	Bright Walls Murals	2018
Otsego Hotel (Otsego Apts)	1929	Lean Rocket Lab (S.S. Kresge bldg)	2019
Michigan Theater	1930	Vertitas Restaurant	2019
Post Office (Consumers Energy HQ entry)	1932	200 North Apartments	2020
Woolworth’s (Innovation Center)	1938	Albert Kahn Apts (Citizen Patriot bldg)	2020
S.S. Kresge & Co (Lean Rocket Lab)	1938	Francis Senior Lofts	2020
		Incubator Kitchen	2020
		Jackson School for the Arts (Masonic Temple)	2021



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Core Challenges Remain.

With just 12,600 SF of “realistically available” vacant space remaining at the Core’s street level, the task to reduce the original vacant 132,000 SF can now be largely considered a “mission accomplished”. But, while this new mixed-use transformation of Jackson’s Downtown Core has been significant, there are still challenges. Notably, the Hotel Hayes, strategically located in the Core, remains vacant.

As Table 2 indicates, other street level space, particularly Grade #2, remains vacant, but not available, as owners work to implement their concepts for its transformation or otherwise decide to sell or lease the space to others. Assisting these property owners with advancing their concepts, including helping them find partners, if needed, will be a priority going forward. And, it can be anticipated that new street level development will be proposed, either stand-alone or as part of mixed-use developments. Assisting and promoting these new concepts will be an additional priority.

The Downtown Medical District

On the east side of downtown, centered along East Michigan Avenue to Henry Ford Allegiance Health, is this medical district and its street level space was first surveyed by the Anchor Initiative for the June 2019 report. The initial survey identified 125,757 SF of street level retail space, with 24% (30,180 SF) vacant across 11 vacant storefronts, resulting in a vacancy rate of about 25%.

Little changed from the June 2019 survey to this survey update of June 2020. Only two properties changed status. One, 644 E. Michigan (Jackson Sign Products) is visibly vacant (2,720 SF). The other, 156 Cooper (Enterprise) was just recently vacated (1,800 SF). The net outcome from these two changes in status was a 4,520 SF increase in vacant space. The space vacancy rate increased to 31.5% with this June 2020 survey update. (see attached Table 3)

Revitalization of The Medical District will be an emerging priority in addressing street level vacancies in Jackson’s downtown.



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Table 1: Vacant Status of 286,000 sqft of Street Level Space, Downtown Core - June 2020

Address	Tenant	Street SF	Vacant SF	Rent	Terms	Owner	Broker	Notes
326 W Michigan Ave	vacant	11,700	11,700			Richard Foote	FSBO 517 416 2687	Purchase option through 1st Qtr 2020. Site slated to be used for "affordable" apartment project.
318 W Michigan Ave	vacant	9,100	9,100			Richard Foote	FSBO 517 416 2687	
302 W Michigan Ave	Firestone Complete Care	5,100	0			Firestone Tire & Rubber Co.		
240 W Michigan Ave (Hayes)	vacant	800	800			City of Jackson		
234 W Michigan Ave (Hayes)	vacant	1,645	1,645			City of Jackson		
230 W Michigan Ave (Hayes)	vacant	1,645	1,645			City of Jackson		
226 W Michigan Ave (Hayes)	vacant	800	800			City of Jackson		
180 W Michigan Ave	A Frame Above & 180 Chic Boutique	2,000	0			Blake Building LLC		
160 W Michigan Ave	proposed video gaming venue	2,800	0			B. Carpenter/H. Burnett		
156 W Michigan Ave	Postnet	2,000	0			JLC Property Services LLC		
148 W Michigan Ave	The Blessed Nest	2,300	0			Cunningham Taylor Properties LLC		Opened Fall of 2019
146 W Michigan Ave	Tilted	2,530	0			146 W Michigan Ave LLC		
140 W Michigan Ave	The Dirty Bird	2,530	0			140 W Michigan Ave LLC		
128 W Michigan Ave	Junk Yard Dog	2,880	0			128 W Michigan Ave LLC		
120 W Michigan Ave	Orange Peacock Gallery	400	0			County of Jackson		
120 W Michigan Ave	Cotton Tails	400	0			County of Jackson		
102 W Michigan Ave	Walt's Health Foods	2,880	0			Miner Haehnle Condominium		
407 W Michigan Ave	Sew & Sew Shop	1,560	0			Home of New Vision Inc.		
159 W Michigan Ave	vacant	3,696	3,696			Demmar LLC		proposed beauty salon
151 W Michigan Ave	Veritas	7,920	0			Downtown Development LLC		Opened Fall 2019



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145 W Michigan Ave	vacant	3,484	3,484		Randu Inc.		proposed restaurant concept
143 W Michigan Ave	vacant	2,324	2,324		Randu Inc.		proposed restaurant concept
137 W Michigan Ave	Bella Notte Ristorante	6,072	0		A & G Leasing LLC		
133 W Michigan Ave	Lean Rocket Lab	5,600	0		RPM Holdings LLC		
133 W Michigan Ave	Fortress Café	400	0		RPM Holdings LLC		
133 W Michigan Ave, Ste B	vacant	2,000	2,000		RPM Holdings LLC		Closed 12/7/2018
133 W Michigan Ave, Ste D	Axe Play	1,000	0		RPM Holdings LLC		
103 W Michigan Ave	Miller's Shoe Parlor	1,800	0		JS Investment LLC		
101 W Michigan Ave	Chilango's Burrito Bar	1,365	0		Donald P. Webb		
101 E Michigan Ave	101 Healthies	1,500	0		Elaine & Jerry Limited Dividend		
105 E Michigan Ave	The Chase Sports Bar	3,260	0		105 E Michigan Ave LLC		
125 E Michigan Ave	@ Home Mortgage	2,250	0		Rick Reardon		
129 E Michigan Ave	vacant (Ogma Brewing)	2,250	0		Robert Abel		
135 E Michigan Ave	vacant (Metropolitan Ice Cream)	2,520	0		Leonard Litteral		
143 E Michigan Ave	vacant	1,600	1,600		Otsego Apartments	Manager - 517 908 3782	space posted for lease
141 S Jackson St	Ruoff Home Mortgage	3,000	0		Klein Brothers LLC		275,000 sale price
125 N Jackson St	Casler Hardware	3,840	0		Casler Holdings LLC		
137 N Jackson St	City Crepes	792	0		NEI Properties LLC		
139 N Jackson St	Rustic Market Co.	1,056	0		NEI Properties LLC		
145 N Jackson St	The Blue Julep	528	0		NEI Properties LLC		
201 N Jackson St	Jackson Antique Mall	3,720	0		Jackson Antique Mall		
209 N Jackson St	Todd's Barber Shop	1,056	0		Angela Nadell		
213 N Jackson St	Production Realty (future home)	1,056	0		Angela Nadell		



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217 N Jackson St	Windy Hill Creations	2,024	0		Gregory Fox		
225 N Jackson St	Pedal & Tour Cycling and Fitness	5,808	0		Rose City Properies LLC		
233 N Jackson St	Gilbert Chocolates	2,070	0		Krichbaum Properties LLC		
235 N Jackson	Sonic Landscapes Recording Studio	1,056	0		Kelly Imports		rents storefront from Kelly Imports
175 W Pearl St	vacant (apartment)	1,200	1,200		Veach Ventures LLC		
163 W Pearl St	Jackson Candle Company	1,600	0		Gold Land Realty LLC	NC Development Group	
145 W Pearl St	Night Light	1,980	0		The Food Warehouse LLC		
141 W Pearl St	Schupbach's Sporting Goods	4,140	0		Schupbach's		
135 W Pearl St	vacant (planned occupancy)	1,980	1,980		Robert Abel Trust		new Crazy Bob's Records location
131 W Pearl St	Karmaknife Tattoo and Art Collective	2,000	0		Green & White Properties, LLC		new business 4th Qtr 2019
154 W Pearl St	Collins Brothers Floor Covering	8,840	0		Duane & Shirley Kleinschmidt		
144 W Pearl St	Samadhi Yoga	1,200	0		Duane & Shirley Kleinschmidt		
132 W Pearl St	KSS Enterprises	3,960	0		TNT Kalamazoo Enterprises LLC		
142 N Mechanic St	Percheron	2,500	0		Arthur Moller Trust		
140 N Mechanic St	CK Barrymore's	1,250	0		Arthur Moller Trust		
134 N Mechanic St	Catholic Shoppe	1,250	0		Arthur Moller Trust		
130 N Mechanic St	Genco Boot Shop	1,200	0		Andrew Genco		
110 S Mechanic St	Chilango's Chop House	735	0		Donald P. Webb		
212 S Mechanic St	Mat's Café & Catering	3,632	0		Fady Inc.		
218 S Mechanic St	vacant	3,640	3,640		Gary & Marjy Minix	Good Earth Realty	179,900 sale price
234 S Mechanic St	vacant (1st floor finished as offices)	2,640	2,640		Gregory Morano		property not available per owner
338 - 340 S Mechanic St	The Tailor's Corner	2,772	0		Alfred & Marie Bruey Trust		



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135 S Mechanic St	Game Place	1,200	0		Rampage Real Estate Inc.		
139 S Mechanic St	Nostalgia Ink	1,600	0		Rampage Real Estate Inc.		
145 S Mechanic St	Beads to Live By	1,680	0		Rampage Real Estate Inc.		
201 S Mechanic St	Jackson Coffee Co.	1,800	0		Brian Surgener		
209 S Mechanic St	Dicker & Deal Cash Center	1,900	0		Potter Commercial Properties LLC		
215 S Mechanic St (sold?)	The Crazy Cowboy	3,000	0		215 S Mechanic LLC		
225 S Mechanic St	Candi's BzB Café	2,992	0		Joe Blake Properties LLC		
229 S Mechanic St	Envious Events (possible new business)	4,725	0		Jackson Synergy Company LLC		
241 S Mechanic St	Ye Old Skull Tattoo	1,600	0		Team Dandy Ink LLC		
145 W Cortland Ave	Jackson School of Arts	8,500	8,500		City of Jackson		
135 W Cortland Ave	Market Place Commons	7,820	7,820		City of Jackson		planned incubator
113 E Cortland Ave	Intimate Ideas	1,925	0		JRW Management LLC		
121 E Cortland Ave	Town Bar	1,925	0		JRW Management LLC		
132 - 134 W Cortland Ave	Stanley Consultants Limited	2,650	0		RPM Holdings LLC		space leased 2019
120 E Cortland Ave	Pop Up & Paint	1,500	0		Rampage Real Estate Inc.		
152 E Cortland Ave	vacant (evanoffs)	1,900	1,900		Yizhuo Liang		owner intent on development
104 S MLK St	vacant (otsego)	1,200	1,200		Otsego Apartments	Manager - 517 908 3782	space posted for lease
106 S MLK St	vacant (otsego)	1,200	1,200		Otsego Apartments	Manager - 517 908 3782	space posted for lease
134 S MLK St	vacant (evanoff)	1,700	1,700		Yizhuo Liang		owner intent on development
136 S MLK St	vacant (evanoff)	1,700	1,700		Yizhuo Liang		owner intent on development
138 S MLK St	vacant (evanoff)	1,700	1,700		Yizhuo Liang		owner intent on development
216 S MLK St	The Foundry	4,200	0		SC Enterprise Group LLC		
222 S MLK St	Shear Elegance	1,075	0		Fletcher Alexander		



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224 S MLK St	vacant	1,075	1,075		Fletcher Alexander		
228 S MLK St	vacant	1,075	1,075		Fletcher Alexander		
304 - 306 S MLK St 133 E	vacant (rumored for bar/restaurant)	2,562	2,562		Sonic Investments LLC		
115 W Washington Ave	Schafer Dry Cleaning Co.	5,440	0		Kramer Realty Inc.		
106 E Washington Ave	Grace School of Dance	2,436	0		Grotto Club		
130 E Washington Ave	The Book Exchange	4,480	0		Global Property Investments LLC		
133 E Washington Ave	vacant (rumored for bar/restaurant)	2,496	2,496		Sonic Investments LLC		
311 W Louis Glick Hwy	Steve's Ranch	4,700	0		Steve's Ranch House		
209 W Louis Glick Hwy	Lofts on Louis	8,500	800		John Burtka / Nik Dyck		
209 W Louis Glick Hwy	Charles Schwab	1,800	0		John Burtka / Nik Dyck		
117 W Louis Glick Hwy	Grand River Brewery	12,540	0		Cherry Creek Holdings LLC		
206 W Louis Glick Hwy	Fuller's Chem Dry	5,018	0		Fuller Cleaning		

Street SF Vacant SF

TOTALS 286,250 81,982

SPACE VACANCY RATE = 28.6%



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Table 2: Retail Availability Status of 82,382 sqft of Street Level Space, Downtown Core - June 2020

Address	Tenant	Total SF	Planned for Development*		Available**	Owner	Comments
			Grade #1	Grade #2			
318 -326 W Michigan Ave	vacant - posted as FSBO	20,800	20,800		0	Richard Foote	Purchase option through 1st Qtr 2020. Site slated to be used for "affordable" apartment development.
226-240 W Michigan	four storefronts of Hotel Hayes	4,890		4,890	0	City of Jackson	Retail will only be available when Hotel Hayes is redeveloped.
159 W Michigan Ave	vacant	3,696	3,696		0	Demmar LLC	Owner proposes 1st floor beauty salon. No plans to sell or lease space otherwise.
143 -145 W Michigan Ave	vacant	5,808	5,808		0	Randu Inc.	Proposed restaurant concept (LeMasters).
133 W Michigan, Ste B	vacant	2,000			2,000	RPM Holdings LLC	former Sultan restaurant
143 E Michigan Ave 104-106 MLK St	3-4 vacant Otsego storefronts	4,000			4,000	Otsego Apartments	Spaces posted as available for lease through Manager 517 908 3782
175 W Pearl St	vacant (may be being used as apartment)	1,200		1,200	0	Veach Ventures LLC	Potential space, but no indication it would be available.
135 W Pearl St	vacant (planned occupancy)	1,980	1,980		0	Robert Abel Trust	New Crazy Bob's Records location per owner
218 S Mechanic St	vacant	3,640			3,640	Gary & Marjy Minix	Offered by Good Earth Realty - Phil Morgan, \$179,900 is asking price
234 S Mechanic St	vacant (1st floor is finished off for offices)	2,640		2,640	0	Gregory Morano	Property currently not available per owner. It may be put on the market in later in 2020.
304 - 306 S MLK St/ E Washington	133 vacant (under renovation)	5,058	5,058		0	Sonic Investments LLC	Planned restaurant/bar
145 W Cortland Ave	Jackson School of Arts	8,500			0	City of Jackson	Building being developed as Jackson School of Arts, no retail space intended.
135 W Cortland Ave	Market Place Commons	7,820			0	City of Jackson	Planned incubator, no indications of any retail space available to public
152 E Cortland 134-138 MLK St	vacant storefronts (formerly Evanoffs)	7,000		7,000	0	Yizhuo Liang	Owners are investing in building rehab and intend to follow through on their development concept.
224 - 228 S MLK St	vacant - two storefronts	2,150			2,150	Fletcher Alexander	Not listed as for sale.
209 W Louis Glick Hwy	balance of vacant space	800			800	John Burtka/ Nik Dyck	Remaining street level vacant space

Total "Apparent" Vacant Street Level Space (SF) = 81,982 37,342 15,730 12,590 = Realistically "Available" Street Level Space (SF)

Total Original Downtown Street Level Space (SF) = 286,250 4.4% = Practical Retail Vacancy Rate (% of total 286,250 SF)

***Planned for Development:**

Grade 1: Space, considered not available, but with a high degree of confidence in owners plans to implement a planned concept for its use.

Grade 2: Space, considered not available, with a lesser degree of confidence in successful or immediate conversion to a planned use.

** Available, either posted for sale/lease or considered to be immediately available.



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Table 3: Vacant Status of 125,700 sqft of Street Level Space, Downtown Medical District - June 2020

Address	Tenant	Street SF	Vacant SF	Rent	Terms	Owner	Broker	Notes
526 E Michigan Ave	vacant	2,464	2,464			Wally Niecko	783-1400	contact 783-1400
606 E Michigan Ave	Care Linc	3,196	0			Gregory Morano		
632 E Michigan Ave	Imagine Planet	1,440	0			Heather Reardon		
634 E Michigan Ave	vacant	950	950			Heather Reardon	All Pro Management	517 782-4809
636 E Michigan Ave	vacant	950	950			Heather Reardon	All Pro Management	517 782-4809
644 E Michigan Ave	vacant (former Jackson Sign Products)	2,720	2,720			Thomas Jernigan		no for sale or lease signs
700 E Michigan Ave	HFA Home Medical Equipment	13,300	0			WA Foote Mem. Hosp.		
802 E Michigan Ave	Denton's Den	3,475	0			Denton Erna		
808 - 812 E Michigan Ave	Superior Industrial Sales & Service	4,880	0			Goostrey & Bradley		
820 E Michigan Ave	Superior Industrial Sales & Service	1,650	0			Diane Hacker		
1302 E Michigan Ave	vacant	2,800	2,800			Wally Niecko		
615 E Michigan Ave	Jackson Coney Island	2,550	0			Phil Lazaroff		
621 E Michigan Ave	Avenues Gentlemen's Club	2,340	0			Up North Properties		
629 E Michigan Ave	Kingston's Lounge	1,904	0			Bill Kingston		
637 E Michigan Ave	Rowell's Sweeper Shop	1,680	0			Adel Bishar		
639 E Michigan Ave	Cheer Xplosion	1,560	0			VA Coney LLC		
649 E Michigan Ave	Virginia Coney Island	2,030	0			VA Coney LLC		
701 E Michigan Ave	vacant	11,616	11,616			RT & B Corp		no indication as for sale/lease
711 E Michigan Ave	Jackson Plumbing & Heating Supply Co. Inc.	4,940	4,940			Kutyna Investments LLC - Potentially available for lease per owner (Kelly Kutyna 517 782-9416)		
715 E Michigan Ave	vacant	1,000	1,000			American 1 Credit Union		no indication as for sale/lease



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729 E Michigan Ave	appears vacant	3,625	3,625		Michigan Hot Rod LLC	no indication as for sale/lease
813 E Michigan Ave	vacant	1,875	1,875		New Seasons LLC	
815 E Michigan Ave	vacant	1,100	1,100		New Seasons LLC	
817 E Michigan Ave	vacant	1,100	1,100		New Seasons LLC	
1001 E Michigan Ave	vacant	2,700	2,700		Wally Niecko	
1007 E Michigan Ave	Wally Niecko's Auto Sales	1,922	0		Wally Niecko	
1101 E Michigan Ave	China King	2,240	0		Duo and Lin LLC	
1111 E Michigan Ave	Painters Supply and Equipment Co.	3,570	0		Painters Supply	
108 S East St	Quality Oil Change	1,690	0		Wally Niecko	
109 N Park	Jackson Appliance & Service Repair	1,980	0		Gregory Morano	
500 E Pearl St	L & A Automotive	11,340	0		Klotz Holdings LLC	
600 E Pearl St	Vision Tire & Auto	9,580	0		Legatus Properties LLC	
152 Cooper St	Jimmie's Towing	1,440	0		North Milwaukee LLC	
156 Cooper St	recently vacant Dec '19 (formerly Enterprise)	1,800	1800		North Milwaukee LLC	no for sale or lease signs
254 Cooper St	Boost Mobile	2,000	0		Cameron Investments LLC	
258 Cooper St	Hydro Capitol	4,500	0		Cameron Investments LLC	
262 Cooper St	Armanti's Takeout	5,850	0		Cameron Investments LLC	

Street SF Vacant SF
TOTALS 125,757 39,640

SPACE VACANCY RATE = 31.5%