

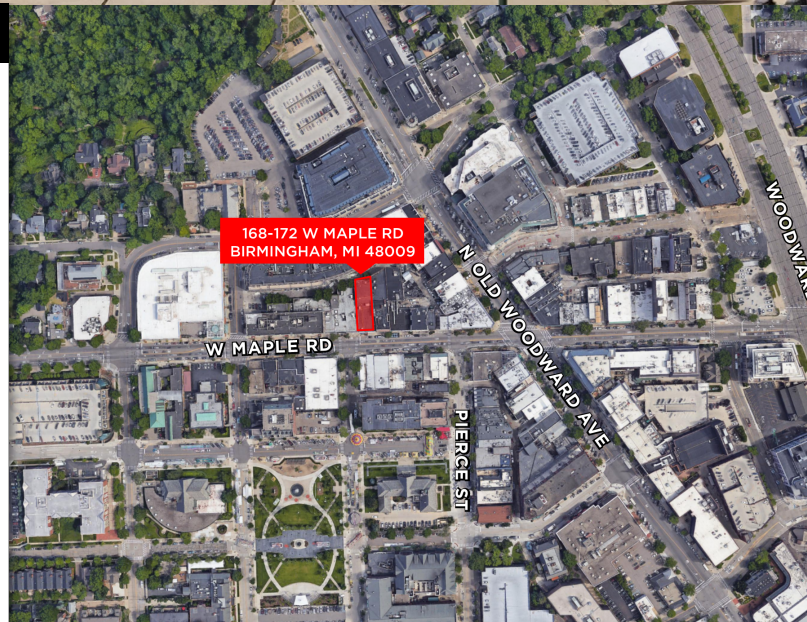
FOR SALE/LEASE

168-172 W MAPLE ROAD
BIRMINGHAM, MI 48009



PROPERTY FEATURES:

- For Sale or Lease: 168-172 W Maple Birmingham, Michigan
- Incredible, rare opportunity to purchase this high profile property in the heart of Downtown Birmingham
- Outstanding redevelopment opportunity
- Current zoning allows for up to five stories for a mixed use development
- Total building size is 8,100 ± SF, plus a 1,900 ± SF finished, usable lower level that allows for retail use
- Currently available for lease is the 4,100 ± SF former Lyudviga Couture space plus the finished lower level
- National retailer Blue Mercury recently extended their lease for 5 years
- Located next to Anthropology, Roots, Caruso Caruso, and many other of Birmingham's strongest retailers
- Lease Rate: \$29.50 NNN
- Sale Price: \$2,850,000



FOR MORE INFORMATION PLEASE CONTACT:

ROBERT HIBBERT
robert.hibbert@freg.com

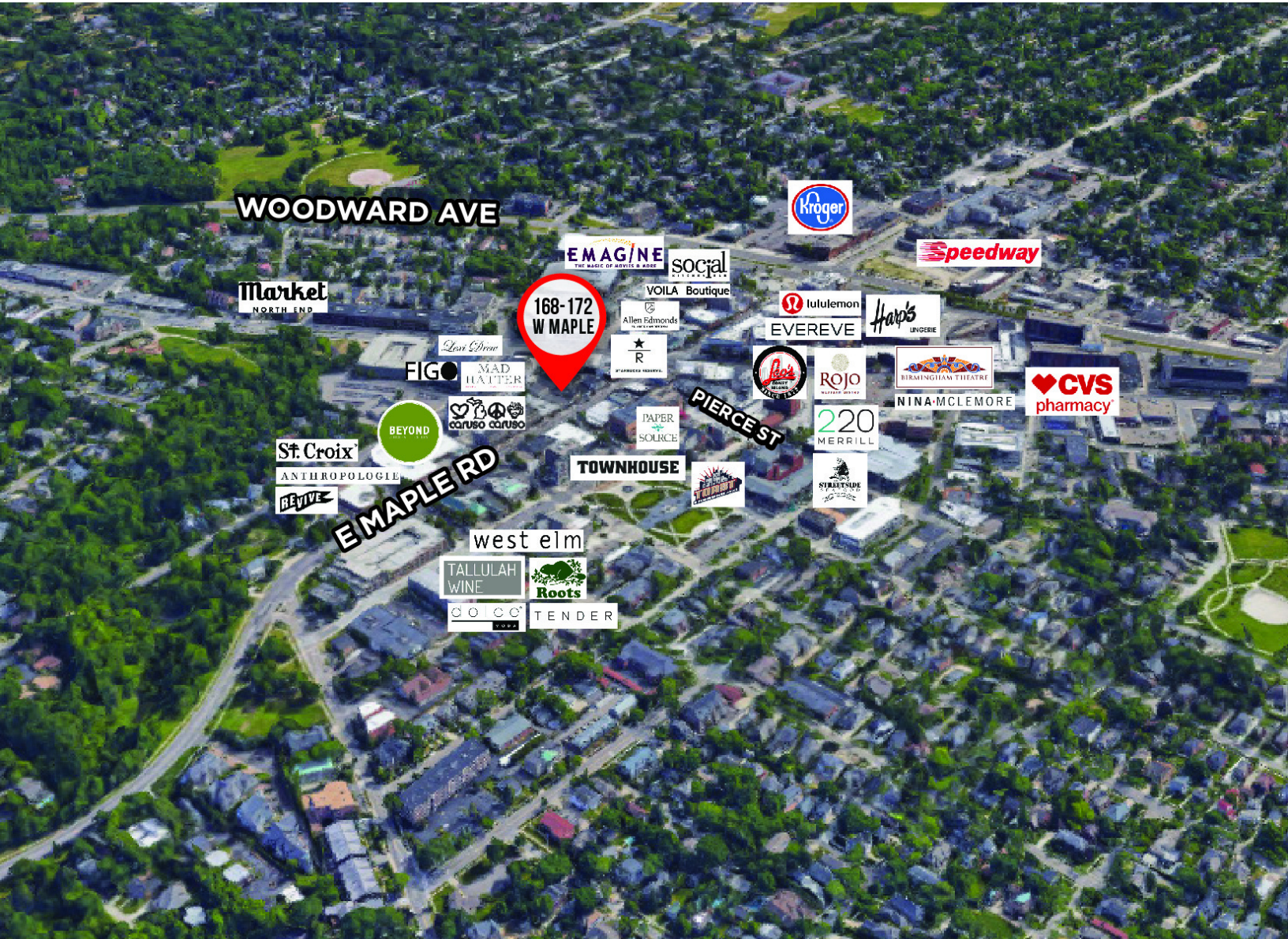
TODD HAWLEY
todd.hawley@freg.com

248.324.2000

eCODE 403

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TRAFFIC COUNTS

INTERSECTION

CARS PER DAY

W Maple Rd & Willits Aly E	17,907
N Old Woodward Ave & Hamilton Ave NW	85,354
Willits St & N Bates St W	9,012
N Old Woodward Ave & Euclid Ave NW	9,101

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

Total Households	5,585	36,026	95,743
Total Population	12,562	84,383	226,786
Average HH Income	\$165,713	\$127,800	\$111,209

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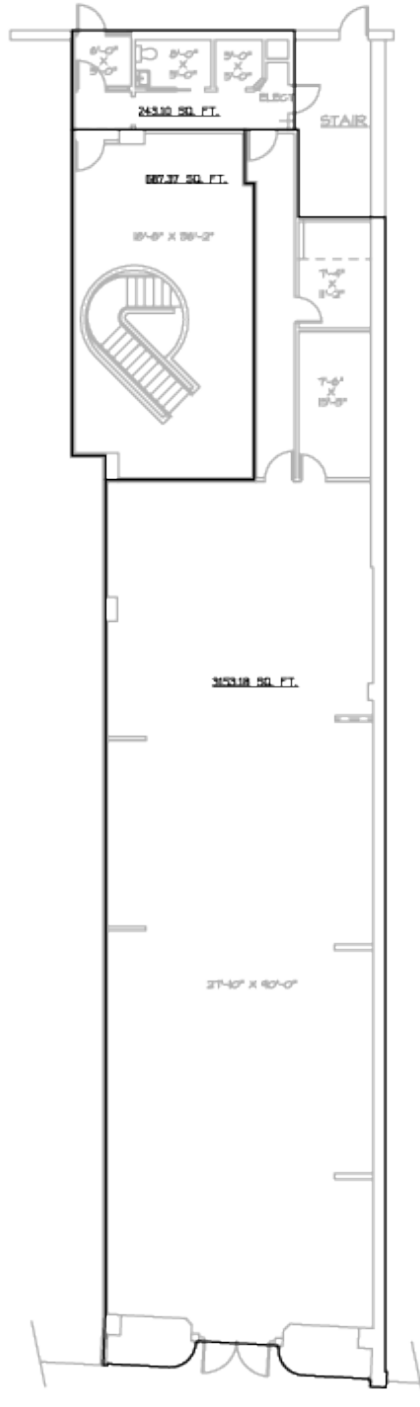
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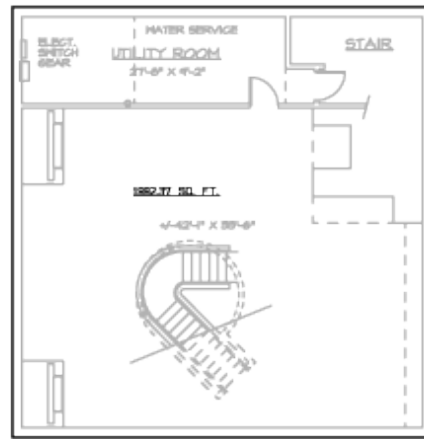
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FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0"

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