FOR SALE/LEASE

168-172 W MAPLE ROAD BIRMINGHAM, MI 48009





- 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

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FOR MORE INFORMATION PLEASE CONTACT:

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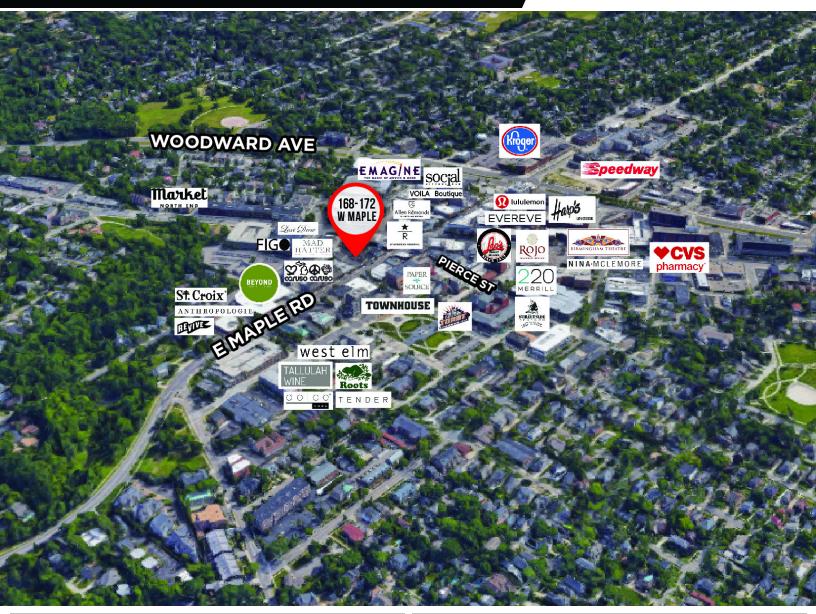
248.324.2000

eCODE 403

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TRAFFIC COUNTS		DEMOGRAPHICS			
INTERSECTION	CARS PER DAY		1 MILE	3 MILES	5 MILES
W Maple Rd & Willits Aly E	17,907	Total Households	5,585	36,026	95,743
N Old Woodward Ave & Hamilton Ave NW	85,354	Total Population	12,562	84,383	226,786
Willits St & N Bates St W	9,012	Average HH Income	\$165,713	\$127,800	\$111,209
N Old Woodward Ave & Fuclid Ave NW	9 101				

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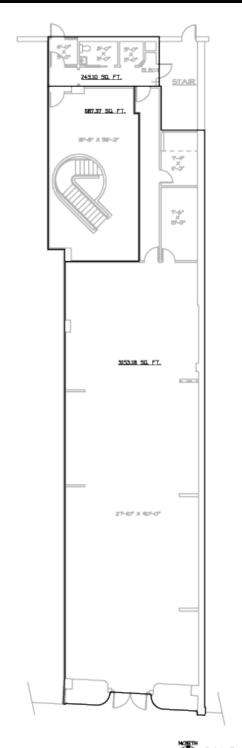
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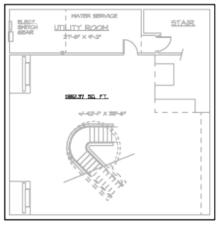
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