



## Retail For Lease

**Property Name:**  
**Location:** 34965 Woodward Avenue, Unit: #100  
**City, State:** Birmingham, MI  
**Cross Streets:** S. of Maple Road  
**County:** Oakland  
**Zoning:** B-4  
**Year Built:** N/A Build-to-Suit

<b>Total Building Sq. Ft.:</b>	111,000	<b>Property Type:</b>	General Retail-Commercial
<b>Available Sq. Ft.:</b>	14,475	<b>Bldg. Dimensions:</b>	N/A
<b>Min Cont. Sq. Ft.:</b>	2,500	<b>Total Acreage:</b>	N/A
<b>Max Cont. Sq. Ft.:</b>	14,475	<b>Land Dimensions:</b>	N/A
<b>Ceiling Height:</b>	N/A	<b>Parking:</b>	92, Building
<b>Overhead Door(s) / Height:</b>	0	<b>Curb Cuts:</b>	N/A
<b>Exterior Construction:</b>	N/A	<b>Power:</b>	N/A
<b>Structural System:</b>	N/A	<b>Restrooms:</b>	Yes
<b>Heating:</b>	Yes	<b>Sprinklers:</b>	Yes
<b>Air-Conditioning:</b>	Yes	<b>Signage:</b>	Yes
<b>Basement:</b>	No	<b>Roof:</b>	N/A
<b>Number of Stories:</b>	0	<b>Floors:</b>	N/A
<b>Condition:</b>	N/A	<b>Delivery Area:</b>	N/A

<b>Population:</b>	<b>Median HH Income:</b>	<b>Traffic:</b>	<b>Yr:</b> 2018	<b>Count:</b> 59,616	Woodward Ave. & Maple Rd. 2-Way
<b>1 Mile:</b> 15,401	<b>1 Mile:</b> \$121,592	<b>Yr:</b> 2018	<b>Count:</b> 85,354	N. Old Woodward Ave. & Hamilton 2-Way	
<b>3 Miles:</b> 89,016	<b>3 Miles:</b> \$106,837	<b>Yr:</b> 2018	<b>Count:</b> 5,652	E. Brown St. & Peabody St. 2-Way	
<b>5 Miles:</b> 229,218	<b>5 Miles:</b> \$100,838	<b>Yr:</b> 2018	<b>Count:</b> 4,874	Peabody St. & E. Brown St. 2-Way	

**Current Tenant(s):** N/A **Major Tenants:** N/A

<b>Lease Rate:</b>	\$55.00	<b>Improvement Allowance:</b>	N/A
<b>Lease Type:</b>	NNN	<b>Options:</b>	N/A
<b>Monthly Rate:</b>	N/A	<b>Taxes:</b>	TBD
<b>Lease Term:</b>	N/A	<b>TD:</b>	N/A
<b>Security Deposit:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Parcel #:</b>	19-36-207-008	<b>Date Available:</b>	Contact Broker

<b>Utilities</b>	<b>Electric:</b>	No
<b>Sanitary Sewer:</b>	<b>Gas:</b>	No
<b>Storm Sewer:</b>	<b>Water:</b>	No

**Tenant Responsibilities:** N/A

**Comments:** This first floor retail space will provide a first-class opportunity for a unique, high-end space showroom along Woodward Avenue with over 100,000 vehicles per day. This space offers the very best exposure while enjoying the benefits of being a part of downtown Birmingham's strong list of retailers!

**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**  
Dave Miller, (248) 948-4183, dmiller@signatureassociates.com

