

SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

Retail For Sale or Lease

Property Name:
Location: 11744 Woodward Avenue
City, State: Highland Park, MI
Cross Streets: S. of M-8
County: Wayne
Zoning: 201 Commercial
Year Built: 2000

Total Building Sq. Ft.:	4,125	**Property Type:**	Convenience Store
Available Sq. Ft.:	4,125	**Bldg. Dimensions:**	N/A
Min Cont. Sq. Ft.:	4,125	**Total Acreage:**	0.13
Max Cont. Sq. Ft.:	4,125	**Land Dimensions:**	N/A
Ceiling Height:	18'	**Parking:**	Paved Lot
Overhead Door(s) / Height:	0	**Curb Cuts:**	1
Exterior Construction:	Block	**Power:**	220 Volts
Structural System:	Steel	**Restrooms:**	Yes
Heating:	GFA	**Sprinklers:**	No
Air-Conditioning:	Yes	**Signage:**	Pylon
Basement:	No	**Roof:**	Flat
Number of Stories:	1	**Floors:**	N/A
Condition:	Good	**Delivery Area:**	N/A

Population:		**Median HH Income:**		**Traffic:**				
1 Mile:	12,646	**1 Mile:**	$45,552	**Yr:**	2022	**Count:**	26,820	Woodward Ave. S. of M-8 2-Way
3 Miles:	142,151	**3 Miles:**	$43,474	**Yr:**	2022	**Count:**	23,288	Woodward Ave. N. of M-8 2-Way
5 Miles:	382,010	**5 Miles:**	$48,284	**Yr:**	2022	**Count:**	82,218	M-8 SW. of Woodward Ave. 2-Way
				Yr:	2022	**Count:**	77,592	M-8 NE of Woodward Ave. 2-Way

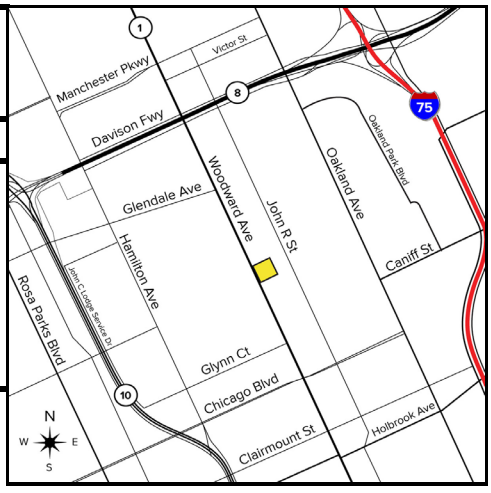
Current Tenant(s): N/A **Major Tenants:** N/A

Lease Rate:	$20.36	**Improvement Allowance:**	N/A
Lease Type:	NNN	**Options:**	N/A
Monthly Rate:	$7,000/mo	**Taxes:**	$10,246.06 (2022)
Lease Term:	N/A	**TD:**	N/A
Security Deposit:	N/A	**Parcel #:**	43-01-601-003-001
Sale Price:	$1,100,000 ($266.67/sqft)	**Assessor #:**	N/A
Sale Terms:	N/A	**Date Available:**	Immediately

Utilities			
Sanitary Sewer:	Yes	**Electric:**	Yes
Storm Sewer:	Yes	**Gas:**	Yes
		Water:	Yes

Tenant Responsibilities: N/A

Comments: Liquor store available for sale or lease. Liquor license in place. Inventory sold separately.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
Joe Stack, (248) 359-0615, jstack@signatureassociates.com
Chris Monsour, (248) 948-0107, cmonsour@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.