



SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

Retail For Lease

Property Name: Woodward Camera
Location: 33535 Woodward Avenue, Unit: #100
City, State: Birmingham, MI
Cross Streets: N. of 14 Mile Road
County: Oakland
Zoning: Commercial, B-I
Year Built: 1973 (Retrofit: 2015)

Total Building Sq. Ft.:	9,000	Property Type:	General Retail-Commercial
Available Sq. Ft.:	9,000	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	4,000	Total Acreage:	0.55
Max Cont. Sq. Ft.:	9,000	Land Dimensions:	N/A
Ceiling Height:	8' - 9'	Parking:	Surface
Overhead Door(s) / Height:	1	Curb Cuts:	N/A
Exterior Construction:	Block/Steel	Power:	Ample
Structural System:	Steel	Restrooms:	Yes
Heating:	Yes	Sprinklers:	No
Air-Conditioning:	Yes	Signage:	Yes
Basement:	No	Roof:	New
Number of Stories:	2	Floors:	N/A
Condition:	N/A	Delivery Area:	Yes - Overhead Door

Population:	Median HH Income:	Traffic:	Yr: 2025	Count: 41,515	Woodward Ave. N. of 14 Mile Rd. 2-Way
1 Mile: 15,563	1 Mile: \$147,557	Yr: 2025	Count: 40,354		Woodward Ave. S. of 14 Mile Rd. 2-Way
3 Miles: 106,695	3 Miles: \$122,020	Yr: 2025	Count: 31,901		14 Mile Rd. W. of Woodward Ave. 2-Way
5 Miles: 255,102	5 Miles: \$117,278	Yr: 2025	Count: 33,697		14 Mile Rd. E. of Woodward Ave. 2-Way

Current Tenant(s): N/A **Major Tenants:** Woodward Camera (S. half of building)

Lease Rate:	TBD	Improvement Allowance:	N/A
Lease Type:	TBD	Options:	N/A
Monthly Rate:	TBD	Taxes:	Included
Lease Term:	N/A	TD:	N/A
Security Deposit:	N/A	Assessor #:	N/A
Parcel #:	20-31-351-020	Date Available:	Immediately

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

Tenant Responsibilities: TBD

Comments:

- Recent build-out perfect for office/therapy use
- Prominent signage on Woodward Avenue directly next to high traffic stoplight
- Located on north side of Woodward Camera & south of Bank of Ann Arbor

Broker: SIGNATURE ASSOCIATES

Agent(s):

Dave Miller, (248) 948-4183, dmiller@signatureassociates.com

