23452 WOODWARD AVENUE
FERNDALE, MICHIGAN

RETAIL/OFFICE FOR SALE
3,941 Square Feet Available

SIGNATURE ASSOCIATES
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PRIME WOODWARD OPPORTUNITY



PROPERTY FEATURES

- 3,941 square feet available
- Prime opportunity to own a commercial property on Woodward Avenue with high visibility
- Building is in excellent shape with many recent upgrades including HVAC, water heater, security, fiber optic connectivity, and rooftop solar panels
- Ideal for a marketing or creative agency looking for a versatile space for podcasting, multimedia production and content creation
- (4) free on-site parking spaces
- Sale Price: $779,000 ($197.67/sq. ft.)



For more information, please contact:

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One Towne Square, Suite 1200
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Interior Photos













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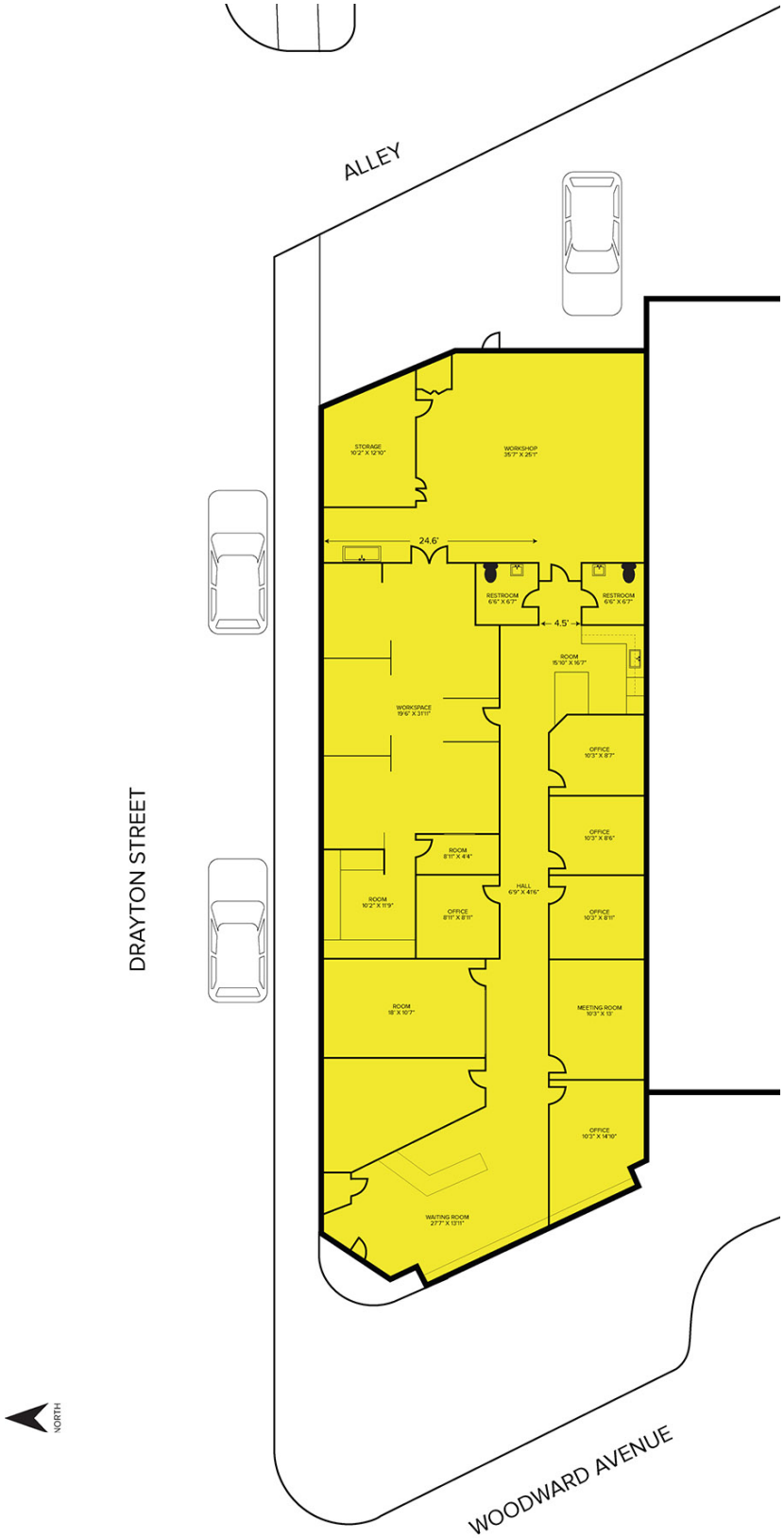
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Site Plan



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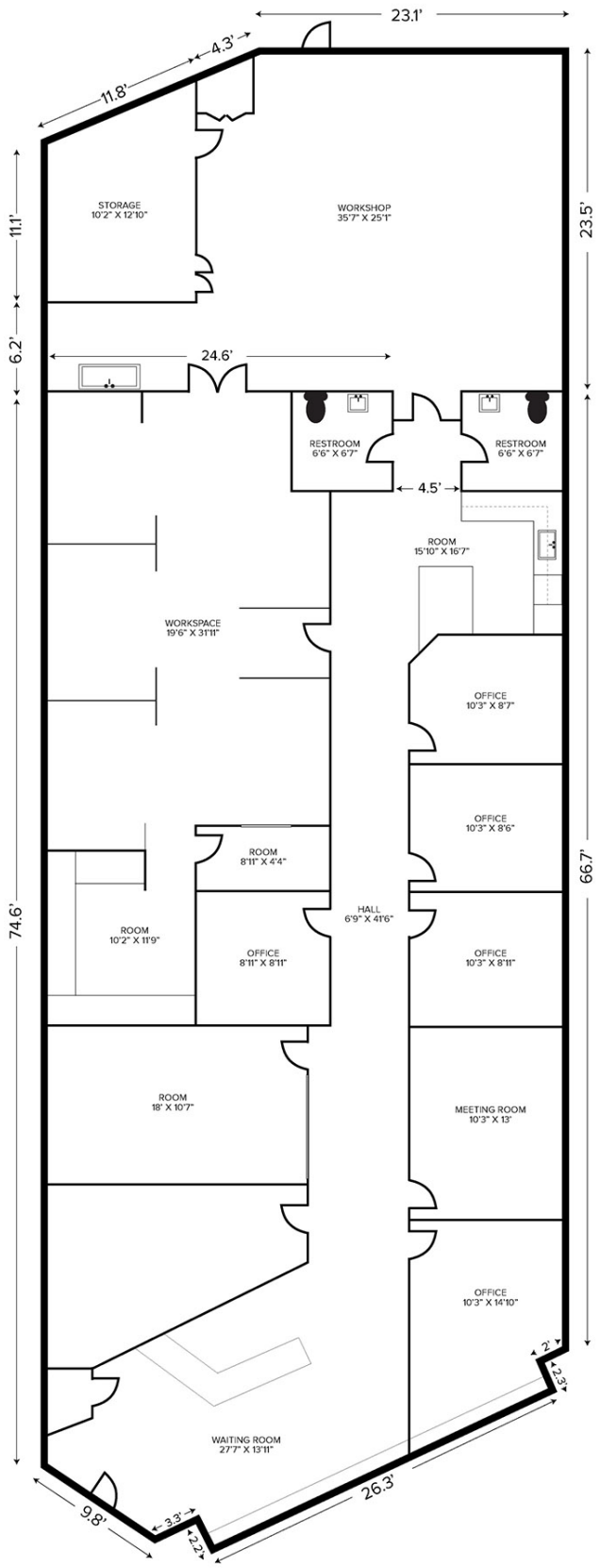
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Floor Plan



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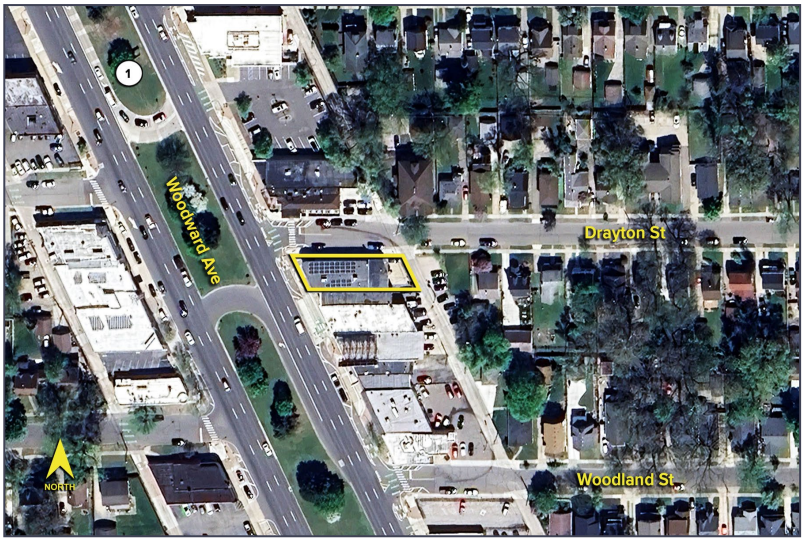
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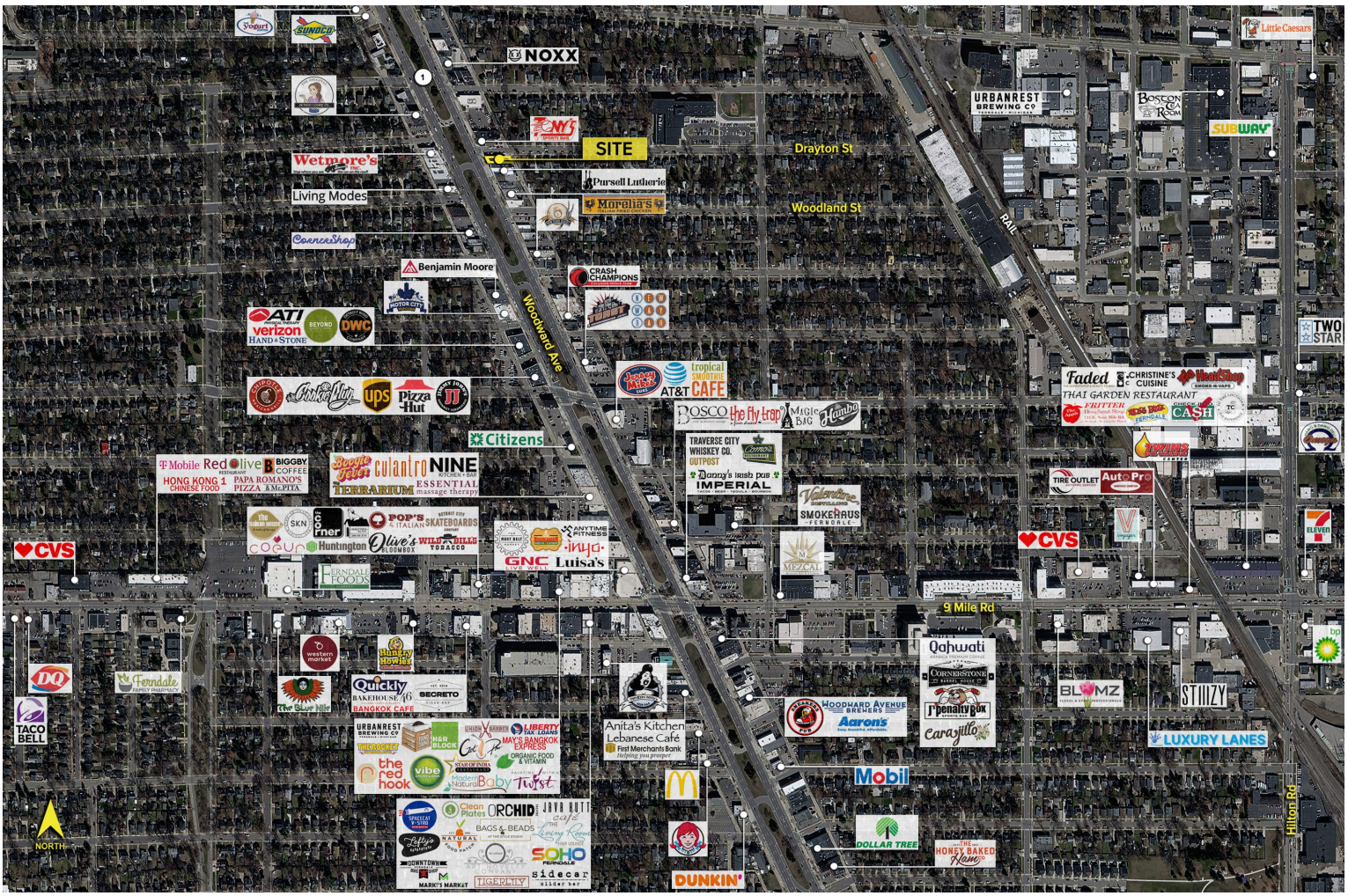
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DEMOGRAPHICS	POPULATION	MED. HH INCOME
1 MILE	17,198	$112,618
3 MILE	144,980	$94,019
5 MILE	392,485	$76,893

TRAFFIC COUNTS (TWO-WAY)	
40,007	Woodward Ave. N of 9 Mile Rd.
38,738	Woodward Ave. S of 9 Mile Rd.
10,090	9 Mile Rd. E of Woodward Ave.
11,104	9 Mile Rd. W of Woodward Ave.



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