

SIGNATURE ASSOCIATES
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Retail For Lease

Property Name:
Location: 7446 Woodward Avenue, Unit: #2
City, State: Detroit, MI
Cross Streets: Grand Boulevard
County: Wayne
Zoning: B4
Year Built: 1929 (Retrofit: 2021)

Total Building Sq. Ft.:	15,518	**Property Type:**	General Retail-Commercial
Available Sq. Ft.:	1,772	**Bldg. Dimensions:**	N/A
Min Cont. Sq. Ft.:	1,772	**Total Acreage:**	0.55
Max Cont. Sq. Ft.:	1,772	**Land Dimensions:**	N/A
Ceiling Height:	12'	**Parking:**	Dedicated Lot
Overhead Door(s) / Height:	0	**Curb Cuts:**	2
Exterior Construction:	Brick	**Power:**	220 Volts, 3-Phase
Structural System:	Steel	**Restrooms:**	Yes
Heating:	GFA	**Sprinklers:**	No
Air-Conditioning:	Yes	**Signage:**	Yes
Basement:	No	**Roof:**	Flat
Number of Stories:	2	**Floors:**	Concrete, OSB
Condition:	Excellent	**Delivery Area:**	N/A

Population:		**Median HH Income:**		**Traffic:**	**Yr:**	**Count:**	
1 Mile:	16,013	**1 Mile:**	$42,465		2025	24,242	Woodward Ave. N. of Grand Blvd. 2-Way
3 Miles:	142,783	**3 Miles:**	$42,476		2025	25,810	Woodward Ave. S. of Grand Blvd. 2-Way
5 Miles:	335,479	**5 Miles:**	$43,266		2025	17,664	Grand Blvd. E. of Woodward Ave. 2-Way
					2025	16,513	Grand Blvd. W. of Woodward Ave. 2-Way

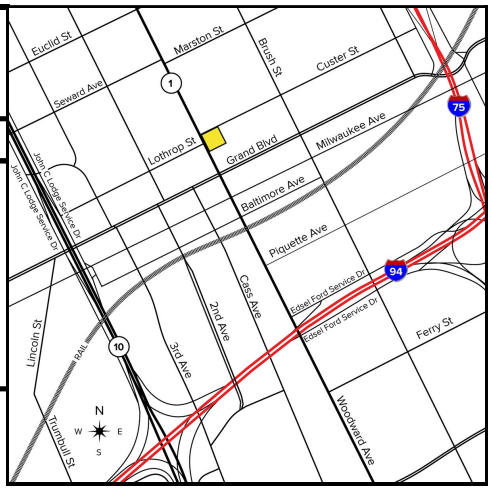
Current Tenant(s): Tropical Smoothie **Major Tenants:** N/A

Lease Rate:	Monthly	**Improvement Allowance:**	N/A
Lease Type:	Gross	**Options:**	N/A
Monthly Rate:	N/A/mo	**Taxes:**	$3.11/SF
Lease Term:	3 - 5 Year(s)	**TD:**	N/A
Security Deposit:	N/A	**Assessor #:**	N/A
Parcel #:	01004296-8	**Date Available:**	Immediately

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

Tenant Responsibilities: N/A

Comments: Multi-tenant retail building. Located on the QLine. New Center retail/office opportunity. Great views.



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.