



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

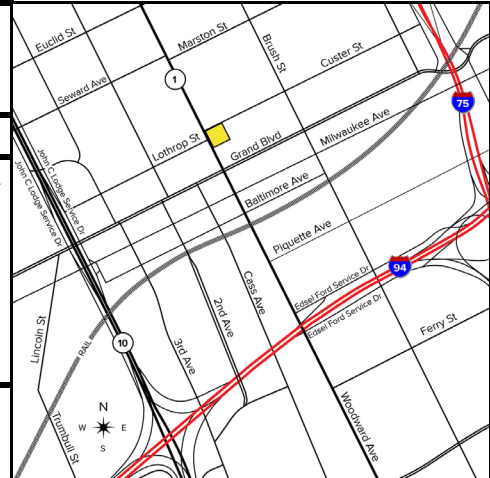
Current Tenant(s): Tropical Smoothie **Major Tenants:** N/A

Lease Rate:	Contact Broker	Improvement Allowance:	N/A
Lease Type:	Gross	Options:	N/A
Monthly Rate:	Contact Broker	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	Electric: Yes
Sanitary Sewer: Yes	Gas: Yes
Storm Sewer: 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):

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