



Retail For Lease

Property Name:

Location: 22934 Woodward Avenue
City, State: Ferndale, MI
Cross Streets: 9 Mile Road
County: Oakland
Zoning: BI
Year Built: 1926

Total Building Sq. Ft.:		3,263	Property Type:		General Retail-Commercial	
Available Sq. Ft.:		1,833	Bldg. Dimensions:		N/A	
Min Cont. Sq. Ft.:		1,833	Total Acreage:		0.06	
Max Cont. Sq. Ft.:		1,833	Land Dimensions:		N/A	
Ceiling Height:		12'	Parking:		City Parking	
Overhead Door(s) / Height:		0	Curb Cuts:		N/A	
Exterior Construction:		Brick/Block	Power:		Ample	
Structural System:		Wood Frame	Restrooms:		Yes	
Heating:		HVAC	Sprinklers:		No	
Air-Conditioning:		HVAC	Signage:		Building	
Basement:		No	Roof:		Flat	
Number of Stories:		2	Floors:		N/A	
Condition:		Excellent	Delivery Area:		Rear Access	
Population:		Median HH Income:	Traffic:	Yr:	Count:	
				2025	38,839	Woodward Ave. N. of 9 Mile Rd. 2-Way
1 Mile:	63,201	1 Mile:		2025	36,248	Woodward Ave. S. of 9 Mile Rd. 2-Way
3 Miles:	146,971	3 Miles:		2025	8,385	9 Mile Rd. E. of Woodward Ave. 2-Way
5 Miles:	393,703	5 Miles:		2025	9,402	9 Mile Rd. W. of Woodward Ave. 2-way
Current Tenant(s):			Major Tenants:			
N/A			N/A			
Lease Rate:		\$25.00	Improvement Allowance:		N/A	
Lease Type:		Gross	Options:		N/A	
Monthly Rate:		N/A	Taxes:		\$10,518.96 (2025/26)	
Lease Term:		3 Year(s)	TD:		N/A	
Security Deposit:		N/A	Assessor #:		N/A	
Parcel #:		25-27-381-005	Date Available:		Immediately	

Utilities	Electric: Yes
Sanitary Sewer: Yes	Gas: Yes
Storm Sewer: Yes	Water: Yes
Tenant Responsibilities:	N/A
Comments: First floor space currently built out as creative office. Walking distance to Downtown Ferndale's many amenities.	

Broker: SIGNATURE ASSOCIATES

Agent(s):

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