



Retail For Lease

Property Name:
Location: 22742 Woodward Avenue
City, State: Ferndale, MI
Cross Streets: 9 Mile Road
County: Oakland
Zoning: CBD
Year Built: 1929

Total Building Sq. Ft.:	14,610	Property Type:	General Retail-Commercial
Available Sq. Ft.:	995	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	370	Total Acreage:	N/A
Max Cont. Sq. Ft.:	625	Land Dimensions:	N/A
Ceiling Height:	10'	Parking:	City
Overhead Door(s) / Height:	0	Curb Cuts:	N/A
Exterior Construction:	Brick/Block	Power:	110 Volts
Structural System:	Steel	Restrooms:	Yes
Heating:	GFA	Sprinklers:	No
Air-Conditioning:	Yes	Signage:	Yes
Basement:	Yes	Roof:	Flat
Number of Stories:	3	Floors:	Carpet, Wood
Condition:	N/A	Delivery Area:	Rear Access

Population:	Median HH Income:	Traffic:	Yr: 2025	Count: 50,700	Woodward Ave. S. of 9 Mile Rd. 2-Way
1 Mile: 16,263	1 Mile: \$80,017	Yr: 2025	Count: 53,030		Woodward Ave. N. of 9 Mile Rd. 2-Way
3 Miles: 145,130	3 Miles: \$65,730	Yr: 2025	Count: 25,951		9 Mile Rd. & Woodward Ave. 2-Way
5 Miles: 390,526	5 Miles: \$58,357	Yr:	Count:		

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

Lease Rate:	Monthly	Improvement Allowance:	N/A
Lease Type:	Gross	Options:	N/A
Monthly Rate:	\$500 - \$800/mo	Taxes:	\$34,641.44 (2024)
Lease Term:	N/A	TD:	N/A
Security Deposit:	N/A	Assessor #:	N/A
Parcel #:	25-34-127-001	Date Available:	Immediately

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

Tenant Responsibilities: N/A

Comments: Individual office unit or commercial retail space available for lease. Prime location. Please contact Broker for more details.



Broker: SIGNATURE ASSOCIATES

Agent(s):
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