



Retail For Lease

Property Name:
Location: 2292-2294 Cole Street
City, State: Birmingham, MI
Cross Streets: Eton St.
County: Oakland
Zoning: MX
Year Built: 1954 (Retrofit: 2010)

Total Building Sq. Ft.:	7,336	Property Type:	General Retail-Commercial
Available Sq. Ft.:	4,000	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	4,000	Total Acreage:	1.34
Max Cont. Sq. Ft.:	4,000	Land Dimensions:	N/A
Ceiling Height:	16'	Parking:	N/A
Overhead Door(s) / Height:	1: 10 x 12	Curb Cuts:	1
Exterior Construction:	Masonry	Power:	N/A
Structural System:	N/A	Restrooms:	Yes
Heating:	N/A	Sprinklers:	No
Air-Conditioning:	Yes	Signage:	Yes
Basement:	No	Roof:	Flat
Number of Stories:	1	Floors:	N/A
Condition:	N/A	Delivery Area:	Yes

Population:	Median HH Income:	Traffic:	Yr: 2025	Count: 31,784	14 Mile. E. of Woodward Ave. 2-Way
1 Mile: 12,897	1 Mile: \$124,360	Yr: 2025	Count: 31,901		14 Mile. W. of Woodward Ave. 2-Way
3 Miles: 106,229	3 Miles: \$121,107	Yr: 2025	Count: 81,301		Woodward Ave. S. of 14 Mile Rd. 2-Way
5 Miles: 258,524	5 Miles: \$117,682	Yr: 2025	Count: 83,381		Woodward Ave. N. of 14 Mile Rd. 2-Way

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

Lease Rate:	\$21.00	Improvement Allowance:	N/A
Lease Type:	NNN	Options:	N/A
Monthly Rate:	N/A	Taxes:	\$28,227.26 (2022/23)
Lease Term:	N/A	TD:	N/A
Security Deposit:	N/A	Assessor #:	N/A
Parcel #:	20-31-401-003	Date Available:	Immediately

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

Tenant Responsibilities: N/A

Comments: Fantastic rail district retail/office space for lease. Open ceilings, full kitchen, overhead door, building signage. Flexible zoning (MX) allows for a variety of uses.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Dan Morrow, (248) 799-3144, dmorrow@signatureassociates.com
 Joe Banyai, (248) 948-0108, jbanyai@signatureassociates.com