



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.:				7,336	Bldg. Dimensions:		N/A		
Min Cont. Sq. Ft.:				7,336	Total Acreage:		1.34		
Max Cont. Sq. Ft.:				7,336	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:	Gas:	Yes
Storm Sewer:	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):

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