



Retail For Lease

Property Name:
Location: 22720 Woodward Avenue
City, State: Ferndale, MI
Cross Streets: 9 Mile Road
County: Oakland
Zoning: CBD
Year Built: 1954

Total Building Sq. Ft.:	7,919	Property Type:	General Retail-Commercial
Available Sq. Ft.:	3,020	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	500	Total Acreage:	N/A
Max Cont. Sq. Ft.:	960	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:	No	Roof:	Flat
Number of Stories:	0	Floors:	Carpet, Wood
Condition:	N/A	Delivery Area:	Yes

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:	\$750 - \$1,700/mo	Taxes:	\$20,928.73 (2024)
Lease Term:	N/A	TD:	N/A
Security Deposit:	N/A	Assessor #:	N/A
Parcel #:	25-34-127-009	Date Available:	Immediately

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

Tenant Responsibilities: N/A

Comments: Office/retail units for lease. Heat, air, water and electric included in rate. Please contact Broker for more information.



Broker: SIGNATURE ASSOCIATES

Agent(s):
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