

RETAIL FOR SALE OR LEASE

6,100 SQUARE FEET IN DOWNTOWN FERNDALE



611 W. NINE MILE ROAD – FERNDALE, MICHIGAN

For more information, contact:

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PETER VANDERKAAY

(248) 359 3837

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ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.



THE OPPORTUNITY



- 6,100 square feet available
- 3,000 square feet office/retail space
- 3,100 second floor apartment/entertainment space
- Fantastic opportunity in downtown Ferndale with ample on-site parking & two car garage
- Basement space & luxurious rooftop patio not included in total square footage
- Apartment space is a (2) bedroom, which could be used as a creative entertainment space for a business
- Lease Rate: \$25.00/sq. ft. G+U
- Sale Price: \$1,250,000 (\$204.92/sq. ft.)



INTERIOR PHOTOS





INTERIOR PHOTOS





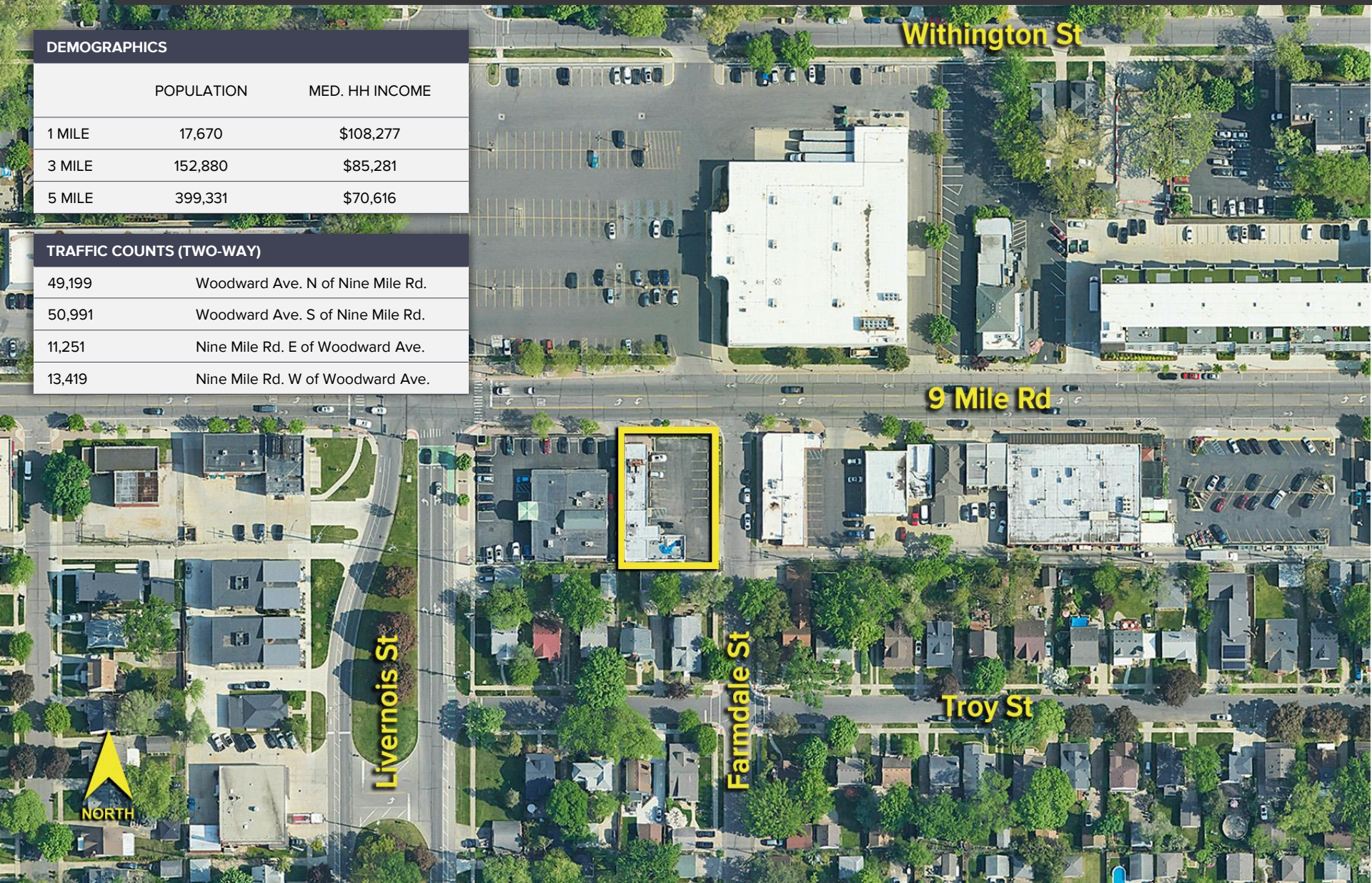
AERIAL VIEW

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	17,670	\$108,277
3 MILE	152,880	\$85,281
5 MILE	399,331	\$70,616

TRAFFIC COUNTS (TWO-WAY)

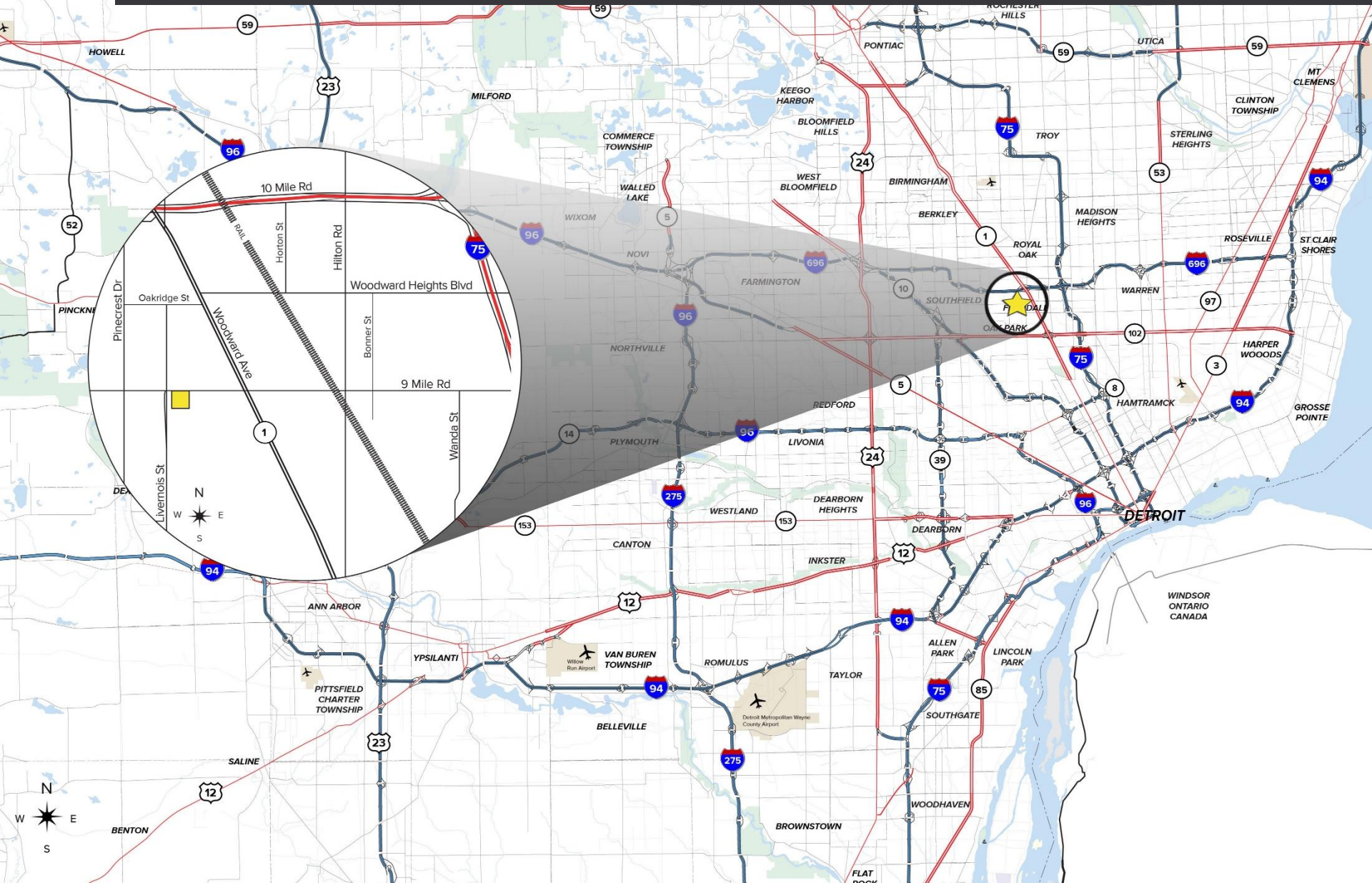
49,199	Woodward Ave. N of Nine Mile Rd.
50,991	Woodward Ave. S of Nine Mile Rd.
11,251	Nine Mile Rd. E of Woodward Ave.
13,419	Nine Mile Rd. W of Woodward Ave.







AREA MAP



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BROKERAGE SERVICES

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