



## Retail For Sale or Lease

**Property Name:**

**Location:** 611 W. Nine Mile Road  
**City, State:** Ferndale, MI  
**Cross Streets:** East of Livernois  
**County:** Oakland  
**Zoning:** CBD  
**Year Built:** 1971

|                                   |           |                          |               |
|-----------------------------------|-----------|--------------------------|---------------|
| <b>Total Building Sq. Ft.:</b>    | 6,100     | <b>Property Type:</b>    | Street Retail |
| <b>Available Sq. Ft.:</b>         | 6,100     | <b>Bldg. Dimensions:</b> | N/A           |
| <b>Min Cont. Sq. Ft.:</b>         | 3,000     | <b>Total Acreage:</b>    | 0.27          |
| <b>Max Cont. Sq. Ft.:</b>         | 6,100     | <b>Land Dimensions:</b>  | N/A           |
| <b>Ceiling Height:</b>            | 9'        | <b>Parking:</b>          | 17, Surface   |
| <b>Overhead Door(s) / Height:</b> | 0         | <b>Curb Cuts:</b>        | 1             |
| <b>Exterior Construction:</b>     | Brick     | <b>Power:</b>            | N/A           |
| <b>Structural System:</b>         | N/A       | <b>Restrooms:</b>        | Yes           |
| <b>Heating:</b>                   | HVAC      | <b>Sprinklers:</b>       | No            |
| <b>Air-Conditioning:</b>          | HVAC      | <b>Signage:</b>          | Building      |
| <b>Basement:</b>                  | Yes       | <b>Roof:</b>             | Flat          |
| <b>Number of Stories:</b>         | 2         | <b>Floors:</b>           | N/A           |
| <b>Condition:</b>                 | Excellent | <b>Delivery Area:</b>    | Side Access   |

|                               |                           |                 |                      |                                         |                                         |
|-------------------------------|---------------------------|-----------------|----------------------|-----------------------------------------|-----------------------------------------|
| <b>Population:</b>            | <b>Median HH Income:</b>  | <b>Traffic:</b> | <b>Yr:</b> 2025      | <b>Count:</b> 49,199                    | Woodward Ave. N. of Nine Mile Rd. 2-Way |
| <b>1 Mile:</b> 17,670         | <b>1 Mile:</b> \$108,277  | <b>Yr:</b> 2025 | <b>Count:</b> 50,991 | Woodward Ave. S. of Nine Mile Rd. 2-Way |                                         |
| <b>3 Miles:</b> 152,880       | <b>3 Miles:</b> \$85,281  | <b>Yr:</b> 2025 | <b>Count:</b> 11,251 | Nine Mile Rd. E. of Woodward Ave. 2-Way |                                         |
| <b>5 Miles:</b> 399,331       | <b>5 Miles:</b> \$70,616  | <b>Yr:</b> 2025 | <b>Count:</b> 13,419 | Nine Mile Rd. W. of Woodward Ave. 2-Way |                                         |
| <b>Current Tenant(s):</b> N/A | <b>Major Tenants:</b> N/A |                 |                      |                                         |                                         |

|                          |                |                               |                       |
|--------------------------|----------------|-------------------------------|-----------------------|
| <b>Lease Rate:</b>       | \$25.00        | <b>Improvement Allowance:</b> | N/A                   |
| <b>Lease Type:</b>       | G + U          | <b>Options:</b>               | N/A                   |
| <b>Monthly Rate:</b>     | N/A            | <b>Taxes:</b>                 | \$24,738.08 (2024/25) |
| <b>Lease Term:</b>       | N/A            | <b>TD:</b>                    | N/A                   |
| <b>Security Deposit:</b> | N/A            | <b>Parcel #:</b>              | 2534-101-010          |
| <b>Sale Price:</b>       | Contact Broker | <b>Assessor #:</b>            | N/A                   |
| <b>Sale Terms:</b>       | N/A            | <b>Date Available:</b>        | Immediately           |

|                            |                      |
|----------------------------|----------------------|
| <b>Utilities</b>           | <b>Electric:</b> Yes |
| <b>Sanitary Sewer:</b> Yes | <b>Gas:</b> Yes      |
| <b>Storm Sewer:</b> Yes    | <b>Water:</b> Yes    |

**Tenant Responsibilities:** N/A

**Comments:** Fantastic opportunity in downtown Ferndale with ample on-site parking and heated, two car garage. Basement space and luxurious rooftop patio not included in square footage. First floor is 3,000 sq. ft. of retail/office. Second floor is a 3,100 sq.ft. 2 bedroom apartment which could be used as a creative entertainment space for a business.

**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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