

**Office/ Warehouse Building**

# **Newell Medical Building**

## **Ferndale, MI**



**Presented By:**

**Layth Barash**

**[lbarash@cmprealestategroup.com](mailto:lbarash@cmprealestategroup.com)**

**Chris Jonna**

**[cjonna@cmprealestategroup.com](mailto:cjonna@cmprealestategroup.com)**

**CMP** Real Estate  
Group

30201 Orchard Lake Road, Suite# 160 | Farmington Hills, MI 48334

Phone: (248) 538-2000 | Fax: (248) 538-9905 | [www.cmprealestategroup.com](http://www.cmprealestategroup.com)

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## Property Summary

### Location:

1220 E. Nine Mile Road  
S. side of Nine Mile E. of Hilton  
Ferndale, MI 48220

### Total Lot Size:

Approximately 44,700 square feet (1.03 acres)

### Total Building Size:

19,780 square feet

### Total Space Available:

Existing Space: Office: 12,495 Square Feet  
Warehouse Storage: 7,285 Square Feet

### Sale Price:

\$900,000 (\$45.50 per square foot)

### Property Tax:

Summer 2009: \$37,198.35  
Winter 2009: \$673.89

### Parking:

Approximately 40 parking spaces

### Area Information:

**Population:** Approximately 416,633 people live within a five mile radius

**Households:** 172,622 within a five mile radius

**Income:** \$49,040 average household income within a five mile radius

**Employment:** 219,456 within a five mile radius

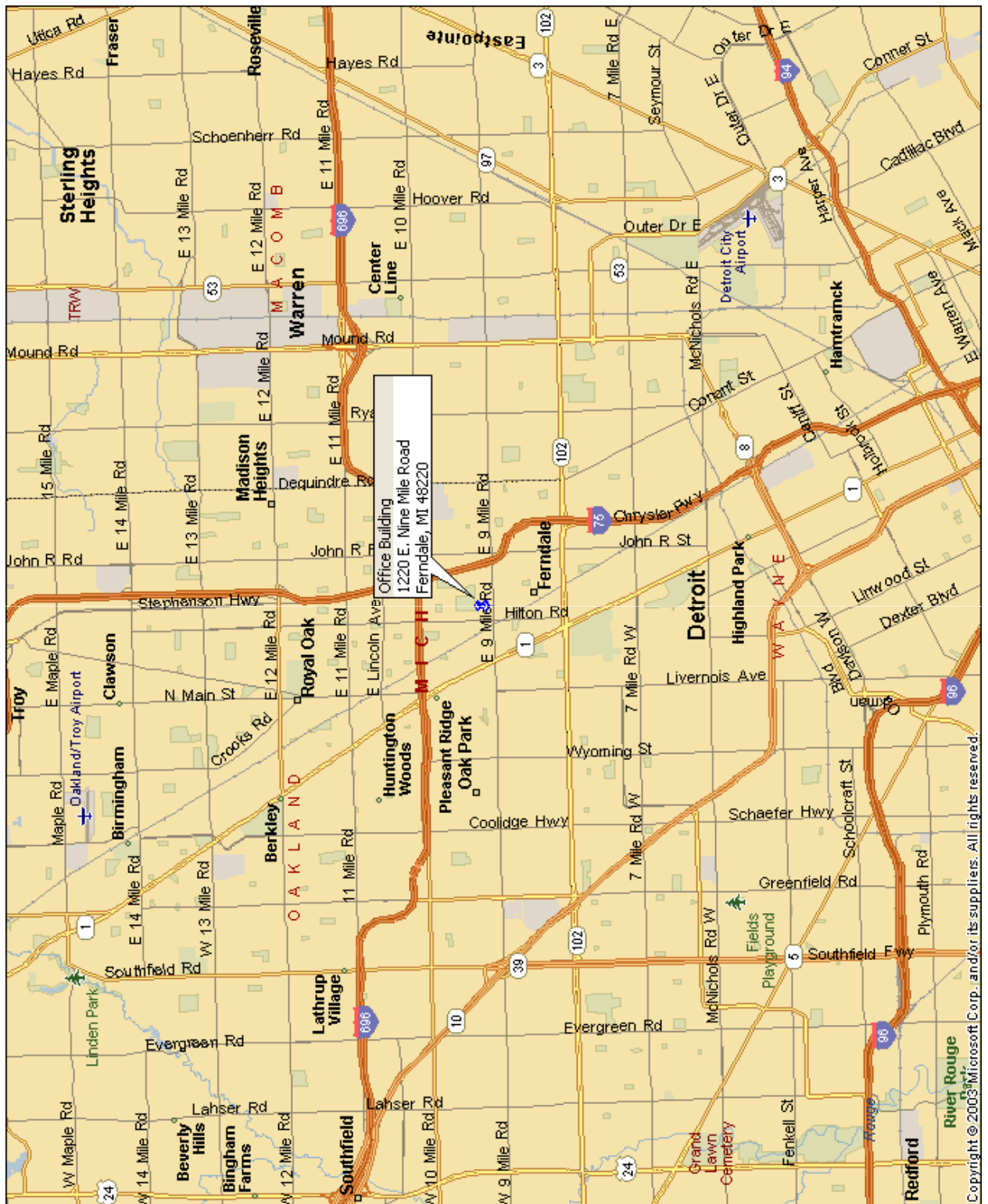
**Traffic Count:** Approximately 7,000 vehicles per day

### Property Highlights:

- Approximately 12,000 square feet office/warehouse building available for sale.
- Currently being used as a medical building for various medical uses such as medical equipment, fully equipped sleep lab, physical therapy large open area for cubicles/offices. Also, there are seven total overhead doors (6 in the rear of the building and 1 on the north side of the building).



# Area Map



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Retail Leasing | Tenant Representation | Acquisition | Disposition | Investments | Market Analysis

# Photo's



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# Photo's



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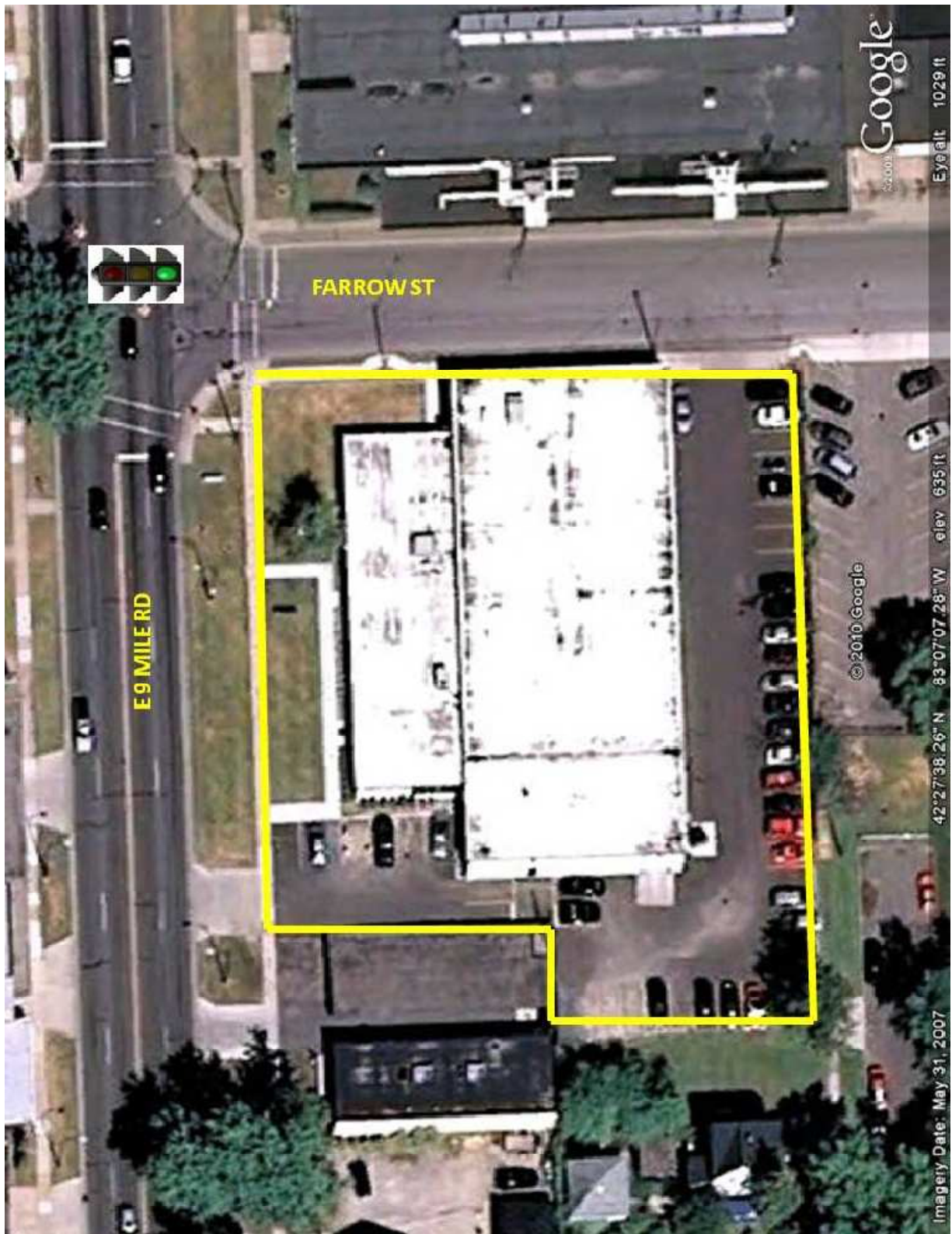
# Aerial (1)



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## Aerial (2)



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# Demographics

**Nuwell Medical Building**  
**1220 E. Nine Mile Road**  
**Ferndale, MI 48220**

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<b>Population &amp; Housing</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2009 Total Population	16,602	150,260	416,633
2009 Total Households	7,940	64,889	172,622
Population Change 1990-2009	-3,212	-27,282	-66,940
Household Change 1990-2009	64	-2,262	-10,407
% Population Change 1990-2009	-16.21%	-15.37%	-13.84%
% Household Change 1990-2009	0.81%	-3.37%	-5.69%
Population Change 2000-2009	-869	-12,832	-37,527
Household Change 2000-2009	76	-1,627	-6,980
% Population Change 2000-2009	-4.97%	-7.87%	-8.26%
% Households Change 2000-2009	0.97%	-2.45%	-3.89%

<b>Income</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2009 Median Household Income	\$52,839	\$52,989	\$49,040
2009 Per Capita Income	\$30,625	\$30,838	\$28,038
2009 Average Household Income	\$64,034	\$71,411	\$67,671
2009 Household Income < \$10,000	355	3,908	13,074
2009 Household Income \$10,000-\$14,999	367	3,593	9,923
2009 Household Income \$15,000-\$19,999	403	3,347	10,205
2009 Household Income \$20,000-\$24,999	330	3,494	10,233
2009 Household Income \$25,000-\$29,999	346	3,077	9,318
2009 Household Income \$30,000-\$34,999	429	3,103	8,924
2009 Household Income \$35,000-\$39,999	407	3,043	8,411
2009 Household Income \$40,000-\$44,999	446	3,360	8,785
2009 Household Income \$45,000-\$49,999	486	3,509	9,203
2009 Household Income \$50,000-\$59,999	1,412	6,723	17,520
2009 Household Income \$60,000-\$74,999	1,393	9,587	24,332
2009 Household Income \$75,000-\$99,999	1,060	10,761	26,205
2009 Household Income \$100,000-\$124,999	283	3,765	8,572
2009 Household Income \$125,000-\$149,999	161	1,979	4,460
2009 Household Income \$150,000-\$199,999	37	1,016	2,129
2009 Household Income \$200,000-\$249,999	6	220	386
2009 Household Income \$250,000-\$499,999	19	391	910
2009 Household Income \$500,000+	n/a	12	33
2009 Household Income \$200,000+	25	624	1,329

<b>Population (Gender/Race/Age)</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2009 Male Population	8,303	72,741	197,921
2009 Female Population	8,299	77,518	218,712
% 2009 Male Population	50.01%	48.41%	47.50%
% 2009 Female Population	49.99%	51.59%	52.50%
2009 Total Adult Population	13,214	114,251	314,320
2009 Total Daytime Population	17,622	156,287	442,637
2009 White Population	14,940	92,786	193,403
2009 Black Population	743	49,906	203,581
2009 Asian/Hawaiian/Pacific Islander	272	3,018	9,730
2009 American Indian/Alaska Native	129	642	1,247
2009 Other Population (Incl 2+ Races)	518	3,907	8,671
2009 Hispanic Population	430	2,726	5,833
2009 Non-Hispanic Population	16,172	147,533	410,800
2009 Total Daytime Work Population	10,569	79,924	219,456