



FOR SALE

COMMERCIAL BUILDINGS AND ACREAGE FOR REDEVELOPMENT IN BIRMINGHAM TRIANGLE DISTRICT

34186 & 34164 WOODWARD AVE | BIRMINGHAM, MI 48009

Presented By Friedman Real Estate
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34186 & 34164 WOODWARD AVE | BIRMINGHAM, MI

PROPERTY HIGHLIGHTS

- Two adjacent commercial buildings totaling $\pm 2,400$ SF
- ± 0.12 acres of land area
- Prime redevelopment site in Birmingham's triangle district zoning allowing for up to 9 stories of mixed use
- Approximately 130 feet of Woodward Avenue frontage
- Ideal rectangular shaped site making for a usable redevelopment footprint
- Located on the northbound side of Woodward Avenue directly east of downtown Birmingham
- On the south east hard corner of Woodward Avenue and Webster St

PROPERTY DETAILS

Sale Price	\$3,500,000
Building Size	2,388 SF
Number of Stories	1
Acreage	± 0.12 Acres
County	Oakland
Zoning	B-1
Traffic Count	51,291 VPD on Woodward Avenue

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SUBJECT PROPERTY

Flagstar Bank, Kroger, Citizens Bank, Exxon

Huntington

Target, Starbucks, Dunham's, Kohl's, Five Guys, Ulta, GameStop, GNC, CVS, AT&T

nakedfuel, DWK, First Watch

Manie Rd, Tanaka, DQ

lululemon, pure barre, POWER PLANT GYM, EMAGINE, PNC

Starbucks, Beyond, sweetgreen, west elm, Chase

CVS

Walgreens

Orangetheory

Sherwin Williams, TOMATOES

Kroger, Old Navy, Famous Footwear, Michaels, The Home Depot

Meijer, VETIQ, Auntie Anne's, Subway

the Y

CVS

KFC

AT&T

Dunkin', JJ, Shell

tropical CAFE

Public Storage

Mobil

Comerica

bp

Subway

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PARCEL OUTLINE



LOCATION MAP



Downtown Birmingham

FIAT
PORSCHE

Kroger
Speedway
AAA Insurance

Walgreens

IMPACT SQUARE
(FORMERLY PAPA JOE'S)

BIRMINGHAM POINT
LUXURY APARTMENTS

Orangetheory
FITNESS
UNITED STATES
POSTAL SERVICE

TOMATOES
ARTISAN

WEBSTER ST

WOODWARD AVE

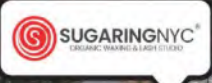
±51,300 VPD

SUGARINGNYC
ORGANIC WAXING & LASH STUDIO

LOCATION MAP



HUNTER HOUSE
HAMBURGERS



Benjamin Moore
Paints



WEBSTER ST

WOODWARD AVE

±51,300 VPD

Downtown
Birmingham

SITE SURVEY



CREATING
VALUE
BEYOND
REAL
ESTATE



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