

22134 WOODWARD AVENUE FERNDALE

2,211 SQUARE FEET AVAILABLE



- Exceptional 2,211 square feet retail/restaurant drive-thru space for lease along highly visible Woodward Avenue in the heart of Ferndale
- This former Caribou Coffee location features existing café infrastructure, strong storefront exposure, and a combination of pedestrian and vehicle traffic
- Ideal for a wide range of food & beverage, retail, or service-oriented concepts. This site offers excellent access and visibility with proximity to Ferndale's downtown amenities
- Stand alone building with prime frontage in an urban, walkable, vibrant retail corridor
- Great traffic counts – over 74,500 cars a day
- Contact Broker for additional information



For more information, please contact:

BRUCE BAJA
(248) 799 3177
bbaja@signatureassociates.com

MARVIN PETROUS
(248) 359 0647
mpetrous@signatureassociates.com

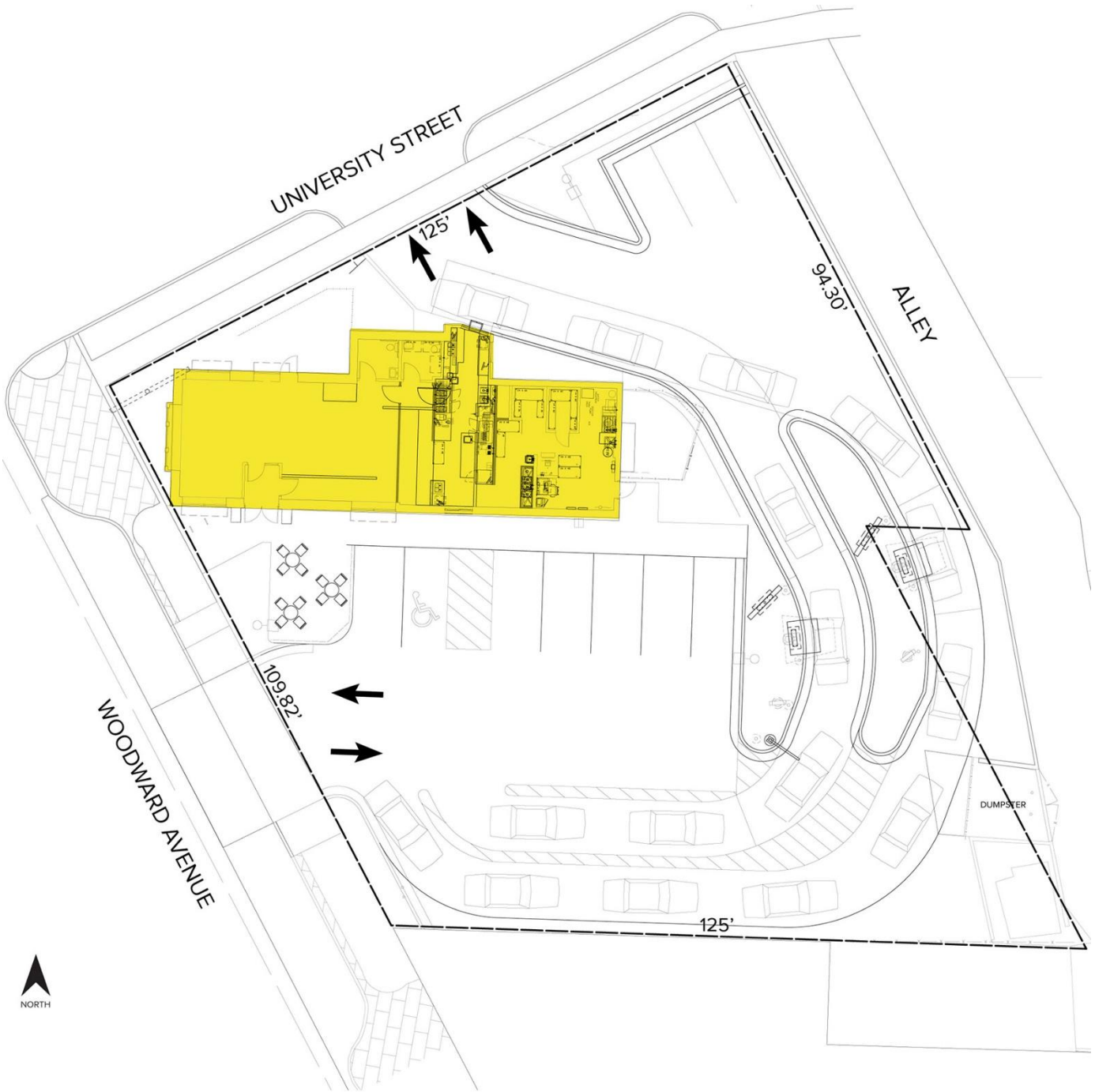


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SITE PLAN

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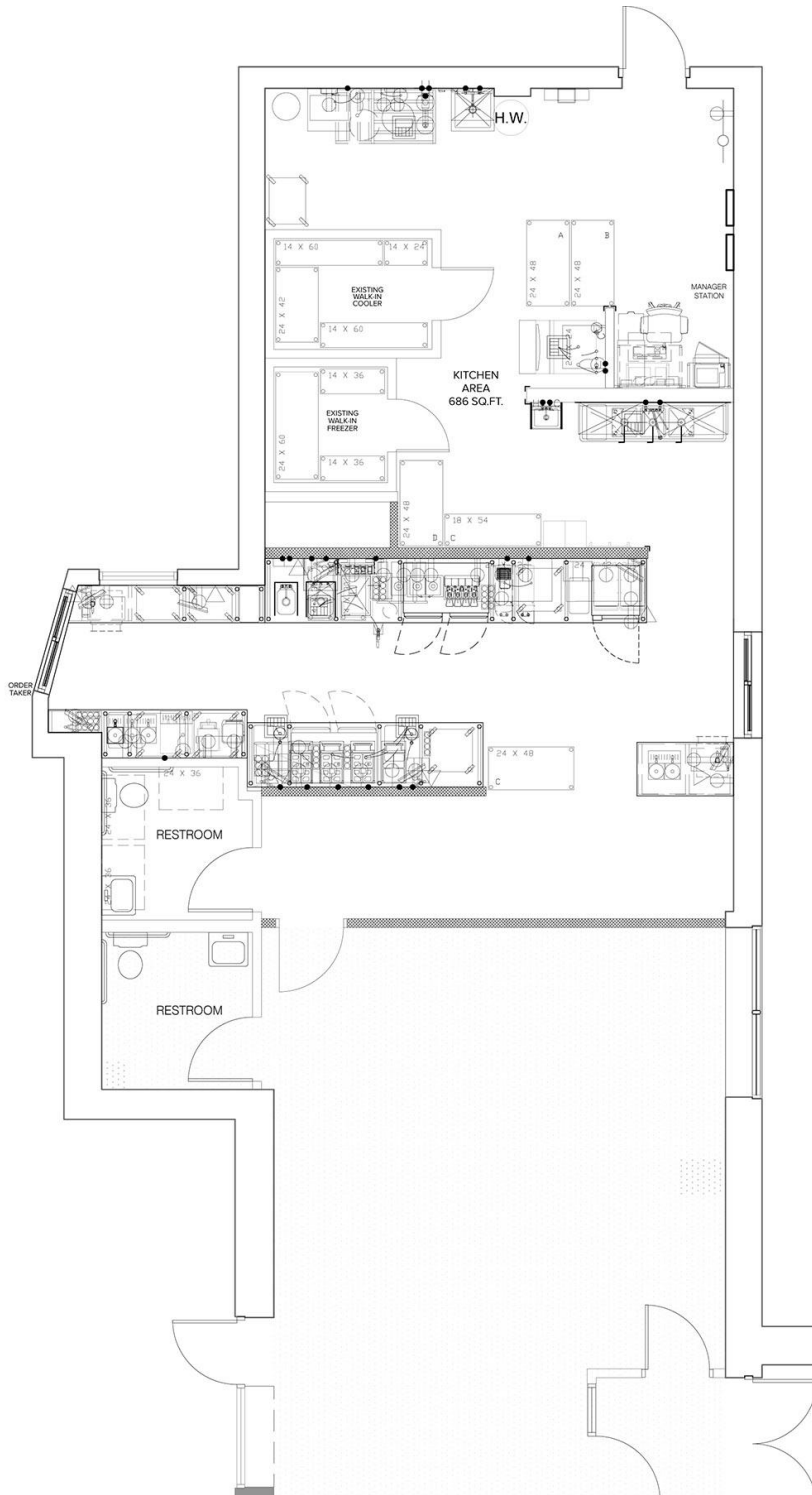


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FLOOR PLAN

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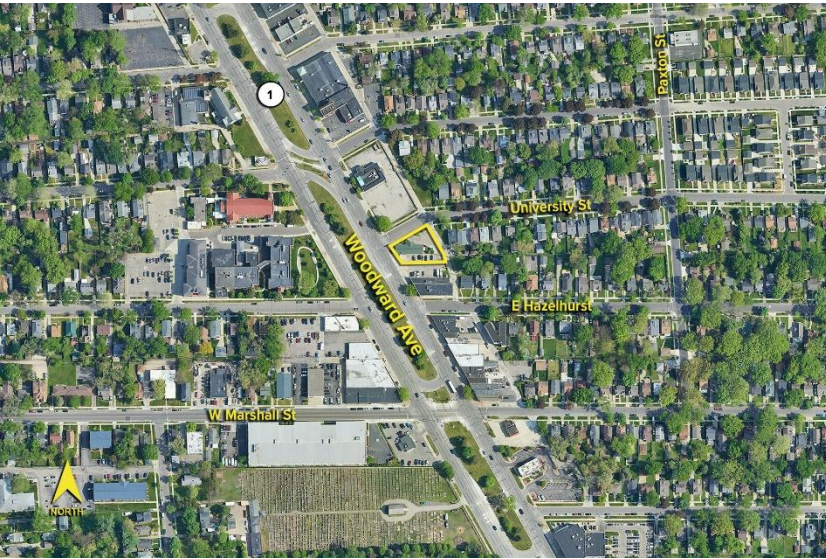
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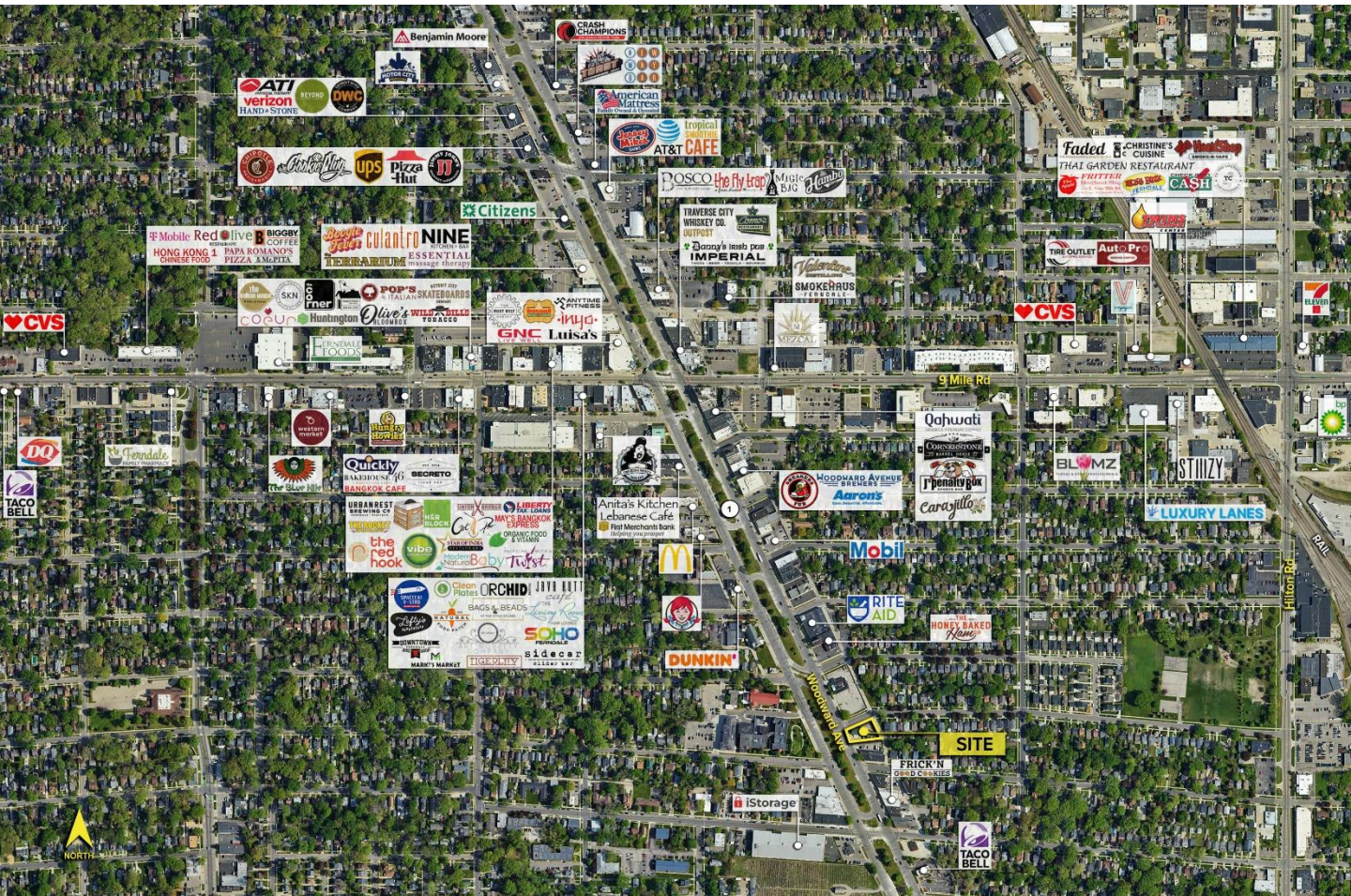


DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	15,752	\$96,278
3 MILE	148,278	\$81,386
5 MILE	400,982	\$69,874

TRAFFIC COUNTS (TWO-WAY)

35,973	Woodward Ave. S of 9 Mile Rd.
38,782	Woodward Ave. N of 9 Mile Rd.
8,430	9 Mile Rd. E of Woodward Ave.
9,402	9 Mile Rd. W of Woodward Ave.



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