

FOR LEASE

TURNKEY FERNDALE BAKERY SPACE

23131 WOODWARD AVE, FERNDALE, MI 48220

**1,354 SF
AVAILABLE**



PROPERTY DETAILS

LOCATION:	23131 Woodward Ave, Ferndale, MI 48220
PROPERTY TYPE:	Shopping Center/ Restaurant
DATE AVAILABLE:	Immediately
RENT:	\$28.00/SF NNN
NNN EXPENSE:	\$6.50 SF
AVAILABLE SPACE:	1,354 SF
TRAFFIC COUNT:	Woodward Ave (39,554 CPD) 9 Mile Rd (10,615 CPD)

EXCLUSIVELY LISTED BY:



**ANTHONY J.
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Director
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\$28.00/SF NNN

RENT

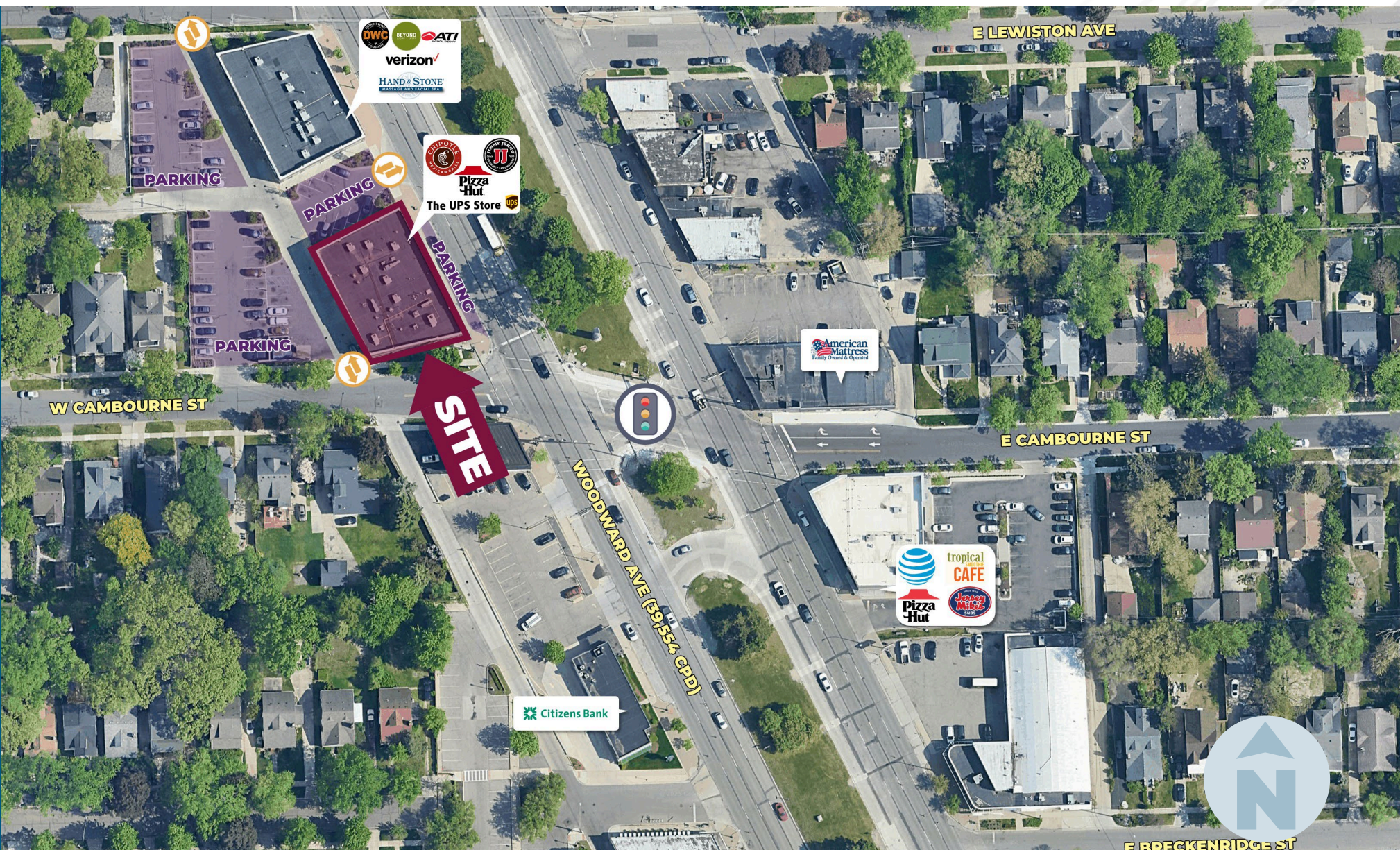
\$6.50/SF

NNN

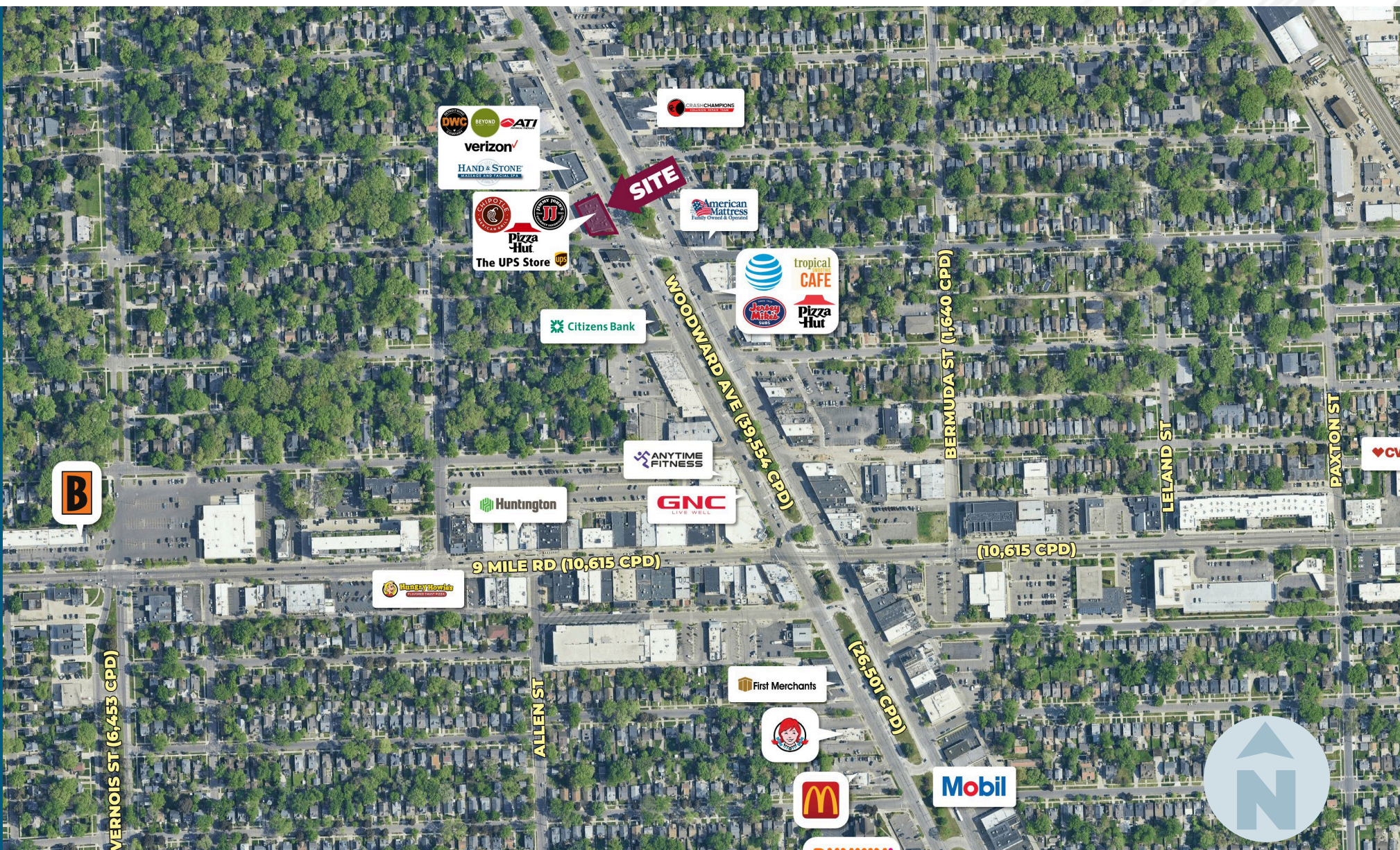
HIGHLIGHTS

- Turnkey bakery space for sublease
- All equipment is included (full list available upon request)
- Excellent Visibility from the Heavily Trafficked Woodward Avenue.
- Close Proximity to Downtown Ferndale
- Rare ample parking
- Join Chipotle, The UPS Store, Pizza Hut, Jimmy John's, ATI Physical Therapy, Detroit Wing Co, Beyond Juicery + Eatery, Hand & Stone, and Verizon.

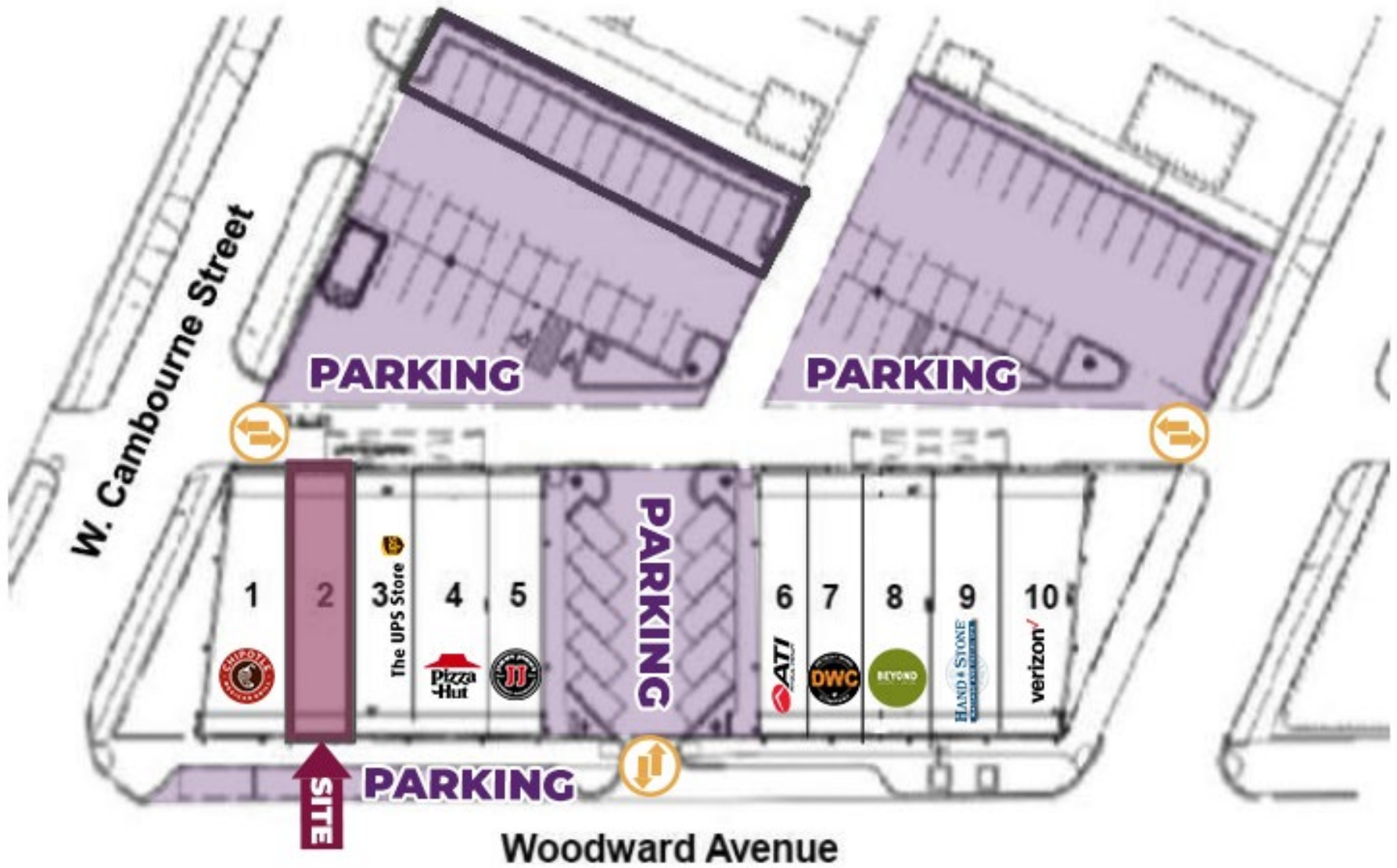
MICRO AERIAL



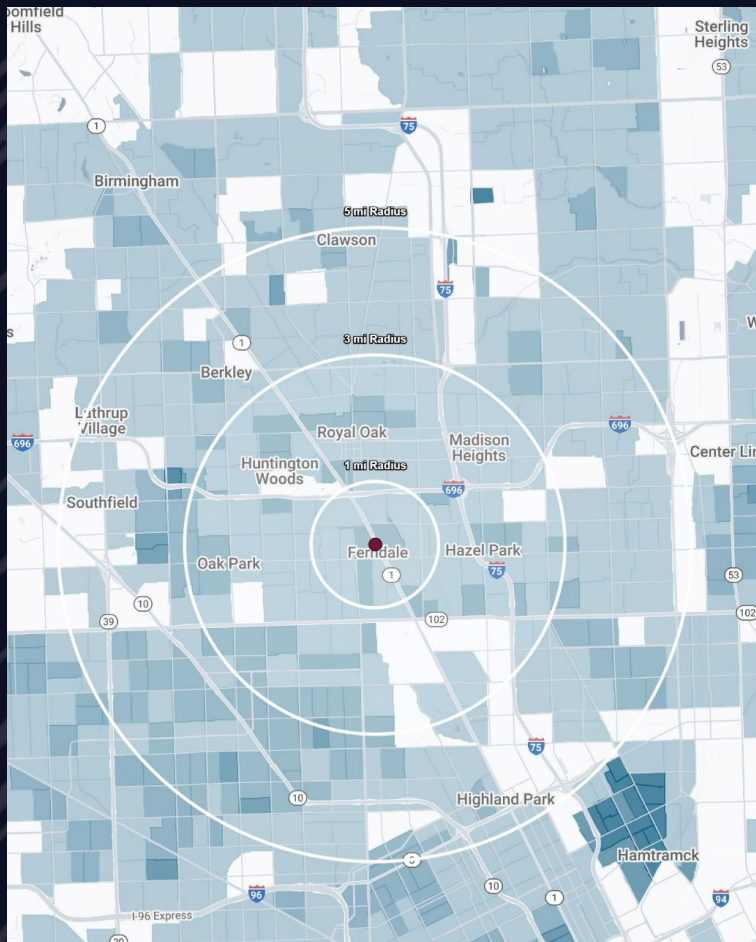
MACRO AERIAL



SITE PLAN



DEMOGRAPHICS



TURNKEY FERNDALE BAKERY SHOP

23131 Woodward Ave, Ferndale, MI 48220

DEMOGRAPHICS

POPULATION

	1 MILE	3 MILE	5 MILE
2025 Estimated Population	17,534	145,894	392,806
2030 Projected Population	17,717	143,365	384,172
2020 Census Population	16,540	143,274	385,477
2010 Census Population	16,898	146,460	398,783
Projected Annual Growth 2025 to 2030	0.2%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2025	0.3%	-	-

HOUSEHOLDS

2025 Estimated Households	9,112	66,977	171,736
2030 Projected Households	9,387	66,996	170,583
2020 Census Households	8,468	64,810	167,224
2010 Census Households	8,114	62,932	165,445
Projected Annual Growth 2025 to 2030	0.6%	-	-0.1%
Historical Annual Growth 2010 to 2025	0.8%	0.4%	0.3%

RACE

2025 Est. White	84.6%	59.1%	45.8%
2025 Est. Black	6.4%	33.6%	46.0%
2025 Est. Asian or Pacific Islander	3.4%	2.5%	4.1%
2025 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2025 Est. Other Races	5.4%	4.6%	4.0%

INCOME

2025 Est. Average Household Income	\$133,654	\$109,126	\$91,662
2025 Est. Median Household Income	\$108,691	\$87,112	\$71,916
2025 Est. Per Capita Income	\$69,477	\$50,136	\$40,151

BUSINESS

2025 Est. Total Businesses	936	6,214	16,459
2025 Est. Total Employees	6,502	49,311	143,898

CONTACT US



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Director

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