

The logo features the text "The dot" in a bold, teal, sans-serif font. "The" is smaller and positioned above "dot". The text is centered within a white circle, which is itself set against a larger, light teal diamond shape with a white border. The background of the entire image is a vibrant teal color with faint, overlapping architectural and geometric patterns.

**The  
dot**

221 WEST TROY STREET  
FERNDALE, MI

A horizontal line of small, white, slanted dashes.

# PROPERTY FEATURES

27,000 SF  
PROPOSED OFFICE

370  
PARKING  
SPACES

15  
APARTMENTS

13,000 SF  
RETAIL

1,000-2,078 SF  
SPACE AVAILABLE

\$30.00 PSF MODIFIED GROSS  
ASKING RENT

The  
dot

LIVING  
SHOPPING  
DINING  
PLAYING  
ARTS+  
CULTURE  
EVENTS

# AREA FEATURES



\$102,000+  
Average Household Income  
within 1 Mile



1,000+  
Hotel Rooms  
in 5 Miles



12 Million SF  
Office Space  
in 5 Miles



368,000  
Daytime Population  
in 5 Miles



148,000  
Daytime Workers  
in 5 Miles



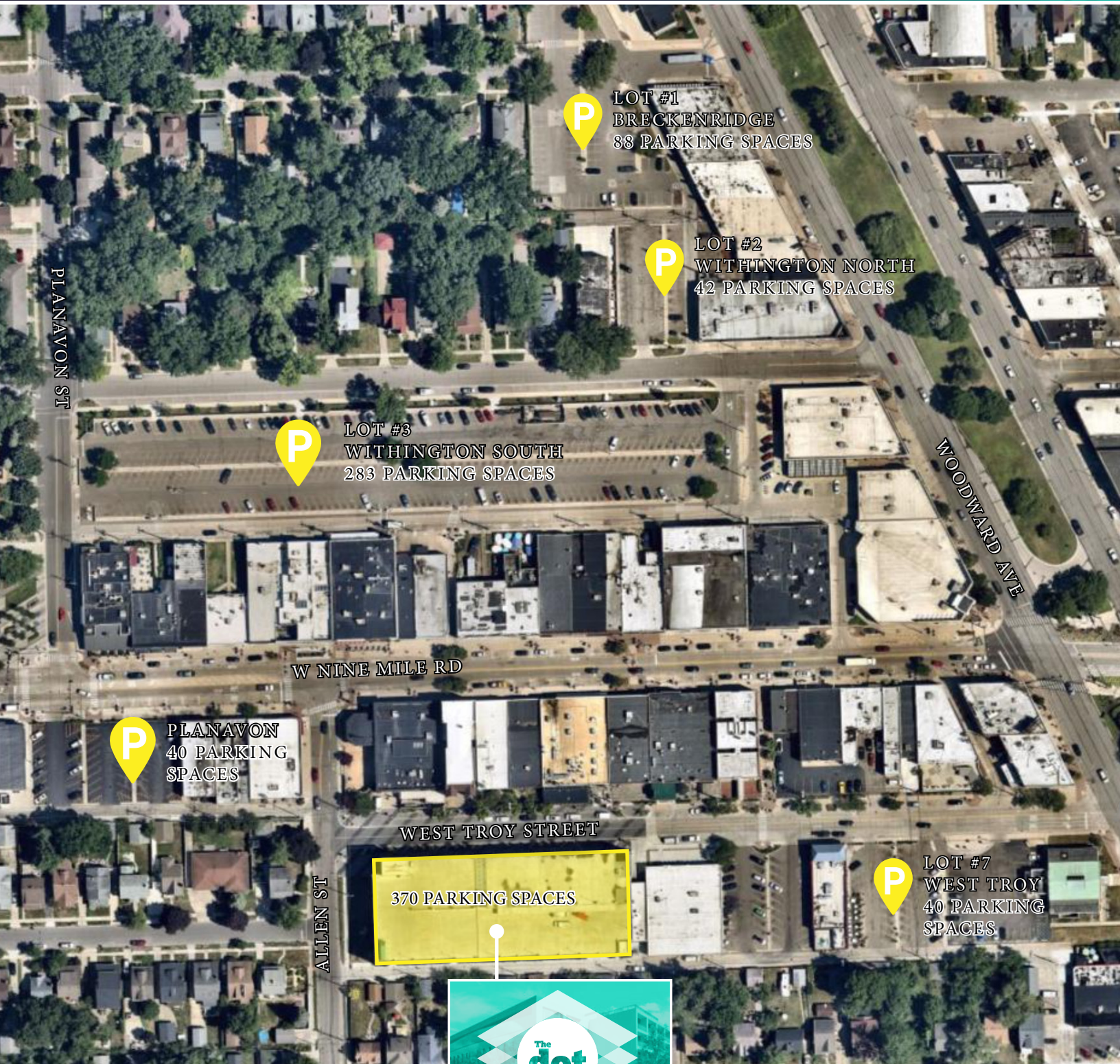
## SELECT AREA RESTAURANTS

- The Oakland Art Novelty Co: Best Classic Artisan Cocktail (Suburb), Hour Detroit, 2019
- Blue Nile: Best Ethnic Restaurant, 2004 & 2005, The Ann Arbor News
- Detroit Cookie Co: Best Cookies, Hour Detroit, 2022
- Soho: Best Lesbian/Gay Bar, Hour Detroit, 2019
- The Fly Trap: Featured on Food Network's "Diners, Drive- In's, and Dives"
- Toast: Best Brunch, Hour Detroit, 2022; Best Brunch, Detroit Metro Times 2018
- Voyager: Restaurant of the Year by Food & Wine Magazine, 2018; Best New Restaurant by Esquire, 2018
- Como's Pizza: 41 Restaurants with the Best Pizza, Hour Detroit 2023
- One Eyed Betty's: Best Bar Food, Hour Detroit, 2022; Best Beer Selection by Hour Magazine, 2018



# OFF-SITE PARKING MAP

\*STREET PARKING AVAILABLE ON NINE MILE ROAD



**P** LOT #1  
BRECKENRIDGE  
88 PARKING SPACES

**P** LOT #2  
WITHINGTON NORTH  
42 PARKING SPACES

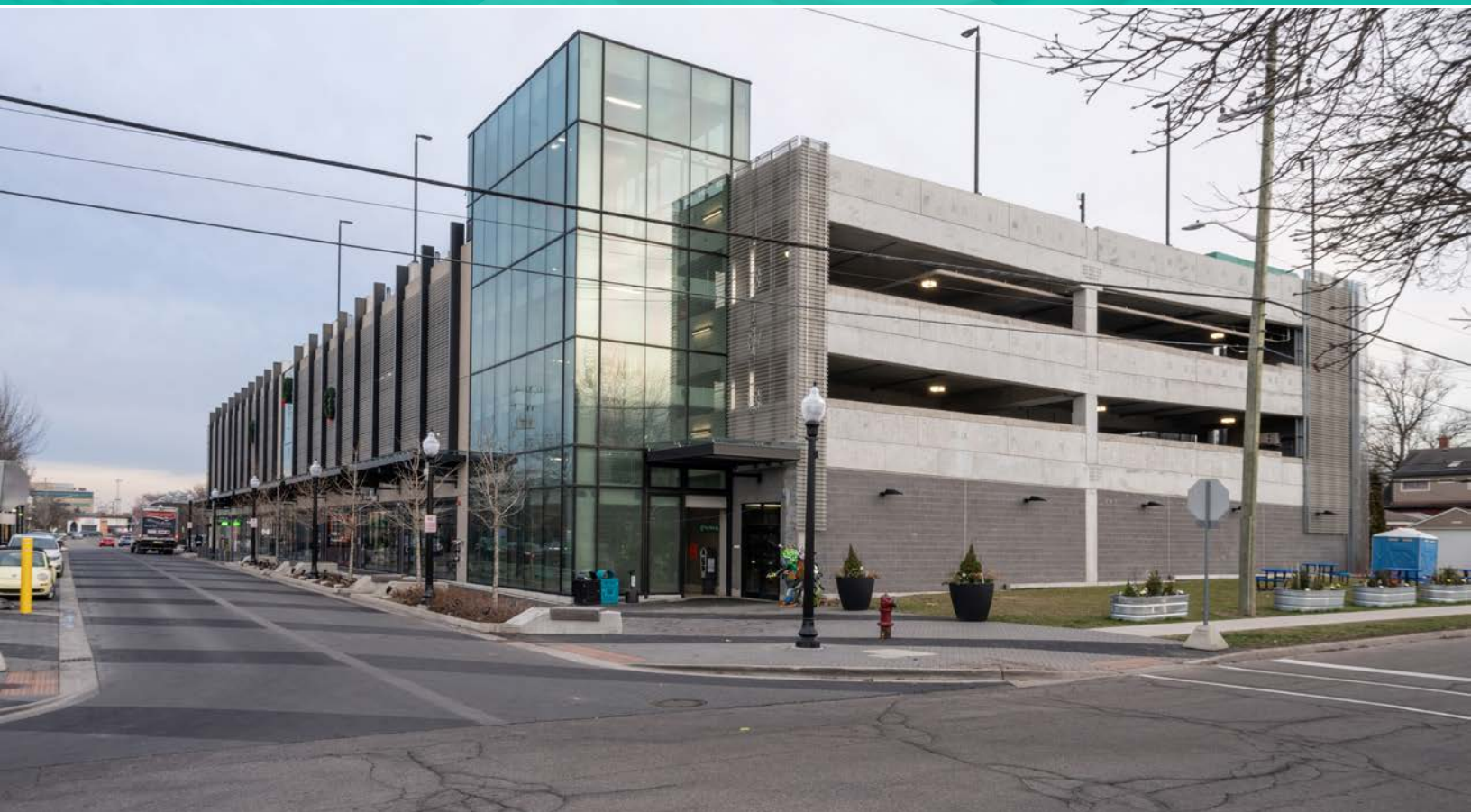
**P** LOT #3  
WITHINGTON SOUTH  
283 PARKING SPACES

**P** PLANAVON  
40 PARKING  
SPACES

370 PARKING SPACES

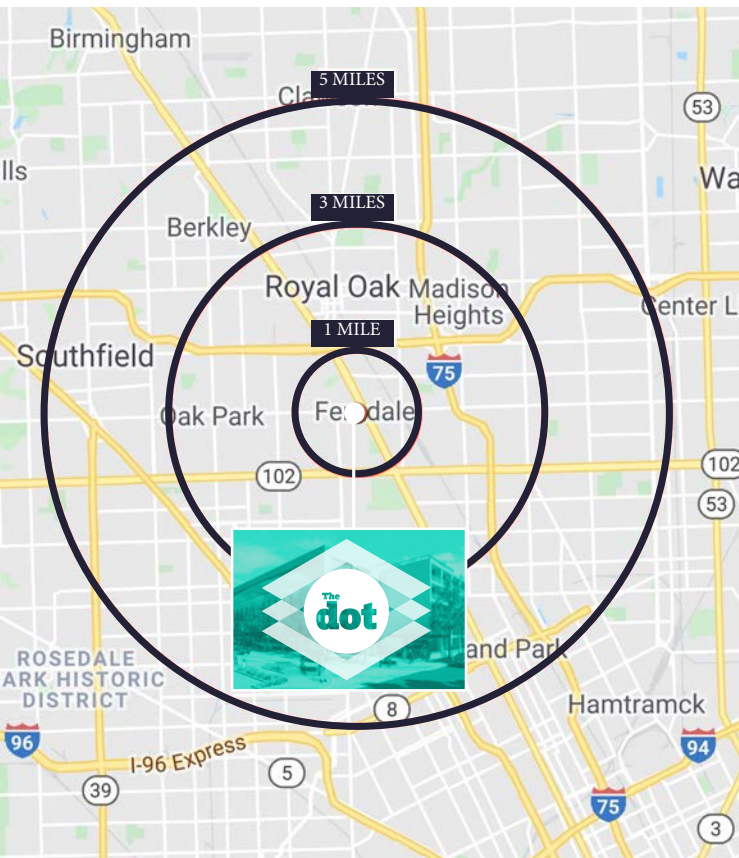
**P** LOT #7  
WEST TROY  
40 PARKING  
SPACES







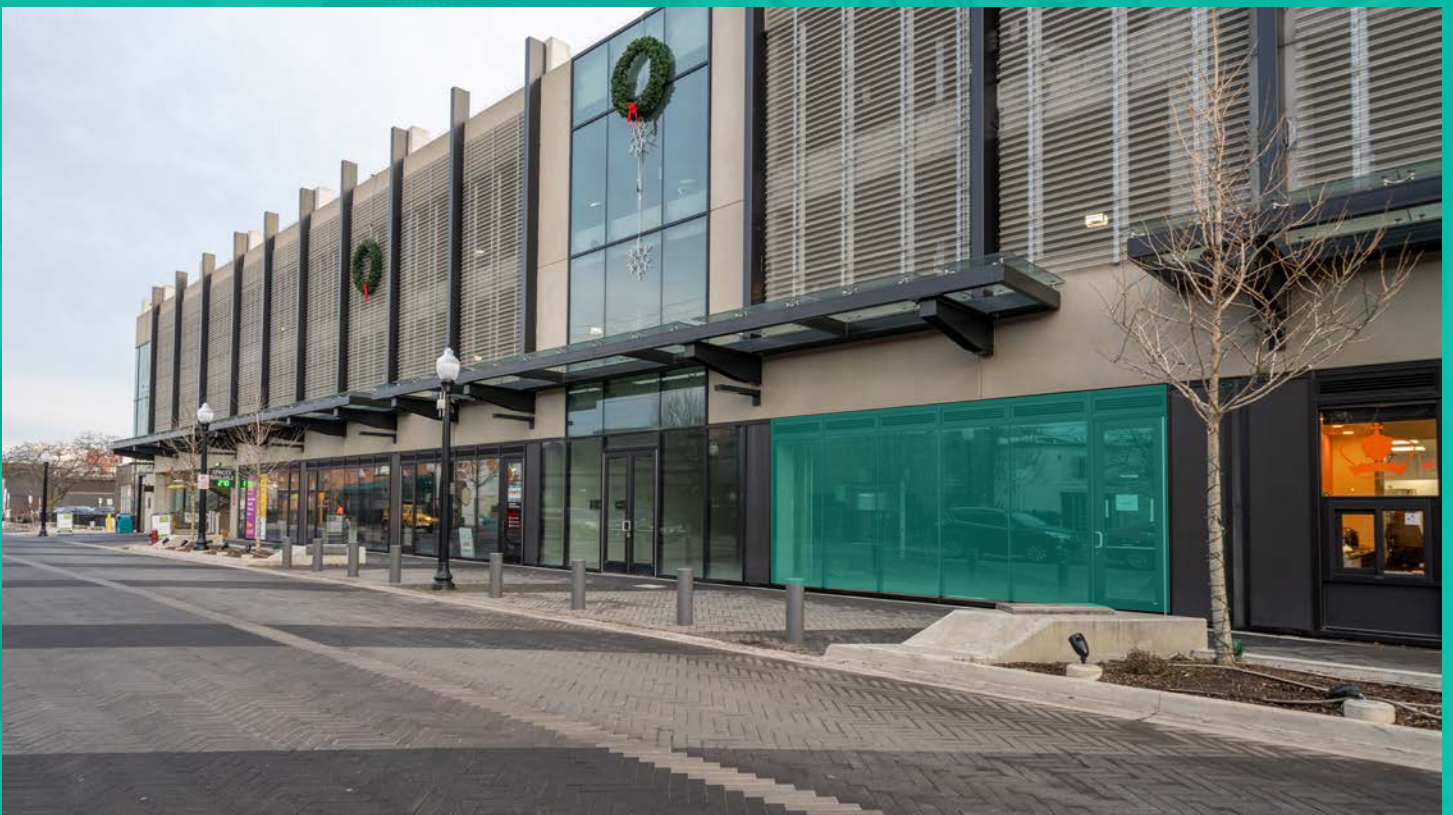
## DEMOGRAPHICS



|                             | 1 MILE        | 3 MILES        | 5 MILES         |
|-----------------------------|---------------|----------------|-----------------|
| <b>POPULATION</b>           |               |                |                 |
| Population                  | 16,968        | 146,466        | 389,945         |
| <b>ECONOMY</b>              |               |                |                 |
| Employees                   | 7,467         | 45,318         | 136,030         |
| <b>HOUSEHOLD INCOME</b>     |               |                |                 |
| Median Household Income     | \$87,567      | \$66,985       | \$56,280        |
| Average Household Income    | \$108,268     | \$96,450       | \$82,597        |
| <b>AGE</b>                  |               |                |                 |
| Median Age                  | 39.6          | 40.4           | 41.1            |
| <b>EDUCATION</b>            |               |                |                 |
| Bachelor's Degree or Higher | 4,996 - 38.1% | 28,406 - 26.6% | 59,939 - 12.8%  |
| <b>DAYTIME POPULATION</b>   |               |                |                 |
| Daytime Population          | 14,720        | 123,342        | 360,570         |
| Daytime Workers             | 8,900 - 60.5% | 51,511 - 41.8% | 148,828 - 41.3% |
| Daytime Residents           | 5,820 - 39.5% | 71,831 - 58.2% | 211,742 - 59.7% |

# FLOOR PLAN

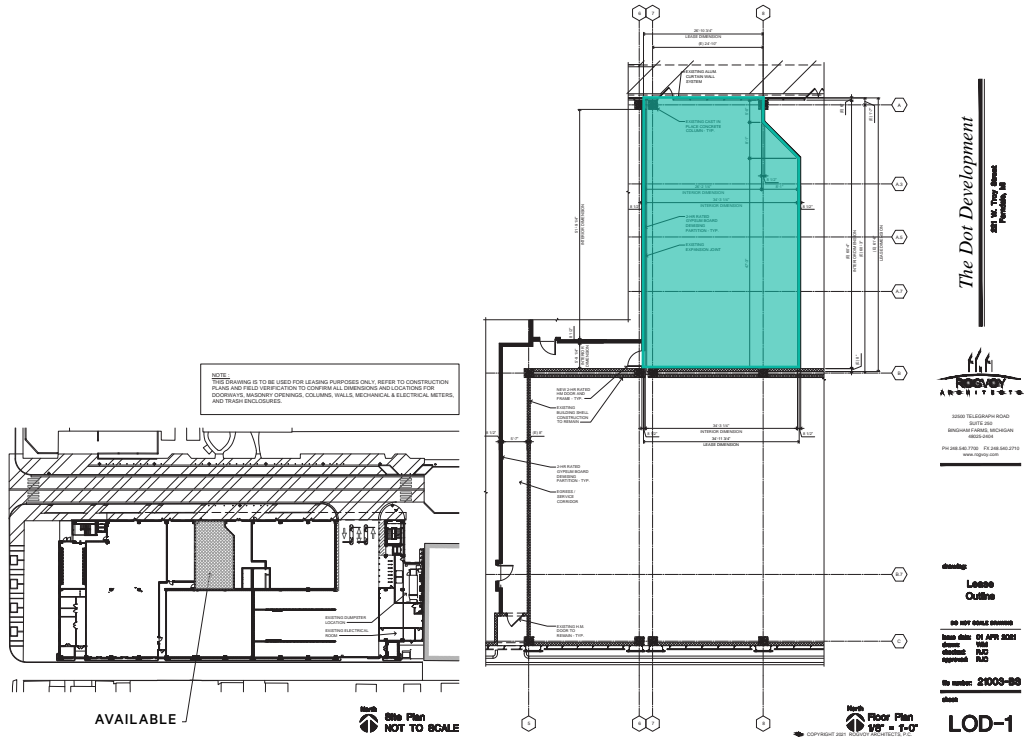




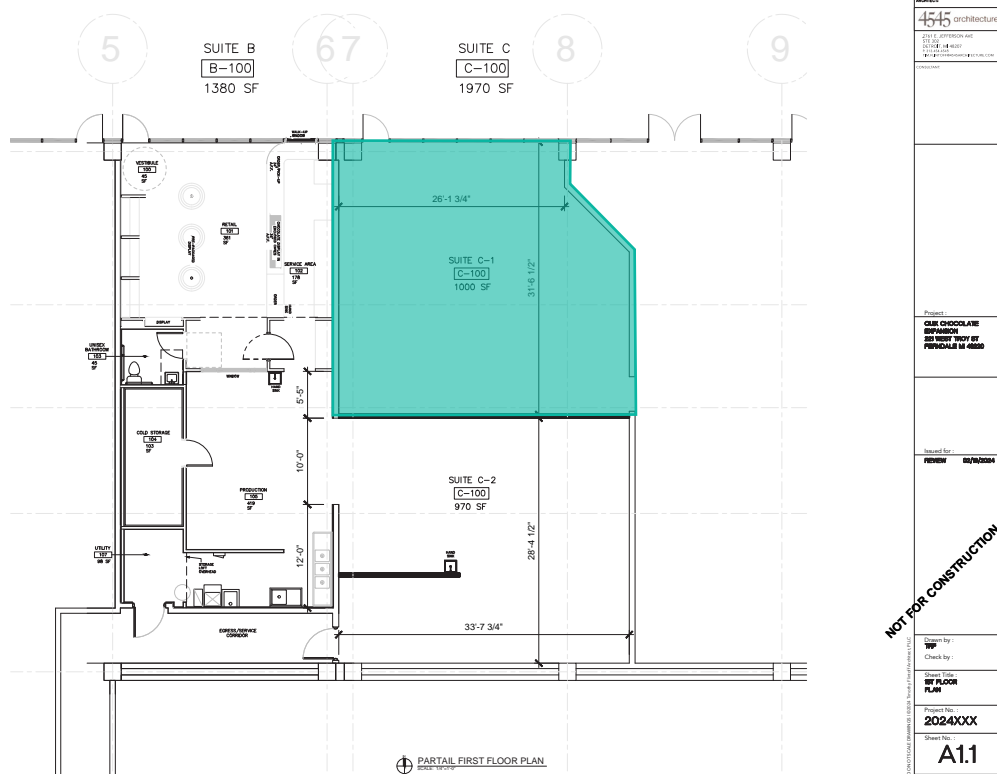


# PLANS

## OPTION 1



## OPTION 2





**The  
dot**

221 WEST TROY STREET  
FERNDALE, MI

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**SCOTT YOUNG**

Senior Vice President  
+1 248 936 6832  
scott.young@cbre.com

**MATT CROSWELL**

First Vice President  
+1 248 351 2084  
matt.croswell@cbre.com

**ASHLEY YOUNG**

Senior Associate  
+1 248 351 2028  
ashley.young@cbre.com

**CBRE**

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