

The
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221 WEST TROY STREET
FERNDALE, MI



CBRE

PROPERTY FEATURES

27,000 SF
PROPOSED OFFICE

370
PARKING
SPACES

15
APARTMENTS

13,000 SF
RETAIL

1,454 SF
SPACE AVAILABLE

\$30.00 PSF MODIFIED GROSS
ASKING RENT

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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



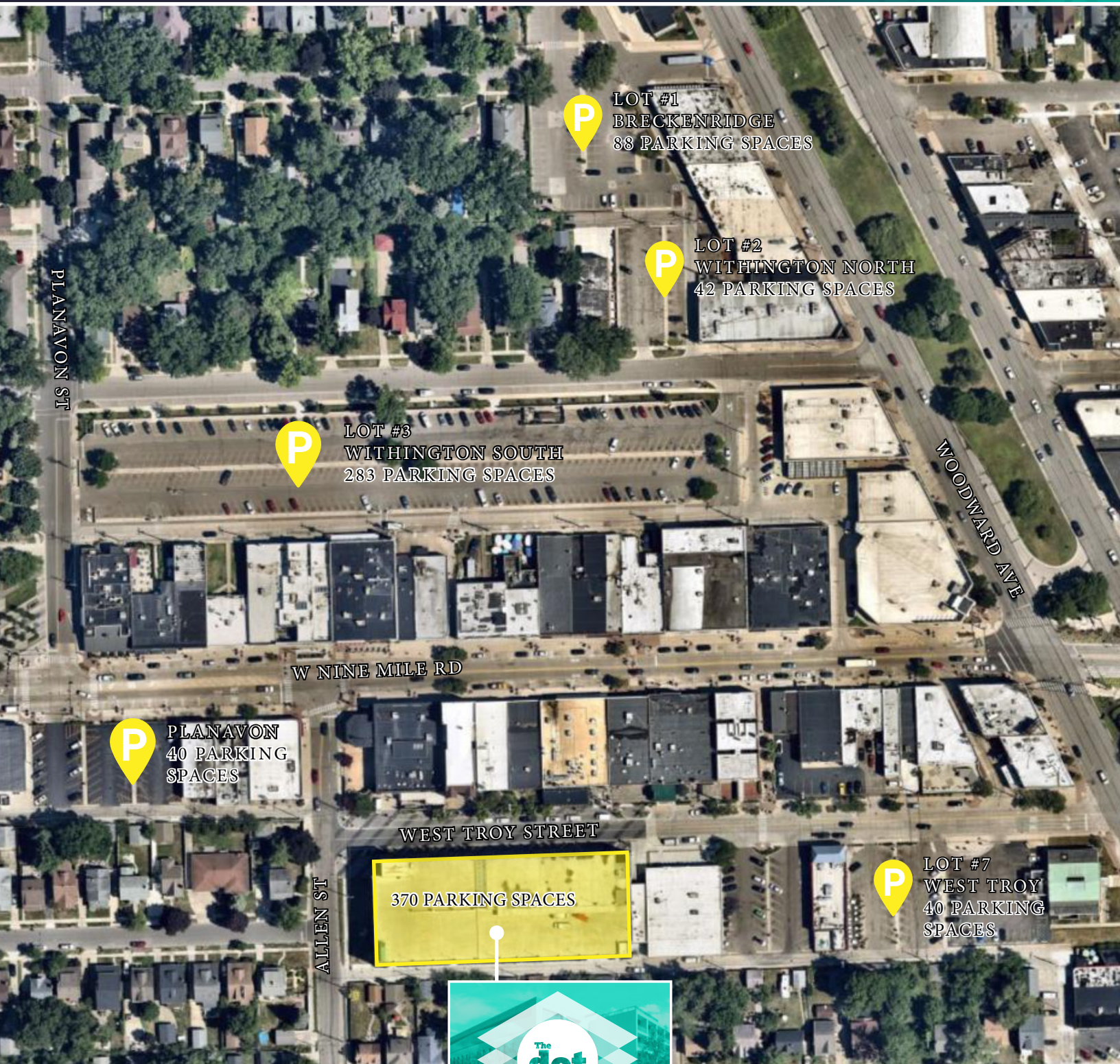
SELECT AREA RESTAURANTS

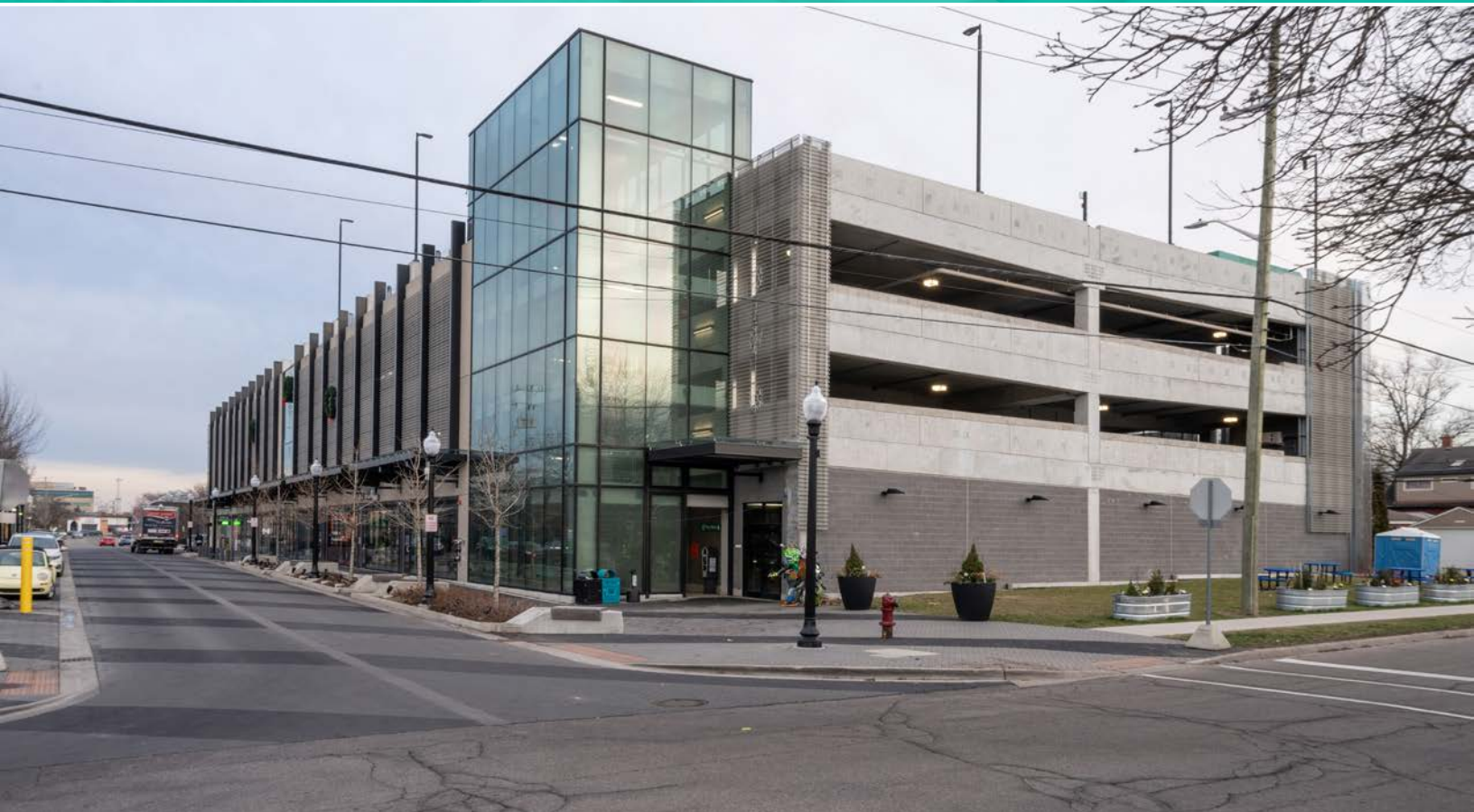
- The Oakland Art Novelty Co: Best Classic Artisan Cocktail (Suburb), Hour Detroit, 2019
- Blue Nile: Best Ethnic Restaurant, 2004 & 2005, The Ann Arbor News
- Detroit Cookie Co: Best Cookies, Hour Detroit, 2022
- Soho: Best Lesbian/Gay Bar, Hour Detroit, 2019
- The Fly Trap: Featured on Food Network's "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

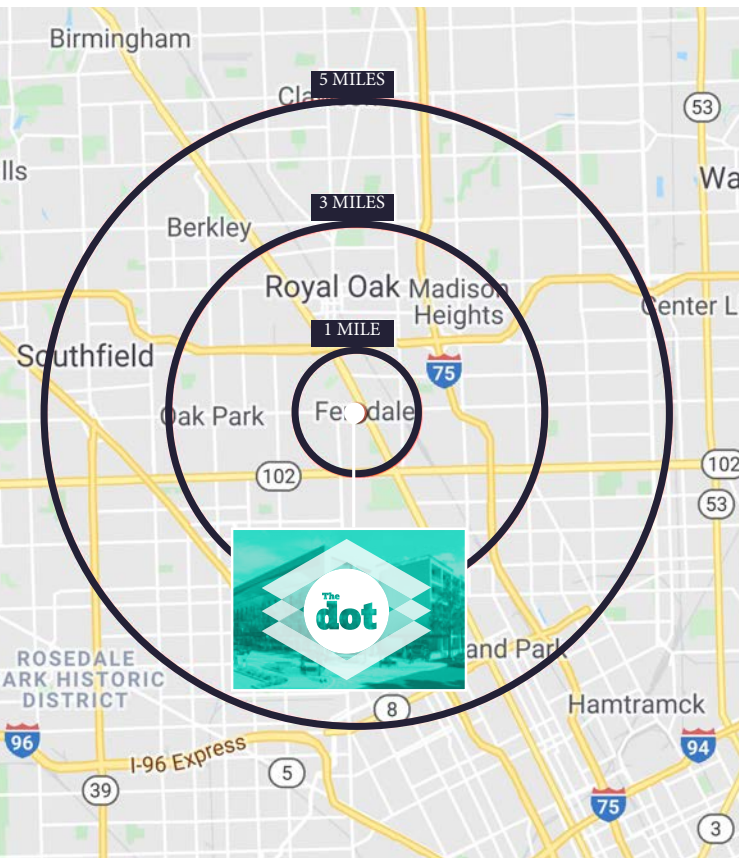
*STREET PARKING AVAILABLE ON NINE MILE ROAD





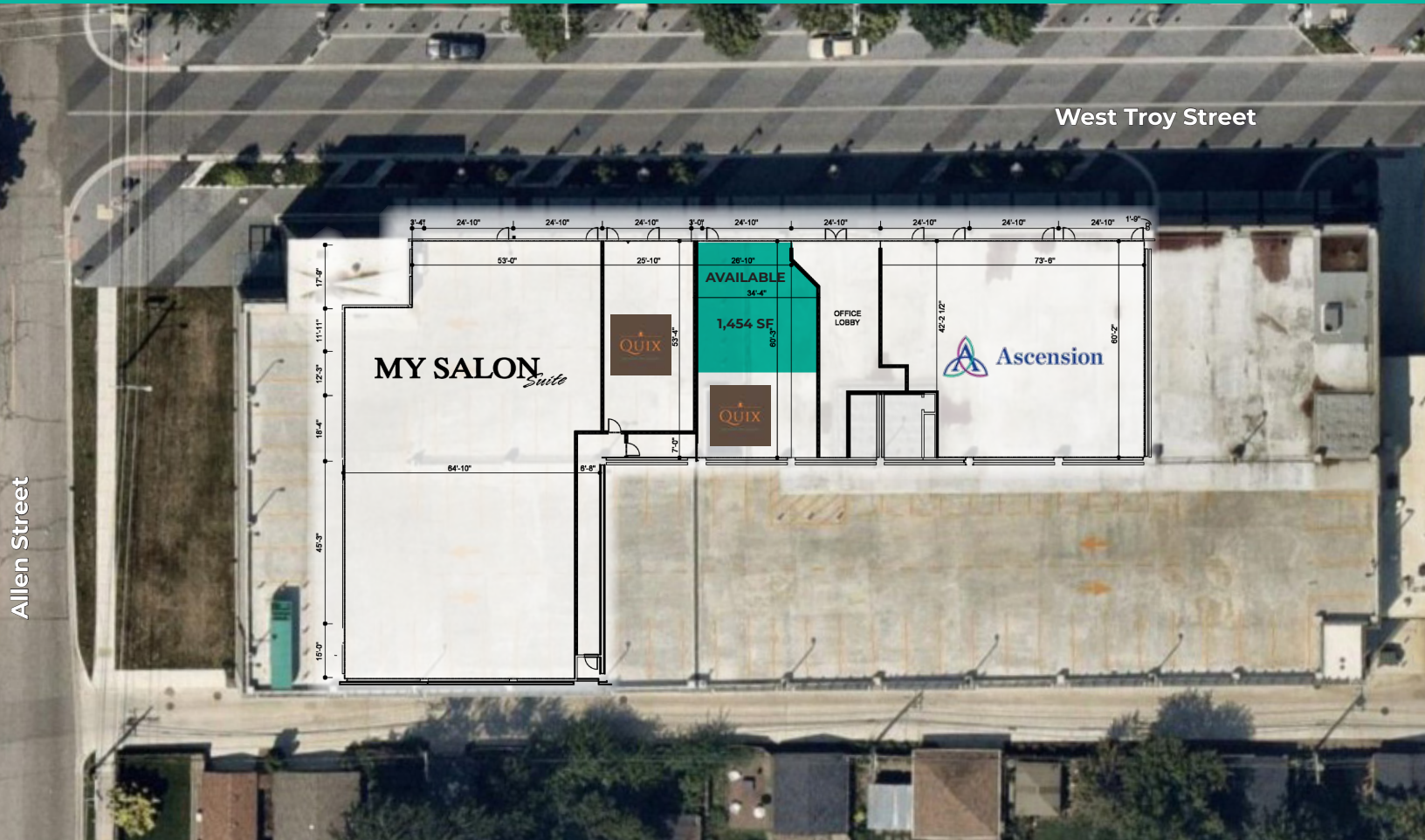


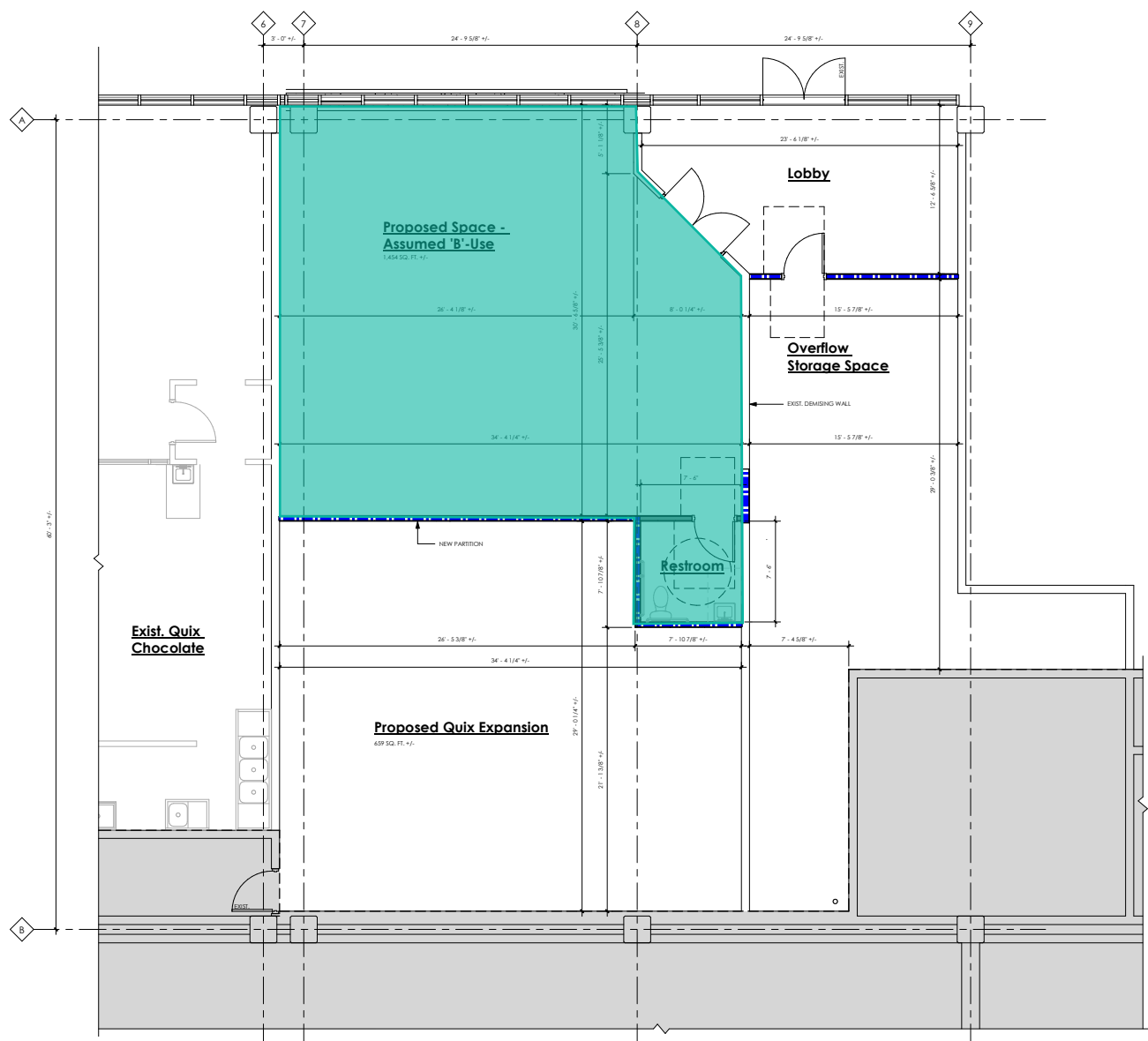
DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
Population	16,968	146,466	389,945
ECONOMY			
Employees	7,467	45,318	136,030
HOUSEHOLD INCOME			
Median Household Income	\$87,567	\$66,985	\$56,280
Average Household Income	\$108,268	\$96,450	\$82,597
AGE			
Median Age	39.6	40.4	41.1
EDUCATION			
Bachelor's Degree or Higher	4,996 - 38.1%	28,406 - 26.6%	59,939 - 12.8%
DAYTIME POPULATION			
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%

SITE PLAN





PROPERTY PHOTOS





221 WEST TROY STREET
FERNDAL, MI



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