



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

The  
**dot**

**LIVING  
SHOPPING  
DINING  
PLAYING  
ARTS+  
CULTURE  
EVENTS**

## AREA FEATURES



1,000+  
Hotel Rooms  
in 5 Miles



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



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

PLANAVON ST

W NINE MILE RD

WOODWARD AVE

LOT #3  
WITHINGTON SOUTH  
283 PARKING SPACES

LOT #1  
BRECKENRIDGE  
88 PARKING SPACES

LOT #2  
WITHINGTON NORTH  
42 PARKING SPACES

P  
PLANAVON  
40 PARKING  
SPACES

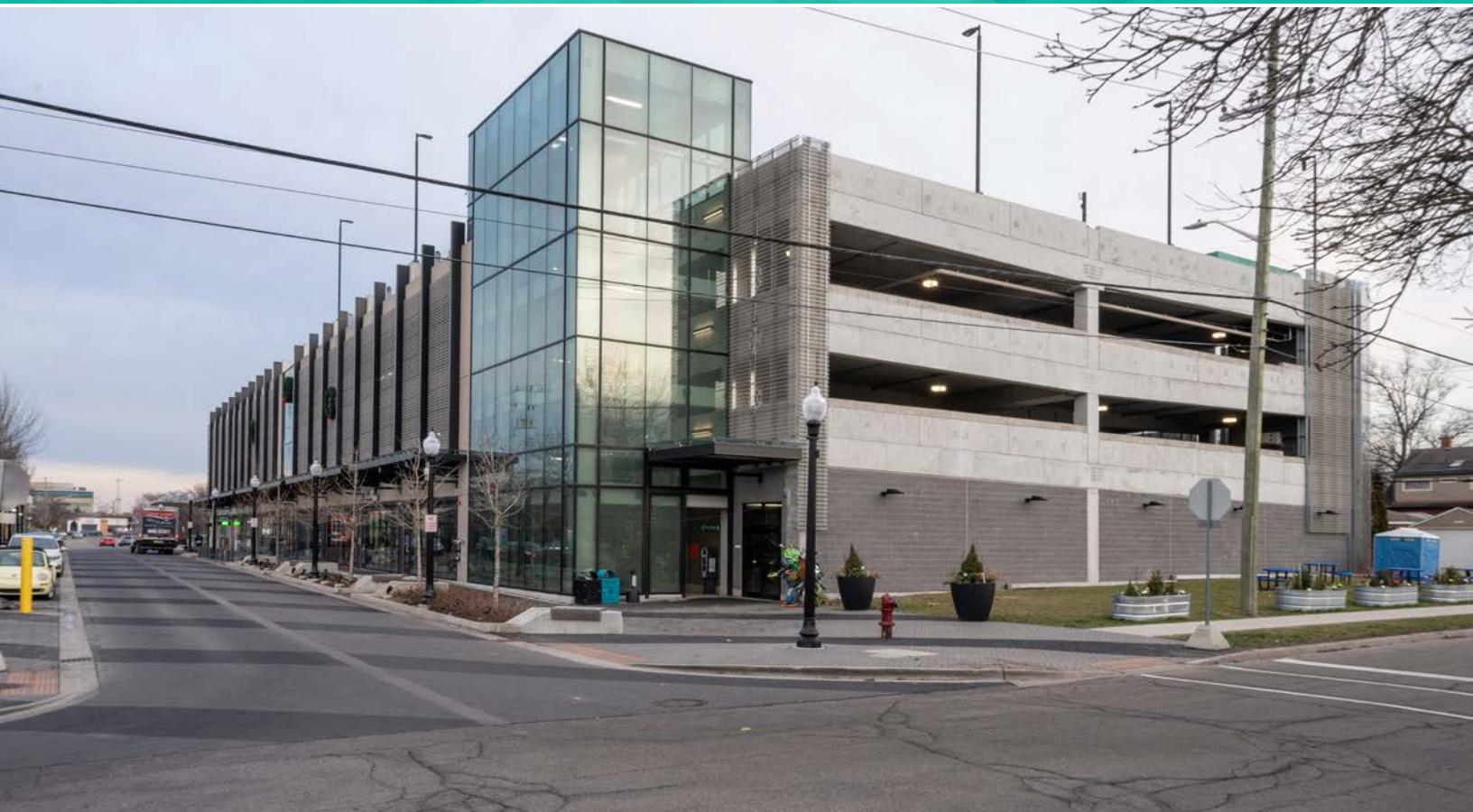
WEST TROY STREET

370 PARKING SPACES

P  
LOT #7  
WEST TROY  
40 PARKING  
SPACES

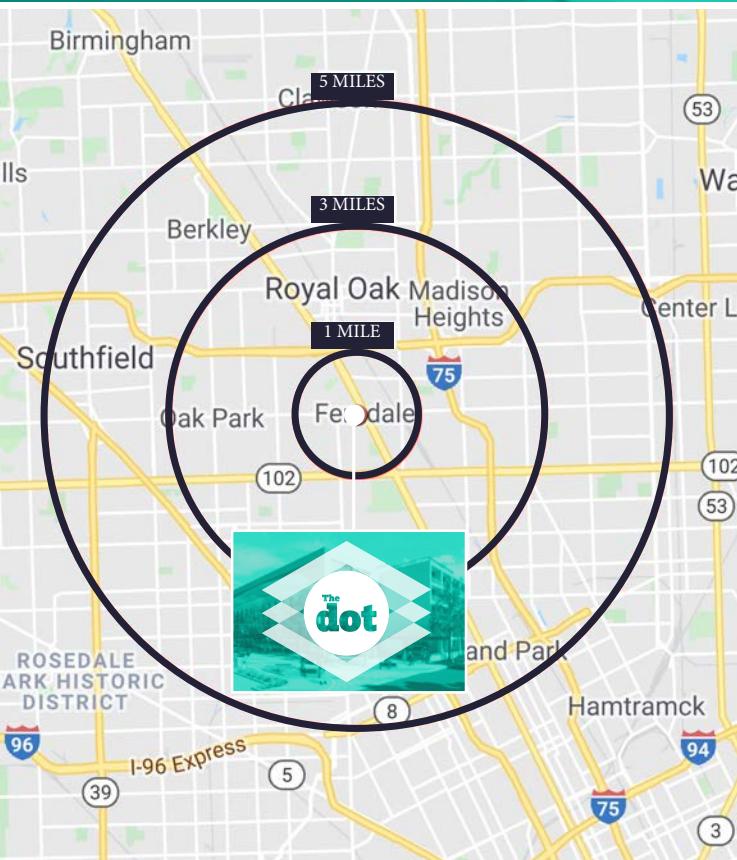
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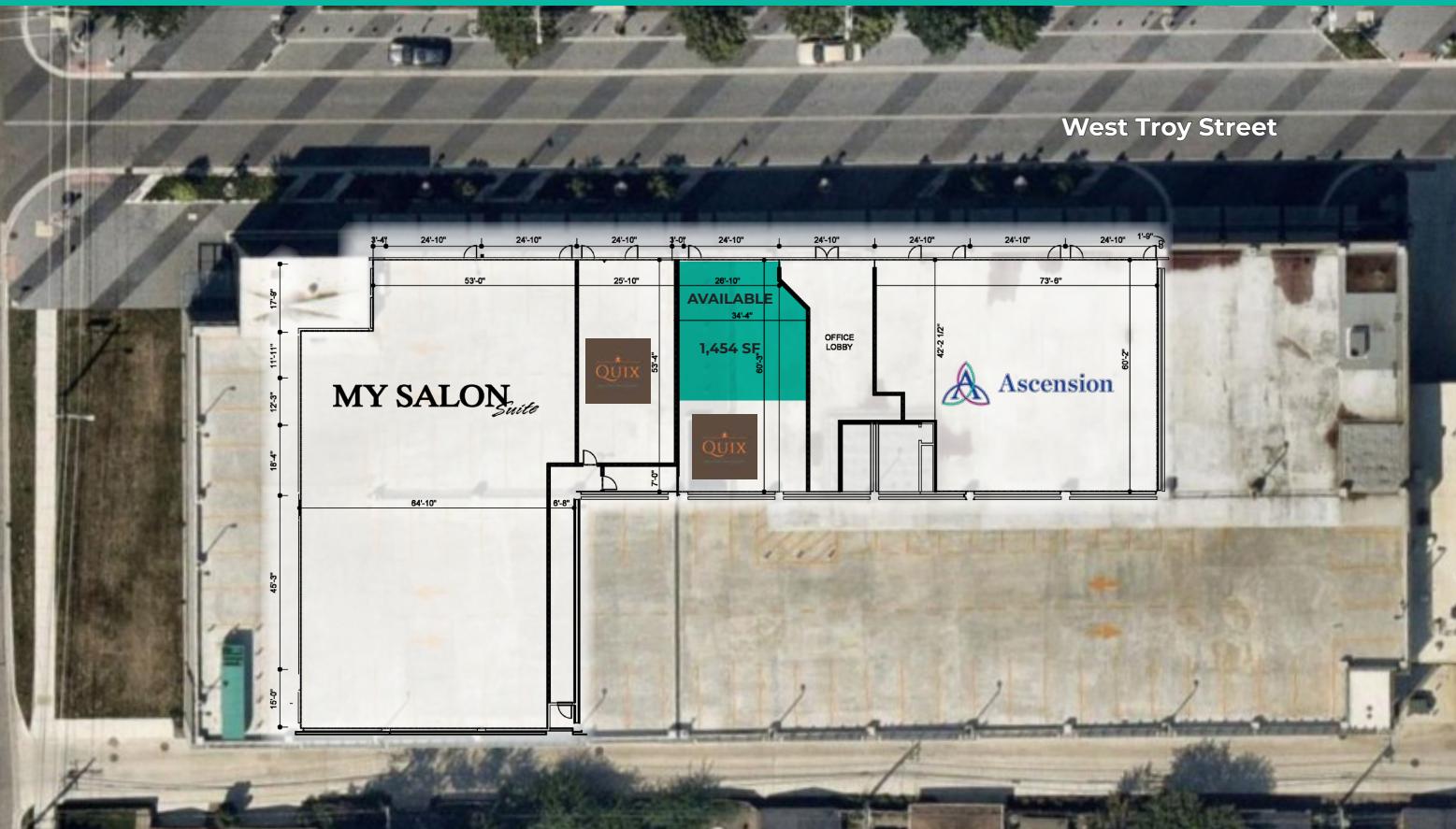


## DEMOGRAPHICS

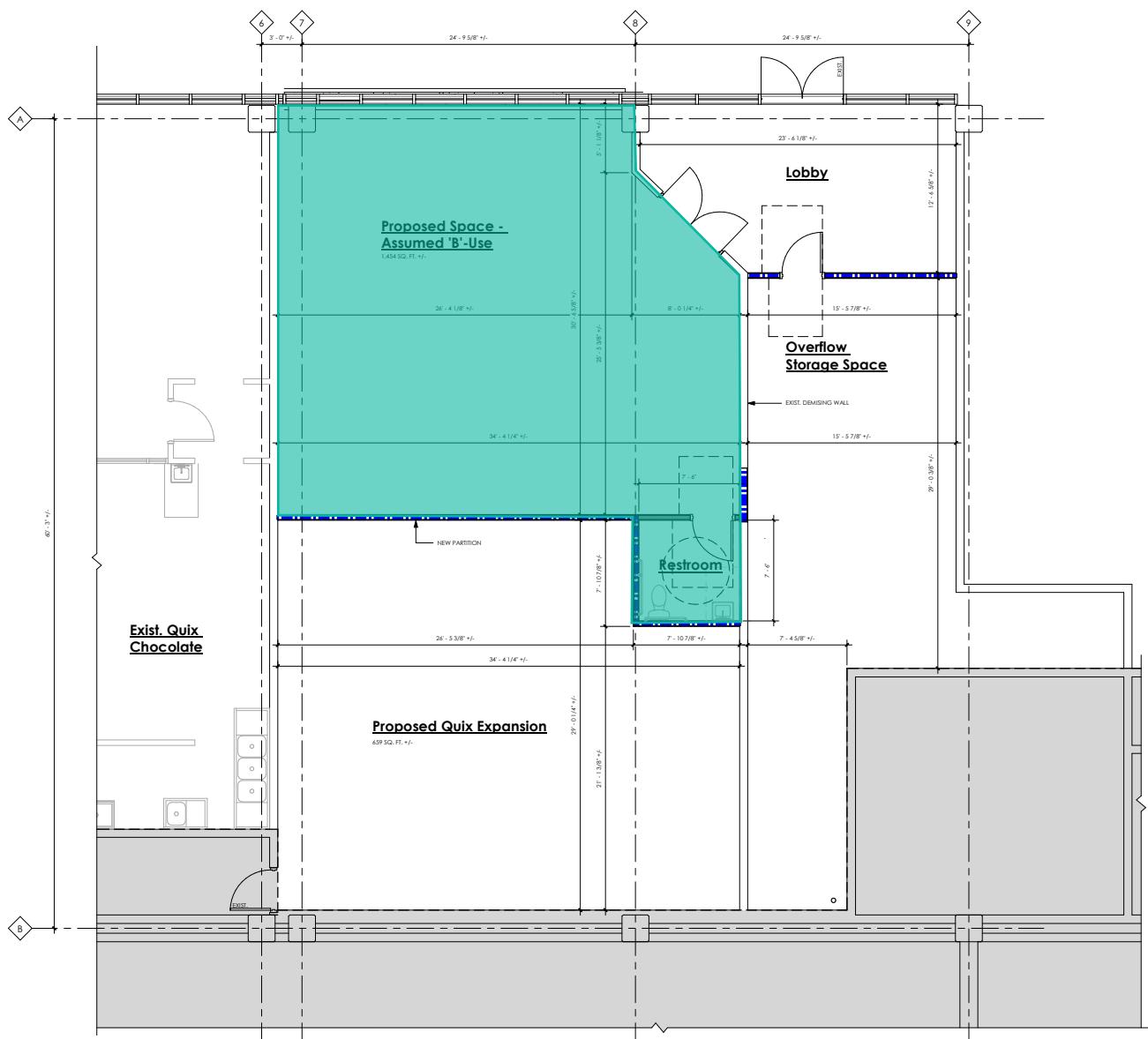


	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Population	16,968	146,466	389,945
<b>ECONOMY</b>			
Employees	7,467	45,318	136,030
<b>HOUSEHOLD INCOME</b>			
Median Household Income	\$87,567	\$66,985	\$56,280
Average Household Income	\$108,268	\$96,450	\$82,597
<b>AGE</b>			
Median Age	39.6	40.4	41.1
<b>EDUCATION</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%

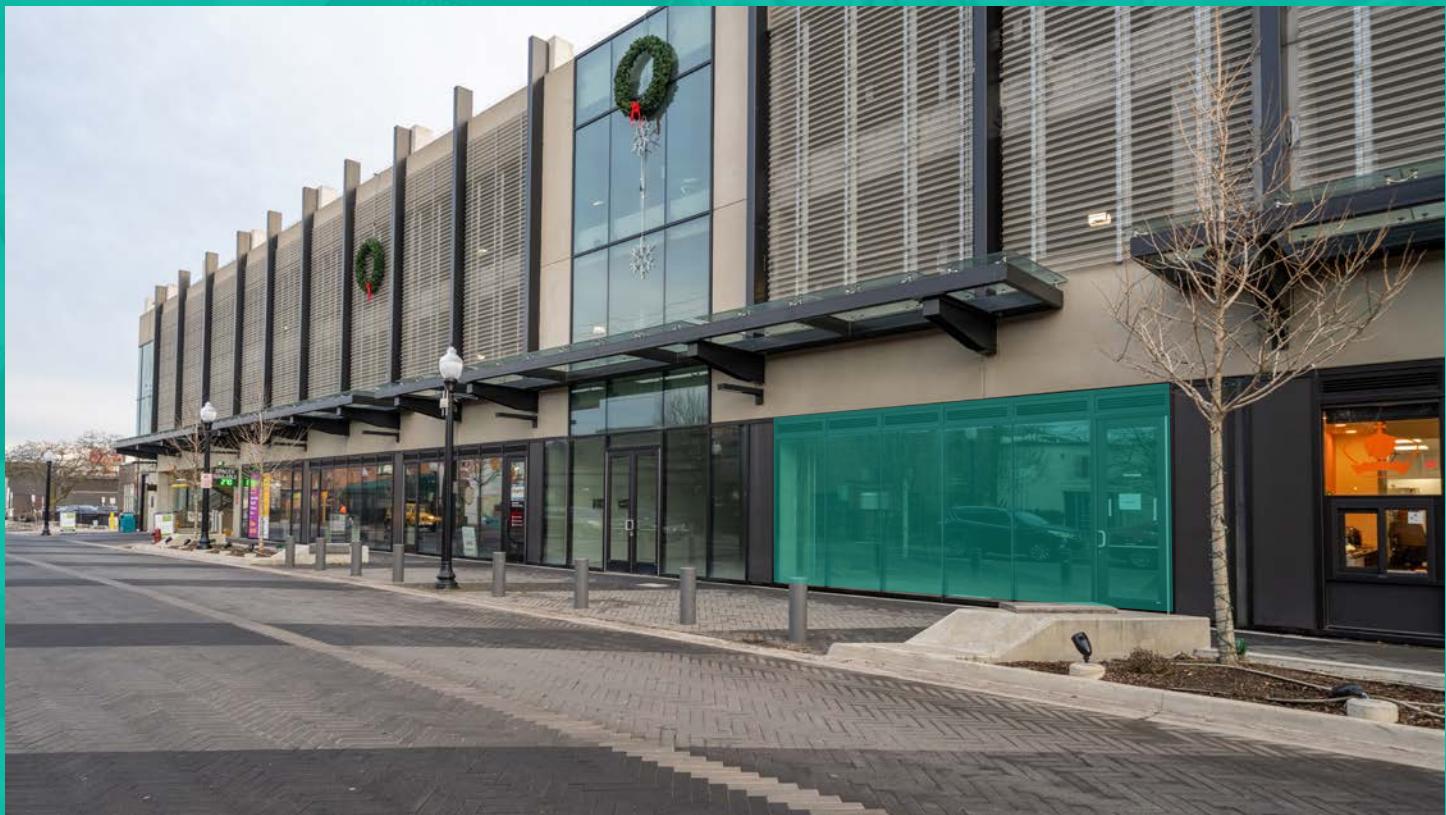
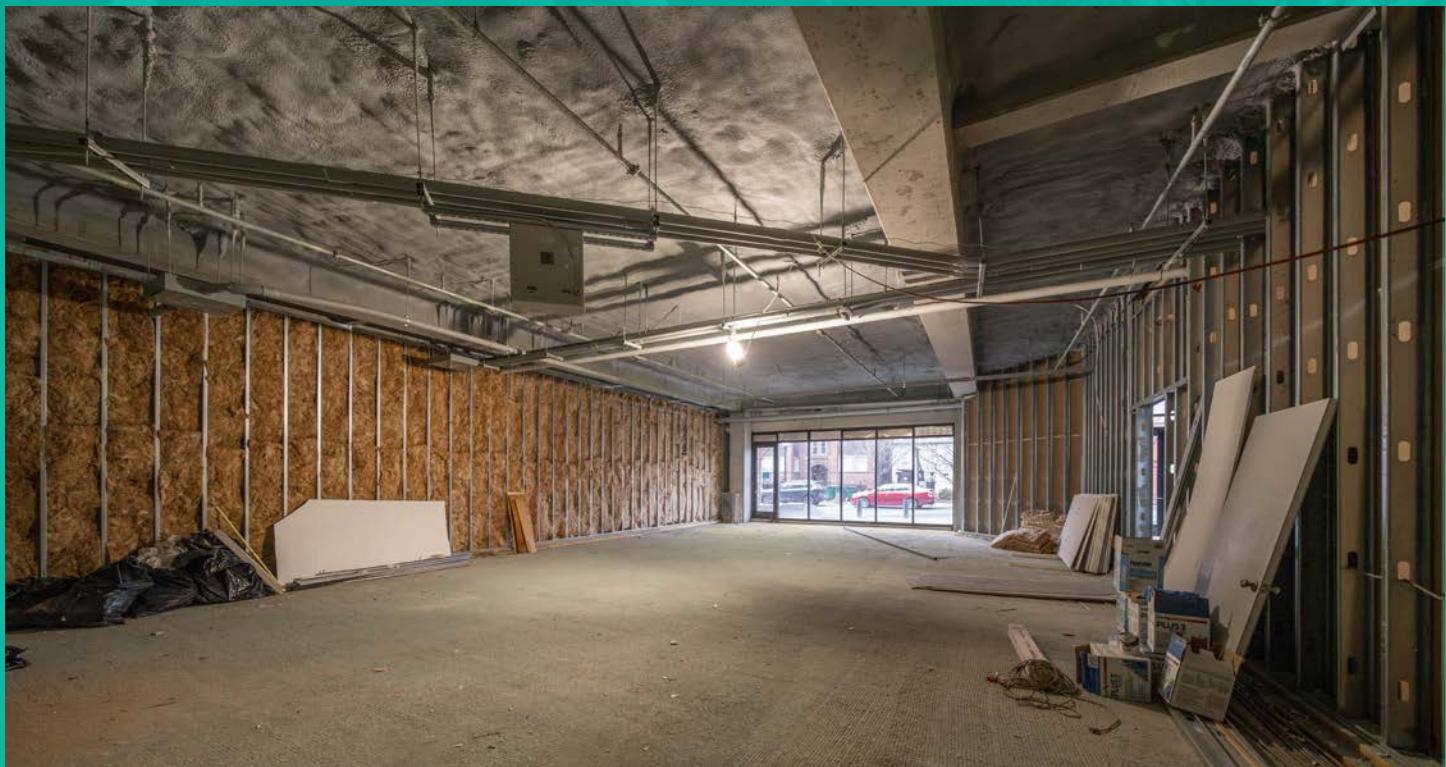
# SITE PLAN



## FLOOR PLAN



## PROPERTY PHOTOS





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