

OFFICE OR RETAIL | FOR LEASE



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PRIME MULTI-USE OPPORTUNITY

35046 WOODWARD AVENUE
BIRMINGHAM , MI

CBRE

PROPERTY HIGHLIGHTS

**PRIME FREESTANDING
BUILDING FEATURING
MULTIPLE AVAILABLE
SUITES**

**LOCATED IN
DOWNTOWN
BIRMINGHAM ALONG
WOODWARD AVE
WITH TRAFFIC
COUNTS EXCEEDING
51,000 VPD**

**CONVENIENT
ON-SITE PARKING

132 PARKING SPACES**

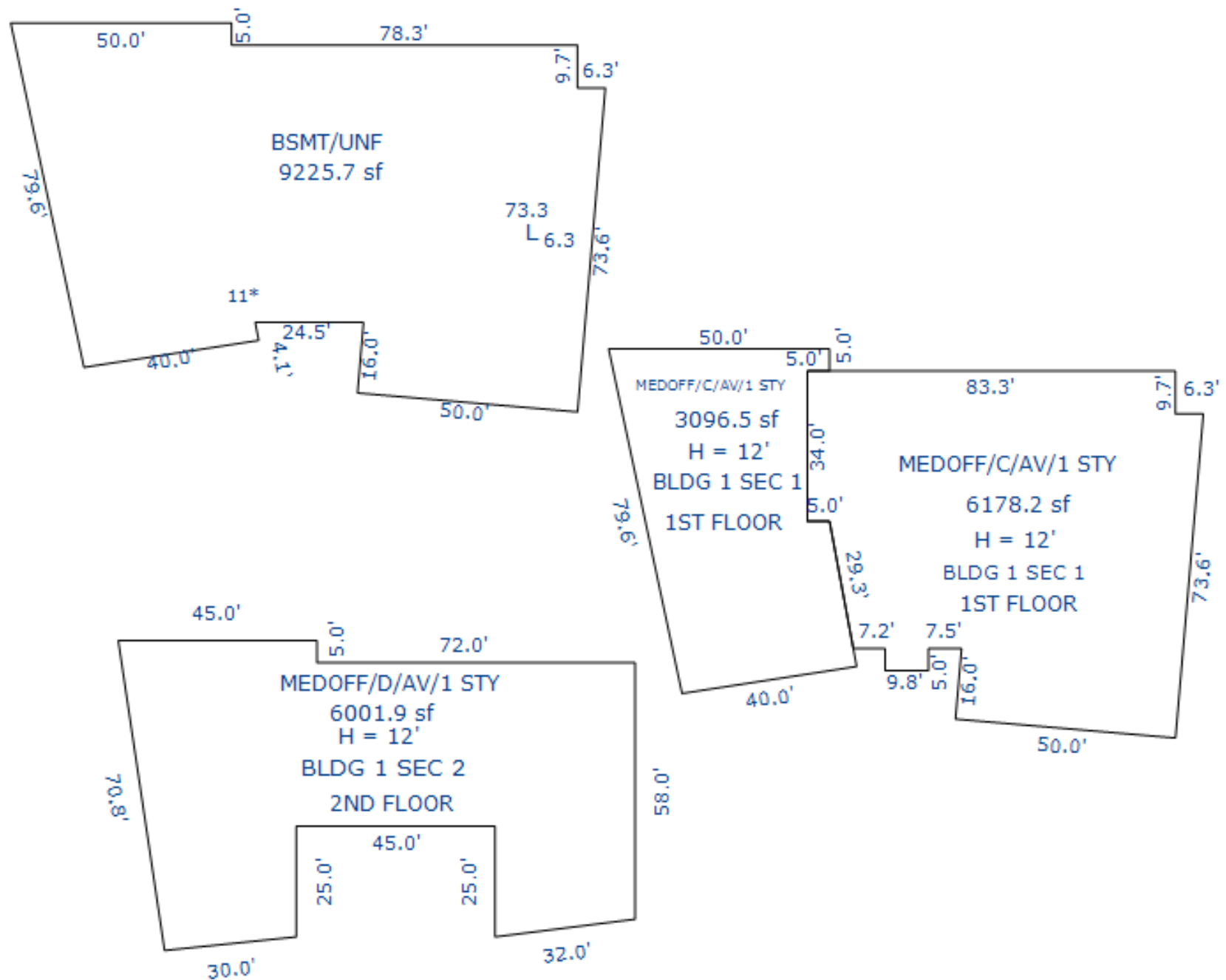
**ZONING: B2
GENERAL BUSINESS
([LINK TO PERMITTED USES](#))**

**EXCELLENT
SIGNAGE
AVAILABLE ALONG
WOODWARD
AVENUE**

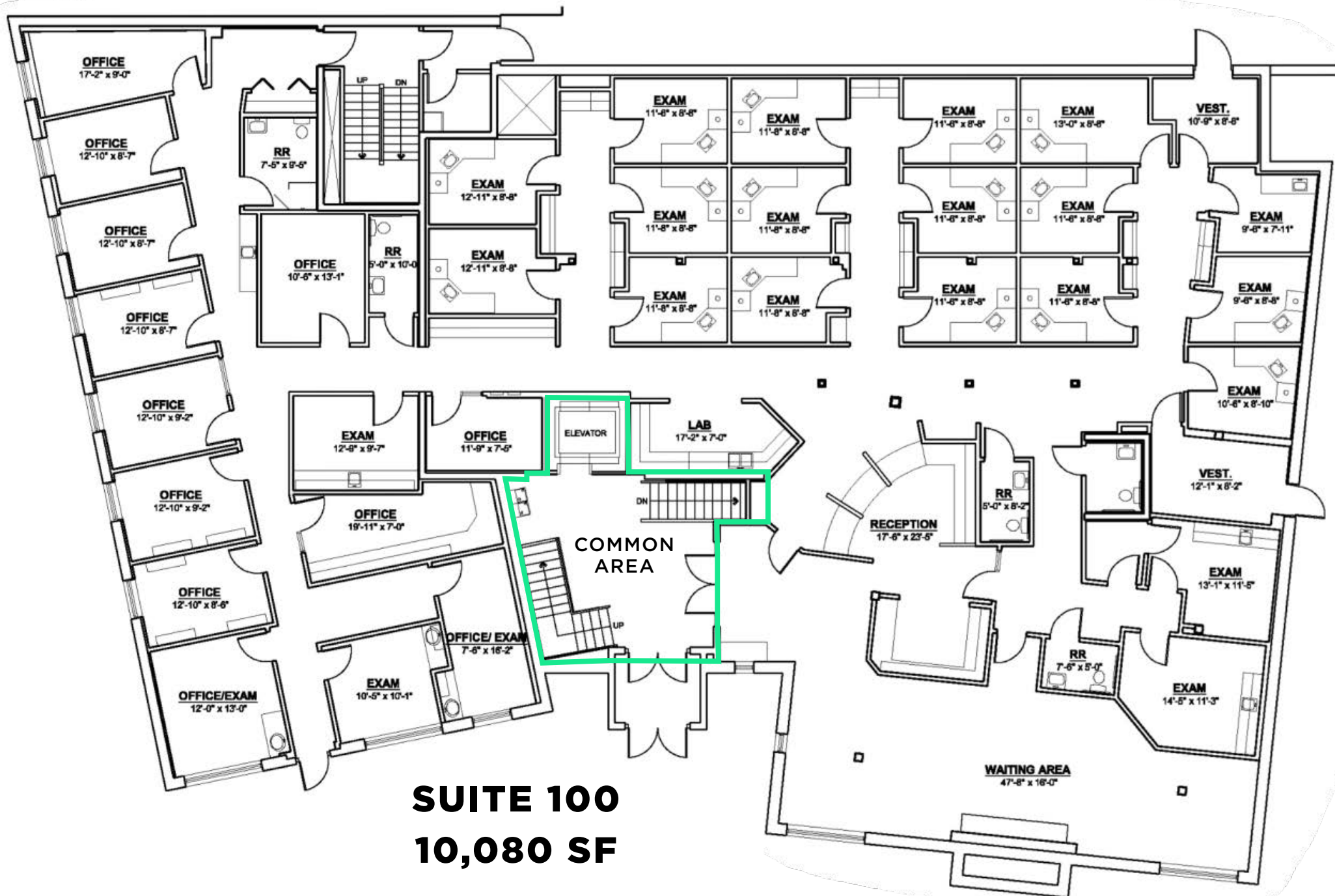
**LEASE RATE:

CONTACT
BROKER**

BUILDING DIMENSIONS



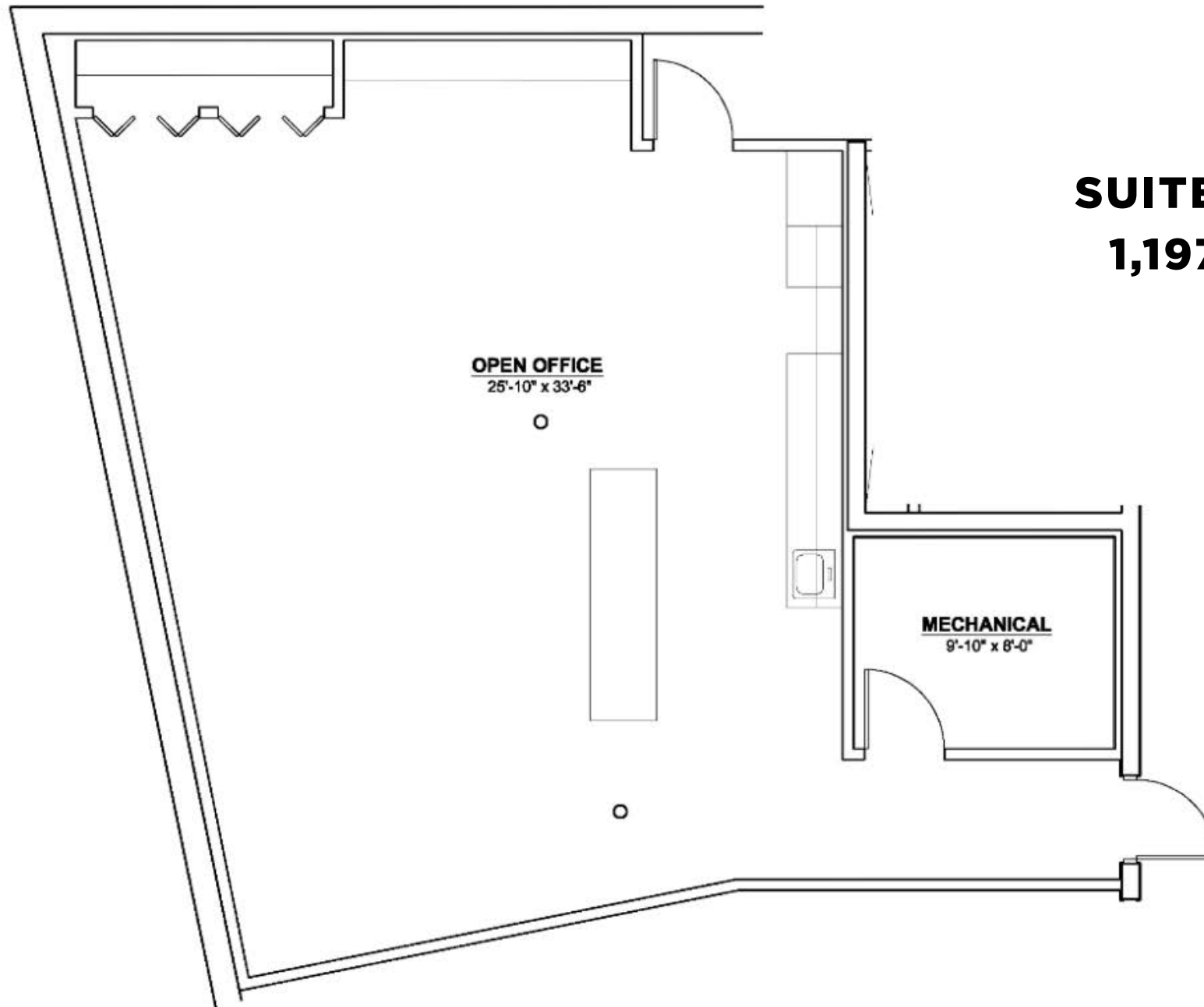
FLOOR PLANS



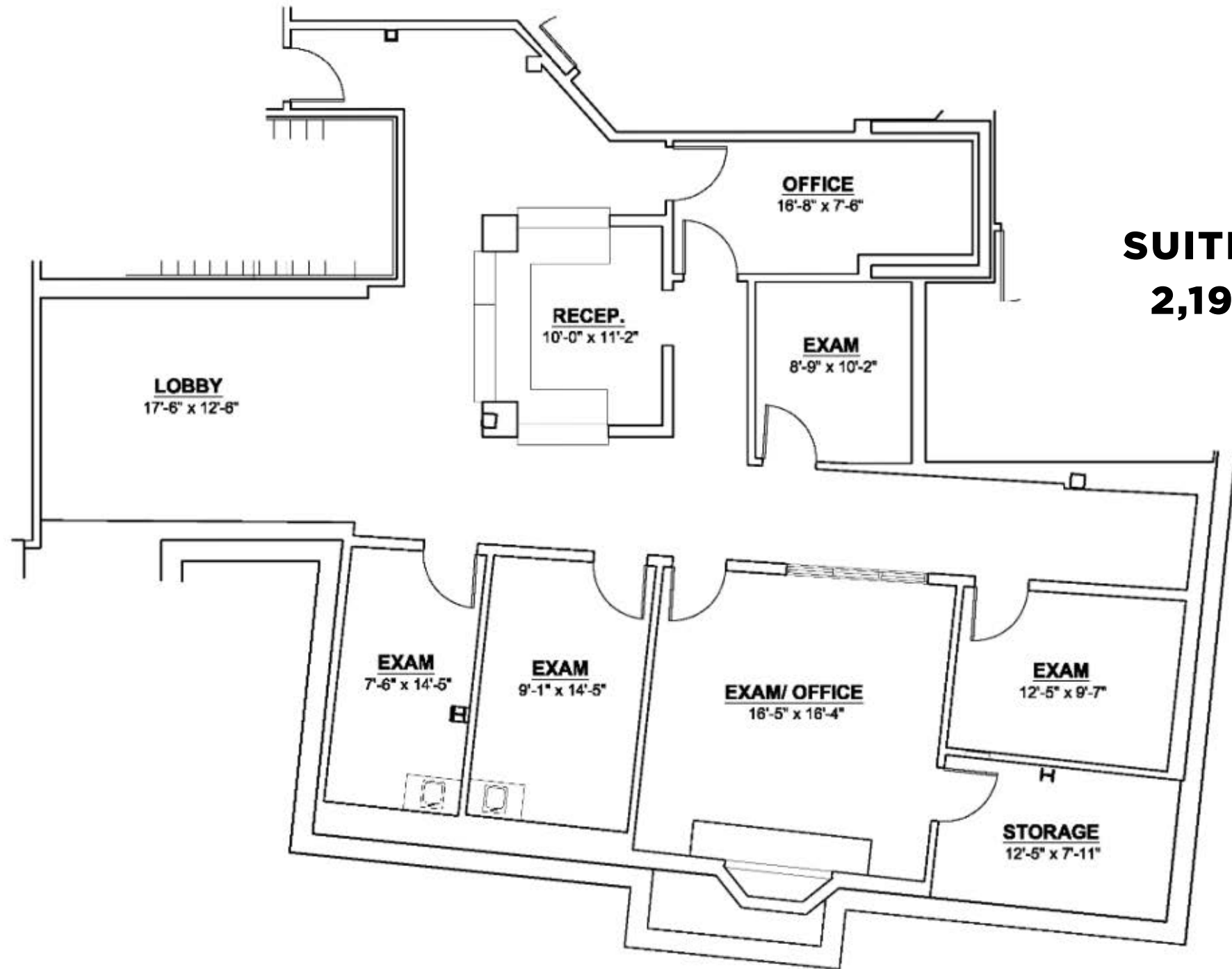
SUITE 100
10,080 SF

FLOOR PLANS

SUITE L-12 1,197 SF

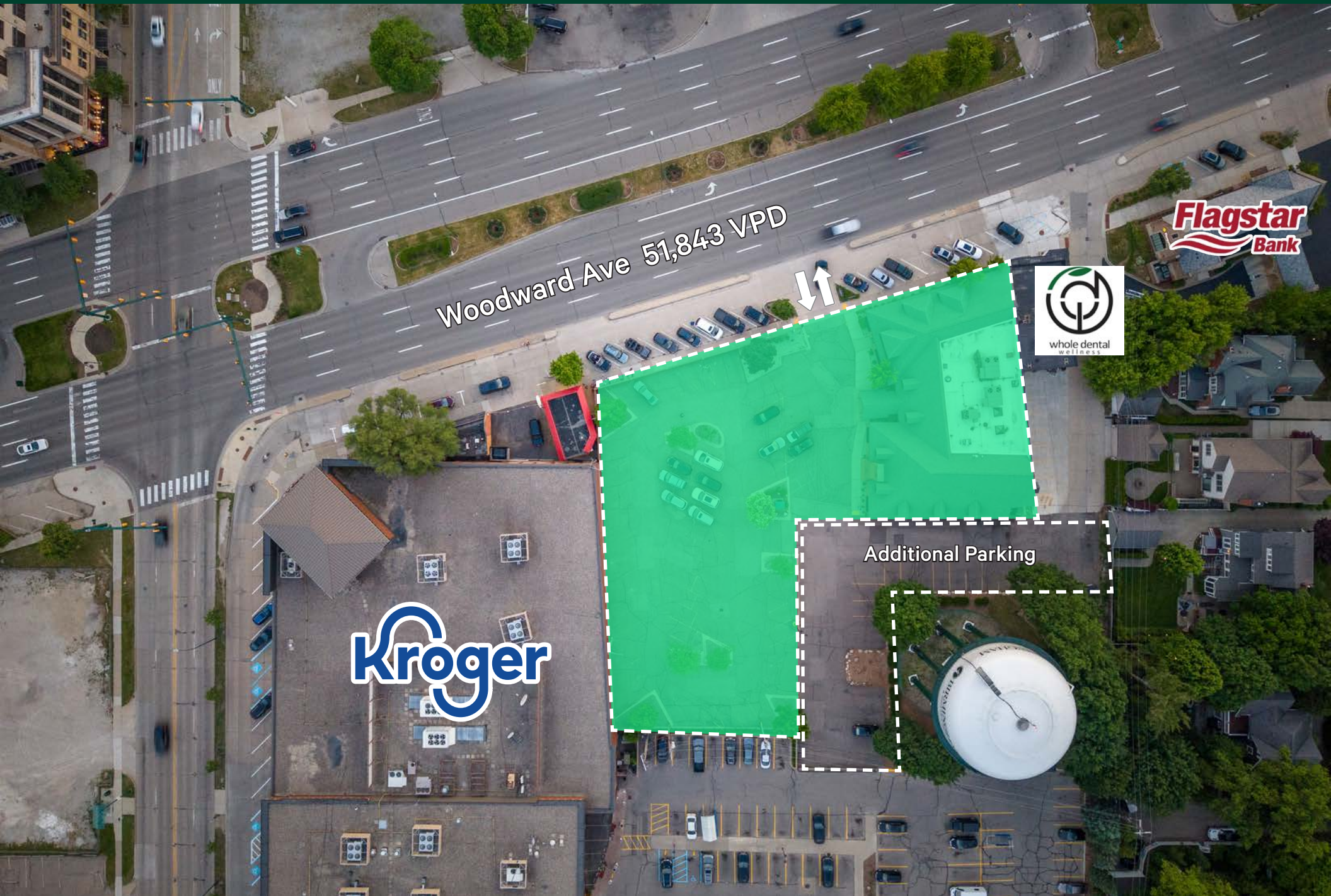


FLOOR PLANS



SUITE L-14
2,195 SF

PROPERTY VIEW



Woodward Ave 51,843 VPD

Flagstar
Bank



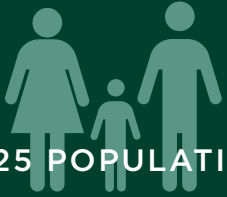
Kroger

Additional Parking

IDEALLY PLACED



DEMOGRAPHIC HIGHLIGHTS



2025 POPULATION

1 MILE: 14,287

3 MILES: 88,120

5 MILES: 227,906

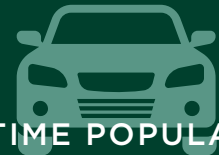


AVERAGE HOUSEHOLD INCOME

1 MILE: \$215,686

3 MILES: \$175,532

5 MILES: \$161,812



DAYTIME POPULATION

1 MILE: 21,835

3 MILES: 122,181

5 MILES: 290,851

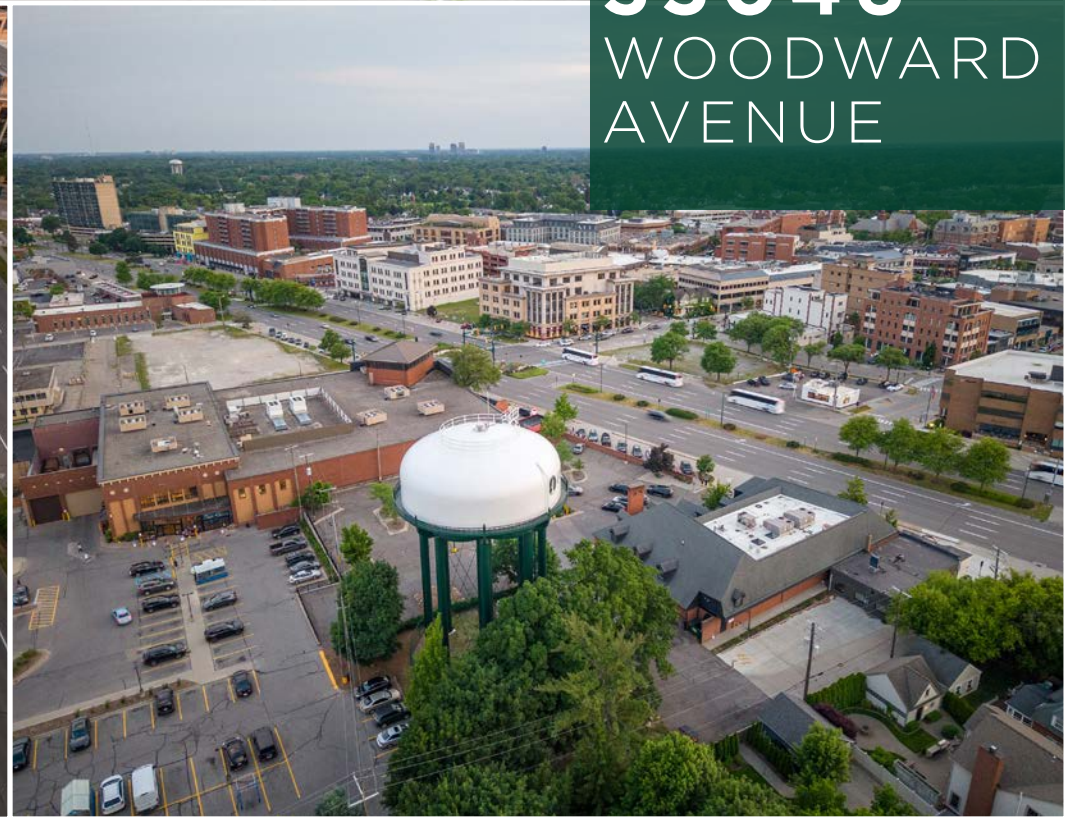
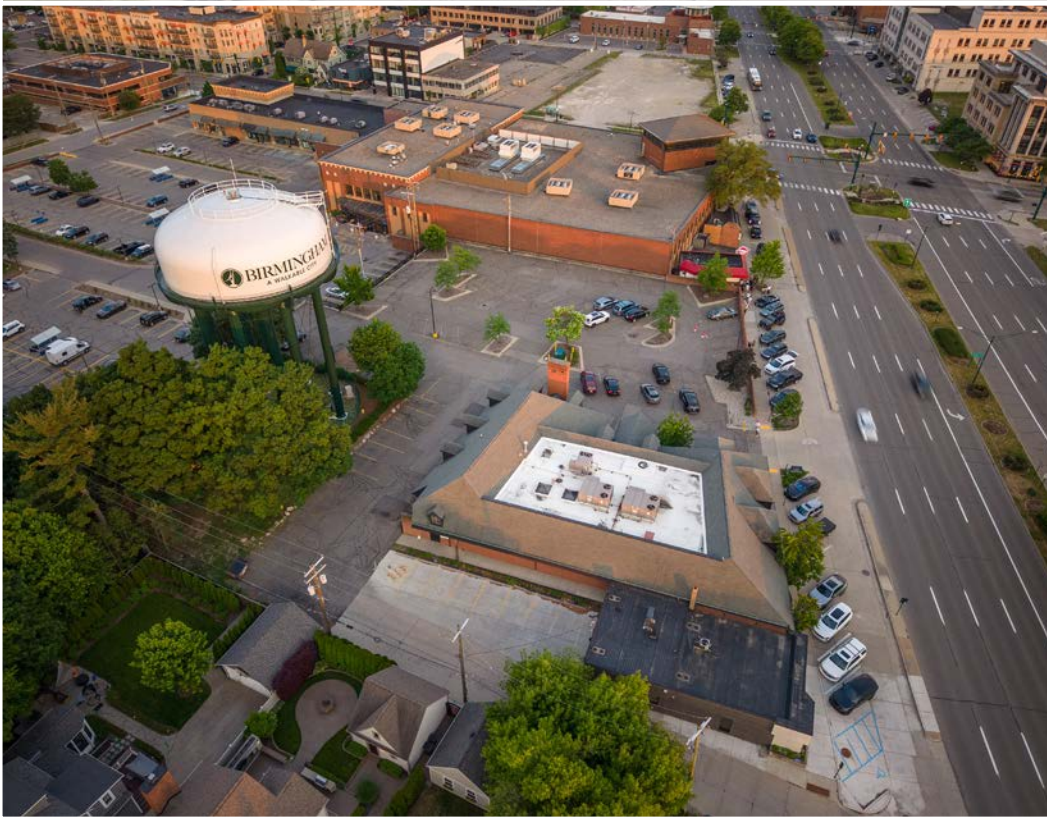


35046
WOODWARD
AVENUE

PROPERTY PHOTOS



35046
WOODWARD
AVENUE



DOWNTOWN BIRMINGHAM

VIBRANT DOWNTOWN & RETAIL DESTINATION

NEARLY 300 RETAILERS
INCLUDING LUXURY
BRANDS, SUCH AS
RESTORATION HARDWARE
AND UNIQUE
BOUTIQUES

TOP OFFICE MARKET

HIGH-DEMAND OFFICE
SPACE AND PREMIUM
RENTAL RATES

AFFLUENT EDUCATION

PRESTIGIOUS PRIVATE
SCHOOLS INCLUDING
CRANBROOK AND
COUNTRY DAY, AS WELL AS
TOP PUBLIC
SCHOOLS

DYNAMIC CULINARY SCENE

NEARLY 50 RESTAURANTS
RICH IN VARIETY THAT
DRAWS VISITORS AND
SUPPORTS A STRONG
ECONOMY

ECONOMY & INCOME

HEAVILY BOLSTERED BY
IT'S VIBRANT DOWNTOWN,
WHICH IS A HUB FOR HIGH
END RETAIL, DIVERSE
RESTAURANTS, AND CLASS
A OFFICE SPACE

ROBUST HOUSING MARKET

ONE OF THE MOST
UPSCALE AND COMPETITIVE
RESIDENTIAL MARKETS IN
THE STATE



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