

## 16455 WOODWARD AVE

16455 Woodward Ave, Highland Park, MI 48203



# FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

**ANDREW GOBLE**

*Associate*

[agoble@thomasduke.com](mailto:agoble@thomasduke.com)

**ANDREW BATTERSBY**

*Senior Associate*

[abattersby@thomasduke.com](mailto:abattersby@thomasduke.com)



---

**OFFERING SUMMARY:** 16455 Woodward Ave | Highland Park, MI 48203

---



**PROPERTY OVERVIEW**

20,860 SF building on Woodward Ave just south of W McNichols.

**OFFERING SUMMARY**

Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	20,860 SF
Available SF:	20,860 SF
Year Built:	2000
Zoning:	TOD - Transit Oriented Design

**PROPERTY HIGHLIGHTS**

- Very well maintained and updated building with highly secured automatic gated access
- Turn key office space
- Commercial kitchen, basketball court, and elevator
- Previous headquarters for a large church
- Entire building available, or first and second floor

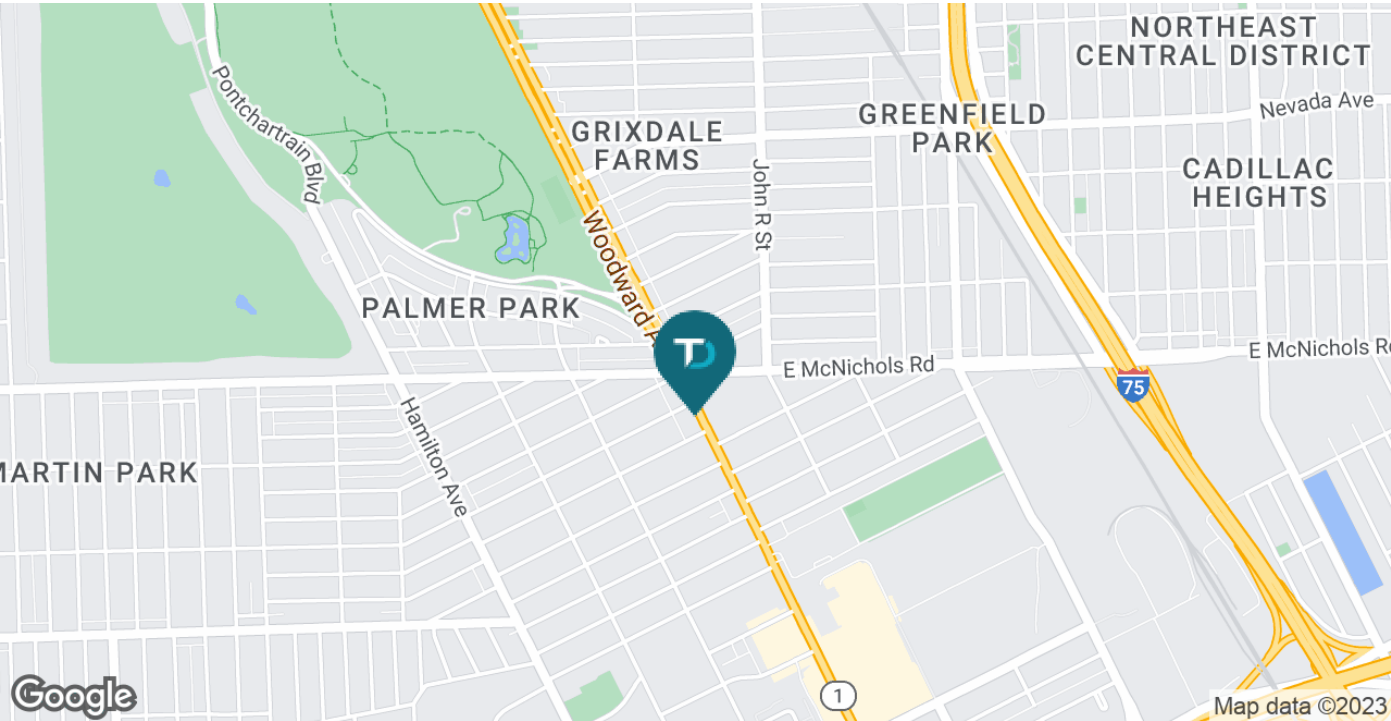
BUILDING/PROPERTY INFORMATION:

16455 Woodward Ave | Highland Park, MI 48203

BUILDING INFORMATION		PROPERTY INFORMATION	
Price/SF:	\$10.00/SF + NNN	Property Type:	Office
Building Size:	20,860 SF	Property Subtype:	Office Building
Year Built:	2000	Zoning	TOD - Transit Oriented Design
Number of Floors:	2	Traffic Count:	22,641 Vehicles/Day (Costar, 2022)
Parking Spaces:	-	Legal Description:	Available upon request
		APN:	43-003-01-0007-000

LOCATION INFORMATION

Located on the west side of Woodward Ave, just south of W McNichols Rd.



**LEASE SPACES:** 16455 Woodward Ave | Highland Park, MI 48203



**LEASE INFORMATION**

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	20,860 SF	Lease Rate:	\$10.00 SF/yr

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
16455	Available	20,860 SF	NNN	\$10.00 SF/yr



**ADDITIONAL PHOTOS:** 16455 Woodward Ave | Highland Park, MI 48203

---





**ADDITIONAL PHOTOS:** 16455 Woodward Ave | Highland Park, MI 48203

---



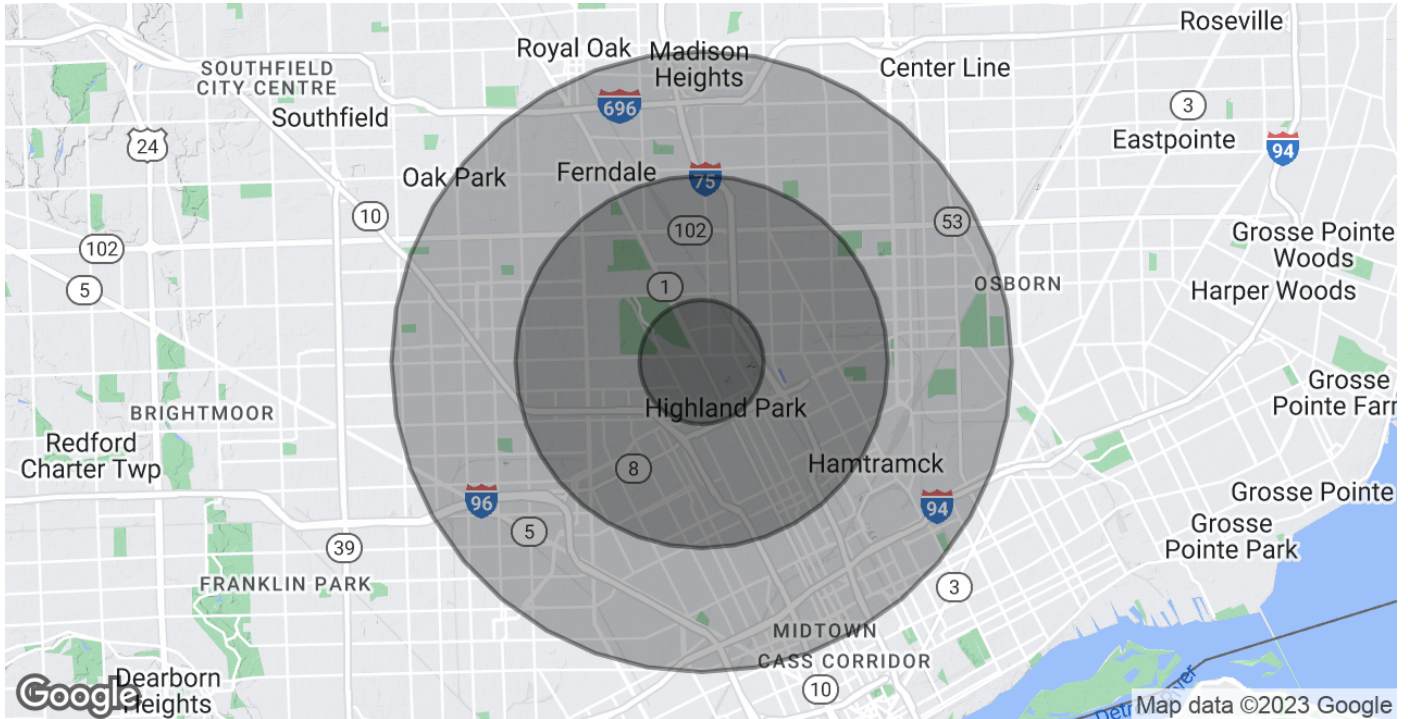


**RETAILER MAP:** 16455 Woodward Ave | Highland Park, MI 48203





## DEMOGRAPHICS MAP & REPORT: 16455 Woodward Ave | Highland Park, MI 48203



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,744	148,411	374,534
Average Age	42.8	36.9	37.2
Average Age (Male)	42.8	35.6	35.3
Average Age (Female)	43.2	38.4	38.9

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,812	80,498	201,982
# of Persons per HH	1.3	1.8	1.9
Average HH Income	\$22,706	\$35,811	\$39,480
Average House Value	\$57,518	\$83,567	\$92,185

\* Demographic data derived from 2020 ACS - US Census