

2292 - 2294 COLE STREET  
BIRMINGHAM, MICHIGAN

OFFICE/RETAIL FOR LEASE  
4,000 Square Feet Available

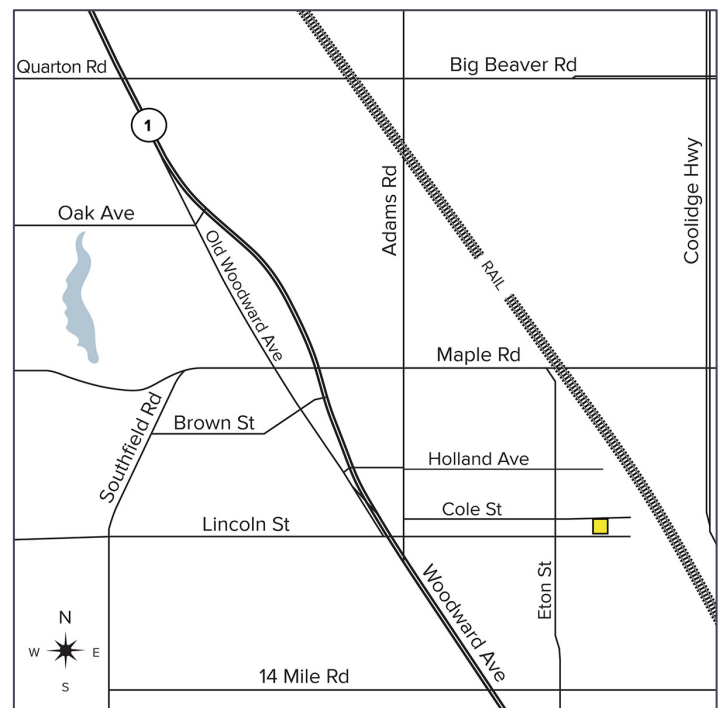


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ASSOCIATES**  
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## PROPERTY FEATURES

- 4,000 square feet available
- High-end buildout with fireplace
- Dramatic finishes, high ceilings, full kitchen
- Overhead door
- Flexible zoning (MX) allows for variety of uses
- Lease Rate: \$28.50/sq. ft. NNN



For more information, please contact:

**DAN MORROW**  
(248) 799 3144  
dmorrow@signatureassociates.com

**JOE BANYAI**  
(248) 948 0108  
jbanyai@signatureassociates.com

**SIGNATURE ASSOCIATES**  
One Towne Square, Suite 1200  
Southfield, MI 48076  
www.signatureassociates.com

# 2292-2294 Cole Street – Birmingham, Michigan

Office/Retail For Lease

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Square Feet  
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## Site Plan



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## Interior Photos



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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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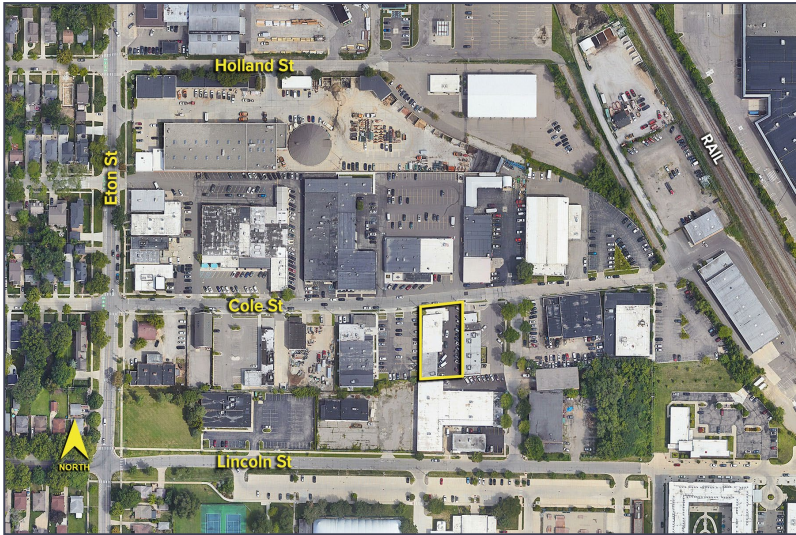
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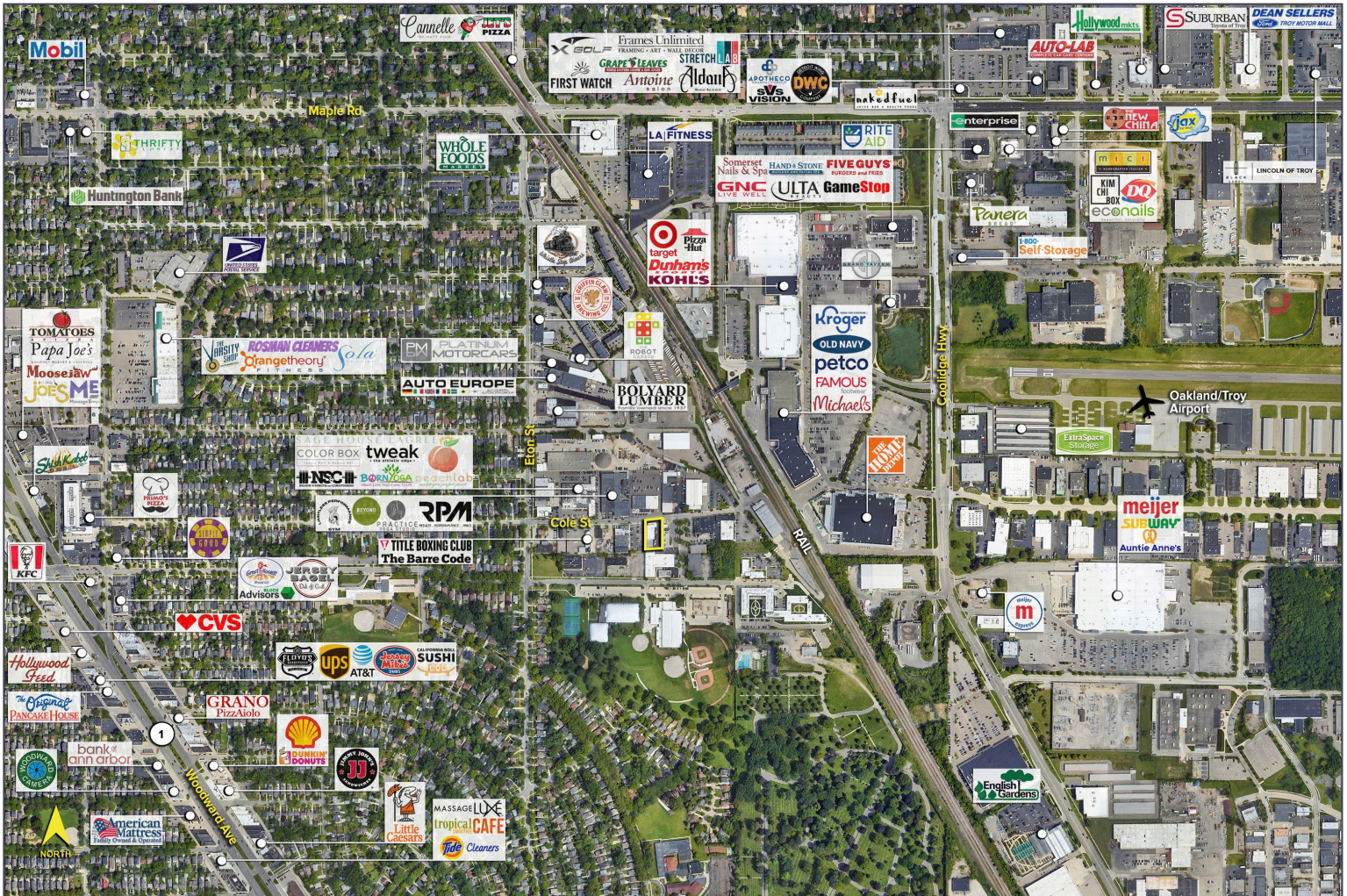


### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	12,897	\$124,360
3 MILE	106,229	\$121,107
5 MILE	258,524	\$117,682

### TRAFFIC COUNTS (TWO-WAY)

31,784	14 Mile. E. of Woodward Ave.
31,901	14 Mile. W. of Woodward Ave.
81,301	Woodward Ave. S. of 14 Mile Rd.
83,381	Woodward Ave. N. of 14 Mile Rd.



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