

# 441 SOUTH ETON STREET

BIRMINGHAM, MI 48009

1,554 SF FLEXIBLE LIVE/WORK OPPORTUNITY

FOR LEASE



KATHLEEN GARMO

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# 441 SOUTH ETON STREET

BIRMINGHAM, MI 48009

## PROPERTY DETAILS & HIGHLIGHTS

Property Type	Office
Property Subtype	Street Retail
Building Class	A

This unique property offers a seamlessly integrated 2 bedroom/2.5 bathroom residential layout, providing the perfect blend of living and workspace. With a flexible floor plan suitable for various business uses, including offices, creative studios, boutique retail, or service-based businesses, this space offers endless possibilities. Enjoy the convenience of dedicated on-site parking and additional street parking for clients and customers. Located just minutes from Woodward Avenue with easy access to I-75, this prime location offers the ideal setting for your business.



- Rare Live/Work opportunity in the heart of Birmingham, one of Metro Detroit's most affluent and sought-after communities
- 2 Bedroom / 2.5 Bathroom residential layout offering seamless integration of living and workspace
- Flexible floor plan ideal for office, creative studio, boutique retail, or service-based businesses
- Dedicated on-site parking plus additional convenient street parking
- Prime location just minutes from Woodward Avenue with quick access to I-75

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31000 NORTHWESTERN HWY SUITE 200 | FARMINGTON HILLS, MI 48334



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SITE PLAN



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TRADE AERIAL



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## DEMOGRAPHICS

POPULATION	1 MILE	2 MILE	3 MILE
Total Population	13,954	95,559	240,861
Average Age	37.1	41.9	42.6
Average Age (Male)	37.9	40.9	41.4
Average Age (Female)	36.5	42.6	43.6

  

HOUSEHOLDS & INCOME	1 MILE	2 MILE	3 MILE
Total Households	6,364	43,383	105,130
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$162,926	\$157,725	\$150,274
Average House Value	\$575,506	\$493,065	\$449,698

  

RACE	1 MILE	2 MILE	3 MILE
Total Population - White	10,019	71,579	170,711
Total Population - Black	894	7,367	29,149
Total Population - Asian	2,047	9,901	24,157
Total Population - Hawaiian	23	67	74
Total Population - American Indian	7	89	339
Total Population - Other	119	797	2,254

2023 American Community Survey (ACS)



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BROKER



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