

**FOR SALE/LEASE AT 9 MILE & WOODWARD
22757 WOODWARD AVENUE, FERNDALE, MI 48220**



AGENT CONTACT INFO

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PILOT

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All properties are subject to change, or withdraw without notice.

PROPERTY SUMMARY

22757 WOODWARD AVENUE

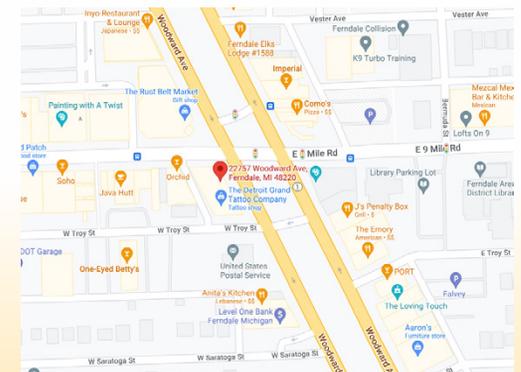
Strategically positioned at the hard corner of 9 Mile Road and Woodward Avenue, 22757 Woodward sits at the primary gateway to downtown Ferndale - one of Metro Detroit's most vibrant, walkable, and culturally dynamic communities.

Ferndale is widely recognized for its eclectic mix of locally owned shops, restaurants, art galleries, and nightlife, attracting a diverse and growing population of residents, entrepreneurs, and visitors. The city is a hub for creativity and progressive business, offering strong foot traffic, community events year-round, and a business friendly environment that continues to fuel economic growth and development.

The property features a fully leased second floor occupied by professional office tenants. The ground floor includes two established retail tenants: Jim Shaeffer and Associates and Woodward Market Convenience Store. In addition, a white-box unit (1,061 SF) on the ground floor presents an excellent leasing or redevelopment opportunity. This space can potentially be combined with the former Grasshopper Underground, a well-known entertainment venue. The former venue includes a main floor service bar and a finished lower level with two service bars, restrooms, office space, storage, and elevator access -making it well-suited for a variety of hospitality or event-based uses.

A notable value-add component is the proposed rooftop patio. Completing this feature would further elevate the property, creating a one-of-a-kind entertainment or dining destination that capitalizes on Ferndale's lively atmosphere and strong market demand.

A Class C liquor license - with extended hours, dance/entertainment endorsements, and Sunday sales - is available for purchase separately from the real estate, offering additional flexibility and revenue potential for the next operator or investor.



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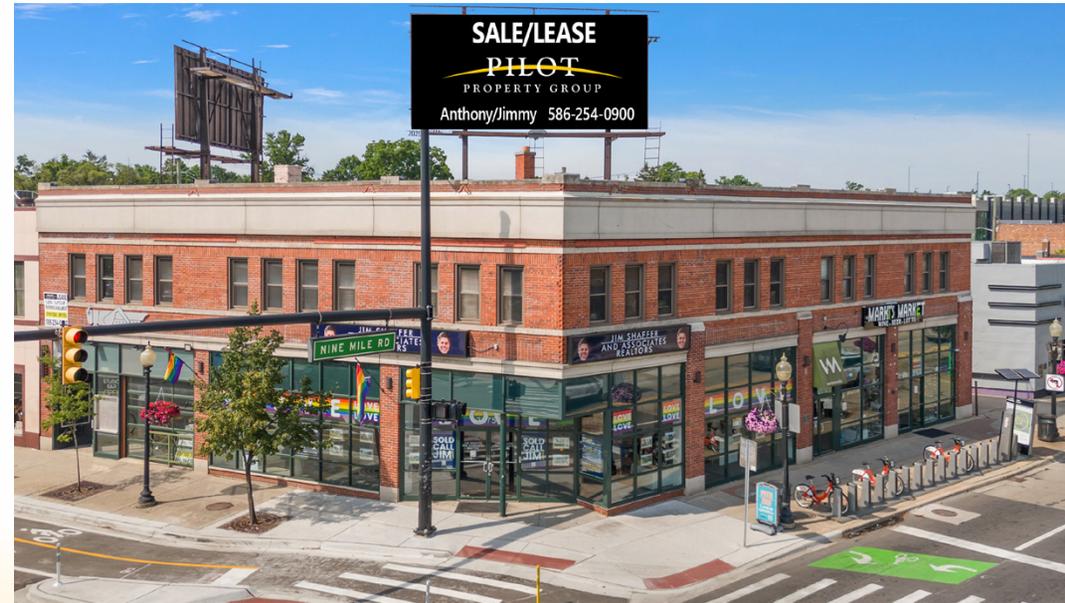
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PROPERTY SUMMARY

AT A GLANCE

- Extremely rare opportunity to acquire one of Metro Detroit's most prominent corners- 9 Mile and Woodward
- Existing vacancy in the property caters to an owner/occupant looking for unmatched exposure, curb appeal, and built-in rental income
- Pristinely maintained and award-winning property - Woodward Avenue Action Association for façade improvements and restoration
- Income generating rooftop billboard
- The current vacancy is a previous nightclub operation. Class C Liquor License with extended hours, dance/entertainment, and Sunday sales endorsements can be purchased separately from the real estate transaction along with personal property and business name - Grasshopper Underground

<i>Property Type:</i>	Retail/Office
<i>Total Square Footage:</i>	12,433
<i>Minimum Square Footage:</i>	1,061
<i>Maximum Square Footage:</i>	4,228
<i>Parcel Size:</i>	0.14 Acres
<i>Lot Size:</i>	69' x 77'
<i>Year Built:</i>	1926
<i>Zoning:</i>	Central Business District
<i>Parking Spaces:</i>	Public
<i>Property Taxes:</i>	2024: \$28,895.10
<i>Lease Rate:</i>	\$18.95 - \$22.95
<i>Lease Type:</i>	NNN
<i>Sale Price:</i>	\$3,100,000.00 (\$249.34/SF)



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AREA & DEMOGRAPHICS



Oakland County is home to nearly 1.3 million people in 62 cities, villages and townships across 907 square miles. The county government provides services ranging from law enforcement and courts to parks, property records, election administration, public health and social services. It is governed by a County Executive, who is elected countywide, and a 19-member Board of Commissioners, who are elected from districts across the county. Other countywide elected officials include Clerk, Prosecutor, Sheriff, Treasurer and Water Resources Commissioner.

Oakland County takes pride in our educated workforce, with more than half of the County's residents having college degrees. Our residents have access to 17 degree-granting colleges and universities. There are 485 institutions of art, culture and the humanities in the county. Our residents and visitors enjoy nearly 90,000 acres of parkland, 65 miles of trails, 76 public and private golf courses and 1,450 lakes, rivers and streams and the headwaters of five river systems. We have 32 unique downtowns and 4,200 restaurants.

DEMOGRAPHICS & TRAFFIC			
	2 MILE	5 MILES	10 MILES
2024 POPULATION	60,555	393,904	1,358,652
2024 HOUSEHOLDS	28,873	168,696	546,533
AVERAGE HOUSEHOLD INCOME	\$94,347	\$76,312	\$73,907
TRAFFIC COUNTS	46,540 VPD ON WOODWARD AVENUE		

Bordering the northern reaches of Detroit, Ferndale is a progressive city with a population of about 19,000 residents. Longstanding establishments and preserved older homes give this Oakland County city a nostalgic feel.



The intersection of Nine Mile Road and Woodward Avenue creates the heart of downtown where innovative shops, storefronts, dance clubs and numerous restaurants draw locals and tourists alike. Big box stores sit at the intersection of Woodward and Eight Mile Road for centralized errands. The Ferndale Farmers Market runs from May through September.

As stated within Ferndale's master plan, the city's guiding principles of inclusivity and sustainability set its path into the future. The Southeast Michigan Council of Governments predicts continued population growth, estimating an increase of 8.4% by 2030. At the same time, the city has set an environmental vision, aiming to decrease its emissions by 63% by 2030 and become carbon neutral by 2050, following a climate action plan to combat global warming.

The city of Ferndale is known for high-level community support and services, award-winning schools and library, and is part of the MotorCities National Heritage Area.

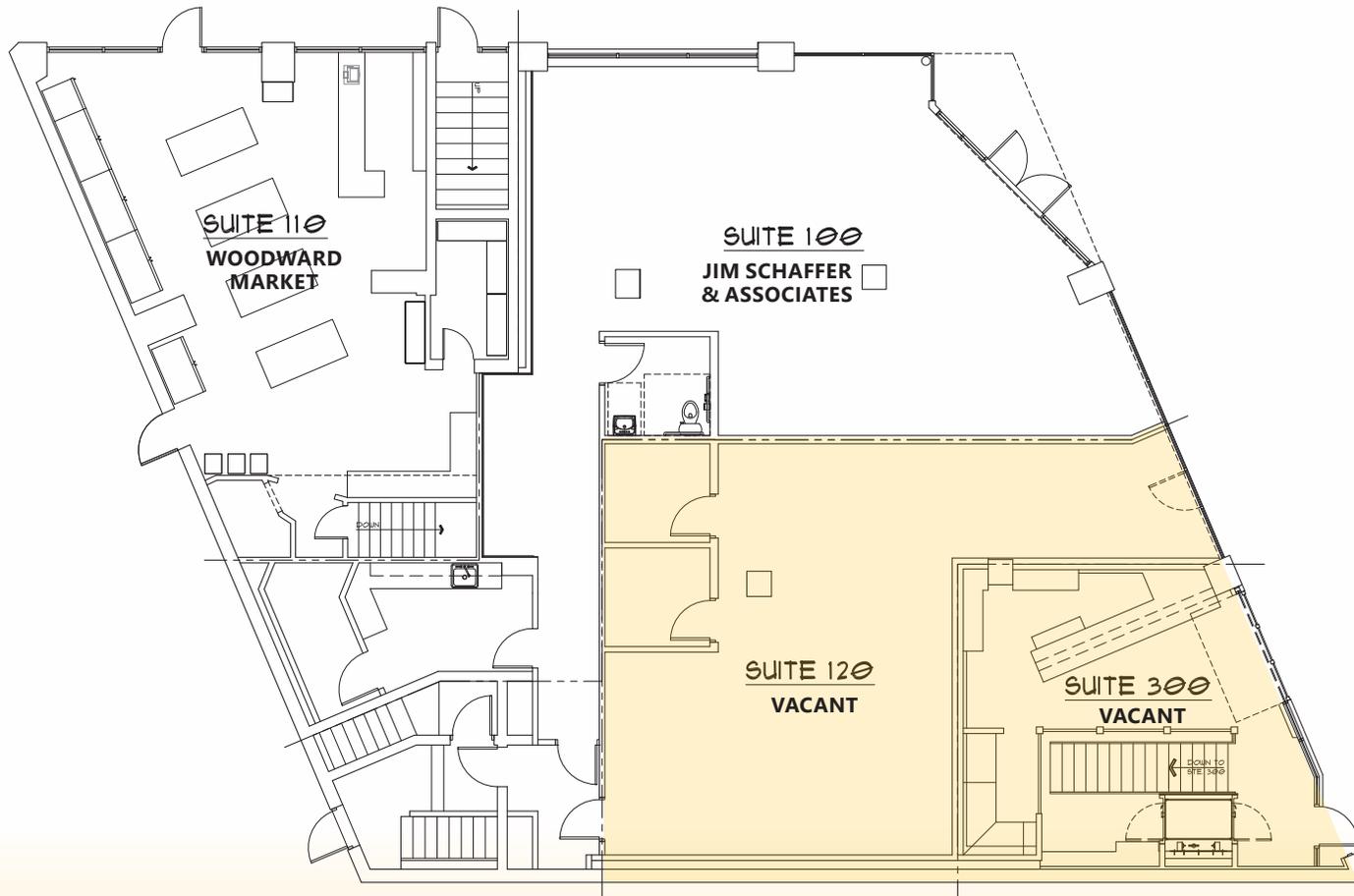


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FIRST FLOOR PLAN



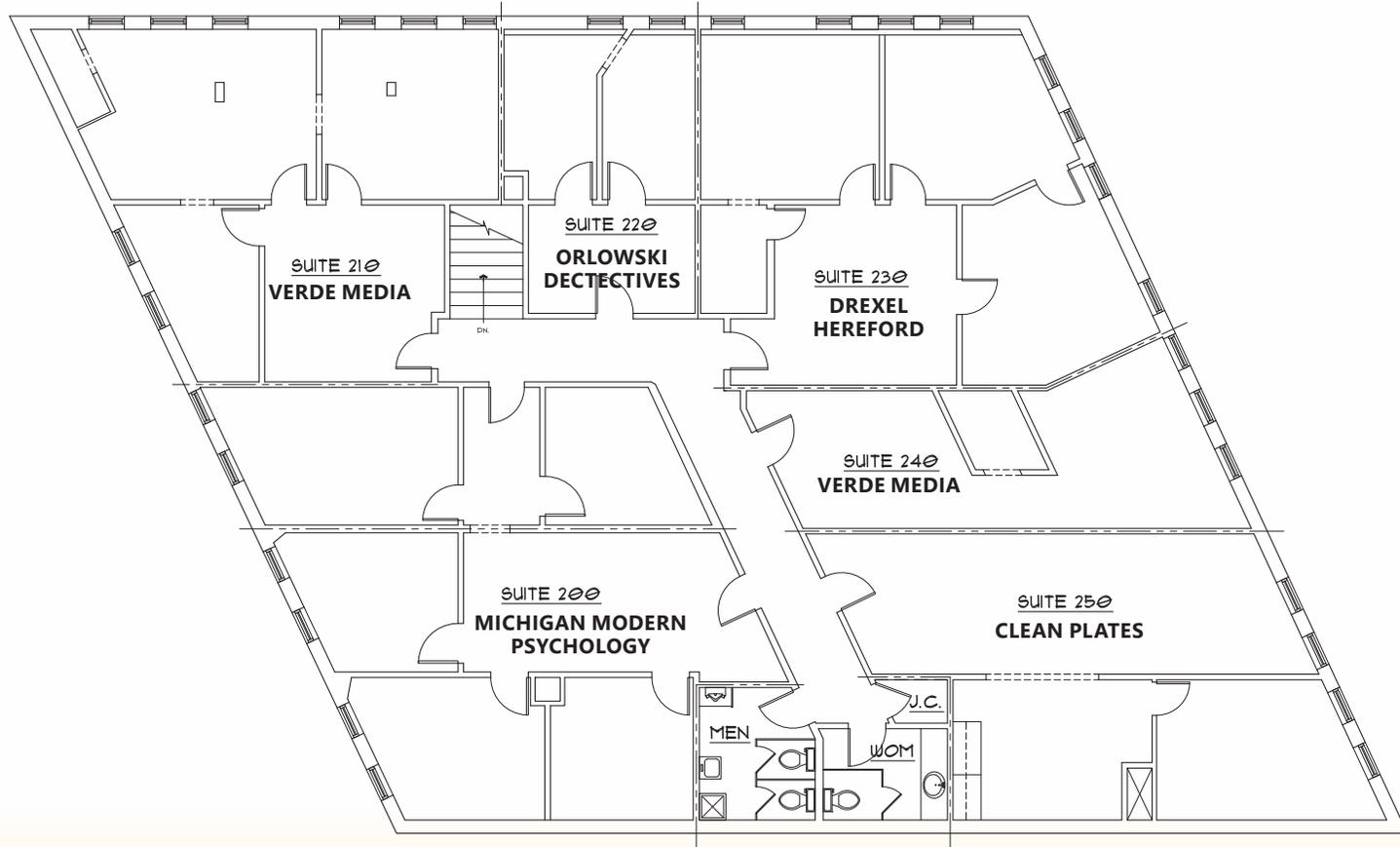
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SECOND FLOOR PLAN



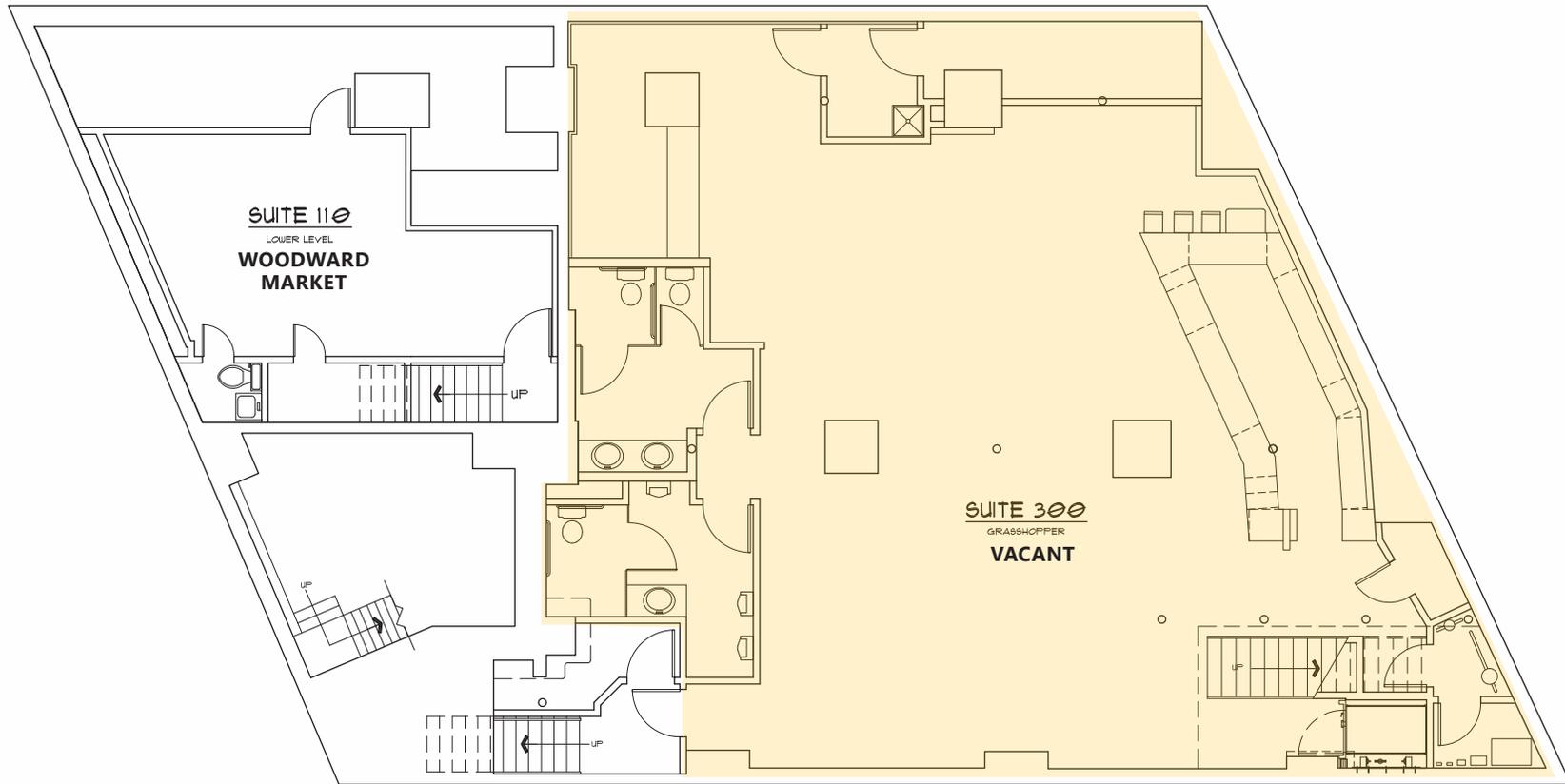
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LOWER LEVEL PLAN



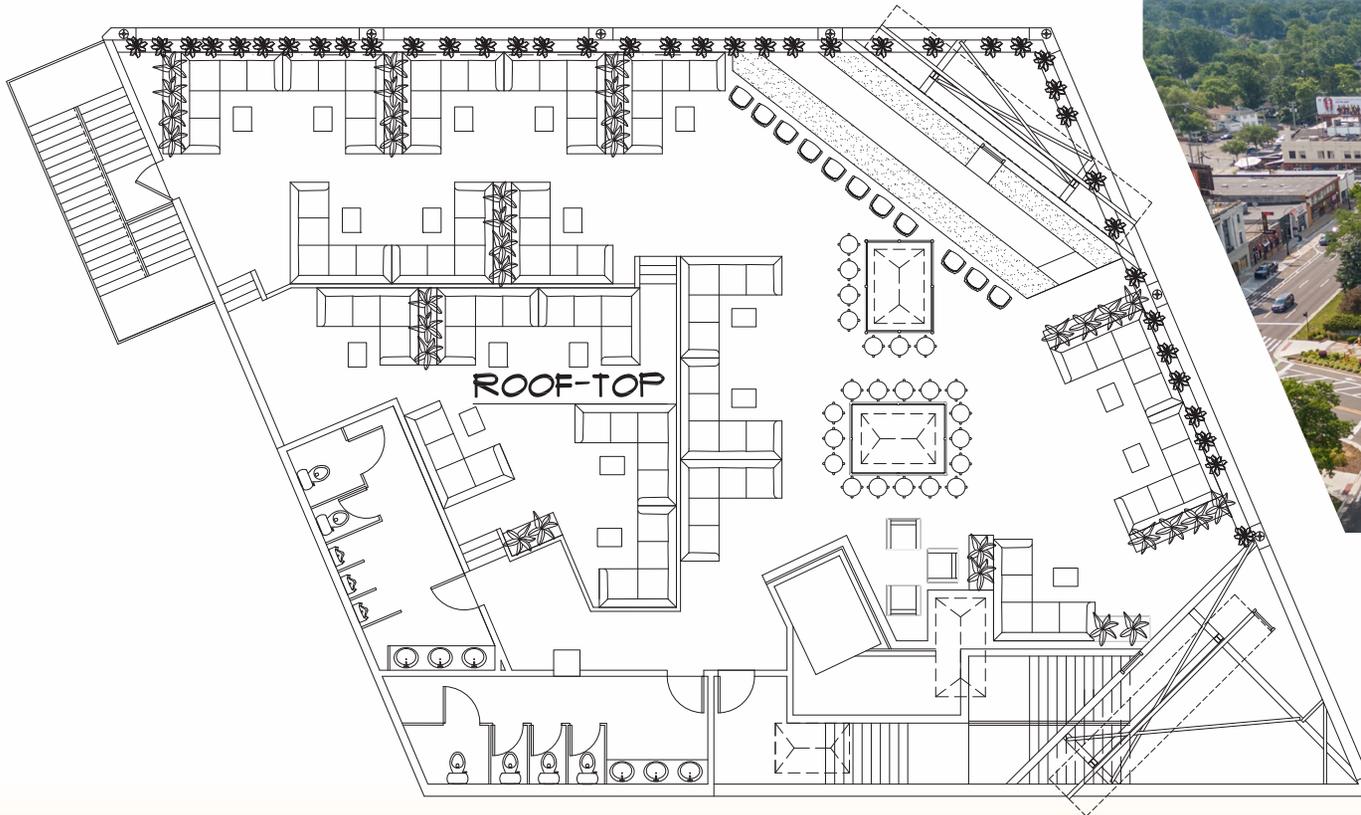
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PROPOSED ROOF PLAN



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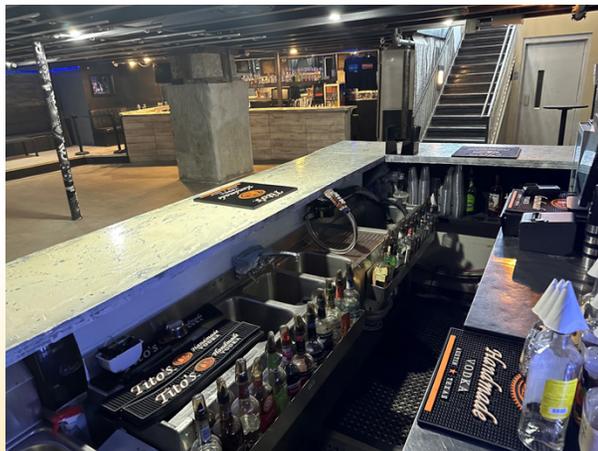
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GRASSHOPPER GALLERY



SERVICE WINDOW GARAGE DOOR



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