

# .0126 ACRES LAND / RETAIL



## FOR SALE

PROPOSED



## Kensington Avenue

Ferndale, Michigan 48220

### Property Description

The property is situated minutes away from downtown Ferndale with a wide array of permitted uses. The parcel boasts good walk and bikeable scores. Major big box retailers nearby include, ALDI's, Kroger, AutoZone, O'Reilly's Auto, Legend Motors of Ferndale as well as Detroit Axle and Ferndale Laboratory.

Located off 8 Mile Rd, Kensington Ave. is between Woodward Ave and Coolidge Hwy.

The site has presented to the City of Ferndale the attached proposed flex industrial/office with mezzanine and overhead doors.

### Property Highlights

- 0.126 Acres (5,487 SF)
- Zoned C-2 General Commercial District
- Qualified Opportunity Zone (QOZ)
- Permitted Uses: Residential, Medical, Bank, Retail, Restaurant, Veterinary
- Special Land Uses: Drive-in and drive through facilities
- Sale Price: \$260,000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,185	64,141	163,172
Total Population	17,299	146,313	382,412
Average HH Income	\$88,812	\$85,548	\$77,487



Commercial Real Estate Services, Worldwide.

[www.naifarbman.com](http://www.naifarbman.com)

**Wendy Acho**

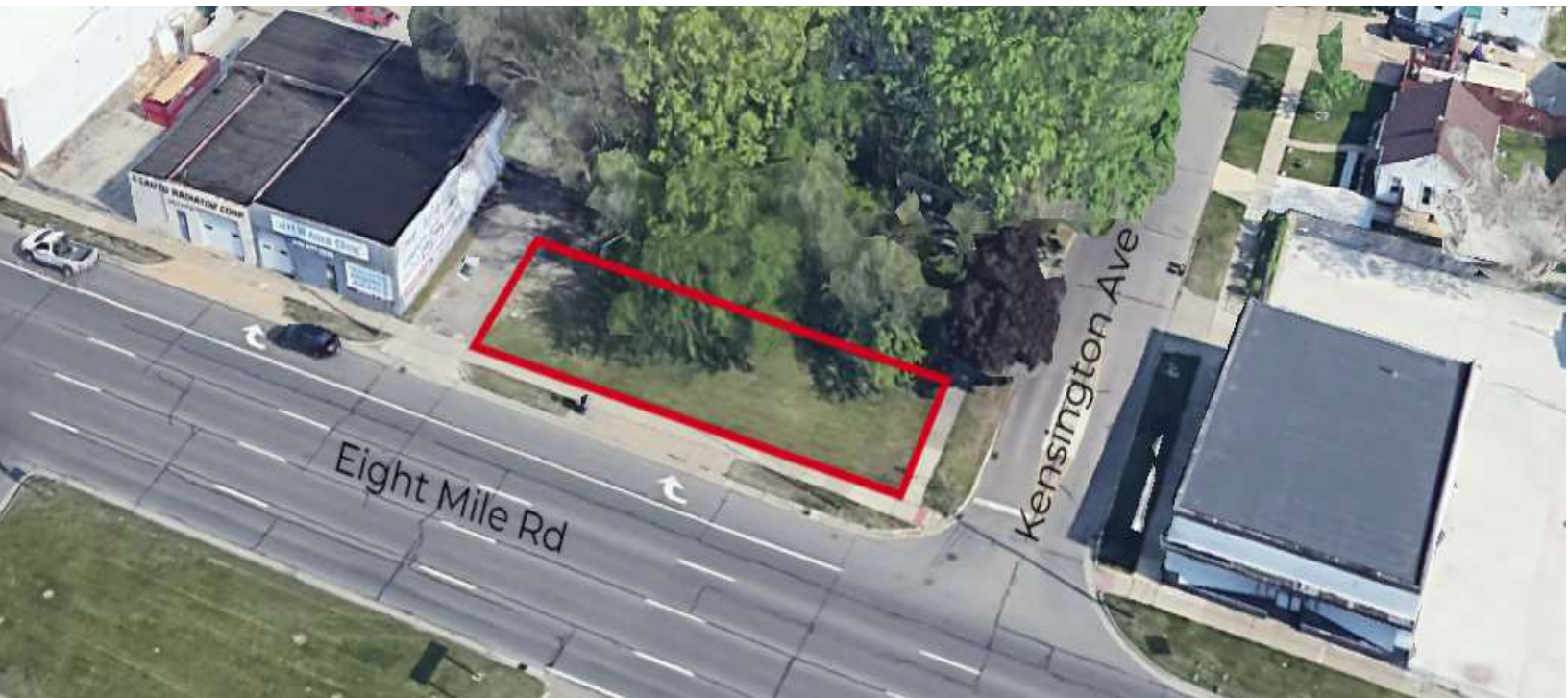
Leasing and Sales Associate | 248.563.0739  
[acho@farbman.com](mailto:acho@farbman.com)

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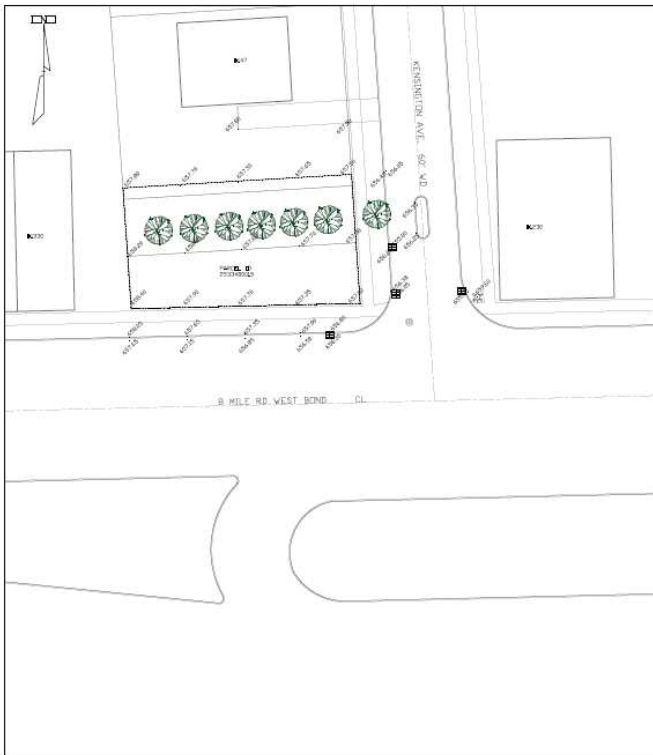


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**EXISTING SITE PLAN**



SETBACK CALCULATION		
ADDRESS	FRONT LOT LINE TO THE BUILDING	DISTANCE FROM THE BUILDING PROPERTY (FT)
1132	600	70
1160	460	0
1200	200	0
1330	20	0
1336	100	0
1360	150	0
1416	200	0
140	450	66

AVE. FRONT SETBACK=(70+0+0+0+0+0+66)/8  
**=16.25'**

ZONING: C2 (General Commercial District)

LEGAL DESCRIPTION:  
 T1N, R1E, SEC 33 KENILWORTH SUB N 26.59 FT FRONT & N 23 FT REAR OF LOT 4, ALSO ALL OF LOT 5 2-22-95 FR 015 & 016

SITE PLAN:  
 PROPERTY AREA: 5,487.2 SF =====> 0.126 AC

SETBACKS:  
 REAR SETBACK: ABUTTING RESIDENTIAL 5'  
 SIDE SETBACK= 0'  
 FRONT SETBACK= 16.25'

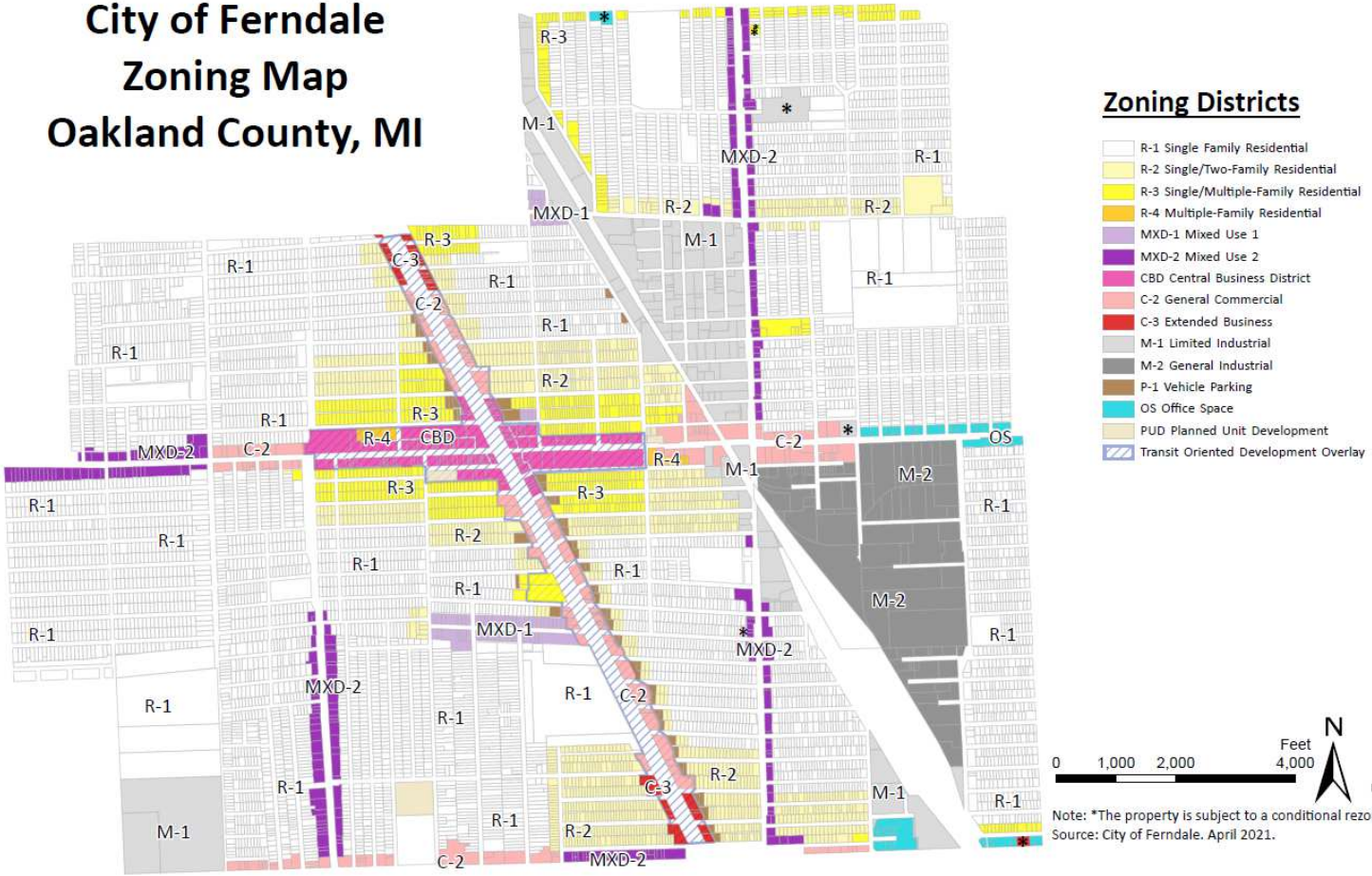
Boundary  
 16.25' ON TOP OF FH AT  
 THE NE CORNER OF 11320  
 AND B MILE RD 65960

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### City of Ferndale Zoning Map Oakland County, MI



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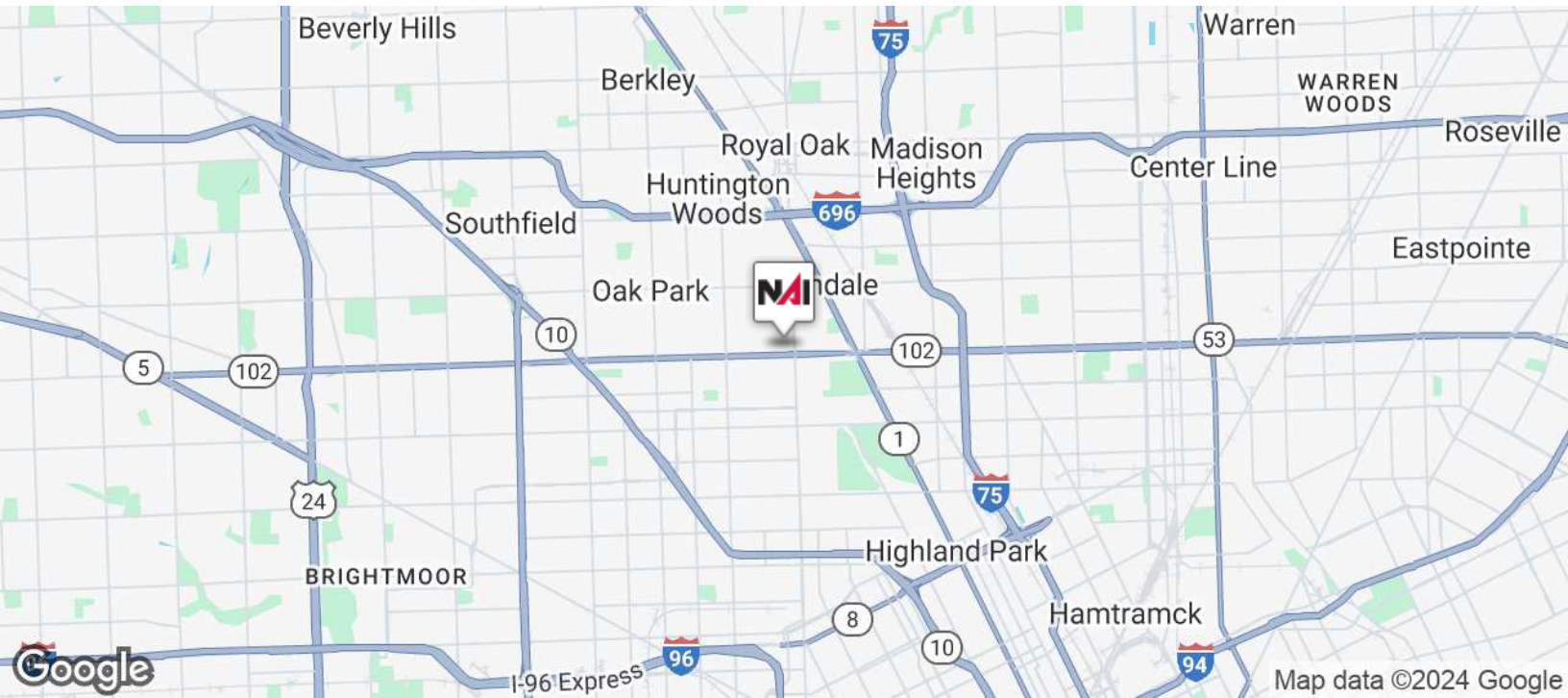
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,299	146,313	382,412
Average Age	41	40	40
Average Age (Male)	39	39	39
Average Age (Female)	42	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,185	64,141	163,172
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$88,812	\$85,548	\$77,487
Average House Value	\$225,255	\$212,623	\$188,942

Demographics data derived from AlphaMap



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