

FREESTANDING BUILDING FOR LEASE OR SALE

33200 Woodward Avenue, Birmingham, MI 48009

SPACE PROFILE

2,750 SF
Total SF Available

0.10
Land Acres

B2B
Zoning

\$34.00/SF Lease Rate
\$1,700,000 Sale Price

KEY HIGHLIGHTS

- Ideal opportunity for Investment or Owner-occupier
- Corner lot with incredible visibility to heavily trafficked Woodward Avenue - 69K+ VPD
- 1.5 miles from Downtown Birmingham
- Dedicated parking - 11 allocated parking spaces plus Street and City parking
- Prime redevelopment opportunity

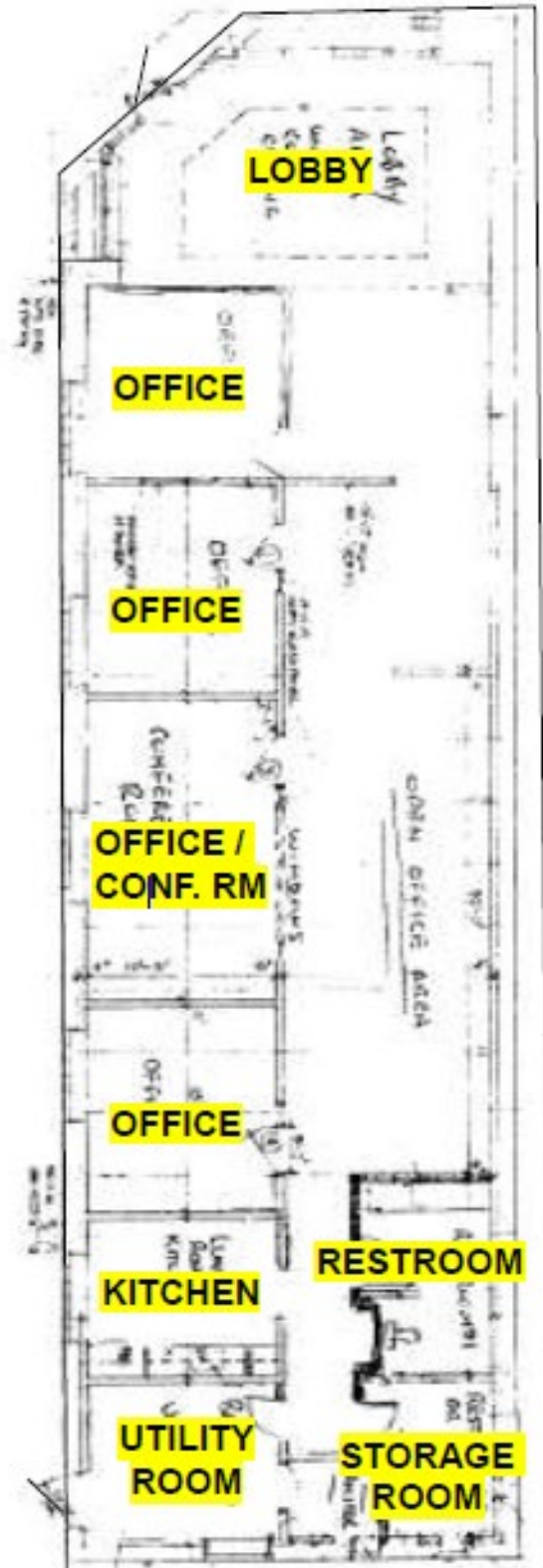


Opportunity for Redevelopment

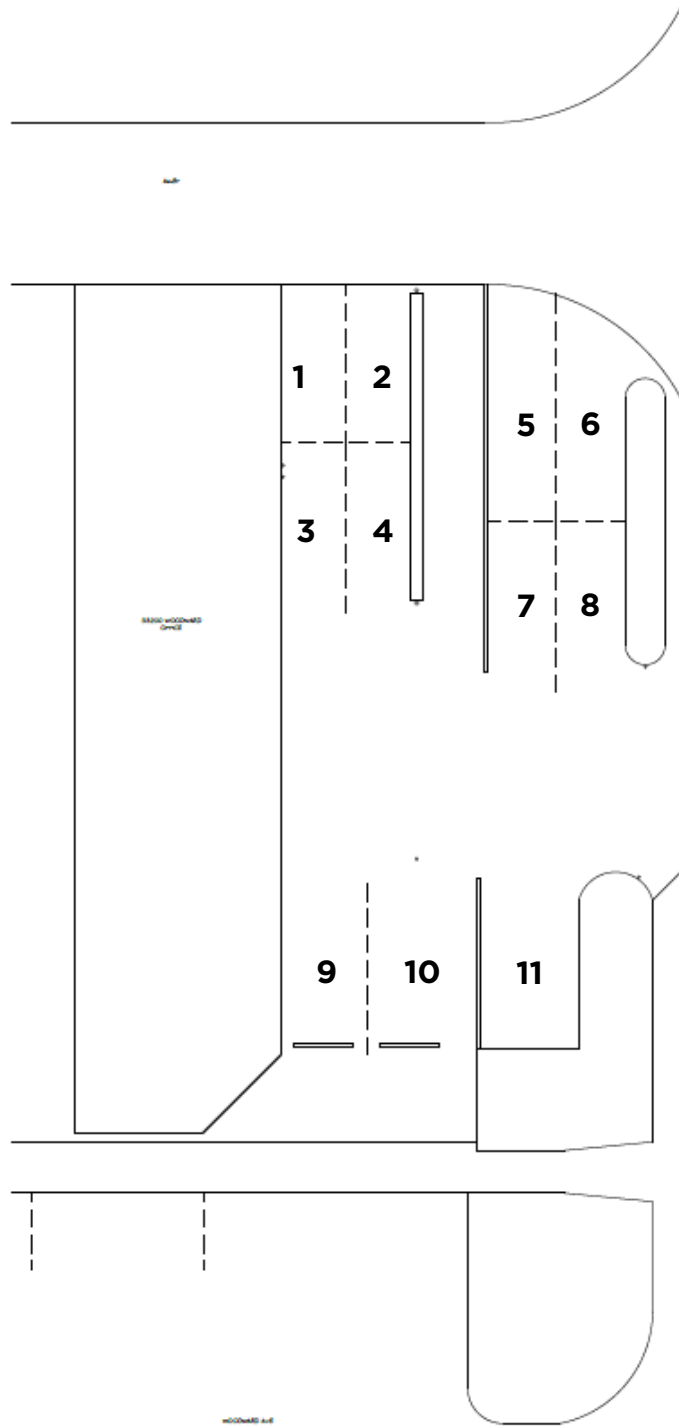


Incredible opportunity for brand awareness, marketing and visibility off Detroit's main thoroughfare

CURRENT LAYOUT



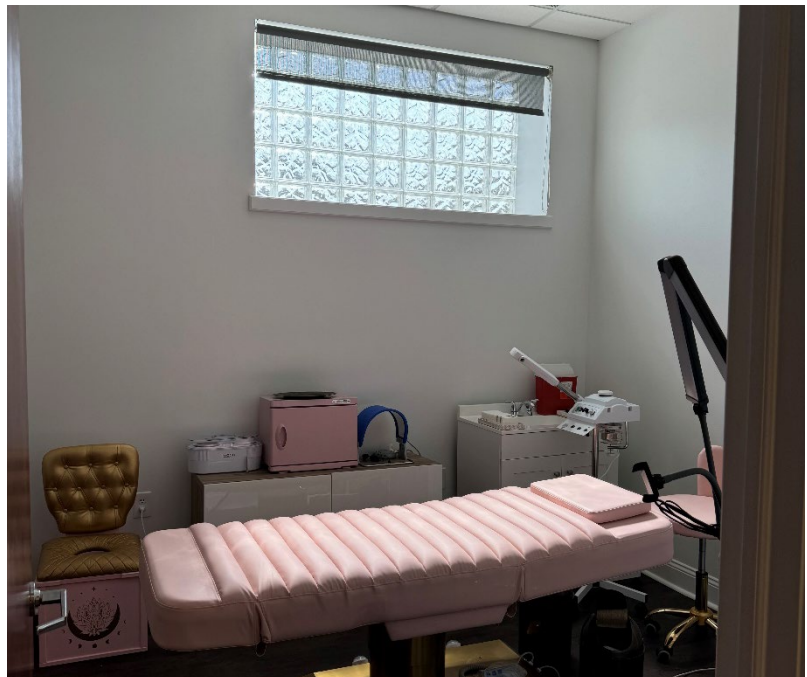
SITE PLAN PARKING



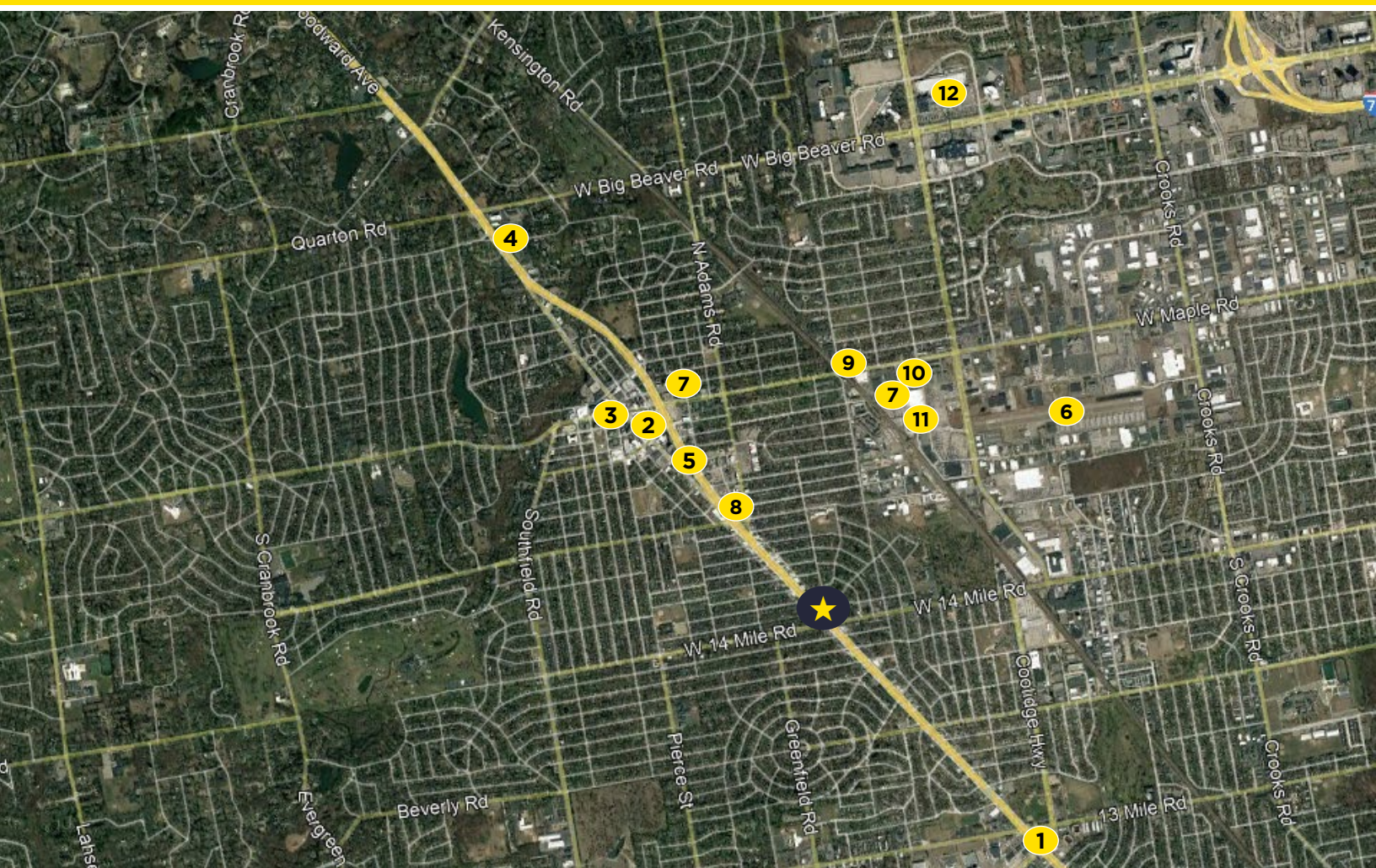








AREA MAP



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Oakland/Troy Airport (VLL)

7

8

GOURMET MARKET & CATERING

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DEMOGRAPHICS



Market Profile

33200 Woodward Ave, Birmingham, Michigan, 48009
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.53285
Longitude: -83.19996

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	13,232	103,794	250,341
2020 Total Population	14,120	109,113	261,102
2020 Group Quarters	4	681	2,737
2022 Total Population	14,087	109,117	262,923
2022 Group Quarters	4	681	2,737
2027 Total Population	13,929	108,231	262,568
2022-2027 Annual Rate	-0.23%	-0.16%	-0.03%
2022 Total Daytime Population	16,103	134,523	332,526
Workers	9,768	83,651	205,747
Residents	6,335	50,872	126,779
Household Summary			
2010 Households	6,151	46,009	107,845
2010 Average Household Size	2.14	2.24	2.30
2020 Total Households	6,512	48,562	113,489
2020 Average Household Size	2.17	2.23	2.28
2022 Households	6,511	48,691	114,492
2022 Average Household Size	2.16	2.23	2.27
2027 Households	6,463	48,499	114,895
2027 Average Household Size	2.15	2.22	2.26
2022-2027 Annual Rate	-0.15%	-0.08%	0.07%
2010 Families	3,290	26,790	65,028
2010 Average Family Size	2.91	2.96	2.99
2022 Families	3,304	27,101	66,159
2022 Average Family Size	3.02	3.01	3.02
2027 Families	3,259	26,852	66,018
2027 Average Family Size	3.00	3.00	3.01
2022-2027 Annual Rate	-0.27%	-0.18%	-0.04%
Housing Unit Summary			
2000 Housing Units	6,457	49,361	114,238
Owner Occupied Housing Units	71.4%	71.1%	70.0%
Renter Occupied Housing Units	23.7%	24.9%	26.5%
Vacant Housing Units	4.9%	4.0%	3.5%
2010 Housing Units	6,672	49,987	116,508
Owner Occupied Housing Units	65.3%	65.9%	64.7%
Renter Occupied Housing Units	26.9%	26.1%	27.8%
Vacant Housing Units	7.8%	8.0%	7.4%
2020 Housing Units	6,974	51,589	120,413
Vacant Housing Units	6.6%	5.9%	5.8%
2022 Housing Units	6,966	51,588	121,808
Owner Occupied Housing Units	67.3%	66.4%	64.3%
Renter Occupied Housing Units	26.2%	28.0%	29.7%
Vacant Housing Units	6.5%	5.6%	6.0%
2027 Housing Units	6,967	51,627	122,546
Owner Occupied Housing Units	68.4%	67.1%	64.8%
Renter Occupied Housing Units	24.4%	26.9%	28.9%
Vacant Housing Units	7.2%	6.1%	6.2%
Median Household Income			
2022	\$116,424	\$98,797	\$93,261
2027	\$136,549	\$112,756	\$107,424
Median Home Value			
2022	\$368,212	\$314,776	\$306,935
2027	\$395,844	\$355,328	\$347,874
Per Capita Income			
2022	\$78,143	\$63,561	\$59,390
2027	\$89,028	\$72,994	\$68,243
Median Age			
2010	38.3	40.7	41.0
2022	40.3	43.4	43.8
2027	41.2	44.4	44.7

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

August 22, 2022

DEMOGRAPHICS



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2022 Households by Income			
Household Income Base	6,511	48,688	114,469
<\$15,000	4.2%	4.1%	5.2%
\$15,000 - \$24,999	3.4%	4.0%	5.1%
\$25,000 - \$34,999	3.1%	5.5%	5.8%
\$35,000 - \$49,999	5.9%	7.5%	7.9%
\$50,000 - \$74,999	12.1%	14.7%	15.3%
\$75,000 - \$99,999	13.4%	14.7%	13.9%
\$100,000 - \$149,999	18.8%	20.5%	20.2%
\$150,000 - \$199,999	13.5%	11.9%	10.8%
\$200,000+	25.6%	17.1%	15.9%
Average Household Income	\$166,869	\$142,186	\$136,183
2027 Households by Income			
Household Income Base	6,463	48,496	114,872
<\$15,000	2.6%	2.7%	3.6%
\$15,000 - \$24,999	2.1%	2.7%	3.5%
\$25,000 - \$34,999	2.1%	4.0%	4.4%
\$35,000 - \$49,999	4.2%	5.8%	6.4%
\$50,000 - \$74,999	10.5%	13.0%	13.7%
\$75,000 - \$99,999	12.7%	13.9%	13.5%
\$100,000 - \$149,999	19.7%	22.6%	22.4%
\$150,000 - \$199,999	17.7%	16.1%	14.6%
\$200,000+	28.4%	19.1%	17.9%
Average Household Income	\$189,346	\$162,587	\$155,726
2022 Owner Occupied Housing Units by Value			
Total	4,687	34,237	78,350
<\$50,000	0.2%	0.6%	0.8%
\$50,000 - \$99,999	0.1%	1.6%	2.3%
\$100,000 - \$149,999	0.7%	3.5%	4.6%
\$150,000 - \$199,999	5.6%	12.9%	13.8%
\$200,000 - \$249,999	14.4%	17.5%	16.4%
\$250,000 - \$299,999	13.6%	11.3%	10.9%
\$300,000 - \$399,999	22.6%	17.9%	17.6%
\$400,000 - \$499,999	13.5%	12.7%	12.9%
\$500,000 - \$749,999	21.3%	13.8%	13.4%
\$750,000 - \$999,999	5.2%	4.8%	4.1%
\$1,000,000 - \$1,499,999	2.0%	2.1%	1.7%
\$1,500,000 - \$1,999,999	0.2%	0.4%	0.4%
\$2,000,000 +	0.6%	0.9%	1.0%
Average Home Value	\$441,697	\$401,047	\$389,704
2027 Owner Occupied Housing Units by Value			
Total	4,765	34,611	79,455
<\$50,000	0.0%	0.1%	0.1%
\$50,000 - \$99,999	0.0%	0.4%	0.5%
\$100,000 - \$149,999	0.2%	1.4%	2.1%
\$150,000 - \$199,999	2.8%	7.9%	9.6%
\$200,000 - \$249,999	11.2%	16.4%	15.5%
\$250,000 - \$299,999	12.1%	12.0%	11.9%
\$300,000 - \$399,999	24.7%	21.4%	21.2%
\$400,000 - \$499,999	16.1%	16.1%	16.3%
\$500,000 - \$749,999	23.7%	15.6%	15.3%
\$750,000 - \$999,999	7.1%	5.1%	4.0%
\$1,000,000 - \$1,499,999	1.3%	2.3%	1.9%
\$1,500,000 - \$1,999,999	0.2%	0.3%	0.4%
\$2,000,000 +	0.7%	1.0%	1.1%
Average Home Value	\$465,941	\$432,814	\$421,329

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

August 22, 2022

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	1 mile	3 miles	5 miles
2010 Population by Age			
Total	13,232	103,793	250,340
0 - 4	7.6%	5.7%	5.5%
5 - 9	6.2%	6.0%	5.8%
10 - 14	5.2%	6.1%	6.3%
15 - 24	7.8%	9.8%	10.8%
25 - 34	17.1%	14.3%	13.5%
35 - 44	17.5%	14.5%	13.8%
45 - 54	14.9%	16.0%	15.7%
55 - 64	11.8%	13.3%	13.7%
65 - 74	5.5%	6.9%	7.3%
75 - 84	4.1%	5.0%	5.2%
85 +	2.4%	2.6%	2.6%
18 +	78.1%	78.5%	78.4%
2022 Population by Age			
Total	14,087	109,117	262,923
0 - 4	6.1%	4.8%	4.7%
5 - 9	6.4%	5.4%	5.3%
10 - 14	6.7%	6.0%	5.9%
15 - 24	9.3%	10.3%	10.8%
25 - 34	12.3%	11.4%	11.8%
35 - 44	16.3%	14.3%	13.1%
45 - 54	14.2%	13.6%	13.1%
55 - 64	12.9%	14.4%	14.5%
65 - 74	9.2%	11.2%	11.7%
75 - 84	4.3%	5.8%	6.2%
85 +	2.2%	2.8%	2.9%
18 +	77.5%	80.2%	80.6%
2027 Population by Age			
Total	13,927	108,231	262,568
0 - 4	6.1%	4.8%	4.6%
5 - 9	6.2%	5.3%	5.1%
10 - 14	6.3%	5.6%	5.5%
15 - 24	9.9%	9.9%	10.3%
25 - 34	12.9%	11.9%	12.0%
35 - 44	14.7%	13.3%	12.9%
45 - 54	14.0%	13.4%	12.8%
55 - 64	12.2%	13.3%	13.2%
65 - 74	9.9%	12.2%	12.7%
75 - 84	5.7%	7.3%	7.8%
85 +	2.1%	2.8%	3.0%
18 +	77.8%	80.9%	81.3%
2010 Population by Sex			
Males	6,359	49,811	119,686
Females	6,873	53,983	130,655
2022 Population by Sex			
Males	6,799	52,602	125,846
Females	7,288	56,514	137,077
2027 Population by Sex			
Males	6,732	52,292	125,850
Females	7,197	55,939	136,718

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

August 22, 2022

AREA MAP



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