



3,574 SF RETAIL/FLEX SPACE IN DOWNTOWN FERNDAL DISTRICT

517-523 W Nine Mile Road, Ferndale, MI 48220



Simon Jonna
Executive Vice President
248 226 1610
simon@jonnagroup.com



Richard Choi
Associate Vice President
248 202 8405
richard@jonnagroup.com

JONNA GROUP
REAL ESTATE INVESTMENT SERVICES



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INVESTMENT HIGHLIGHTS



ASKING PRICE

\$599,999



APN

24-25-34-102-003

24-25-34-102-004



YEAR BUILT

1926/1931



BUILDING SIZE

3,574 +/- SF



LOT SIZE

0.15 ACRES



PROPERTY TYPE

RETAIL/FLEX



OVERHEAD DOORS

YES (1) 10'x10'



ZONING

CBD
(CENTRAL BUSINESS DISTRICT)

PROPERTY HIGHLIGHTS

- ✓ Competitive Pricing Offered Below Replacement Cost
- ✓ Prime Downtown Location on W 9 Mile Road
- ✓ Excellent Visibility and Steady Foot Traffic
- ✓ Walkable Area Steps from Dining, Entertainment, and Established Neighborhoods
- ✓ 3,574 SF Building Suitable for Retail, Office, or Mixed-Use
- ✓ Rare On-Site Parking with 8 Surface Spaces
- ✓ Value-Add Opportunity
- ✓ Repositioning or Market-Rate Leasing Potential
- ✓ Multi-Tenant Potential with Two Addresses 517 and 523 for Dual Occupancy or Multiple Income Streams
- ✓ Strong Local Demographics with 381,572 PPL and \$87,608 Avg. HHI Within 5 Miles
- ✓ CBD Zoning Supporting a Wide Range of Uses
- ✓ 0.5 Mile East of Woodward Avenue
- ✓ One 10' x 10' Overhead Door



PROPERTY OUTLINE



OFFERING MEMORANDUM
517-523 W 9 MILE RD | FERNDAL, MI

AERIAL VIEW



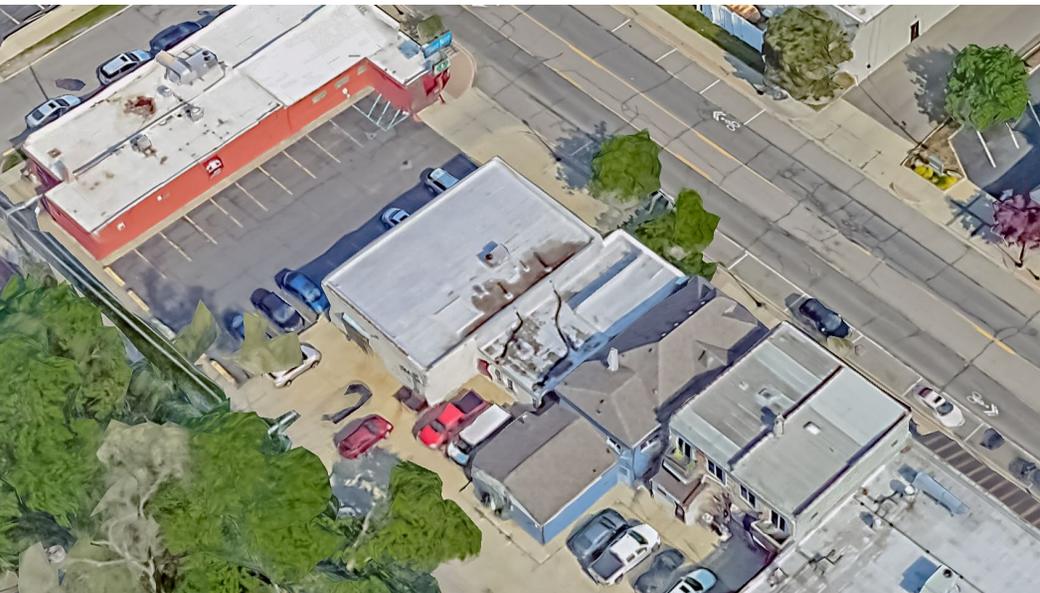
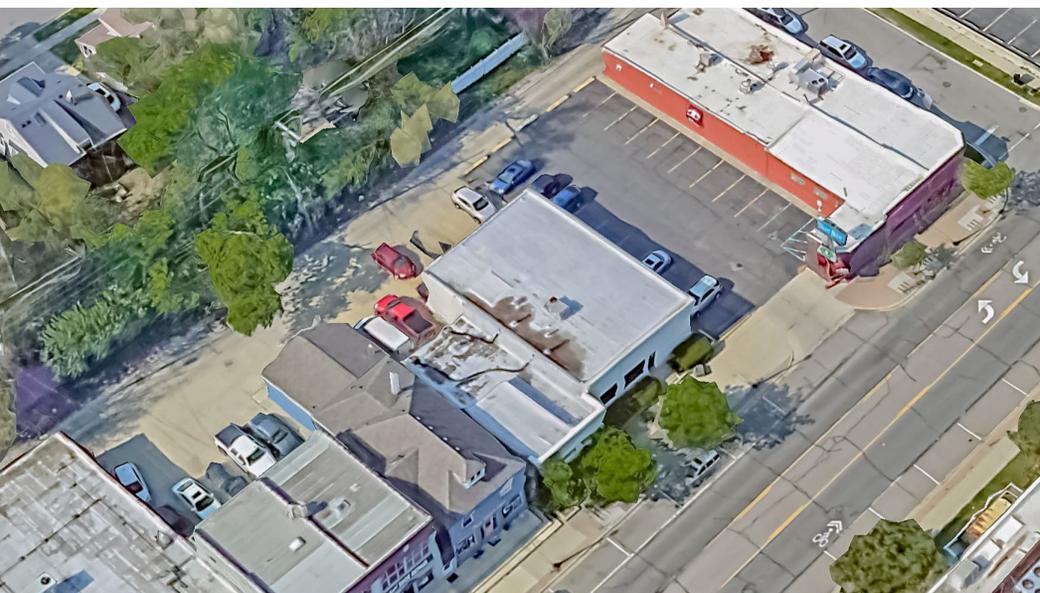
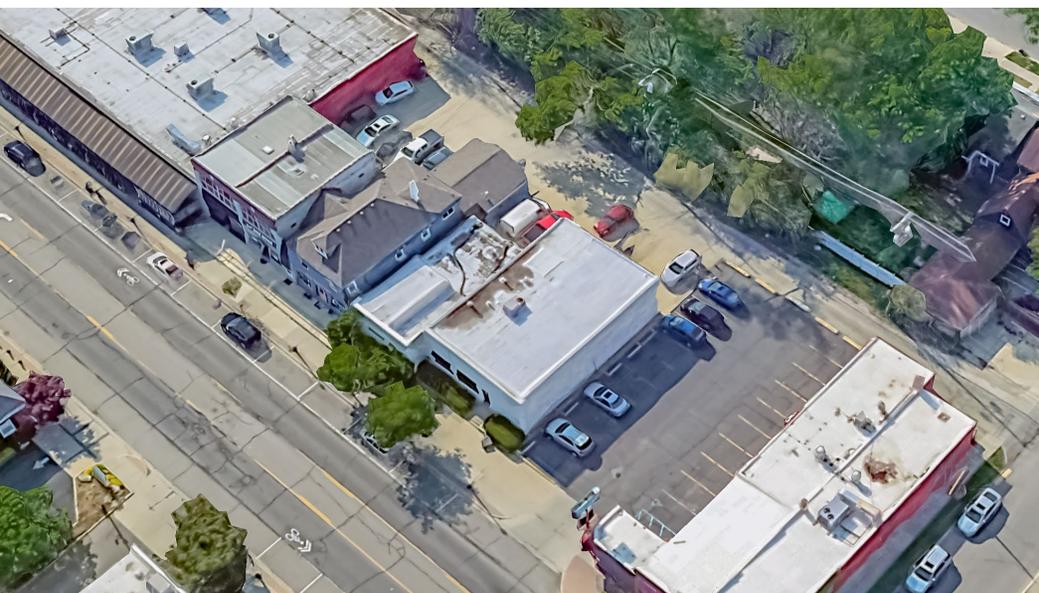
OFFERING MEMORANDUM
517-523 W 9 MILE RD | FERNDALE, MI

PROPERTY PHOTOS



OFFERING MEMORANDUM
517-523 W 9 MILE RD | FERNDALE, MI

AERIAL VIEWS



OFFERING MEMORANDUM
517-523 W 9 MILE RD | FERNDALE, MI

LOCATION OVERVIEW



FERNDALE



Ferndale stands out as a premier investment destination in Southeast Michigan, offering a rare blend of affordability, cultural vibrancy, and consistent market appreciation. Situated just north of Detroit and neighboring Royal Oak, Ferndale benefits from its strategic location within a high-demand corridor that attracts young professionals, creatives, and entrepreneurs seeking a walkable, community-driven lifestyle.

The city's real estate market is characterized by strong fundamentals: median home values have appreciated steadily, while rental demand remains robust, driven by a growing population and proximity to major employment centers. Investors can expect competitive returns through both long-term rentals and value-add renovation strategies, with average rents and home prices offering a favorable balance of cash flow and equity growth.

Ferndale's downtown core is a magnet for foot traffic and economic activity, featuring a thriving mix of local businesses, dining, and entertainment. The city's progressive identity and commitment to revitalization have made it a cultural hub in Metro Detroit, enhancing property desirability and tenant retention.

With its proven market performance, diverse housing stock, and forward-looking community development, Ferndale offers a compelling opportunity for investors seeking stable returns in a resilient and rising urban market.



LOCATION DEMOGRAPHICS

Current Year Summary	1 mile radius	3 mile radius	5 mile radius
Total Population	16,865	142,944	381,572
Total Households	8,840	65,872	166,707
Total Family Households	3,760	33,803	89,893
Average Household Size	1.90	2.16	2.27
Median Age	37.7	38.3	38.5
Population Age 25+	13,583	106,596	274,448
2010-2020 Total Population: Annual Growth Rate (CAGR)	-0.21%	-0.24%	-0.38%

Current Year Income & Household Summary	1 mile radius	3 mile radius	5 mile radius
Median Household Income	\$97,194	\$74,217	\$61,189
Average Household Income	\$119,092	\$102,447	\$87,608
Per Capita Income	\$62,746	\$47,212	\$38,314

Current Year Summary Business Data	1 mile radius	3 mile radius	5 mile radius
Total Businesses	872	5,183	12,741
Total Daytime Population	14,747	121,888	353,530
Daytime Population: Workers	9,544	56,010	153,966
Daytime Population: Residents	5,203	65,878	199,564

IN 5-MILE RADIUS



POPULATION
381K+



TOTAL
HOUSEHOLDS
166K+



AVERAGE
INCOME
\$87K+



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richard@jonnagroup.com

Jonna Group
• 401 S Old Woodward Avenue Suite 425 Birmingham, MI 48009 •
jonnagroup.com
colliers.com/detroit



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- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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