

RETAIL/OFFICE PROPERTY // FOR SALE OR LEASE

2,400 SF TWO-STORY FREE-STANDING RETAIL BUILDING IN FERNDALE

1737 E 9 MILE ROAD
FERNDALE, MI 48220



- 2,400 SF retail/office building
- Two-stories
- Many uses possible
- Great Ferndale location
- Kitty corner from Detroit Fleet
- .35 miles from I-75



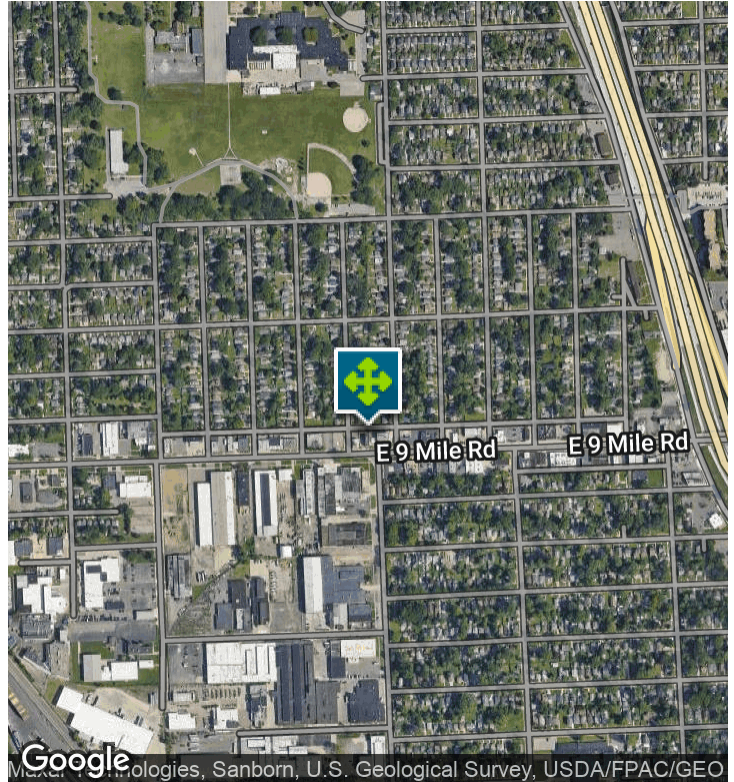
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EXECUTIVE SUMMARY



Sale Price	\$650,000
Lease Rate	\$15.00 SF/YR (GROSS)

PROPERTY OVERVIEW

2,400 SF free-standing retail/office building presents an excellent owner/user or leasing opportunity in the heart of Ferndale. The former use of the building was Chazzano Coffee, a coffee bean grinding and sales business. The first-floor space features a coffee bar with a sink and two separate rooms. The second floor contains many perimeter offices. Bathrooms are located on each floor (second stoy bathroom has a shower) and there is front and rear entry from the parking lot which can accommodate 15 vehicles. Taxes are \$8,867.43 annually. Gross lease rate: Landlord pays taxes, insurance and takes care of grass cutting and snow removal.

OFFERING SUMMARY

Building Size:	2,400 SF
Available SF:	2,400 SF
Lot Size:	0.15 Acres
Price / SF:	\$270.83
Year Built:	1981
Renovated:	2000
Zoning:	C-2
Market:	Detroit
Submarket:	Royal Oak
Traffic Count:	15,154

LOCATION OVERVIEW

Located on the north side of E 9 Mile Rd, in between Hilton Rd and I-75. Kitty corner from Detroit Fleet - Metro Detroit's first and only Food Truck park.

PROPERTY HIGHLIGHTS

- 2,400 SF two-story retail/office building
- Many uses possible
- Great Ferndale location
- Kitty corner from Detroit Fleet

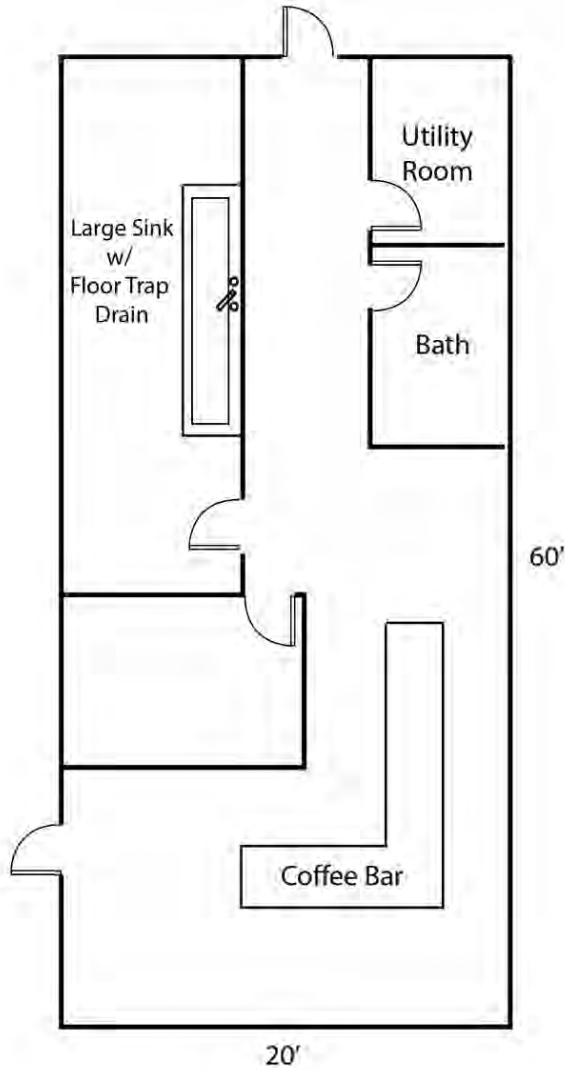
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ADDITIONAL PHOTOS



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FLOOR PLANS



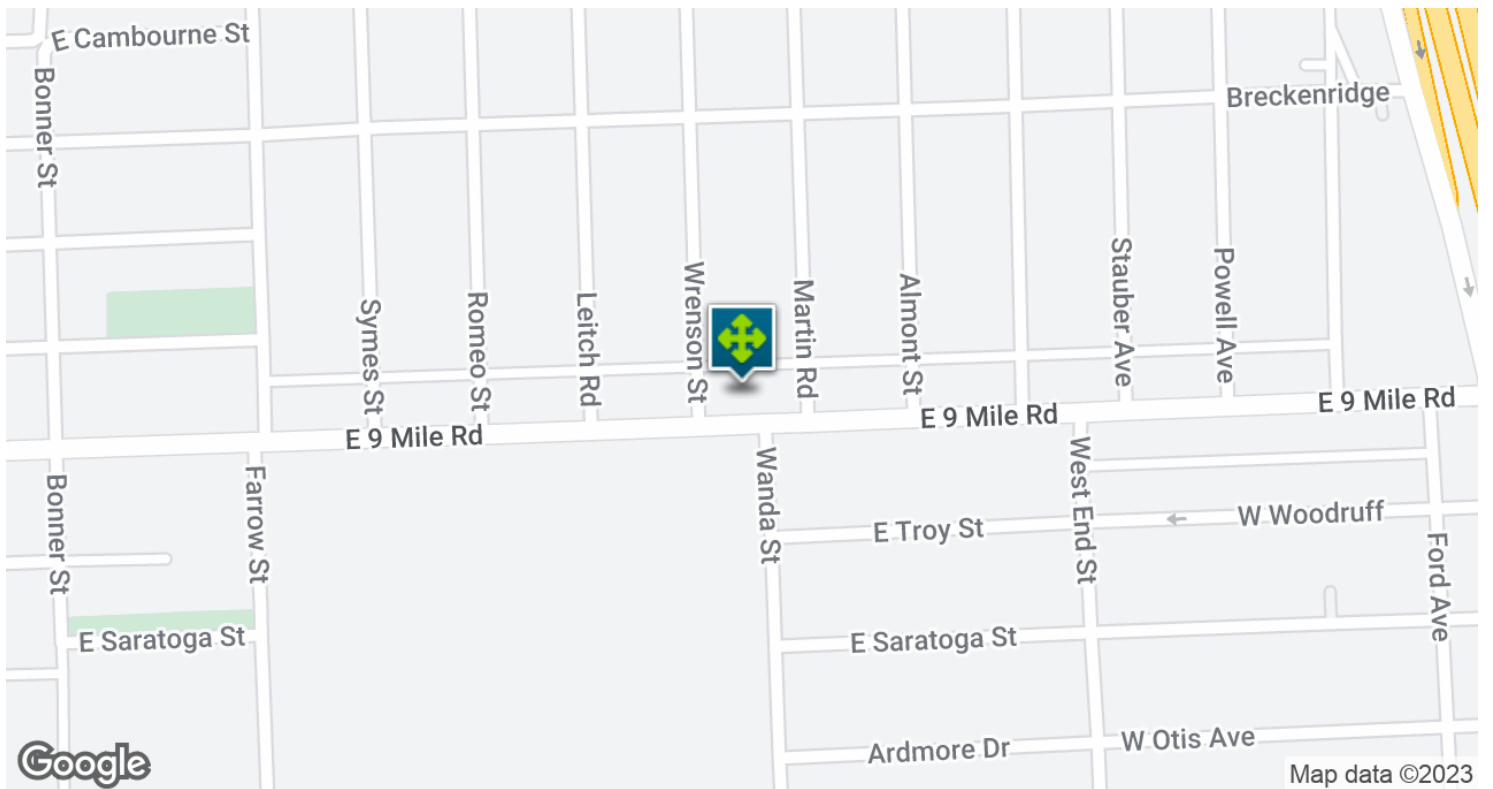
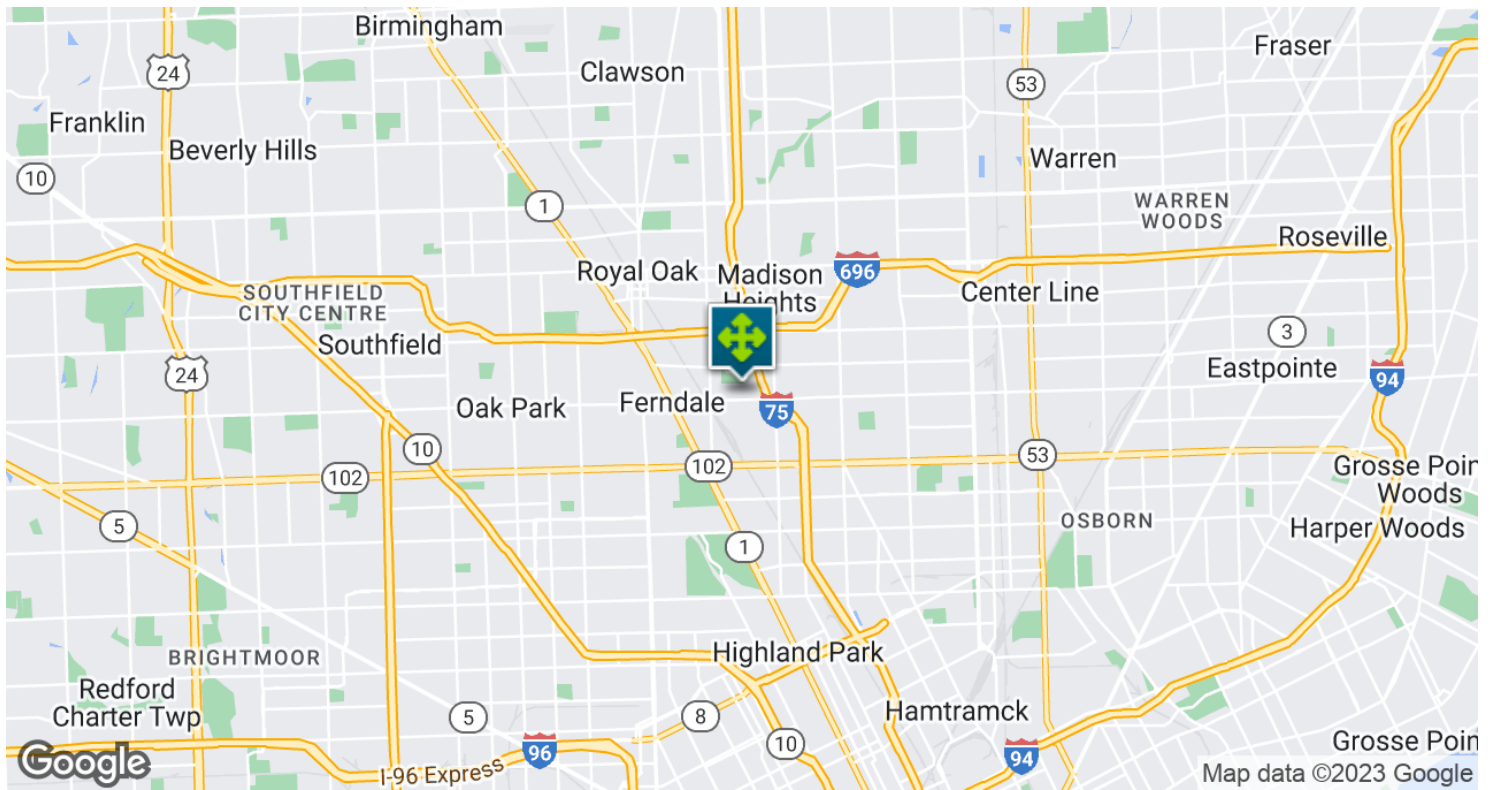
First Floor



Second Floor

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LOCATION MAP



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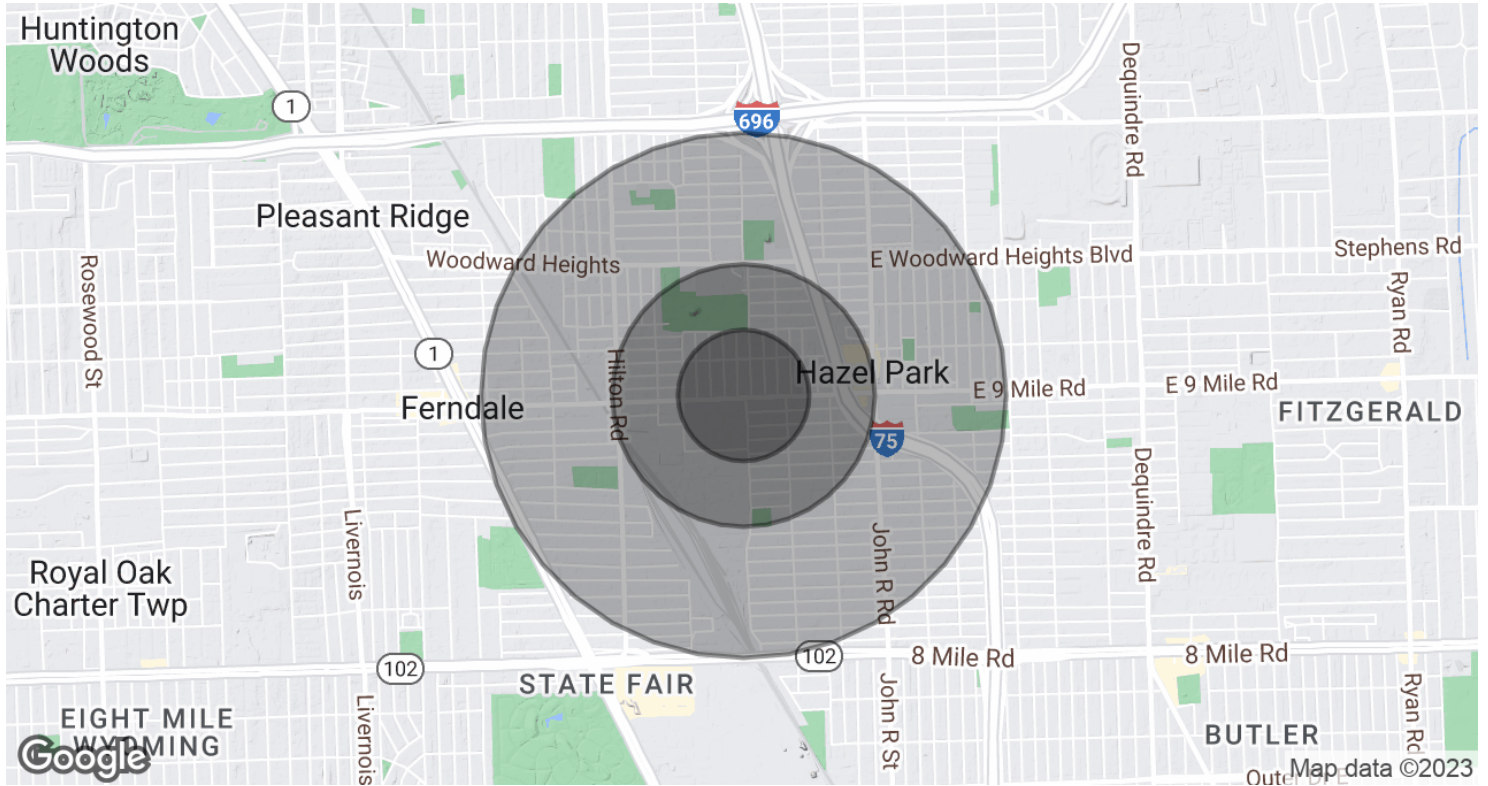
RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	845	3,671	17,126
Average Age	34.8	37.8	36.7
Average Age (Male)	36.0	37.5	35.7
Average Age (Female)	31.7	36.6	37.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	436	1,971	8,875
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$65,611	\$58,522	\$61,116
Average House Value	\$126,253	\$113,456	\$120,607

* Demographic data derived from 2020 ACS - US Census

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FOR MORE INFORMATION, PLEASE CONTACT:



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