

# FOR SALE

## WOODWARD RETAIL BUILDING

27827 Woodward Ave, Berkley, MI 48072



### DETAILS

**RETAIL SPACE** Fully leased

**SALE PRICE** \$550,000

**CAP RATE** 7.27

**NOI** \$40,000

### TRAFFIC COUNT (VPD)

Woodward Ave 104,360

Twelve Mile 18,643

Eleven Mile 11,887

Catalpa Dr 8,016

### HIGHLIGHTS

- Rare opportunity on busy Woodward Ave
- New lease was recently signed
- Building has 7 dedicated + 5 Municipal parking spots
- New HVAC and freshly painted through-out
- Interior and exterior recently remodeled in 2022
- Surrounded by high traffic retail
- Great area demographics
- Excellent co-tenant mix surrounding the building

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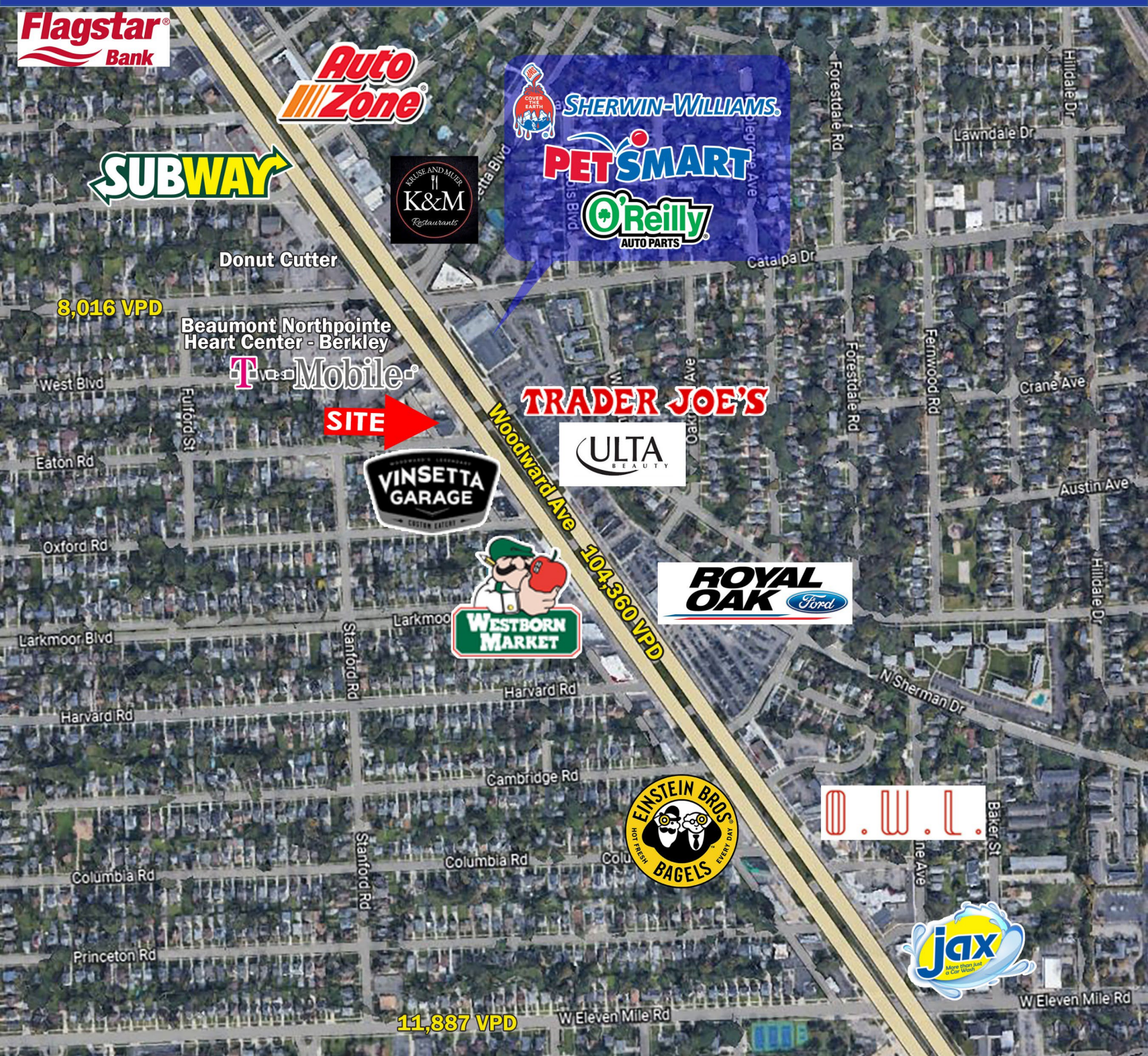




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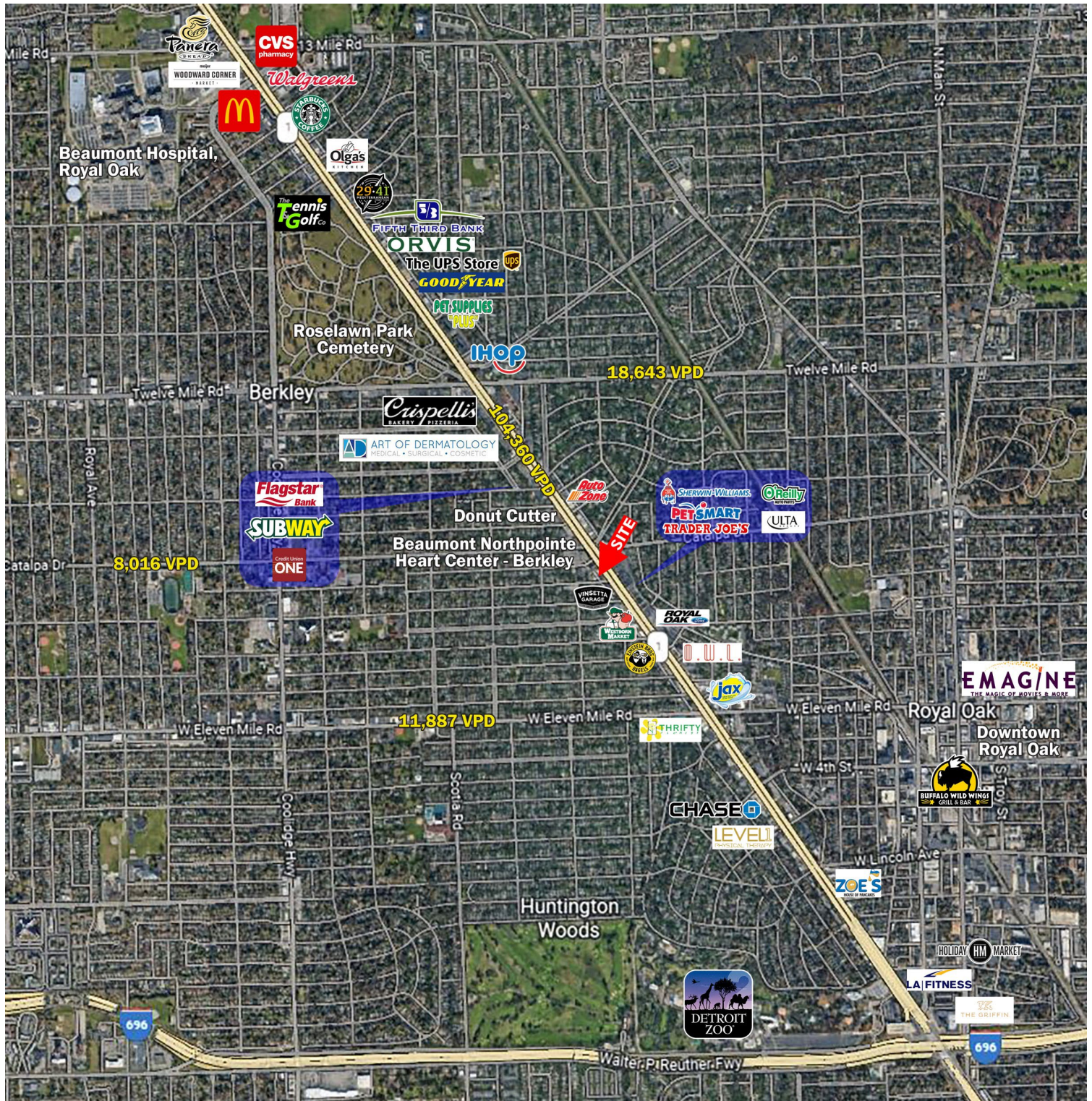




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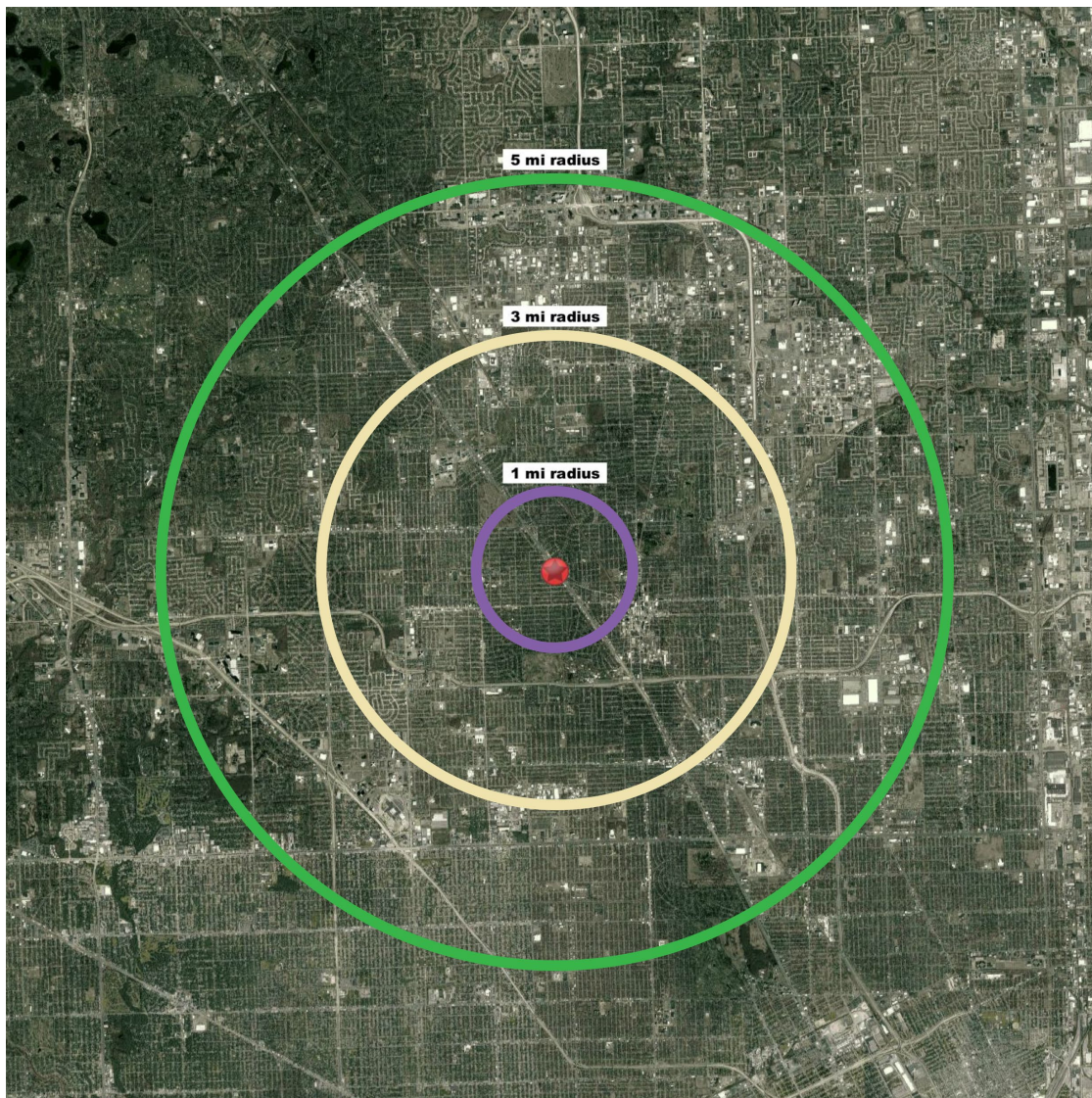


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### DEMOGRAPHICS



Area Demographics	1Mile	3 Mile	5 Mile
Est Population (2021)	17,440	144,121	340,985
Average HH Income	\$ 135,465	\$ 99,370	\$ 94,851
Households	7,971	67,148	153,133
Median Age	41.1	40.5	40.4

Area Demographics	1Mile	3 Mile	5 Mile
Total Businesses	695	7,323	22,879
Daytime Population	5,219	62,847	268,391