

# FOR LEASE – FULLY REMODELED

## PIETY HILL SHOPPING CENTER

33202-33278 Woodward Ave, Birmingham, MI 48823



### DETAILS

SPACE A. 1	10,057 SF	Available
SPACE A. 2	3,680 SF	Available
SPACE A. 3	3,338 SF	Available
SPACE A. 4	1,295 SF	Available
SPACE A. 5	2,080 SF	California Closets
SPACE A. 6	2,432 SF	Que Sera Volcanic Stone Spa
SPACE A. 7	1,040 SF	Available
SPACE A. 8	775 SF	Auto Zone

### TRAFFIC COUNT (VPD)

Woodward Ave	98,647
14 Mile Rd	39,458
E Maple St	27,655
E Lincoln St	10,158

### HIGHLIGHTS

- 1,040 SF – 18,370 SF available
- Prime retail opportunity on Woodward Ave
- Full exterior façade, parking lot and landscaping renovations completed in 2024
- 67 dedicated + 30 municipal parking spots
- High visibility signage on Woodward Ave
- B-2B Zoning allows for many retail uses
- Strong area demographics
- Prime space offerings

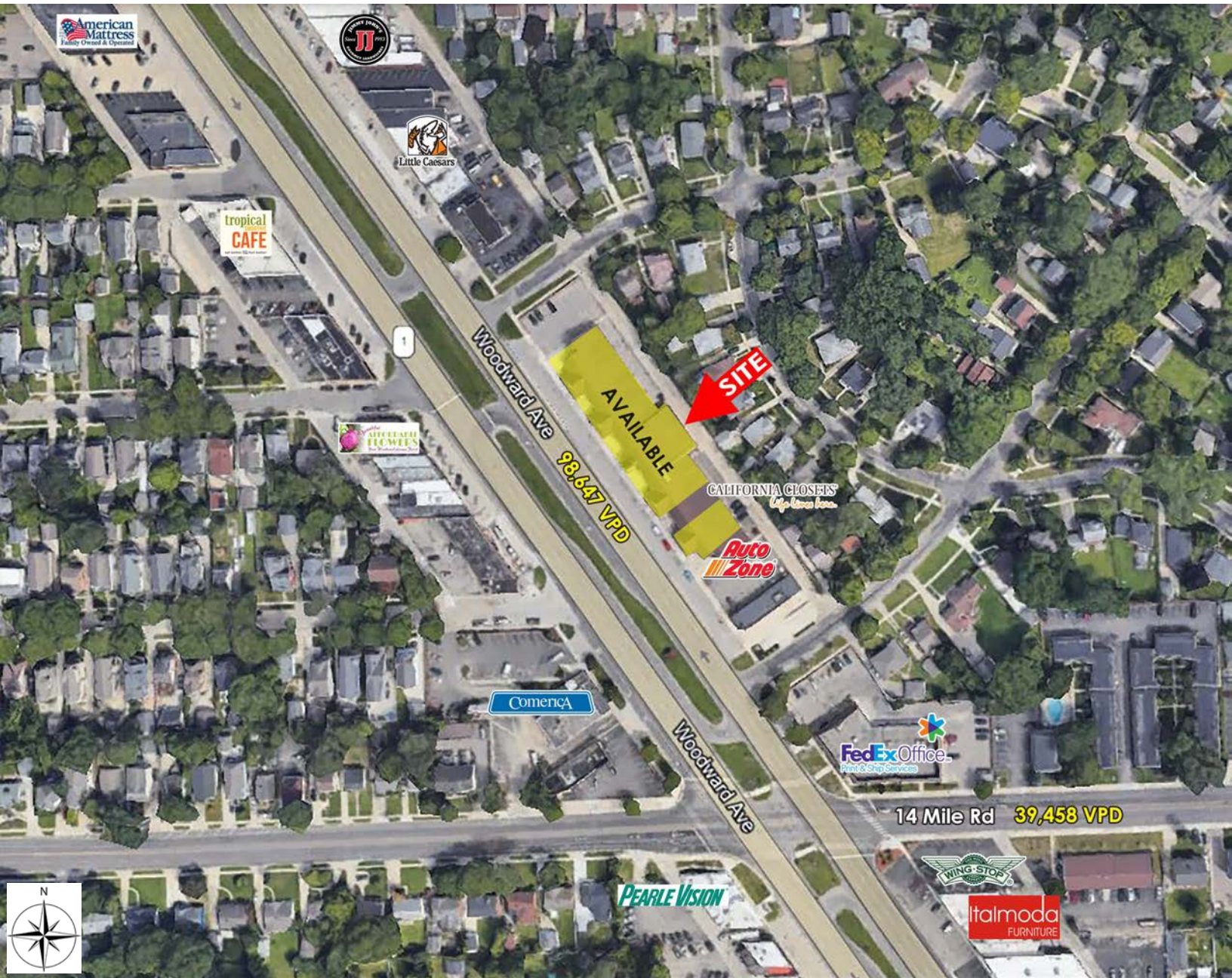
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LOW AERIAL



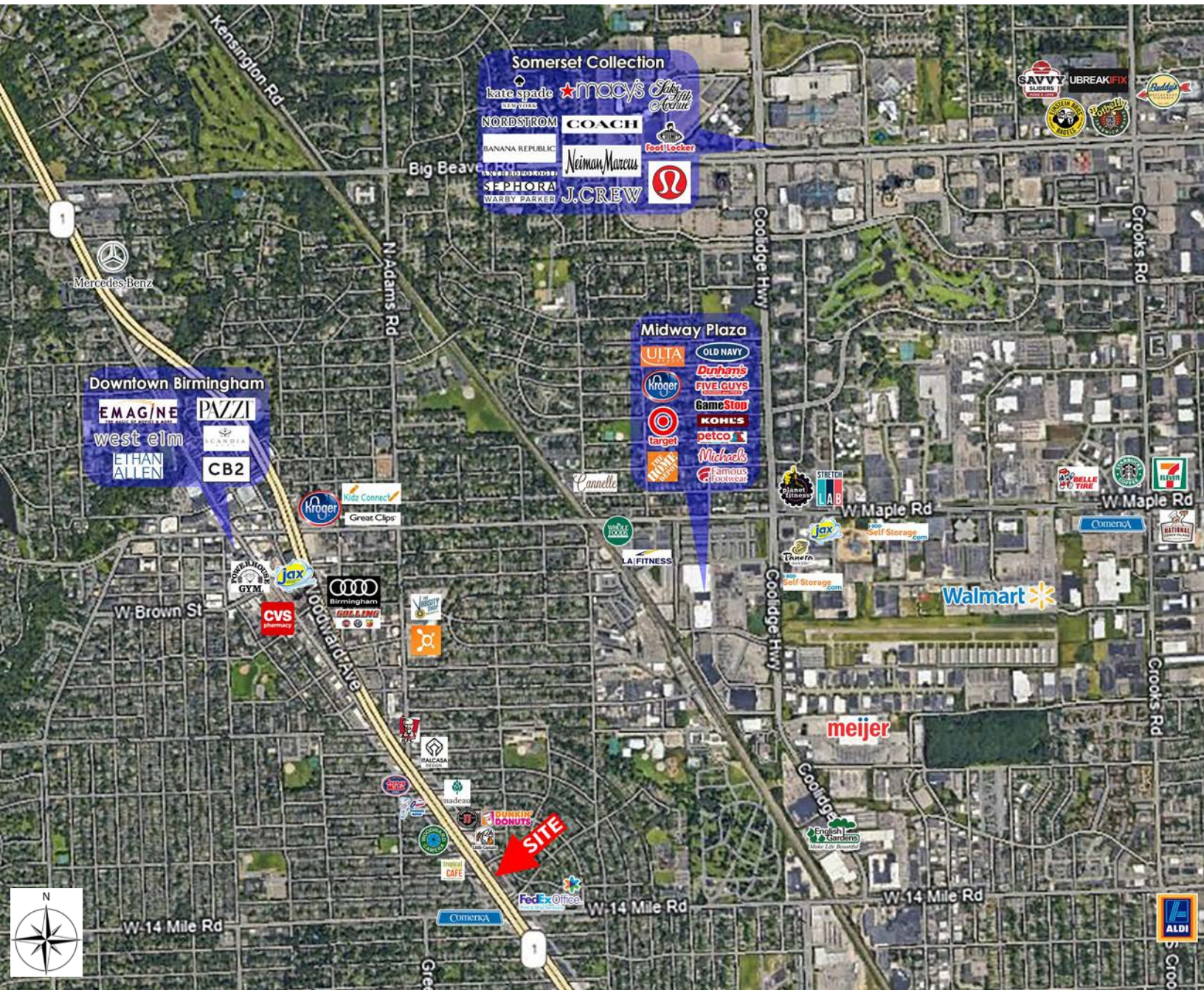
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HIGH AERIAL



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## INTERIOR PHOTOS – SPACES A. 1 & A. 2



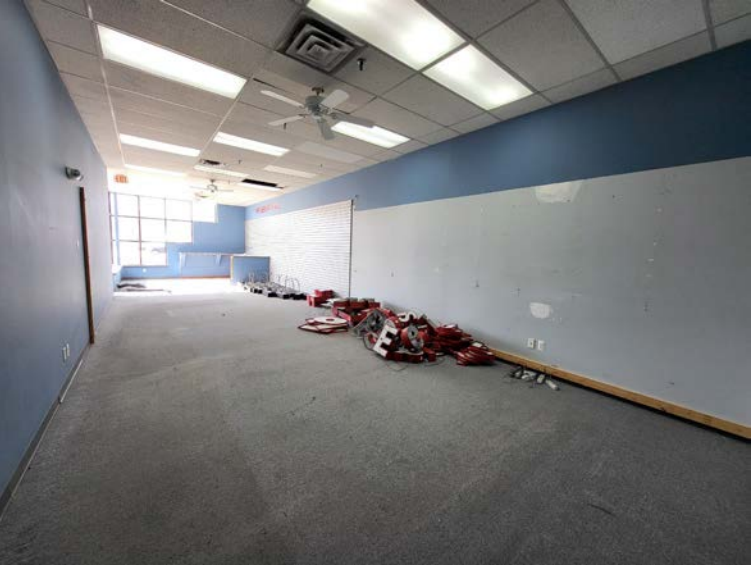
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## INTERIOR PHOTOS – SPACE A. 3



## INTERIOR PHOTOS – SPACE A. 4



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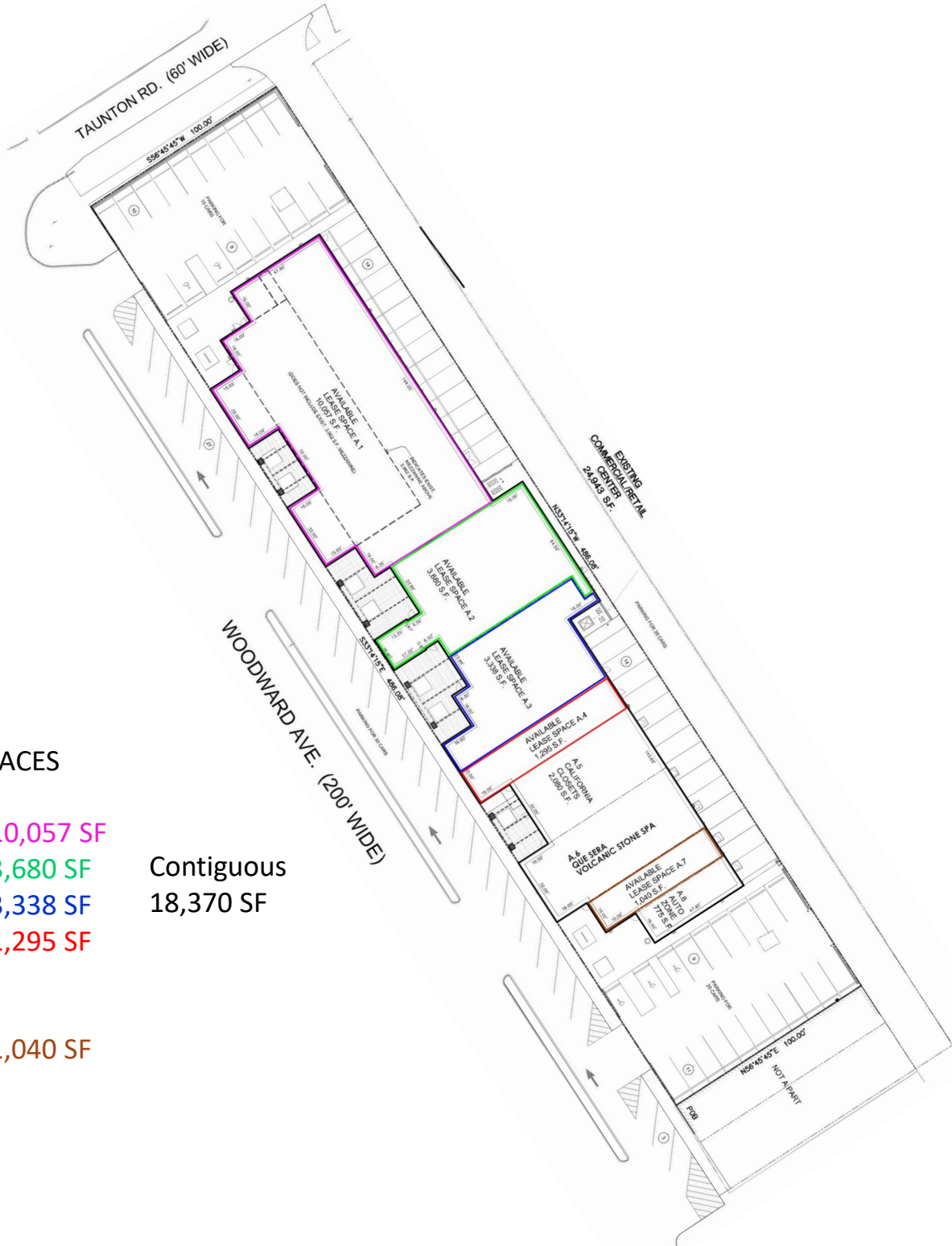
## INTERIOR PHOTOS – SPACE A. 7



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## SITE PLAN



### AVAILABLE SPACES

- SPACE A. 1 10,057 SF
- SPACE A. 2 3,680 SF
- SPACE A. 3 3,338 SF
- SPACE A. 4 1,295 SF

Contiguous  
18,370 SF

- SPACE A. 7 1,040 SF



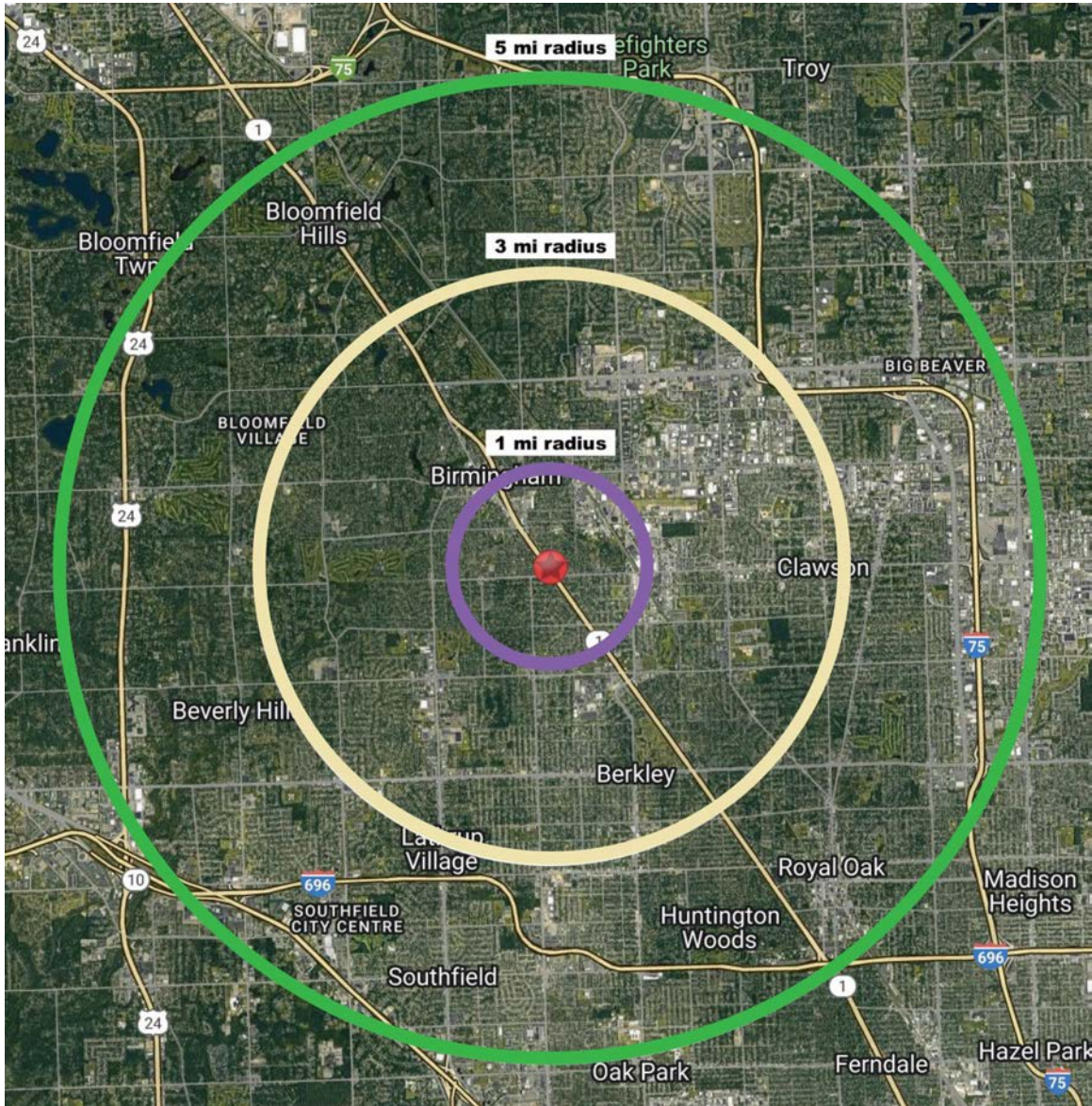
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## DEMOGRAPHICS



Area Demographics	1 Mile	3 Miles	5 Miles
Est Population (2023)	14,416	106,679	258,248
Average HH Income	\$197,776	\$162,800	\$155,506
Households	6,805	48,335	114,157
Median Age	37.9	41.2	42

Area Demographics	1 Mile	3 Miles	5 Miles
Total Businesses	1,121	7,828	19,467
Daytime Population	8,847	93,796	257,585

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