

**FOR LEASE**

**380 N OLD WOODWARD | BIRMINGHAM, MICHIGAN**



**ANTHONY SESI**  
SENIOR ASSOCIATE

**CHRIS JONNA**  
PRESIDENT

[asesi@cmprealestategroup.com](mailto:asesi@cmprealestategroup.com)

[cjonna@cmprealestategroup.com](mailto:cjonna@cmprealestategroup.com)

6476 Orchard Lake Road | Suite A | West Bloomfield | Michigan | 48322

Phone: 248.538.2000 | [www.cmprealestategroup.com](http://www.cmprealestategroup.com)



### PROPERTY INFORMATION

Property Address	380 N Old Woodward
City/Township	Birmingham
Building Size	42,091 SF
Available	5,087 SF
Minimum Available	929 SF
Maximum Available	4,158 SF
Asking Rental Rate	\$35 PSF

### DEMOGRAPHICS (FIVE-MILE RADIUS)

 <b>POPULATION</b> 219,575 PEOPLE	 <b>MEDIAN AGE</b> 43.8 YEARS OLD
 <b>HOUSEHOLDS</b> 93,283	 <b>CONSUMER SPENDING</b> \$3.5 BILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$129,995/ANNUALLY	 <b>DAYTIME EMPLOYEES</b> 163,541 EMPLOYEES

### AREA TENANTS

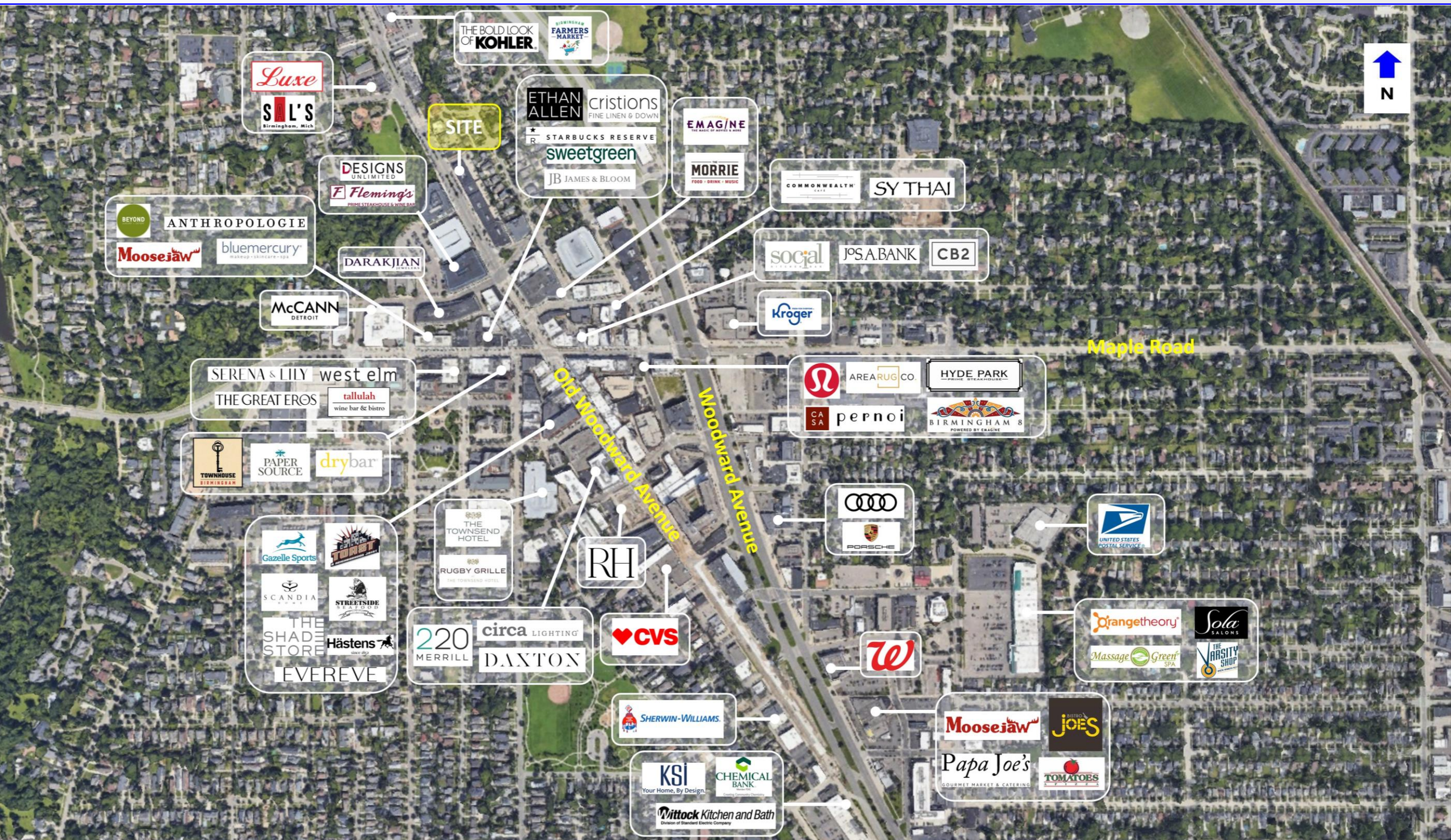


### PROPERTY HIGHLIGHTS

- Class A office space available on Old Woodward.
- Prestigious office located in the heart of downtown Birmingham.
- Dedicated covered parking available on site with additional parking nearby.
- Within walking distance to all the major restaurants, coffee shops and shopping.









POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	11,979	76,923	213,275
2023 Population	13,288	81,587	219,575
2028 Population Projection	13,505	82,314	220,386
Annual Growth 2010-2022	0.80%	0.50%	0.20%
Annual Growth 2022-2027	0.30%	0.20%	0.10%
Median Age	45.1	43.6	43.8
Bachelor's Degree or Higher	77%	66%	59%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	12,095	63,869	161,035
Black	395	6,730	30,679
American Indian/Alaskan Native	18	149	487
Asian	542	9,146	22,358
Hawaiian & Pacific Islander	1	19	87
Two or More Races	236	1,674	4,929
Hispanic Origin	341	2,187	5,848

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	5,463	33,293	90,592
2023 Households	6,028	35,369	93,283
2028 Household Projection	6,123	35,699	93,644
Owner Occupied Households	4,362	25,001	69,172
Renter Occupied Households	1,761	10,698	24,472
<b>Avg Household Income</b>	<b>179,196</b>	<b>140,770</b>	<b>129,995</b>
<b>Median Household Income</b>	<b>155,136</b>	<b>108,494</b>	<b>100,597</b>

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	515	4,264	12,258
\$50,000 - 75,000	505	4,530	13,310
\$75,000 - 100,000	522	4,492	11,836
\$100,000 - 125,000	605	3,954	11,064
\$125,000 - 150,000	306	2,624	7,683
\$150,000 - 200,000	662	4,166	10,016
\$200,000+	2,420	8,285	18,144

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
<b>Service-Producing Industries</b>	<b>12,684</b>	<b>1,630</b>	<b>8</b>	<b>68,018</b>	<b>8,180</b>	<b>8</b>	<b>149,016</b>	<b>17,253</b>	<b>9</b>
Trade Transportation & Utilities	1,652	218	8	12,243	886	14	21,856	1,883	12
Information	330	30	11	1,922	142	14	4,815	367	13
Financial Activities	2,536	308	8	7,926	1,087	7	21,438	2,228	10
Professional & Business Services	2,840	400	7	13,834	1,417	10	31,901	3,445	9
Education & Health Services	1,903	419	5	20,194	3,666	6	39,398	6,889	6
Leisure & Hospitality	1,636	107	15	7,103	438	16	15,535	986	16
Other Services	1,038	133	8	3,718	505	7	9,010	1,287	7
Public Administration	749	15	50	1,078	39	28	5,063	168	30
<b>Goods-Producing Industries</b>	<b>701</b>	<b>103</b>	<b>7</b>	<b>6,436</b>	<b>414</b>	<b>16</b>	<b>14,525</b>	<b>1,059</b>	<b>14</b>
Natural Resources & Mining	29	2	15	50	7	7	70	16	4
Construction	422	72	6	2,446	243	10	4,936	589	8
Manufacturing	250	29	9	3,940	164	24	9,519	454	21
<b>Total</b>	<b>13,385</b>	<b>1,733</b>	<b>8</b>	<b>74,454</b>	<b>8,594</b>	<b>9</b>	<b>163,541</b>	<b>18,312</b>	<b>9</b>

## EXCLUSIVELY LISTED BY:

**ANTHONY SESI**  
SENIOR ASSOCIATE

[asesi@cmprealestategroup.com](mailto:asesi@cmprealestategroup.com)

**CHRIS JONNA**  
PRESIDENT

[cjonna@cmprealestategroup.com](mailto:cjonna@cmprealestategroup.com)

## CONTACT US:



6476 Orchard Lake Road, Suite A  
West Bloomfield, Michigan 48322



(P): 248.538.2000  
(F): 248.538.9905



Email: [info@cmprealestategroup.com](mailto:info@cmprealestategroup.com)  
Website: [www.cmprealestategroup.com](http://www.cmprealestategroup.com)

The information contained in this Marketing Package does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to all inclusive or to contain all the information, which a potential tenant may need or desire. All information contained herein has been secured by sources we believe to be reliable; however, CMP Real Estate Group, LLC (“Broker”) has not independently verified any of the information. This Marketing Package prepared by Broker, does not constitute an indication that there has been no change in the Property or the market conditions since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to the interested and qualified prospective tenant/purchaser, if available.

Neither Owner nor Broker nor any of there respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective tenant/purchaser.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to lease/purchase the Property and/or terminate discussions with any entity at anytime with or without notice. Owner has no legal commitment or obligation to any entity reviewing this Marketing Package or making an offer to lease/purchase the Property unless and until such lease/sale of the Property is approved by Owner in its sole discretion, a written agreement for lease/purchase of the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for leased/purchase of the Property has been fully delivered, and approve by Owner, its legal counsel and any conditions to the Owner’s obligations thereunder have been satisfied or waived.



**RETAIL LEASING**  
*Landlord Representation  
& New Project Leasing*



**TENANT REPRESENTATION**  
*Site Selection &  
Negotiations*



**INVESTMENT SALES**  
*STNL & Multi-Tenant, Multi-  
Family, Carwashes, etc.*



**ACQUISITIONS/DISPOSITIONS**  
*Single & Full Portfolio  
Transactions*



**MARKET ANALYSIS**  
*Market Research  
& Site Evaluations*



**NATIONAL RELATIONSHIPS**  
*Retailers & Investors  
across the U.S.*



**TEAMWORK**  
*Innovative  
Solutions*



**SHARED DATABASE**  
*Retailers & Investors  
across the U.S.*