

FOR LEASE

209 – 215 W. TROY STREET | FERNDALE, MICHIGAN



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PROPERTY INFORMATION

Property Address	209-215 W. Troy Street
City/Township	Ferndale
Building Size	9,450 SF
Unit 1	3,500 SF
Unit 2	4,481 SF
Max Contiguous	7,981 SF
Asking Rental Rate	\$25.00
Estimated NNN's	\$2.57

DEMOGRAPHICS (FIVE-MILE RADIUS)

 POPULATION 375,836 PEOPLE	 MEDIAN AGE 39.8 YEARS OLD
 HOUSEHOLDS 155,385	 CONSUMER SPENDING \$4 BILLION ANNUALLY
 AVG HOUSEHOLD INCOME \$71,407/ANNUALLY	 DAYTIME EMPLOYEES 130,677 EMPLOYEES

AREA TENANTS

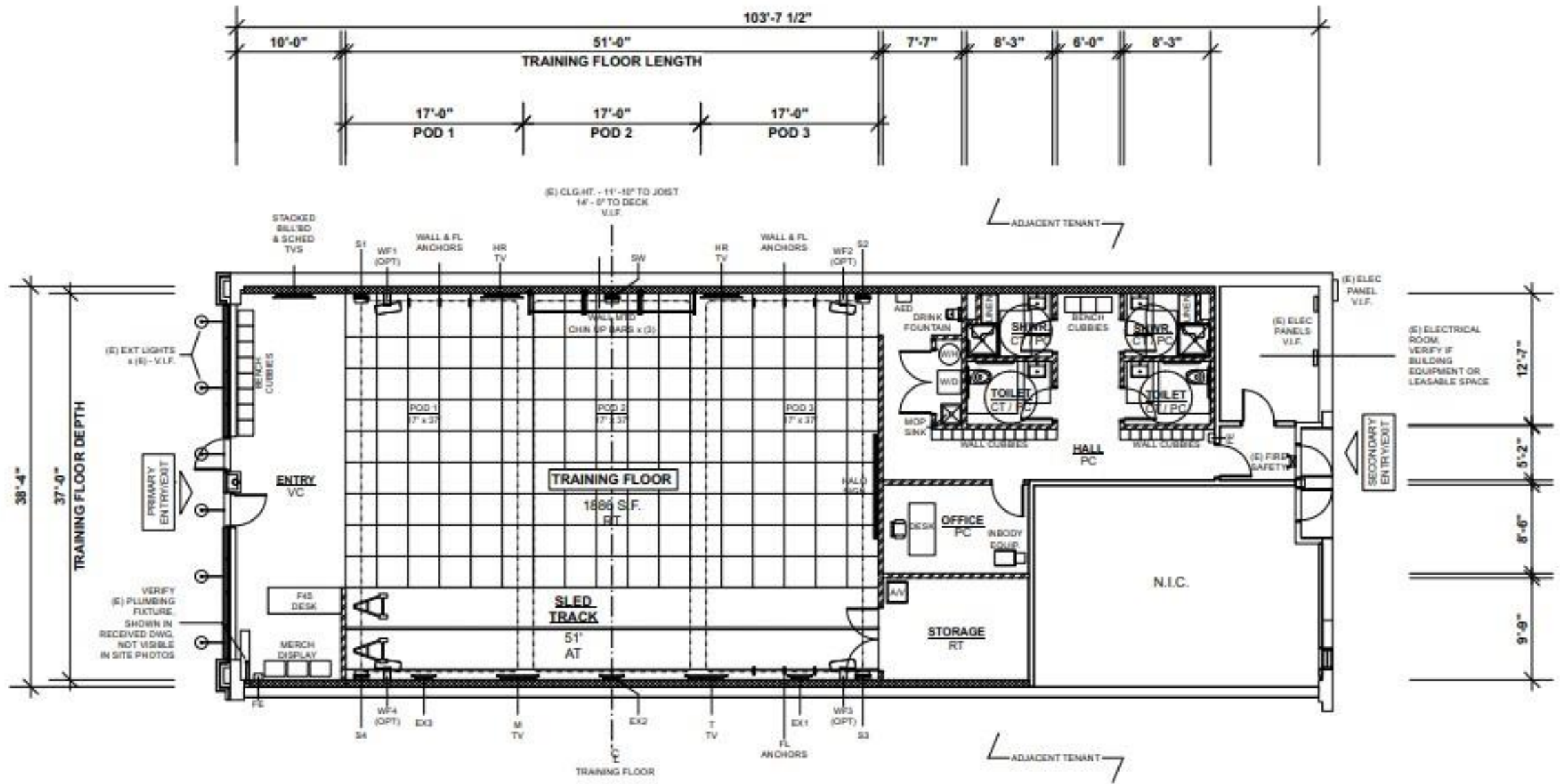


PROPERTY HIGHLIGHTS

- 3,500 SF former F45 fitness studio available for immediate occupancy.
- 4,481 SF former art gallery with excellent finishes available for immediate occupancy.
- The site is located in Downtown Ferndale on Troy Street just off of Woodward Avenue.
- The shopping center was recently renovated in 2020 and offers easy access and tremendous visibility.
- Abundant nearby municipal parking.
- The site is perfect for any fitness, retail or medical user to take advantage of.
- 14' ceiling height.

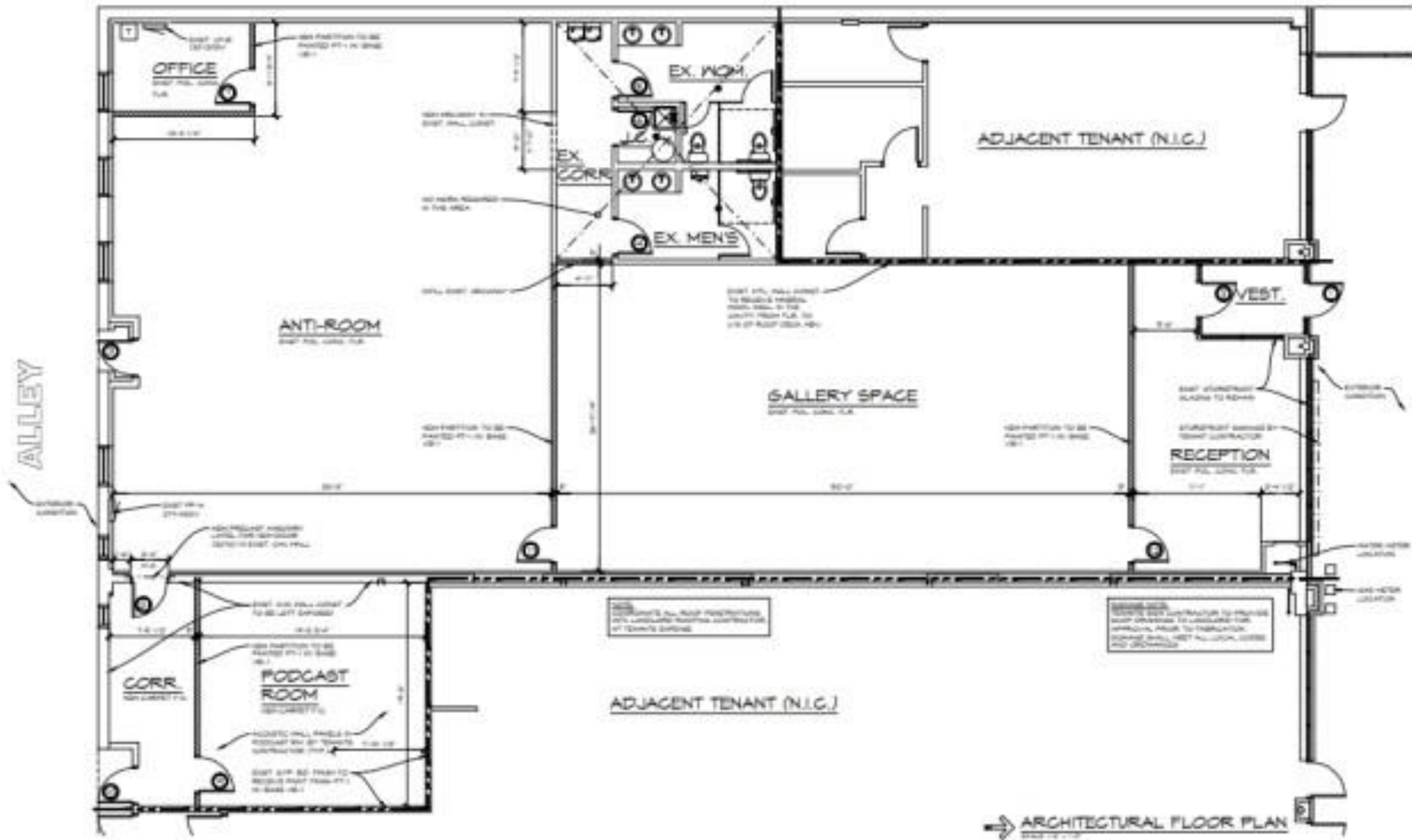


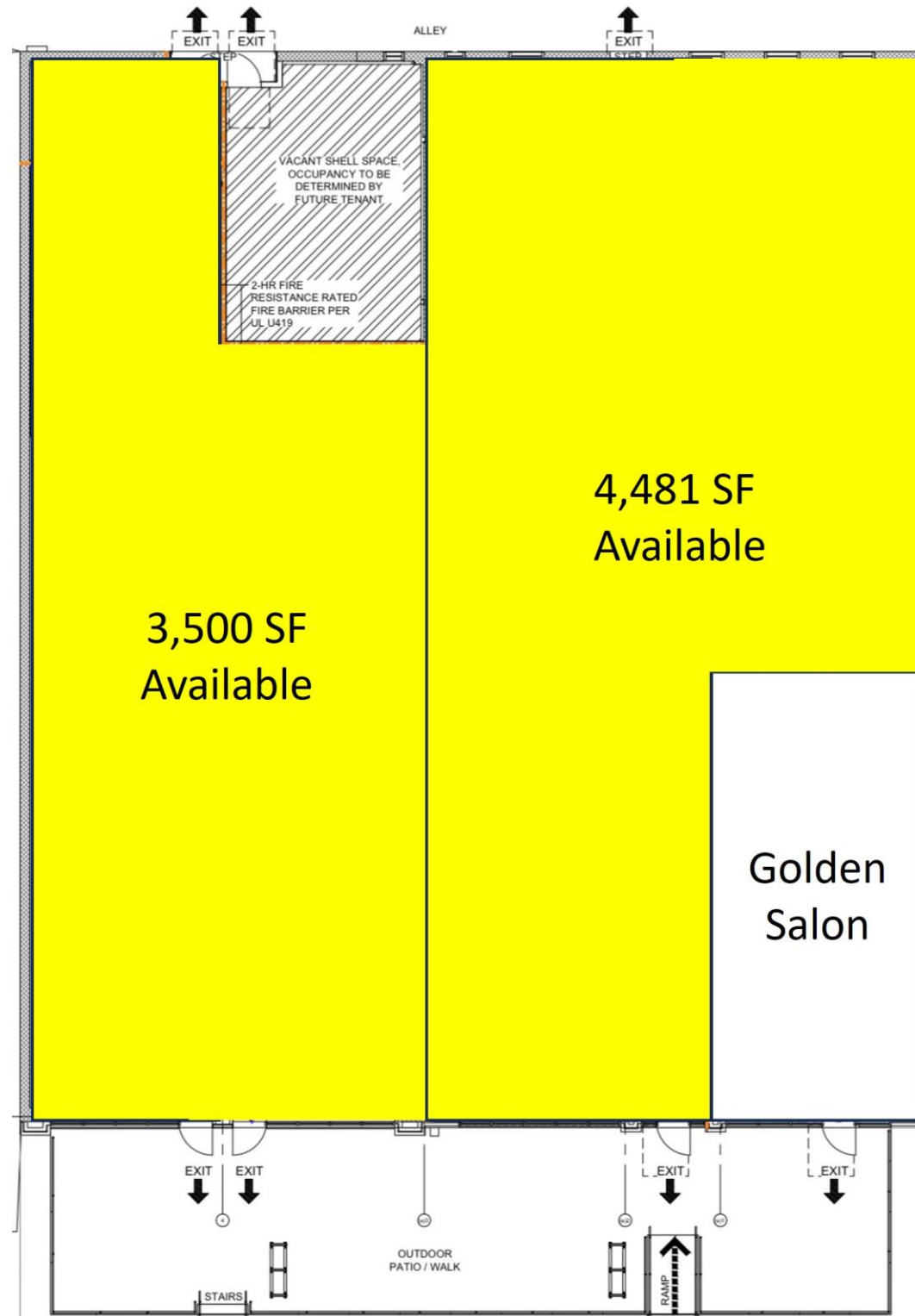
209 – 215 W. TROY STREET
 UNIT 1 FLOOR PLAN (FORMER F-45)



209 – 215 W. TROY STREET
UNIT 2 PICTURES (FORMER ART GALLERY)



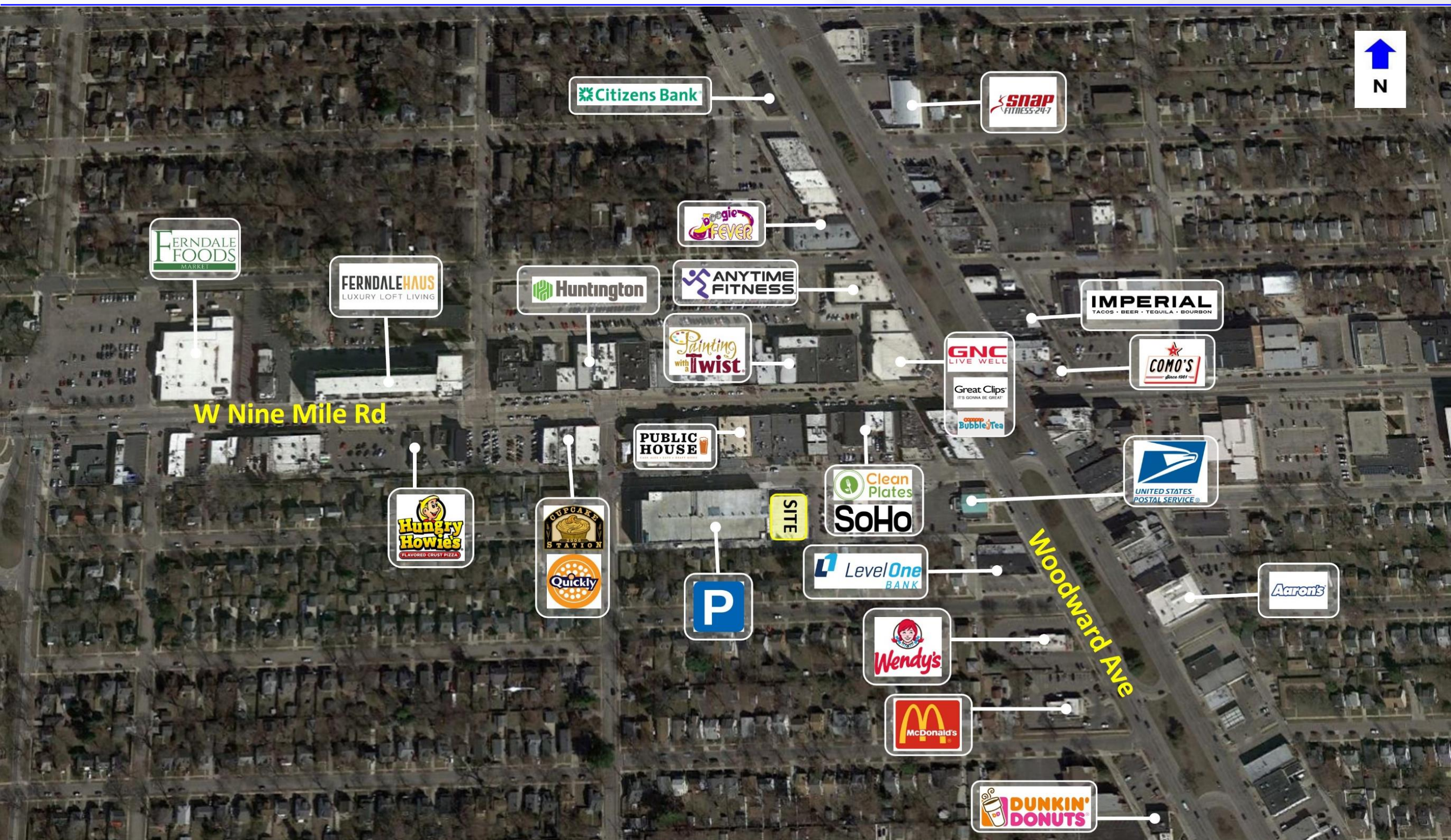






UNIT 1

UNIT 2



FERNDALE
FOODS
MARKET

FERNDALEHAUS
LUXURY LOFT LIVING

Huntington

Boogie
FEVER

ANYTIME
FITNESS

Painting
with a
Twist

snap
FITNESS 24/7

IMPERIAL
TACOS • BEER • TEQUILA • BOURBON

COMO'S
since 1961

GNC
LIVE WELL

Great Clips
IT'S GONNA BE GREAT

Bubble Tea

UNITED STATES
POSTAL SERVICE

W Nine Mile Rd

Hungry
Howie's
FLAVORED CRUST PIZZA

UPPER
STATION
Quickly

PUBLIC
HOUSE

SITE

Clean
Plates
SoHo

Level One
BANK

Woodward Ave

P

Wendy's

Aaron's

McDonald's

DUNKIN'
DONUTS

POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	16,713	150,072	402,124
2023 Population	16,213	141,627	375,836
2028 Population Projection	16,099	140,365	372,381
Annual Growth 2010-2022	-0.20%	-0.40%	-0.50%
Annual Growth 2022-2027	-0.10%	-0.20%	-0.20%
Median Age	41.5	40.1	39.8
Bachelor's Degree or Higher	47%	35%	27%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	13,497	76,784	162,206
Black	1,637	56,881	190,523
American Indian/Alaskan Native	72	552	1,300
Asian	391	3,003	11,797
Hawaiian & Pacific Islander	10	64	142
Two or More Races	607	4,343	9,868
Hispanic Origin	595	3,797	8,389

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	8,079	64,042	166,358
2023 Households	7,865	60,506	155,385
2028 Household Projection	7,816	59,962	153,876
Owner Occupied Households	5,162	39,872	98,375
Renter Occupied Households	2,654	20,091	55,502
Avg Household Income	96,975	82,824	71,407
Median Household Income	84,606	62,384	52,927

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,297	12,863	35,449
\$50,000 - 75,000	1,204	10,365	27,608
\$75,000 - 100,000	1,460	7,912	18,186
\$100,000 - 125,000	982	5,923	12,930
\$125,000 - 150,000	857	3,749	7,775
\$150,000 - 200,000	727	3,727	7,924
\$200,000+	468	3,850	6,633

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
Service-Producing Industries	6,256	945	7	39,935	5,437	7	116,717	16,525	7
Trade Transportation & Utilities	1,446	170	9	8,090	1,020	8	20,774	2,391	9
Information	236	31	8	1,804	142	13	3,363	307	11
Financial Activities	432	84	5	3,287	559	6	7,315	1,412	5
Professional & Business Services	652	137	5	5,035	873	6	13,679	1,945	7
Education & Health Services	1,122	232	5	9,667	1,458	7	42,825	7,151	6
Leisure & Hospitality	1,476	134	11	6,414	516	12	15,053	1,149	13
Other Services	544	131	4	3,289	746	4	9,606	1,965	5
Public Administration	348	26	13	2,349	123	19	4,102	205	20
Goods-Producing Industries	1,972	105	19	5,936	560	11	13,960	1,219	11
Natural Resources & Mining	0	0	-	26	8	3	57	15	4
Construction	541	52	10	2,210	306	7	4,308	665	6
Manufacturing	1,431	53	27	3,700	246	15	9,595	539	18
Total	8,228	1,050	8	45,871	5,997	8	130,677	17,744	7

EXCLUSIVELY LISTED BY:

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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.*