

3663 Woodward Avenue

MIDTOWN DETROIT, MI



PROFESSIONALLY
MANAGED BY:
**BRODER
SACHSE**
REAL ESTATE



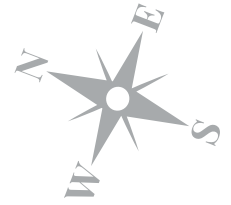
THE Highlights

PRIME LOCATION ON WOODWARD AVENUE IN THE HEART OF DETROIT'S MIDTOWN NEIGHBORHOOD

- // **Rentable Square Footage:** 31,092 – 96,997 SF
- // **Flexible Floor Plans**
- // **Covered On-site Parking:** 4 spaces per 1,000 SF ratio
- // **Building Signage Available**
- // **On-site Property Management**
- // **Average Lease Rate:**
\$20/SF (Commercial NNN) & \$30/SF (Retail NNN)
- // **Building Size:** 158,787 SF
- // **Exposure to our Detroit Multifamily Portfolio:** 500+ residents at The Albert – Capitol Park, The Hamilton Midtown Detroit, and The Scott at Brush Park



Aerial View



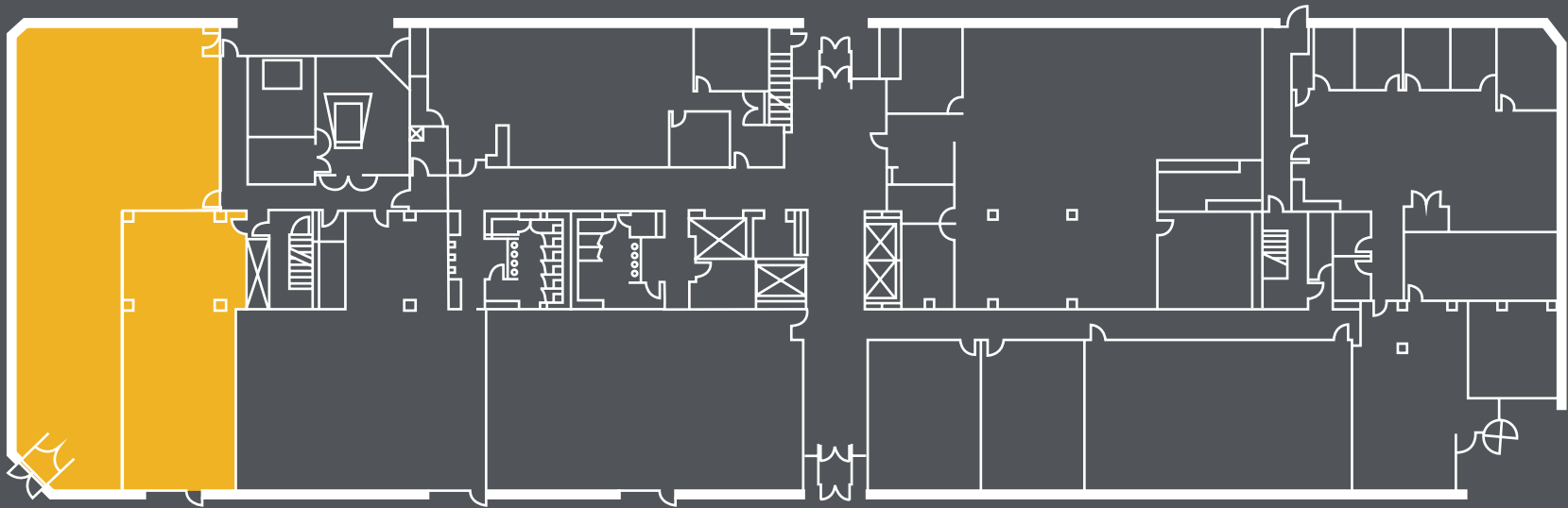
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Available Public Transportation



Floor Plans

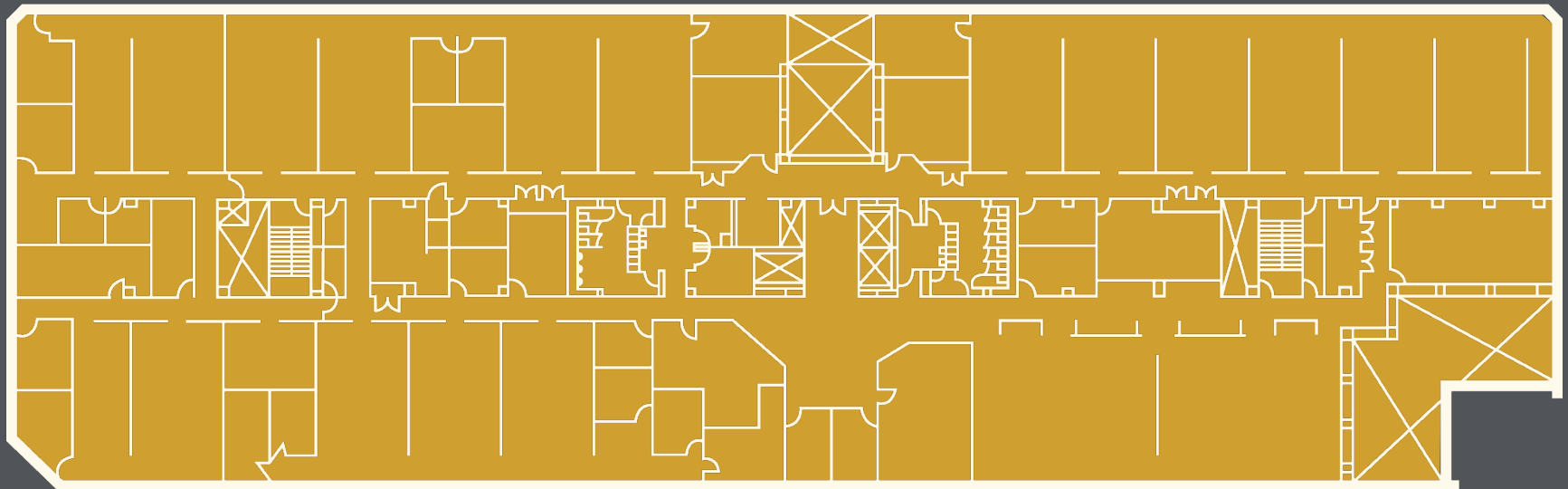
1st Floor



RENTABLE SQUARE FOOTAGE AVAILABLE: 3,529 (RETAIL/RESTAURANT)

Floor Plans

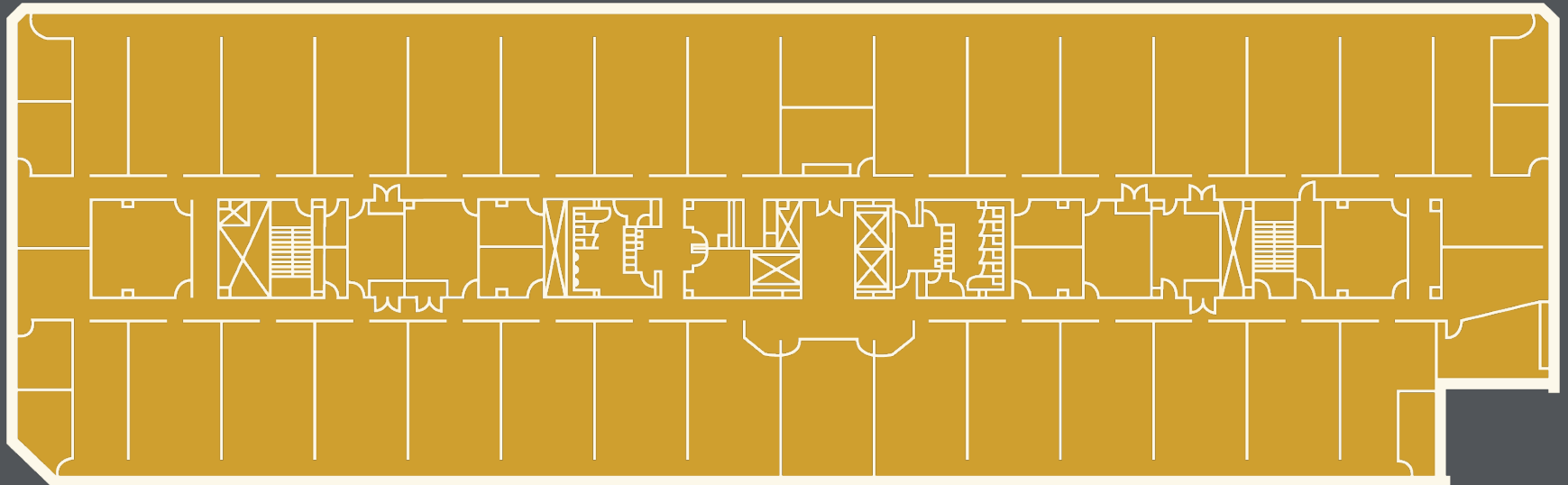
2nd Floor



RENTABLE SQUARE FOOTAGE AVAILABLE: 29,391

Floor Plans

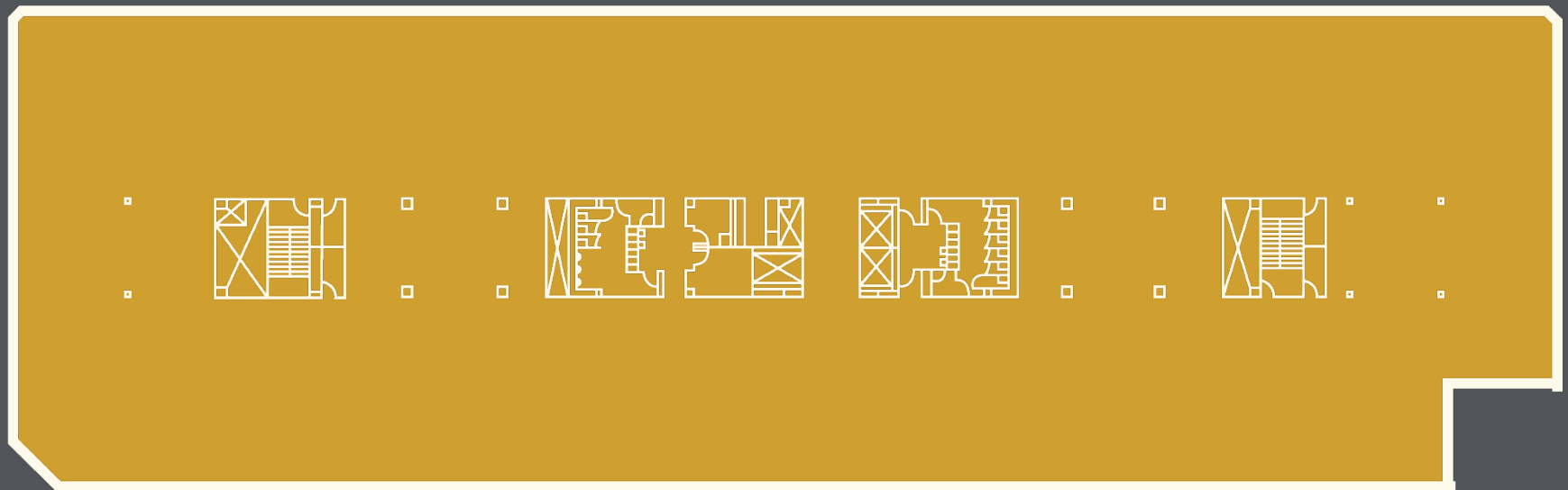
3rd Floor



RENTABLE SQUARE FOOTAGE AVAILABLE: 32,953

Floor Plans

4th Floor



RENTABLE SQUARE FOOTAGE AVAILABLE: 32,951

Build-Out Inspiration

Built by Sachse Construction at 3663 Woodward Avenue



Demographics

Population

| | 1 Mile | 2 Miles | 3 Miles |
|----------------------|--------|---------|---------|
| Total Population | 20,894 | 52,215 | 91,044 |
| Average Age | 37 | 39 | 39 |
| Average Age (Male) | 36 | 38 | 39 |
| Average Age (Female) | 37 | 40 | 40 |

Households & Income

| | 1 Mile | 2 Miles | 3 Miles |
|---------------------|-----------|-----------|-----------|
| Total Housholds | 10,600 | 28,374 | 45,478 |
| # of Persons per HH | 2 | 1.8 | 2 |
| Average HH Income | \$54,068 | \$61,775 | \$59,205 |
| Average House Value | \$373,141 | \$336,549 | \$269,205 |

Contacts



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