



For Lease

Retail Space • 1,610 RSF Available

470-474 N Old Woodward Avenue | Birmingham, MI

- 1,610 RSF Available with Balcony
- Newly Remodeled Common Areas
- 1 dedicated on-site parking space
- Zoning: B-2 with D-2 overlay
- CoTenants: Market North End, Salon TORO, Birmingham Pilates, & EM Restaurant

Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	12,201	80,338	222,938
AVG. INCOME	\$233,048	\$180,359	\$158,342
HOUSEHOLDS	5,384	34,337	94,641



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Property Photos



For Lease • Retail Space • 1,945 RSF Available
470-474 N Old Woodward Avenue | Birmingham, MI



Property Photos



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Aerial

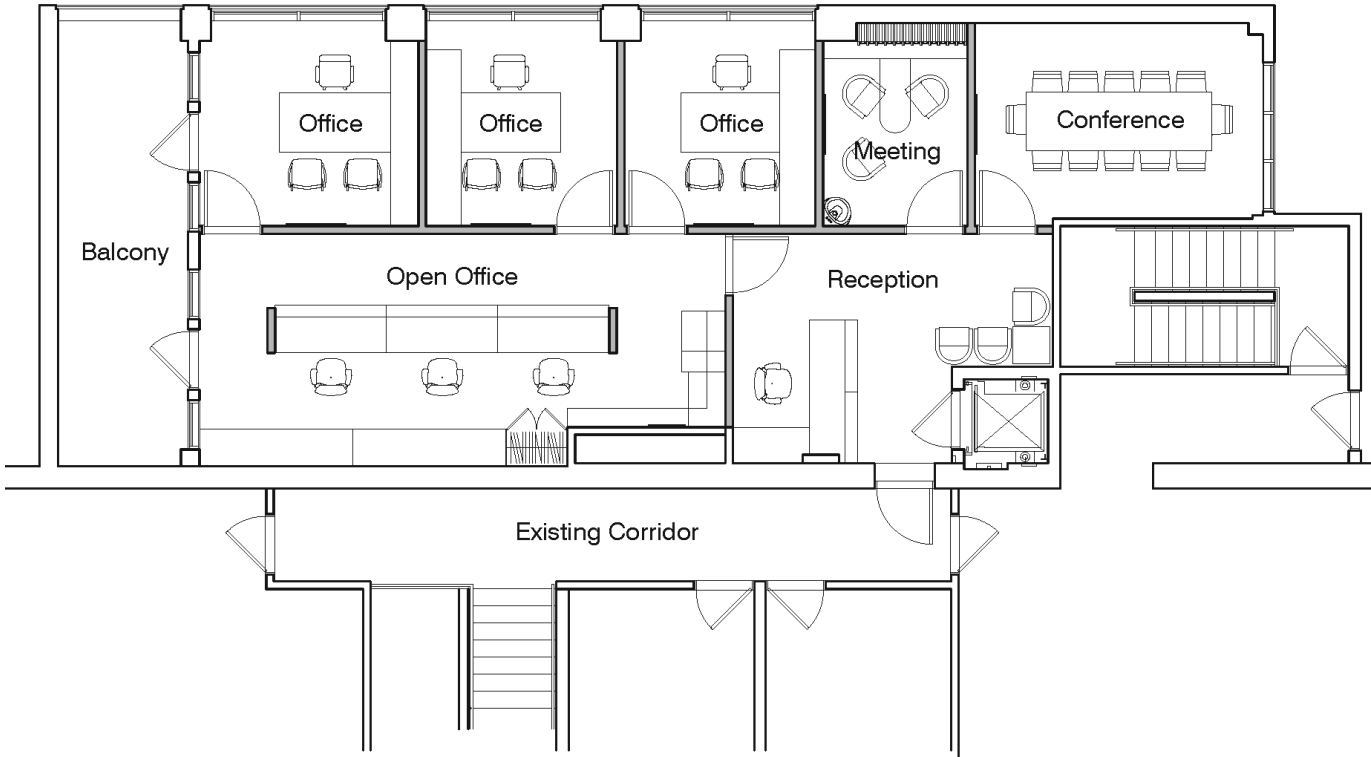


Second Floor Plan



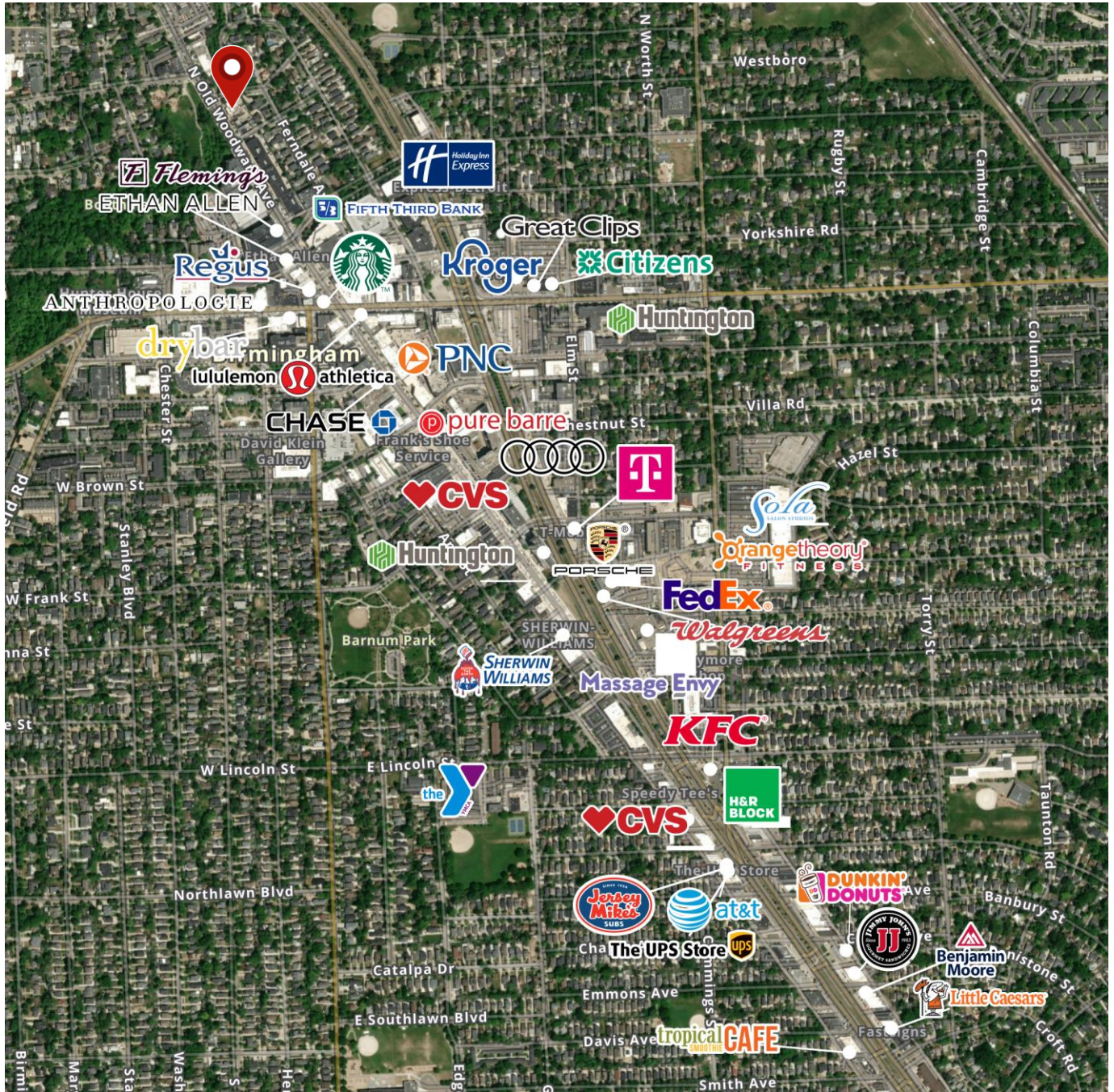


Floor Plan



Floor Plan  0' 10'

Merchant Map



Packing Deck Map



KEY

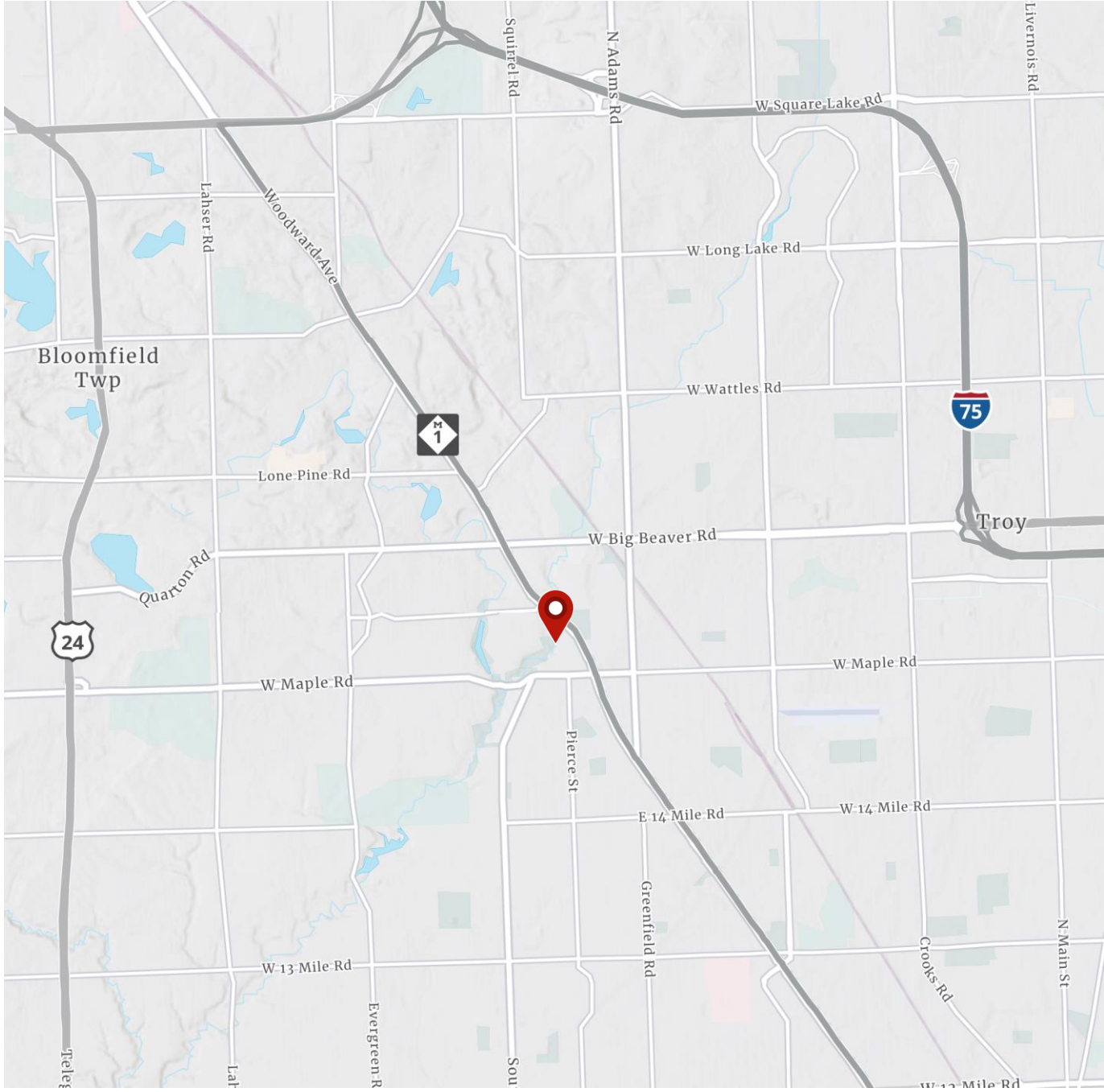
2 Hour Free Parking
in all City Decks

- | | | | |
|----------|----------------|----------|----------------|
| A | Chester Street | D | Peabody Street |
| B | N Old Woodward | E | Pierce Street |
| C | Park Street | | |

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Location Map





Demographics

Current Year Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Population	12,201	80,338	222,938
Total Households	5,384	34,337	94,641
Total Family Households	2,933	20,104	57,287
Average Household Size	2.25	2.32	2.34
Median Age	46.5	44.8	45.5
Population Age 25+	8,813	58,539	165,309
2010 – 2021 Population: Annual Growth Rate (CAGR)	0.69%	0.71%	0.52%
2022 – 2023 Population: Annual Growth Rate (CAGR)	0.50%	0.30%	0.27%
Five Year Projected Trends: Annual Rate	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	-0.03%	0.06%	-0.04%
Households	0.09%	0.23%	0.12%
Families	0.03%	0.09%	0.02%
Median Household Income	1.56%	2.47%	2.20%
Current Year Population by Sex	1 Mile Radius	3 Mile Radius	5 Mile Radius
Male Population / % Male	5,930 / 48.6%	38,926 / 48.5%	107,603 / 48.3%
Female Population / % Female	6,271 / 51.4%	41,412 / 51.6%	115,335 / 51.7%
Income and Households Summary	1 Mile Radius	3 Mile Radius	5 Mile Radius
2020 Median Household Income	\$162,575	\$118,768	\$106,324
Average Household income	\$233,048	\$180,359	\$158,342
Per Capita Income	\$103,858	\$77,165	\$67,273
Summary Business Data	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Businesses	1,409	5,024	12,891
Total Daytime Population	19,422	110,863	279,602
Daytime Population: Workers	13,627	73,555	174,177
Daytime Population: Residents	5,795	37,308	105,425

Data Notes:

- Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption.
- Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
- Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.



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