

# FOR SALE

SHOPPE'S AT CAMBOURNE  
23054 - 23066 Woodward Avenue  
Ferndale, Michigan 48220



**EXCLUSIVE**  
— REALTY —



## PROPERTY FEATURES:

- Retail Strip Center for Sale
- Tenants include: AthletiCo Physical Therapy, Tropical Smoothie Cafe, AT & T Wireless, and Jersey Mike's
- 7,200 sq/ft Building
- 0.6 Acre Lot
- Built in 2016
- 100% Leased
- 38 Surface Parking Spaces
- 46,047 VPD
- 145,314 Residents within a 3 Mile Radius



**FOR MORE INFO CONTACT: STEVE SAGMANI**

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**WWW.EXCLUSIVE-REALTY.COM**

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ER in compliance with all applicable fair housing and equal opportunity laws.

## FOR MORE INFORMATION CONTACT:

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**313-963-SOLD**

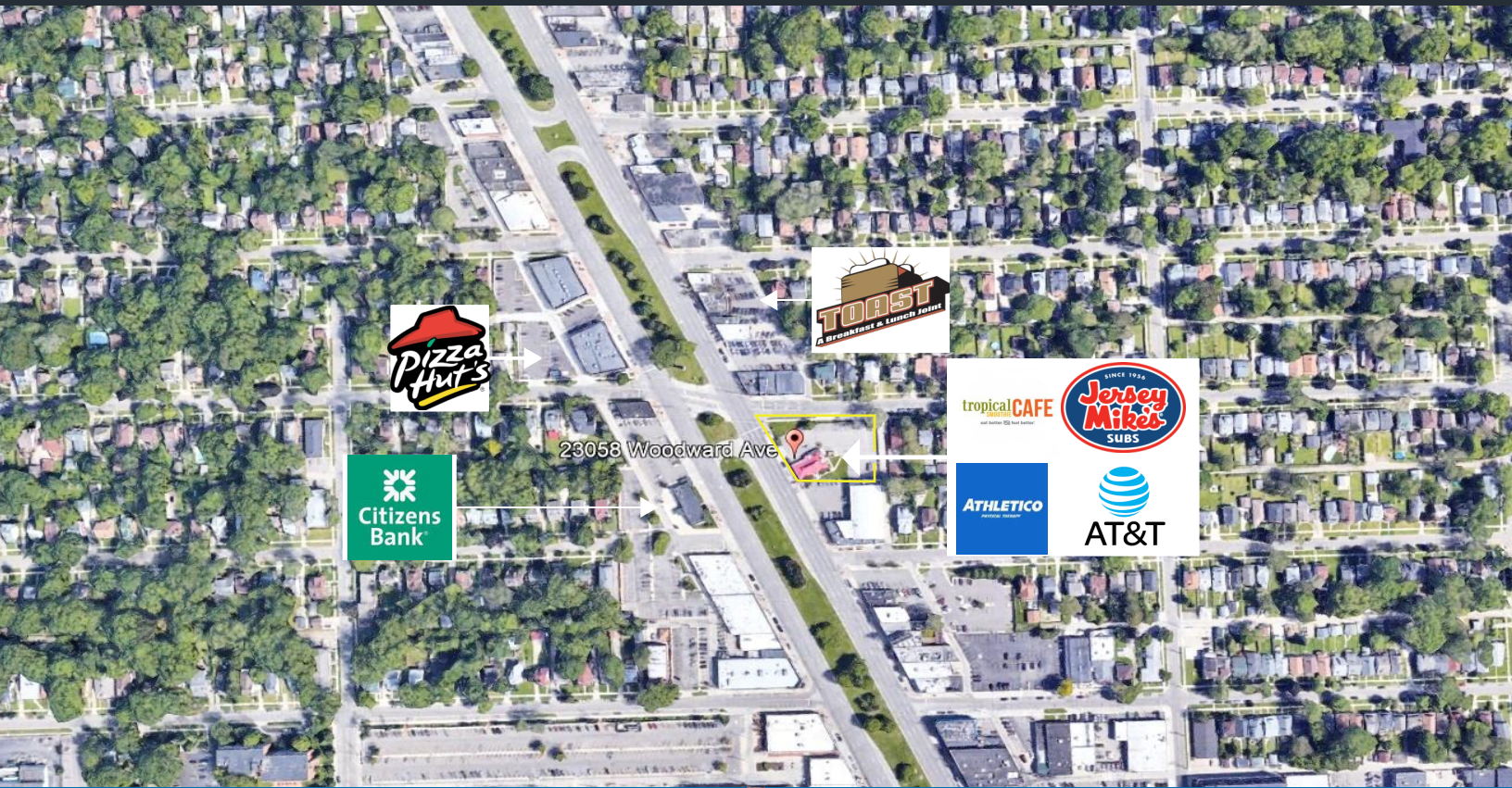


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## TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
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Woodward Ave & Withington St	46,047
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Woodward Ave & Vester St	47,084
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Woodward Ave & W Maplehurst St	50,700
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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
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Total Households	7,992	62,275	161,501
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Total Population	16,526	145,314	389,893
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Average HH Income	\$88,862	\$76,987	\$67,173
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