

FOR SALE OR LEASE

11318 Woodward Avenue
Detroit, Michigan 48202



EXCLUSIVE
— REALTY —



PROPERTY FEATURES:

- Sale Price: \$500,000
- Lease Rate: \$3,500 per month plus utilities
- 3,800 SF Office Building on 0.33 Acres of Land
- One and a half Story Newly Renovated Building
- 100% Occupancy
- Income is \$66,000 annually with 5% Increases
- 17 Car Surface Parking Lot
- Walk Score 82
- Potential for Live/Work Space
- New Heating/AC Rooftop Unit
- Over 15,000 Vehicles Per Day
- 141,926 Residents within a 3 Mile Radius



FOR MORE INFO CONTACT: CHUCK MADY

313-963-7653

28 W. Adams Avenue, Suite 1550
Detroit, Michigan 48226
cam@exclusive-realty.com

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.

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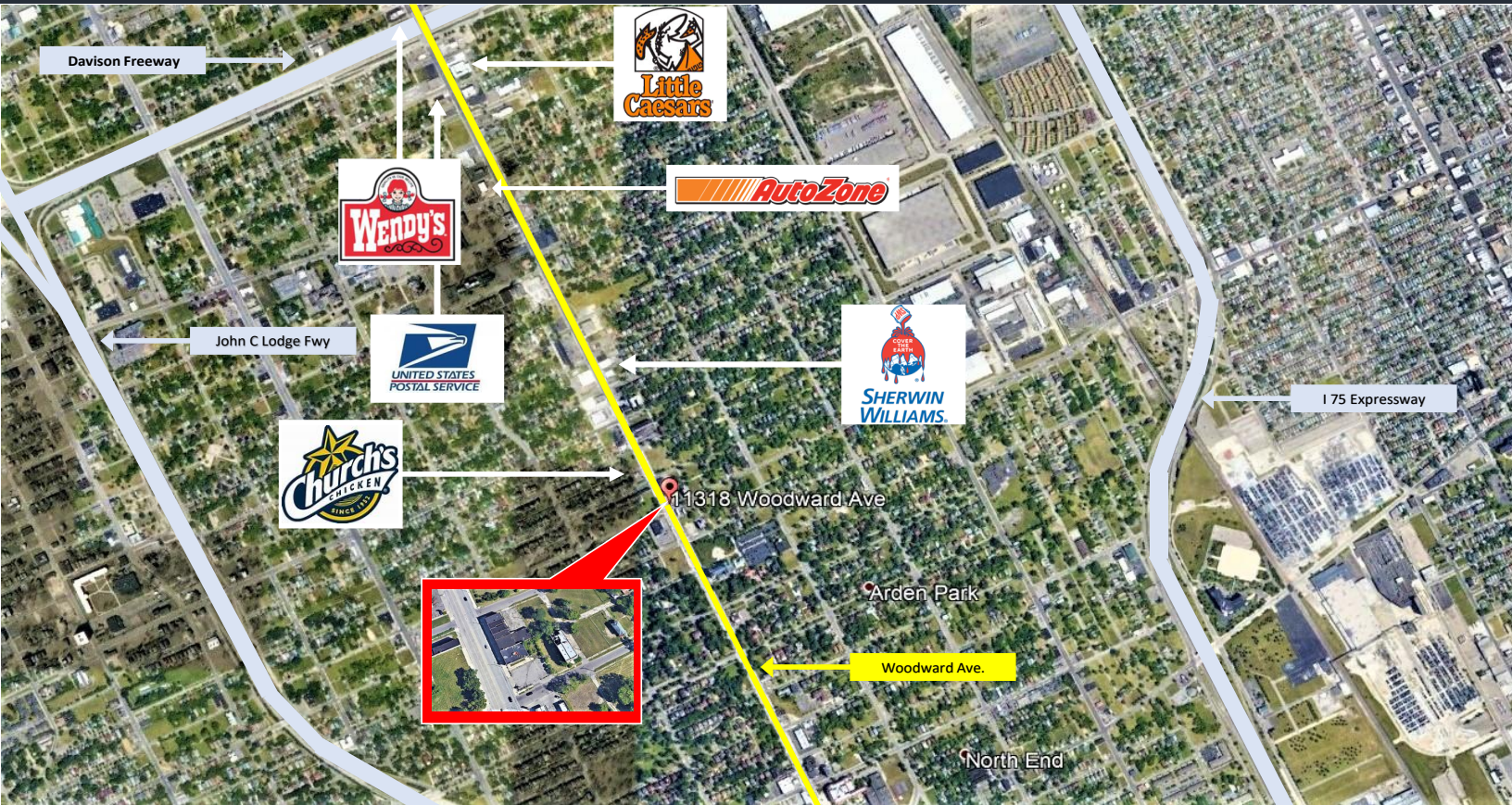
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TRAFFIC COUNTS

DEMOGRAPHICS

INTERSECTION	CARS PER DAY	DEMOGRAPHICS			
		1 MILE	3 MILES	5 MILES	
Woodward Ave & Trowbridge St SE	15,846	Total Households	5,166	54,471	144,398
Woodward Ave & W Boston Blvd SE	16,422	Total Population	14,237	141,926	373,484
Woodward Ave & W Boston Blvd NW	17,191	Average HH Income	\$42,588	\$37,637	\$42,319

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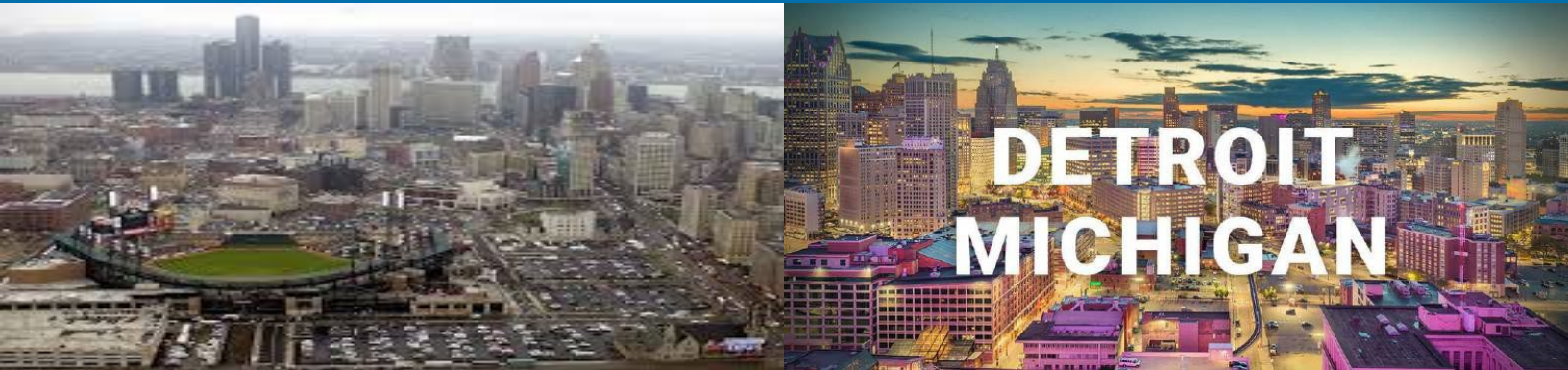


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Detroit is the largest and most populous city in the U.S. , State of Michigan, the largest U.S. city on the United States– Canada border, and the seat of Wayne County. The municipality of Detroit had a 2019 estimated population of 670,031, making it the 24th-most populous city in the United States. The metropolitan area, known as Metro Detroit, is home to 4.3 million people, making it the second-largest in the Midwest after the Chicago metropolitan area, and 14th largest in the United States. Regarded as a major cultural center, Detroit is known for its contributions to music and as a repository for art, architecture and design.

Detroit is a major port on the Detroit River, one of the four major straits that connect the Great Lakes system to the Saint Lawrence Seaway. The Detroit Metropolitan Airport is among the most important hubs in the United States. The City of Detroit anchors the second-largest regional economy in the Midwest, behind Chicago and ahead of Minneapolis-Saint Paul, and the 13th-largest in the United States. Detroit and its neighboring Canadian city Windsor are connected through a highway tunnel, railway tunnel, and the Ambassador Bridge, which is the second busiest international crossing in North America, after San Diego–Tijuana. Detroit is best known as the center of the U.S. automobile industry, and the "Big Three" auto manufacturers General Motors, Ford, and Fiat Chrysler are all headquartered in Metro Detroit.



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