

16455 WOODWARD AVE

16455 Woodward Ave, Highland Park, MI 48203



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 16455 Woodward Ave | Highland Park, MI 48203



PROPERTY OVERVIEW

20,860 SF building on Woodward Ave just south of W McNichols.

OFFERING SUMMARY

Lease Rate:	\$10 SF/yr (NNN)
Building Size:	20,860 SF
Available SF:	20,860 SF
Year Built:	2000
Zoning:	TOD - Transit Oriented Design

PROPERTY HIGHLIGHTS

- Very well maintained and updated building with highly secured automatic gated access
- Turn key office space
- Commercial kitchen, basketball court, and elevator
- Previous headquarters for a large church
- Entire building available, or first and second floor

BUILDING/PROPERTY INFORMATION: 16455 Woodward Ave | Highland Park, MI 48203

BUILDING INFORMATION

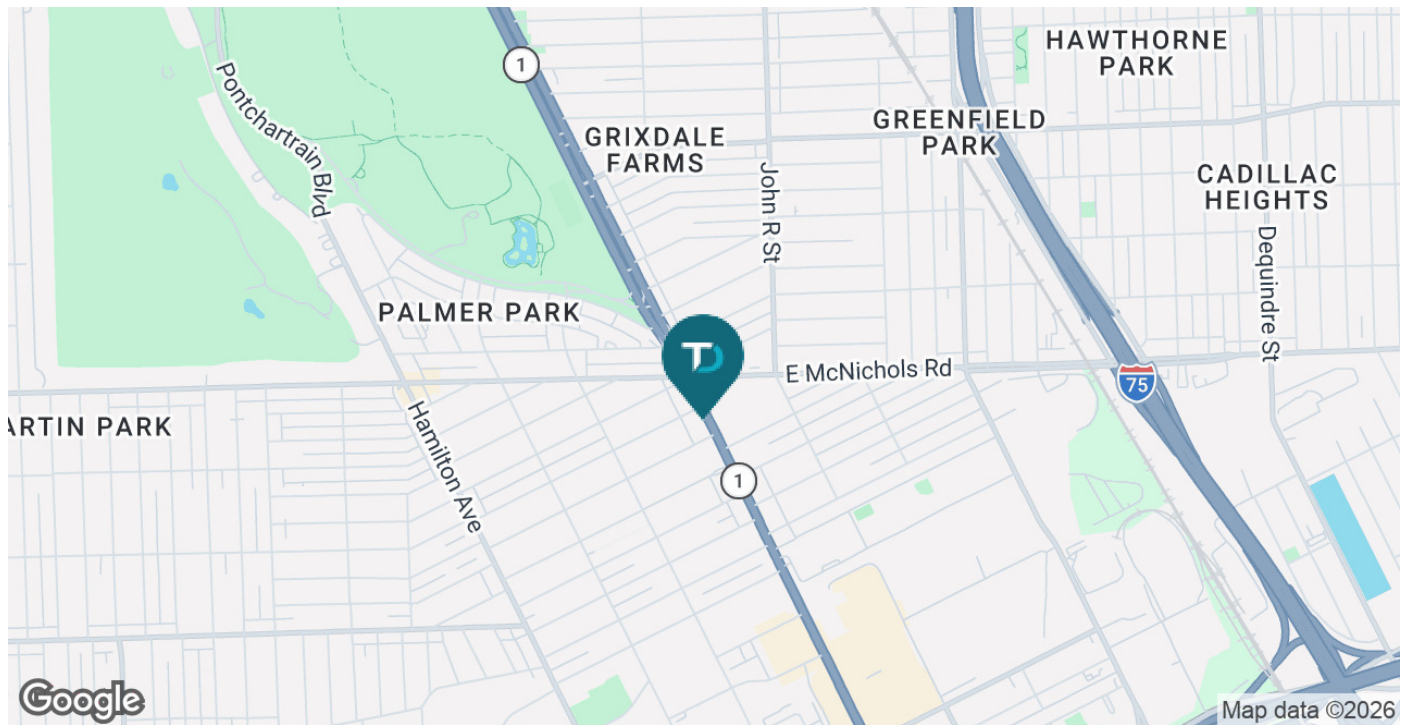
Price/SF:	\$10.00/SF + NNN
Building Size:	20,860 SF
Year Built:	2000
Number of Floors:	2
Parking Spaces:	-

PROPERTY INFORMATION

Property Type:	Office
Property Subtype:	Office Building
Zoning	TOD - Transit Oriented Design
Traffic Count:	22,641 Vehicles/Day (Costar, 2022)
Legal Description:	Available upon request
APN:	43-003-01-0007-000

LOCATION INFORMATION

Located on the west side of Woodward Ave, just south of W McNichols Rd.



LEASE SPACES: 16455 Woodward Ave | Highland Park, MI 48203



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	20,860 SF	Lease Rate:	\$10 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
16455	Available	20,860 SF	NNN	\$10.00 SF/yr

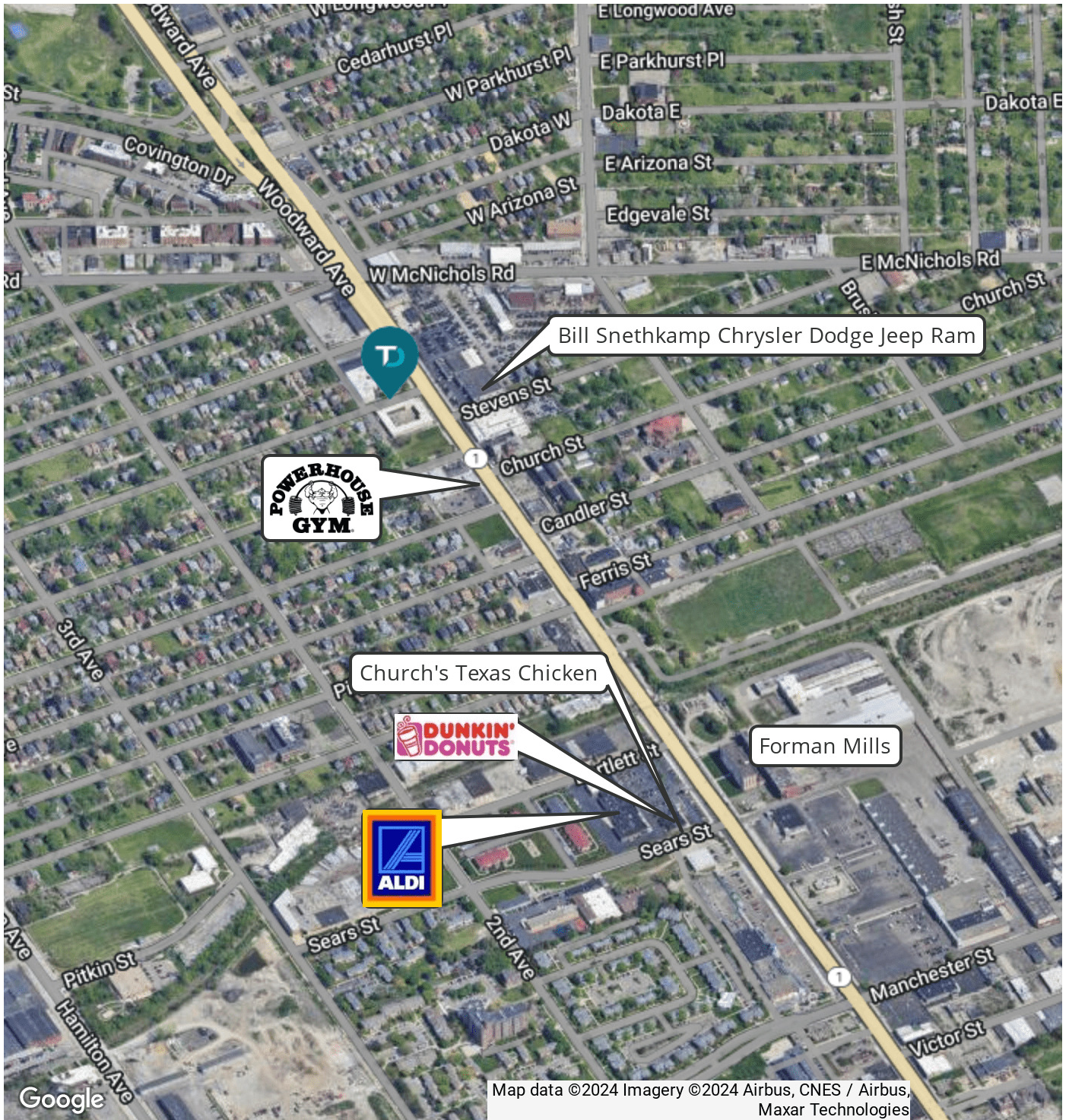
ADDITIONAL PHOTOS: 16455 Woodward Ave | Highland Park, MI 48203



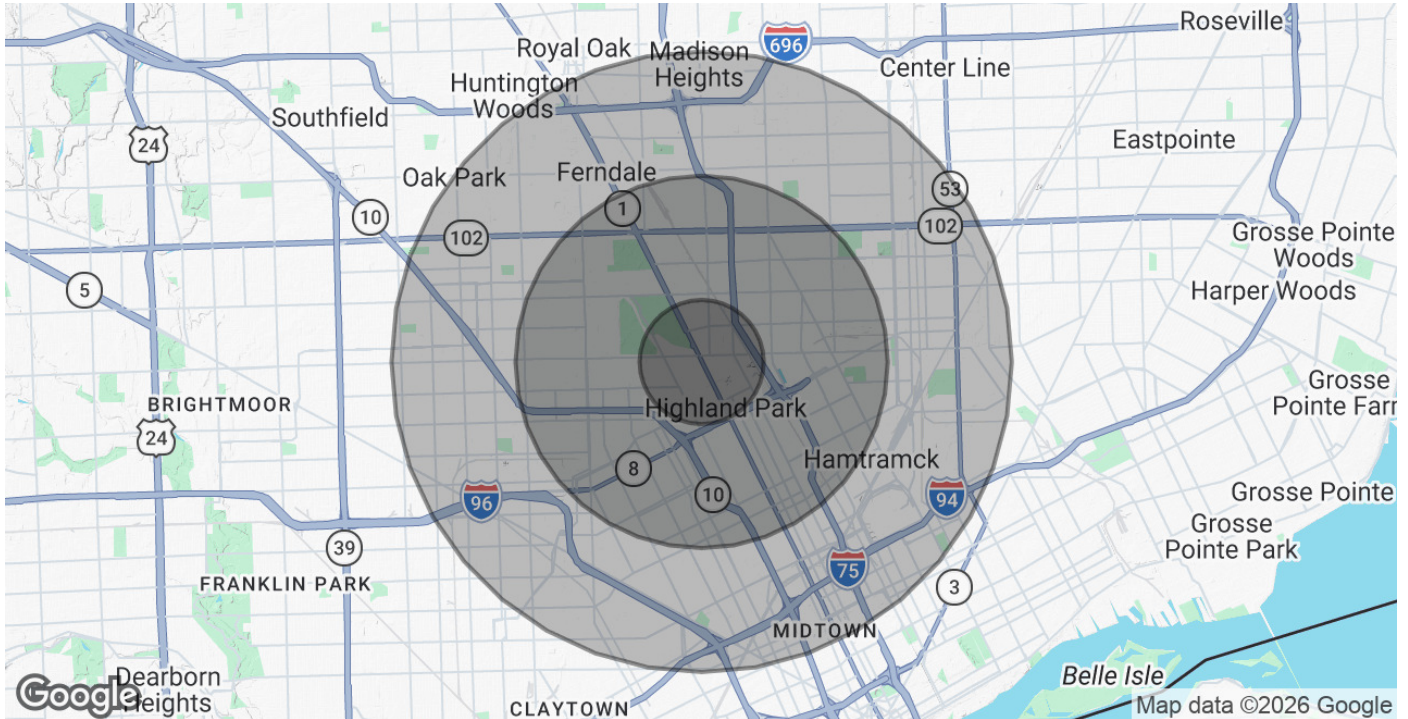
ADDITIONAL PHOTOS: 16455 Woodward Ave | Highland Park, MI 48203



RETAILER MAP: 16455 Woodward Ave | Highland Park, MI 48203



DEMOGRAPHICS MAP & REPORT: 16455 Woodward Ave | Highland Park, MI 48203



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,744	148,411	374,534
Average Age	42.8	36.9	37.2
Average Age (Male)	42.8	35.6	35.3
Average Age (Female)	43.2	38.4	38.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,812	80,498	201,982
# of Persons per HH	1.3	1.8	1.9
Average HH Income	\$22,706	\$35,811	\$39,480
Average House Value	\$57,518	\$83,567	\$92,185

2020 American Community Survey (ACS)