

**FOR LEASE**  
**1,227 SF**  
**RETAIL SPACE**  
**856 N. OLD WOODWARD**  
**BIRMINGHAM, MI**



**AVAILABLE:**

Suite 100: 1,227 SF

**USE:**

Retail

**LEASE RATE:**

\$49.00/ SF/YR, NNN

**LOCATION:**

On N. Old Woodward Avenue just south of Oak Avenue on popular retail and service strip in downtown Birmingham.

**SUMMARY:**

Newly constructed four story luxury mixed-use center in Downtown Birmingham. Rare opportunity to occupy the ground floor retail space. 26 luxury apartments above. Dedicated on-site covered parking spaces available for retail tenants. Walk to restaurants, shopping, farmers market, and Booth Park! Corner of Old Woodward & Oak Ave.

**FORWARD COMMERCIAL GROUP**  
6785 TELEGRAPH RD, SUITE 250  
BLOOMFIELD HILLS, MI 48301  
[www.forwardcommercial.com](http://www.forwardcommercial.com)

**Emil Cherkasov**  
Principal Broker  
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# OVERVIEW

8506 N. OLD WOODWARD

1,227 SF

RETAIL SPACE

AVAILABLE

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	10,910	77,243	217,106
HOUSEHOLDS	4,780	33,047	91,293
MEDIAN HOME VALUE	\$661,334	\$391,545	\$301,583

## PROPERTY HIGHLIGHTS

- Street front retail
- High ceiling and large windows
- Private tenant covered parking
- Meter parking in front

## PROPERTY SUMMARY

- Price: \$49.00/SF/YR, NNN
- Year Built: 2021
- Luxury mixed-use building
- The Pearl luxury apartments above



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# ADDITIONAL PHOTOS

856 N. OLD WOODWARD  
STORE FRONT RETAIL  
AVAILABLE

SUITE 100



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# AERIAL MAP

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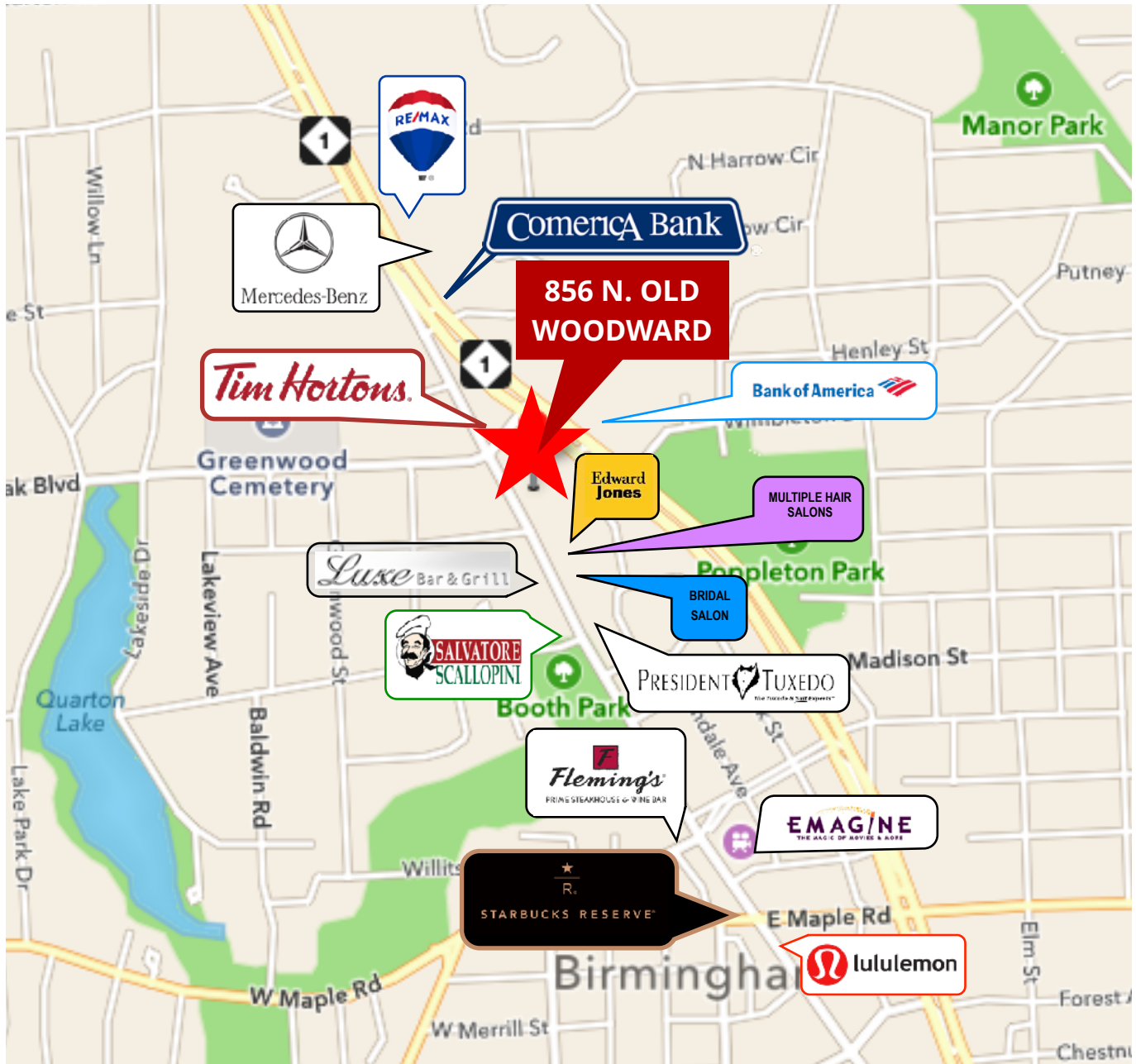
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# STREET MAP

856 N. OLD WOODWARD

BUSY RETAIL & SERVICE  
AREA IN DOWNTOWN  
BIRMINGHAM



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