

EST. **TD** 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

33488 WOODWARD AVE

33488 Woodward Ave, Birmingham, MI 48009



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

ANDREW BATTERSBY

Senior Associate

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OFFERING SUMMARY: 33488 Woodward Ave | Birmingham, MI 48009



PROPERTY OVERVIEW

4,551 SF retail building for sale on Woodward Ave in Birmingham, MI.

OFFERING SUMMARY

Sale Price: \$1,100,000
Building Size: 4,551 SF
Price / SF: \$241.71
Year Built: 1968
Zoning: B1

PROPERTY HIGHLIGHTS

- 4,551 SF in-line retail
- Benjamin Moore vacating 12/31/26
- Strong location on Woodward Ave
- Building signage
- Flexible B-1 zoning
- Contact Broker for additional details

BUILDING/PROPERTY INFORMATION: 33488 Woodward Ave | Birmingham, MI 48009

BUILDING INFORMATION

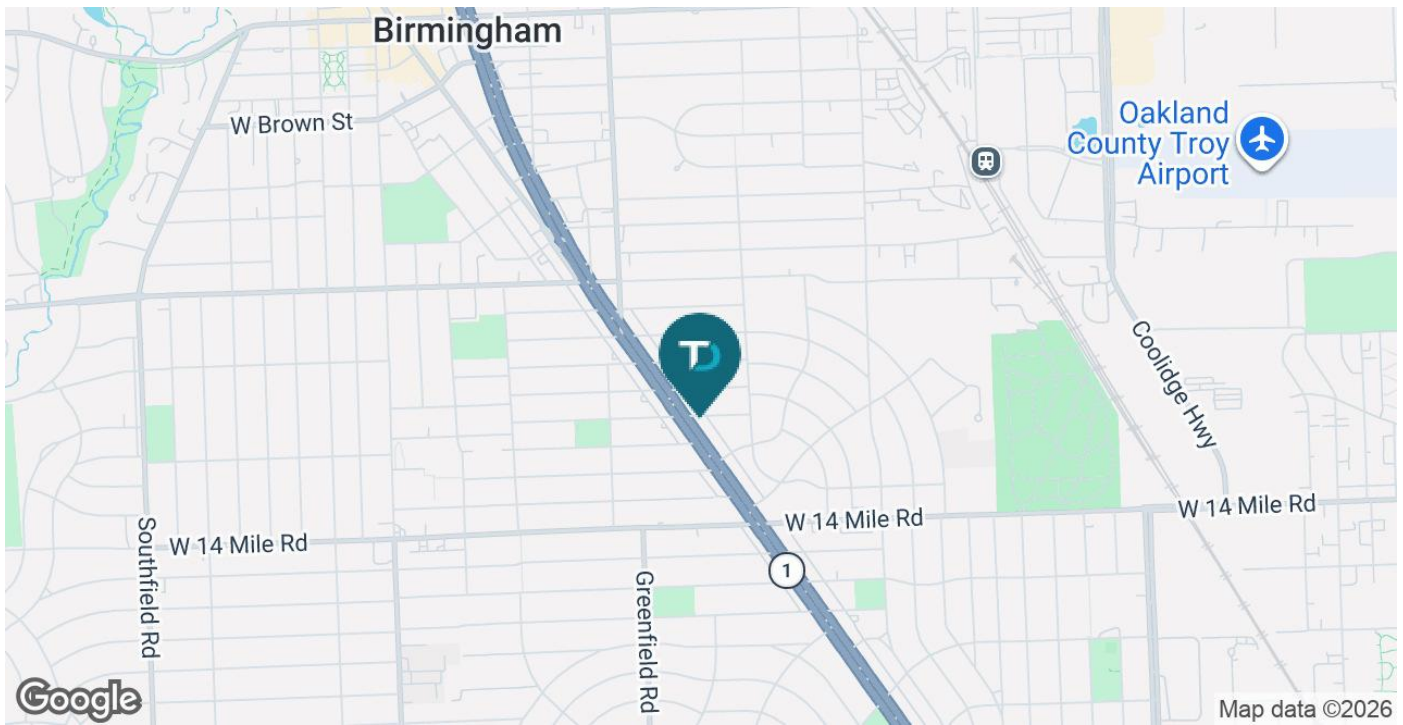
Price/SF:	\$241.71
Building Size:	4,551 SF
Year Built:	1968
Number of Floors:	1
Utilities:	City water and sewer
Parking Spaces:	8

PROPERTY INFORMATION

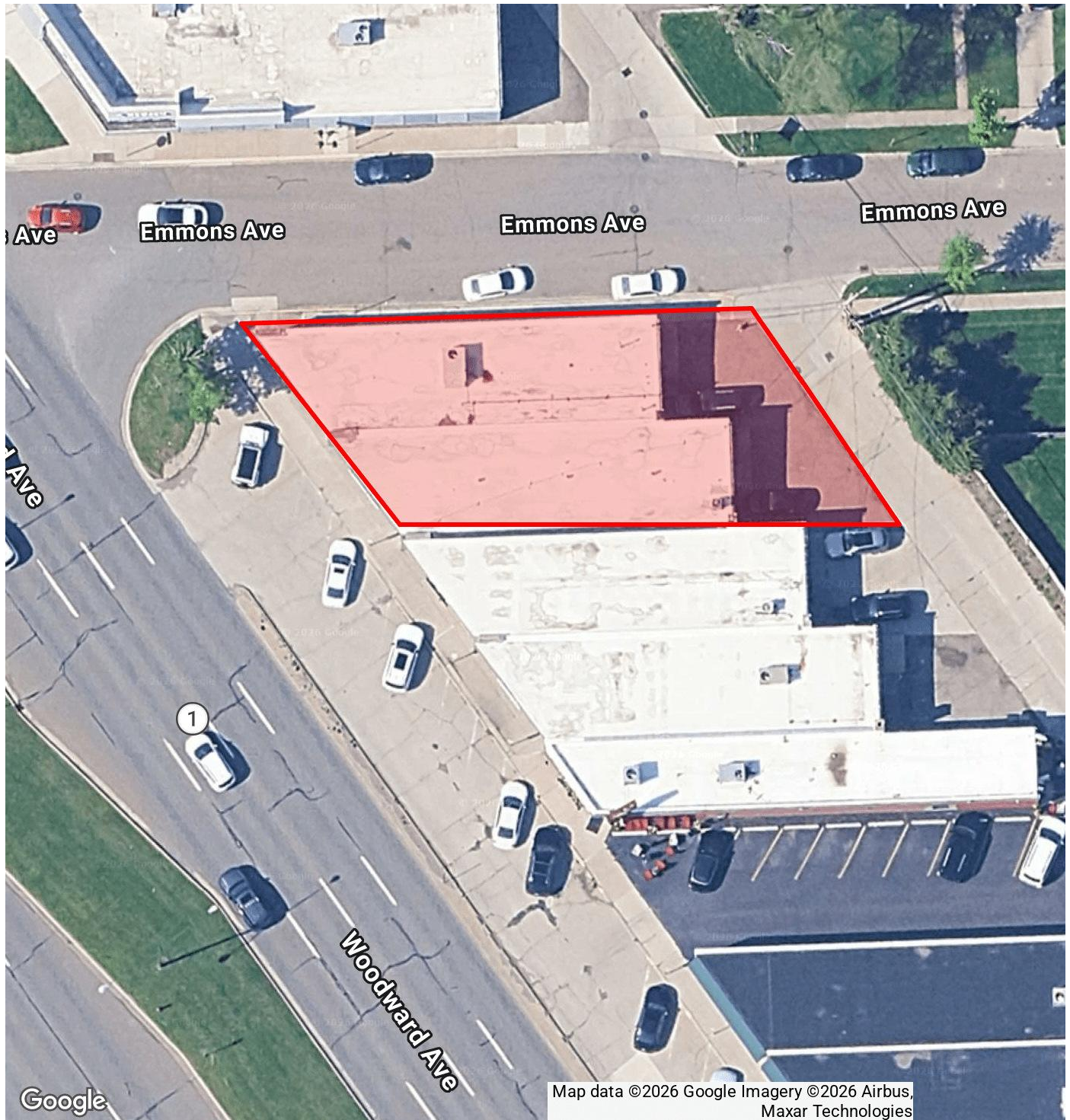
Lot Size:	0.14 AC
Property Type:	Retail
Property Subtype:	Strip Center
2026 Summer Tax:	\$12,538.69
2025 Winter Tax:	\$3,360.54
Zoning:	B1
Traffic Count:	61,905 Vehicles/Day (Costar, 2026)
Legal Description:	Available upon request
APN:	20-31-354-001

LOCATION INFORMATION

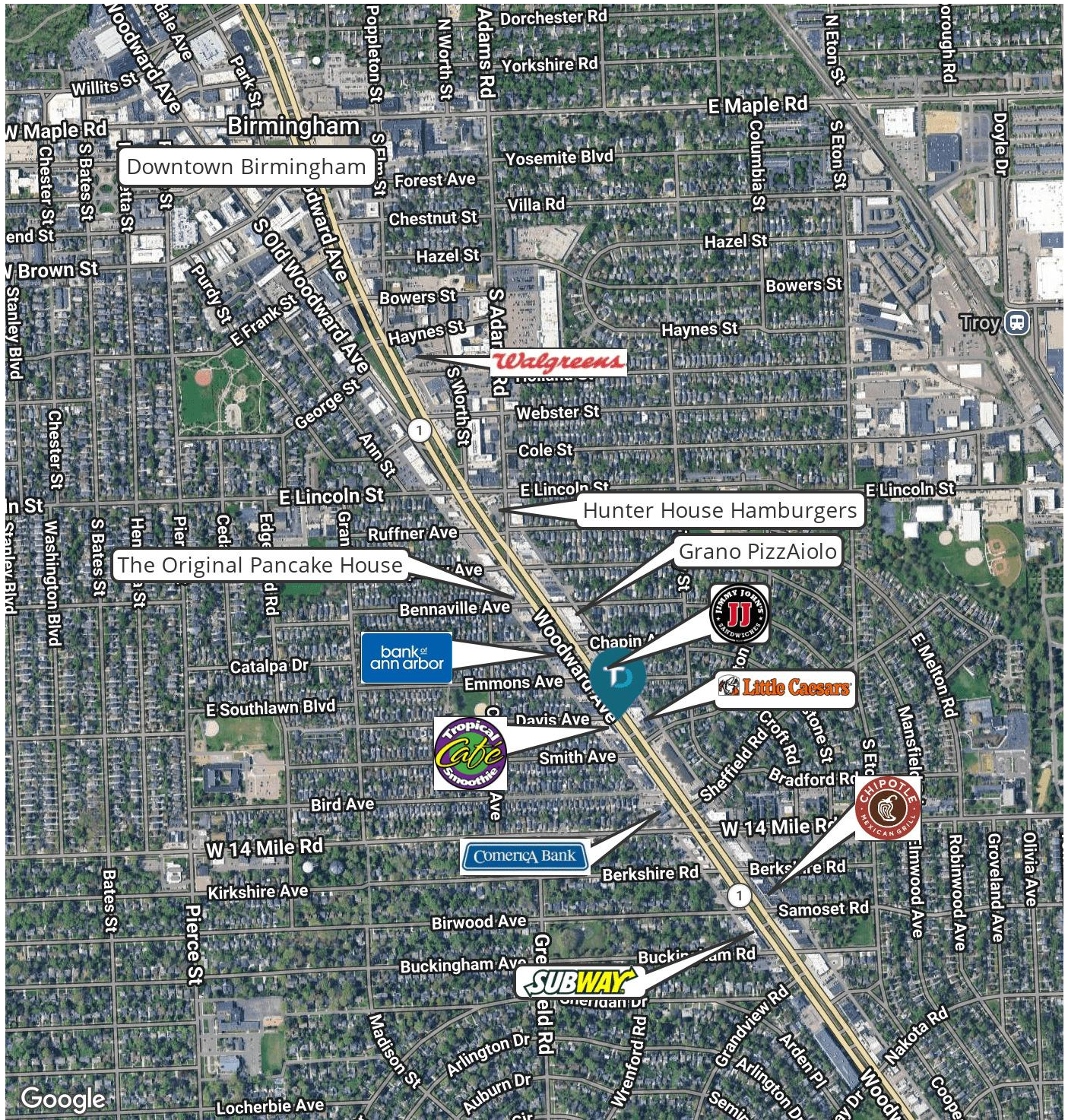
Located on the east side of Woodward Ave, four blocks north of 14 Mile Rd.



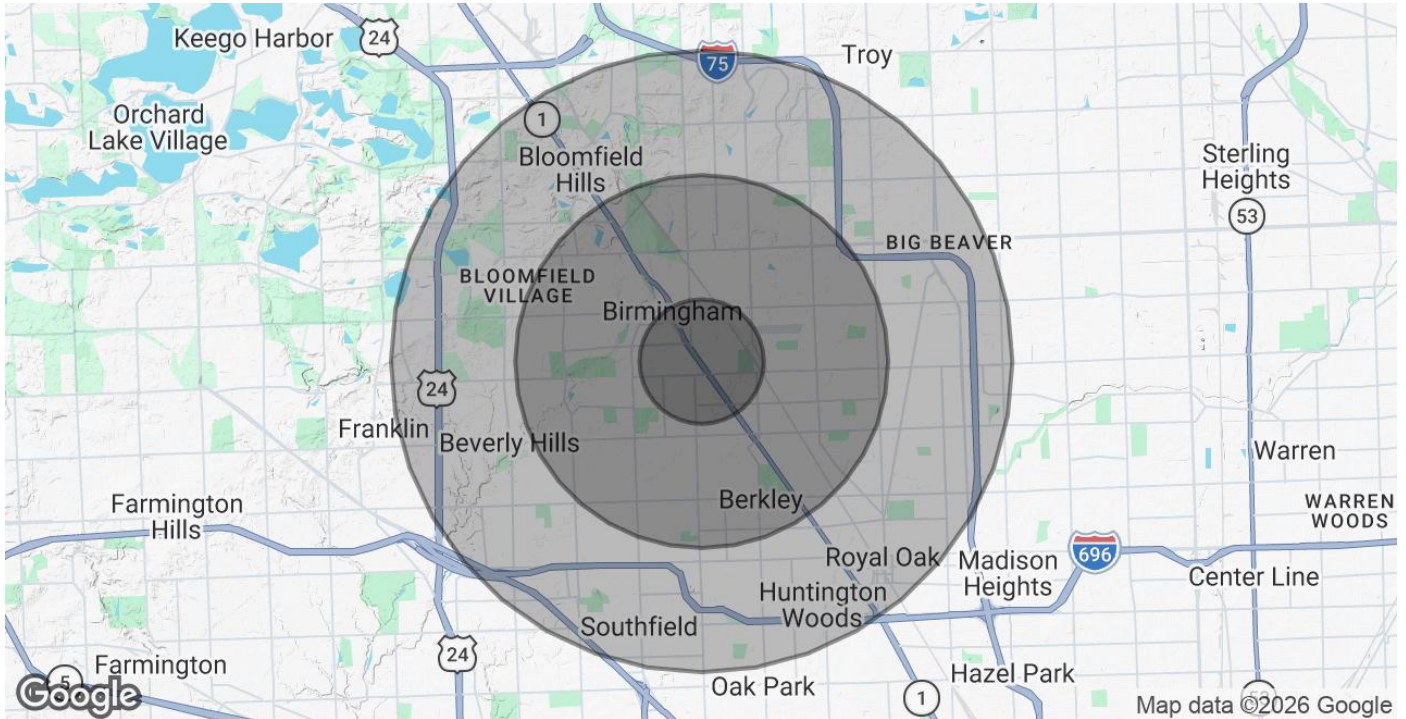
AERIAL MAP: 33488 Woodward Ave | Birmingham, MI 48009



RETAILER MAP: 33488 Woodward Ave | Birmingham, MI 48009



DEMOGRAPHICS MAP & REPORT: 33488 Woodward Ave | Birmingham, MI 48009



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,126	103,082	248,643
Average Age	40.4	41.8	42.1
Average Age (Male)	40.2	40.6	40.7
Average Age (Female)	39.8	42.6	43.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,926	46,300	108,812
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$187,747	\$153,197	\$146,962
Average House Value	\$571,215	\$466,223	\$437,989

2023 American Community Survey (ACS)