EST. 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

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

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

BUILDING INFORMATION

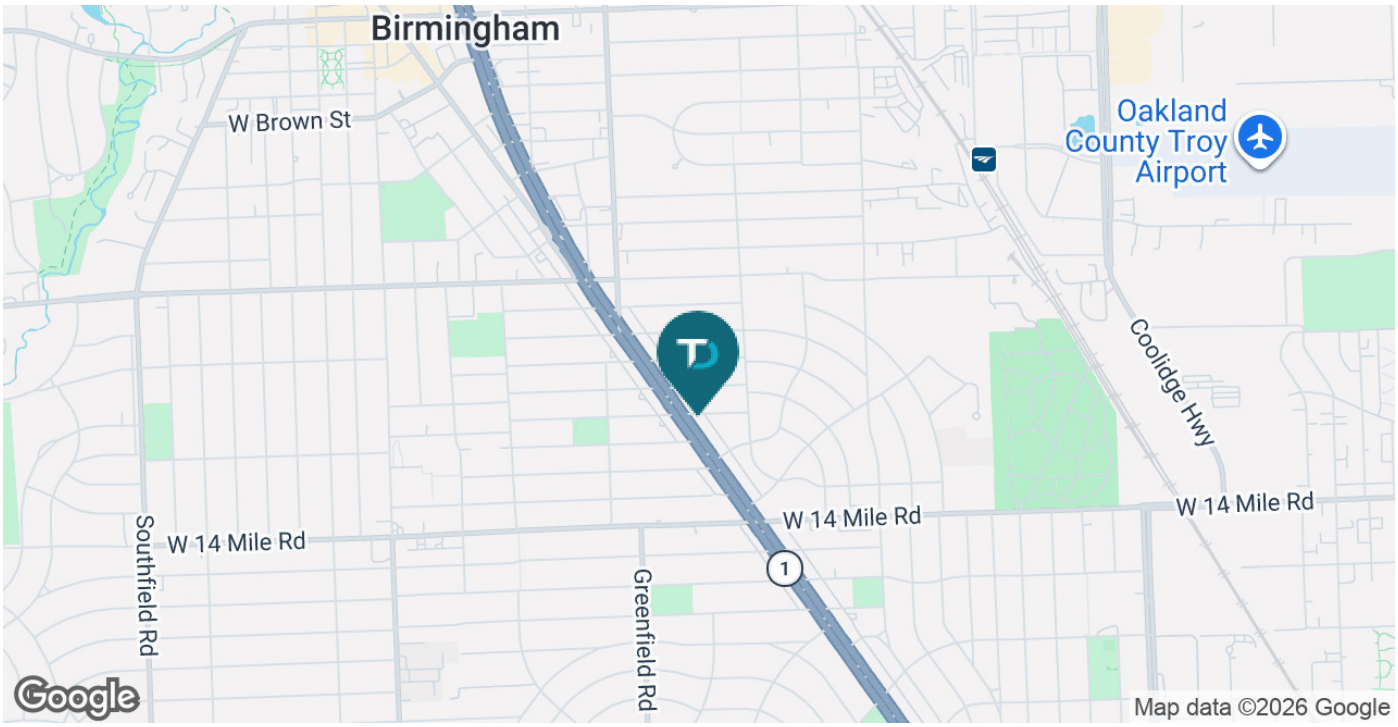
Price/SF:	$241.71
Building Size:	4,551 SF
Year Built:	1968
Number of Floors:	1
Utilities:	City water and sewer
Parking Spaces:	8

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.



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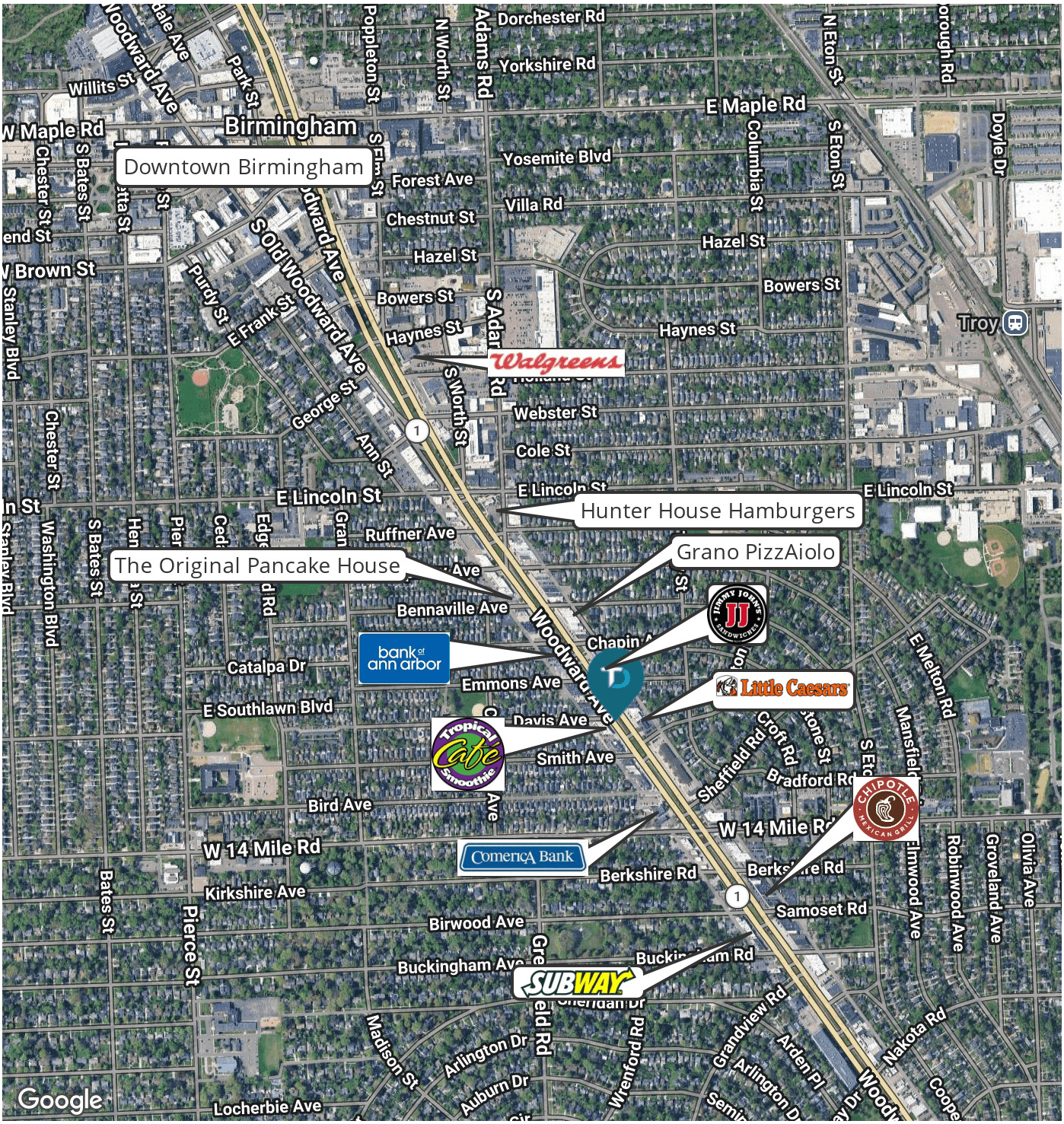
AERIAL MAP: 33488 Woodward Ave | Birmingham, MI 48009



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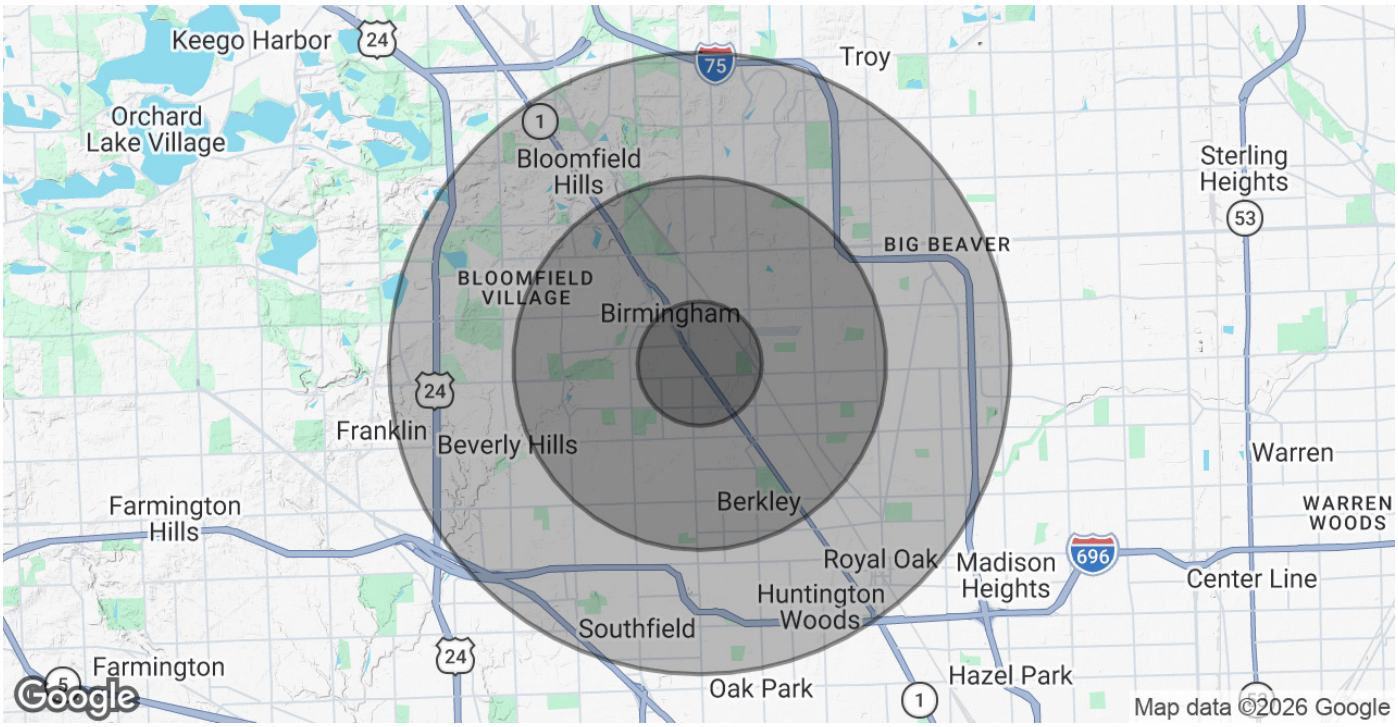
RETAILER MAP: 33488 Woodward Ave | Birmingham, MI 48009



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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)

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