

**430 W. Nine Mile Rd | Ferndale, MI | 48220**

# **New Mixed-Use Development**

Office, Retail, Restaurant

CREATIVE OFFICE  
SPACE AVAILABLE  
1,500 SF | 2<sup>ND</sup> FLOOR

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LUXURY LIVING IN THE MIDDLE OF FERNDALEHAUS

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**NFI Farbman**

Commercial Real Estate Services, Worldwide.

**Rick Ax**

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Ground Floor: 450 SF

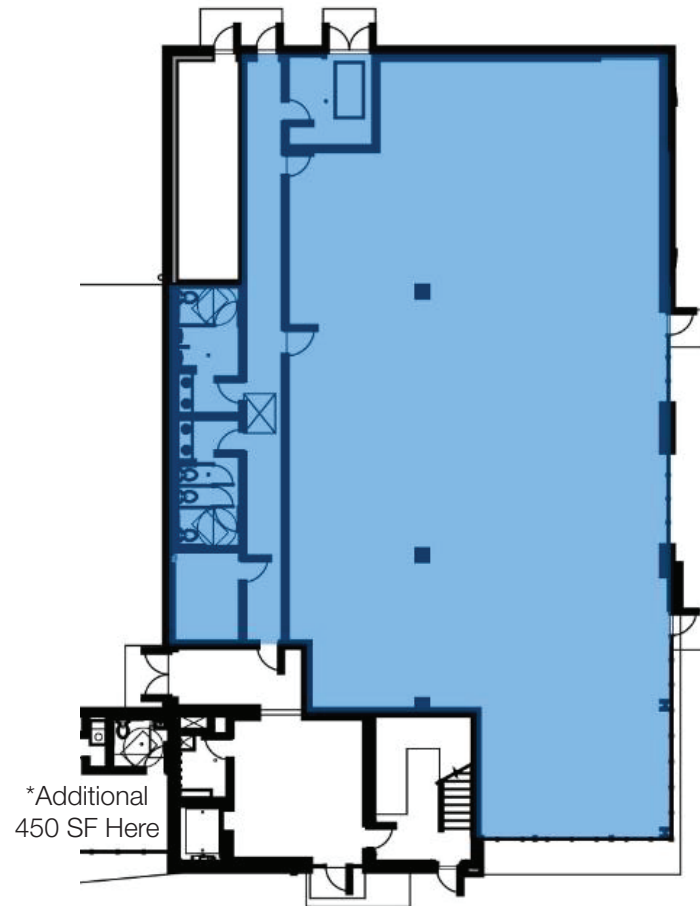
Ground Floor: 5,535 SF

Ideal Use: Restaurant, Retail or Office

- 5-Story Mixed-Use Development in the Heart of Downtown Ferndale
- Highly Coveted Office/Retail Restaurant Space Available along Vibrant Nine Mile Road, Two Blocks West of Woodward Ave
- 90 Loft-Style Apartments
- 147 Parking Spaces: Attached, Covered Parking Garage plus Adjacent Lot and On-Street Parking



# Floor Plan



**Lower Level - 5,535 SF**



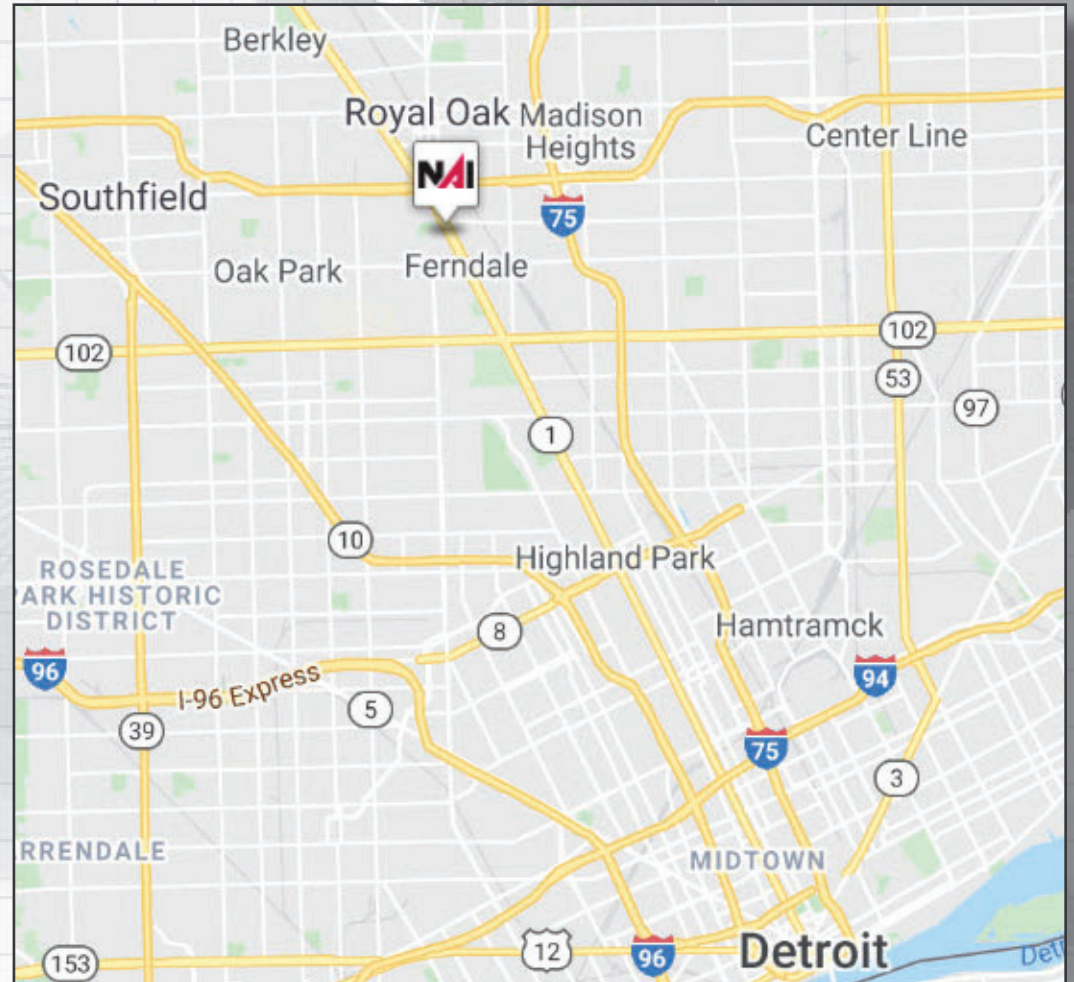
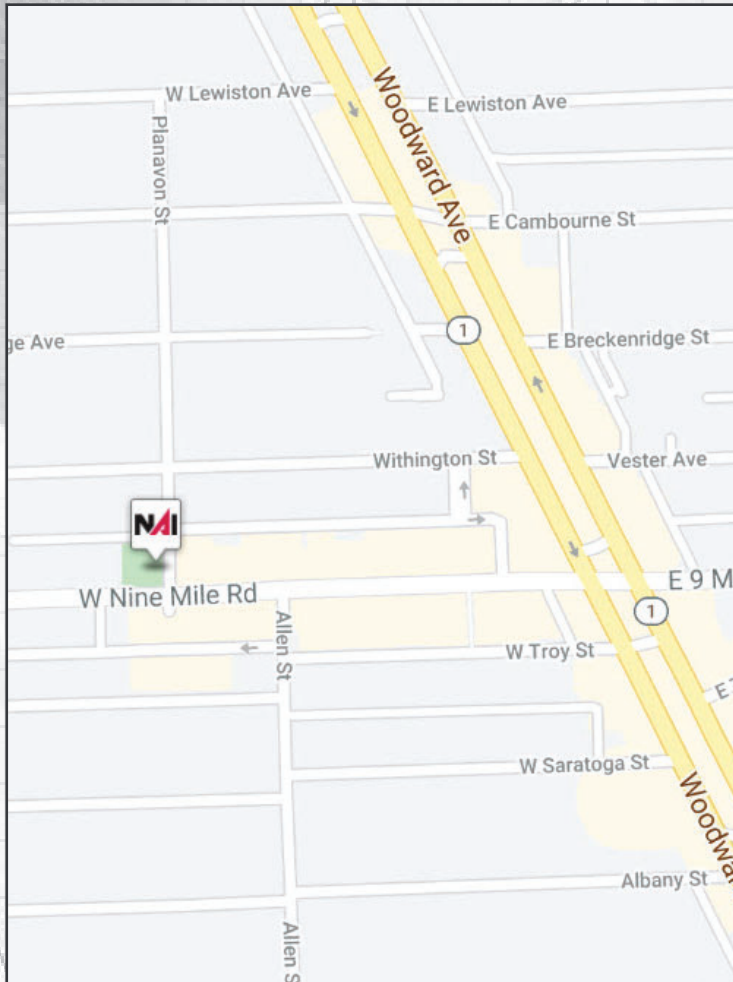
# Location

**The Site:** Ferndale Haus is located .25 miles West of Woodward Ave on 9 Mile Rd

**3-Mile Radius Population:** 18,000

**Average Annual Daily Traffic:** 5,920 Westbound on 9 Mile Rd from Woodward Ave

**Accessibility:** Detroit is only 20 minutes from Ferndale's downtown. Easy accessibility to commercial rail and major interstates I-696 and I-75





## Location

350+ businesses in Ferndale's 3.9 linear miles  
major businesses within a quarter mile of site



# Demographics

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,803	151,681	433,828
Median age	38.3	38.2	38.4
Median age (Male)	37.3	36.2	36.3
Median age (Female)	39.2	39.7	40.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	8,786	65,334	178,257
# of persons per HH	2.0	2.3	2.4
Average HH income	\$69,987	\$64,300	\$56,947
Average house value	\$214,814	\$179,306	\$159,421

## Downtown Ferndale

Ferndale is a haven for business expansion and a favorite local and regional destination known for its shopping and dining, public art installations, intimate pedestrian alleys and micro parks, and inviting streetscapes.

Within its 3.9 linear miles are 350+ businesses, mostly owned and operated by inspired entrepreneurs who are driven by a personal passion to deliver goods and services in engagingly unique ways, according to the Ferndale Downtown Development Authority (<http://www.downtownferndale.com>).