

# 25810 W. 12 MILE ROAD

25810 W. 12 MILE ROAD | SOUTHFIELD, MI 48034

Land For Sale/Lease



## PROPERTY HIGHLIGHTS

- 0.59 Acres
- Excellent exposure on 12 Mile Road
- Zoning allows for medical use
- Fantastic location for a bank or credit union with drive-thru
- Heavily traveled road
- Central location between Northwestern Highway & Telegraph Road
- Build-to-suit options available



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## OFFERING SUMMARY

Sale Price:	\$425,000
Lease Rate:	\$4,000/month
Parcel:	24-07-476-039
Zoning:	OS, Office Service
Land Size:	0.59 Acres

## TAXES

Winter 2019:	\$209.61
Summer 2019:	\$941.03
Total:	\$1,150.64

## PROPERTY DESCRIPTION

0.59 Acres on heavily traveled 12 Mile Road. Zoning allows for office/medical usage. Fantastic location for a bank or credit union with drive-thru. Excellent exposure and centrally located between Northwestern Highway & Telegraph Road. For Sale/Lease or build-to-suit.

## LOCATION DESCRIPTION

0.59 Acres located on the North Side of W 12 Mile Road between Northwestern Highway and Telegraph Road.

## SURROUNDING BUSINESSES

CVS, Walgreens, Meijer, Michaels, AMC Star Theater, McDonald's, Burger King, Ram's Horn, Dunkin Donuts, Cafe Thai, Tim Hortons, Leo's Coney, Bigalora, Bacco Ristorante, Bellacino's, Huntington Bank, PNC Bank, Sunoco, Marathon, FedEx Office, SpringHill Suites, Hilton Garden Inn, and much more.

## TRAFFIC

12 Mile Road	35,525
(2WAY/ADT/CoStar 2018)	



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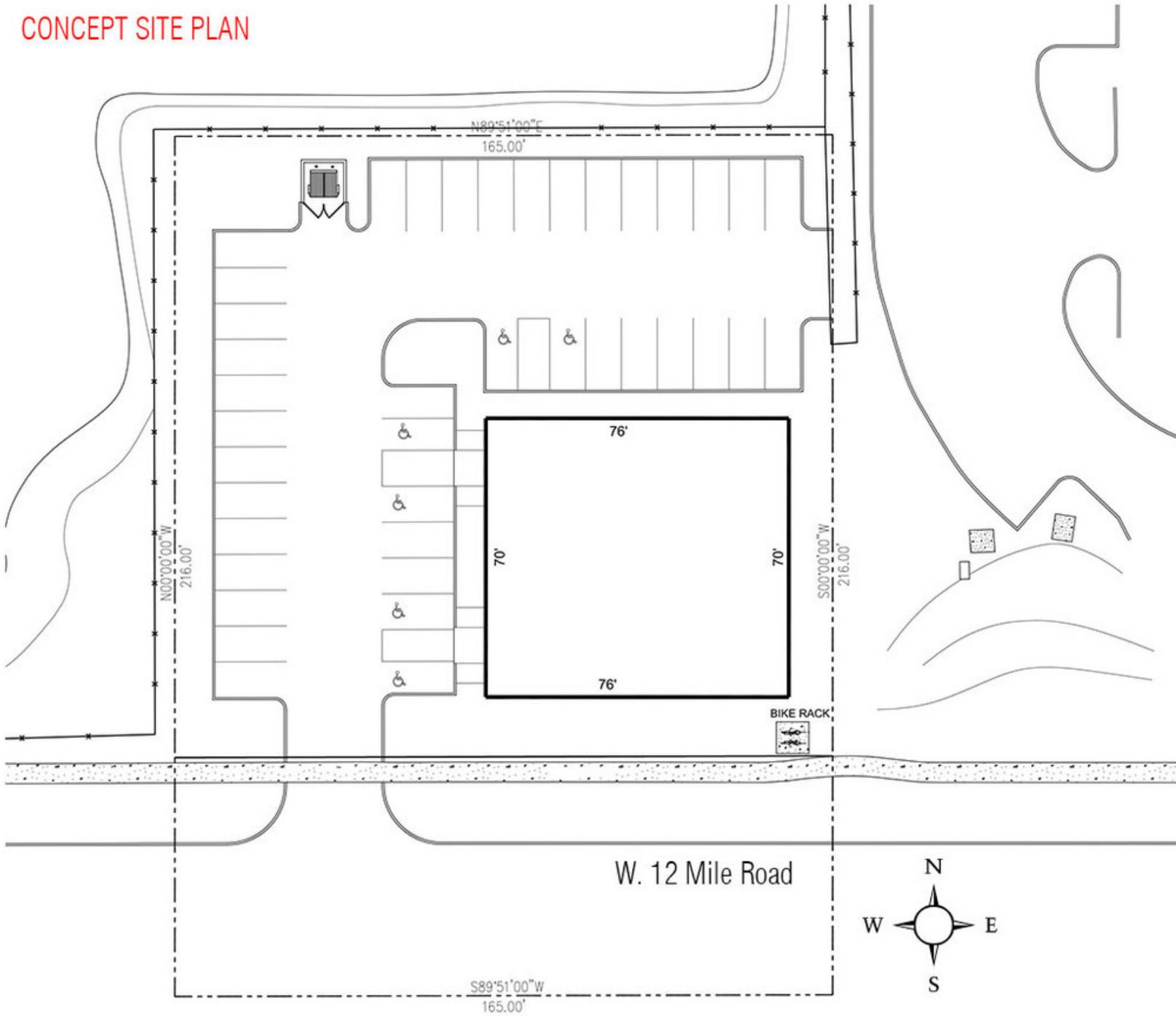


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## CONCEPT SITE PLAN



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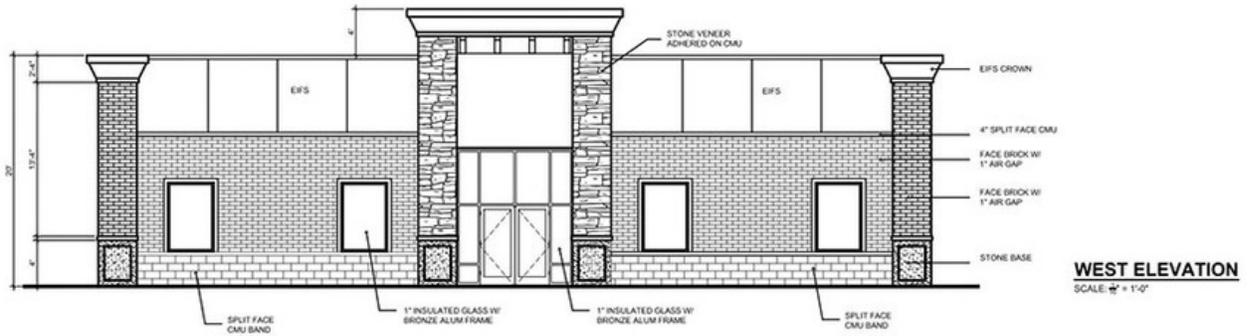


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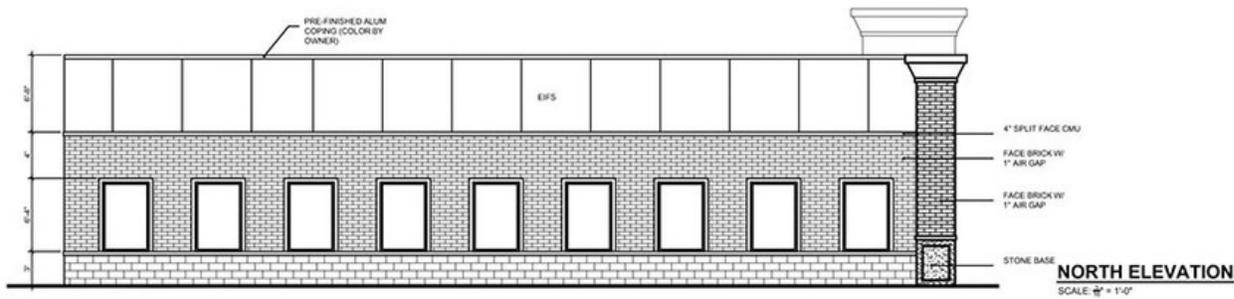
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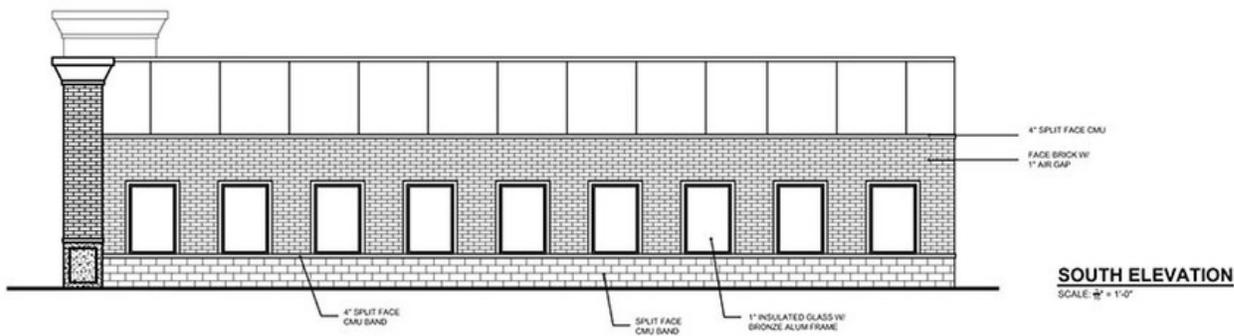
## CONCEPT ELEVATION PLAN



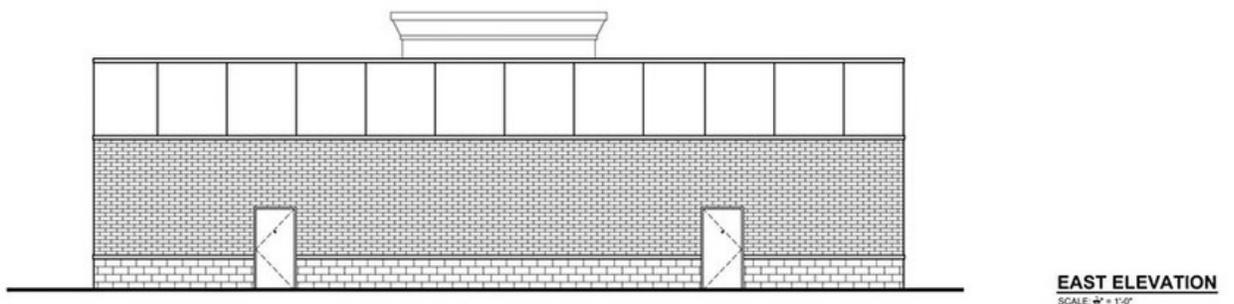
**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



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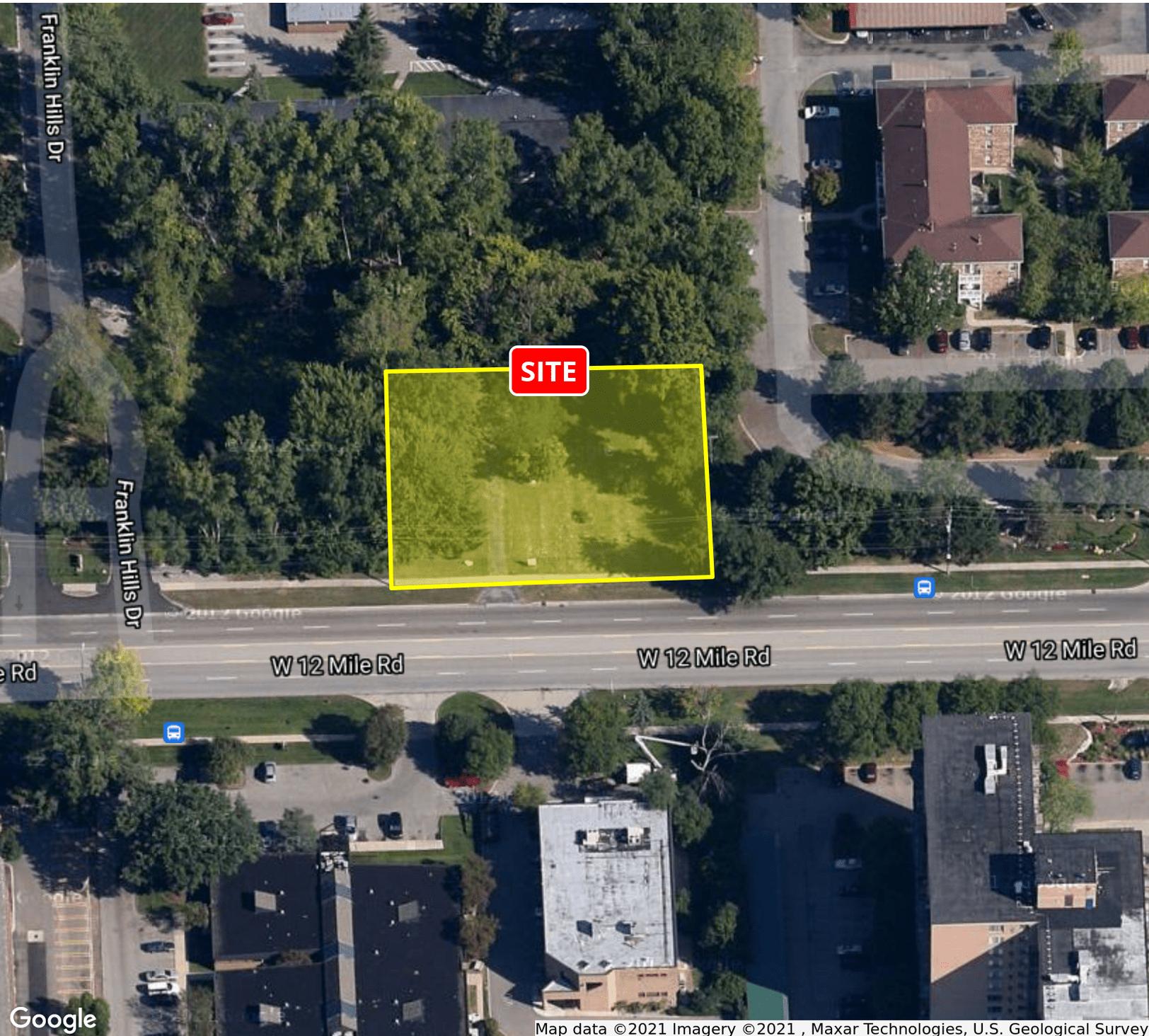
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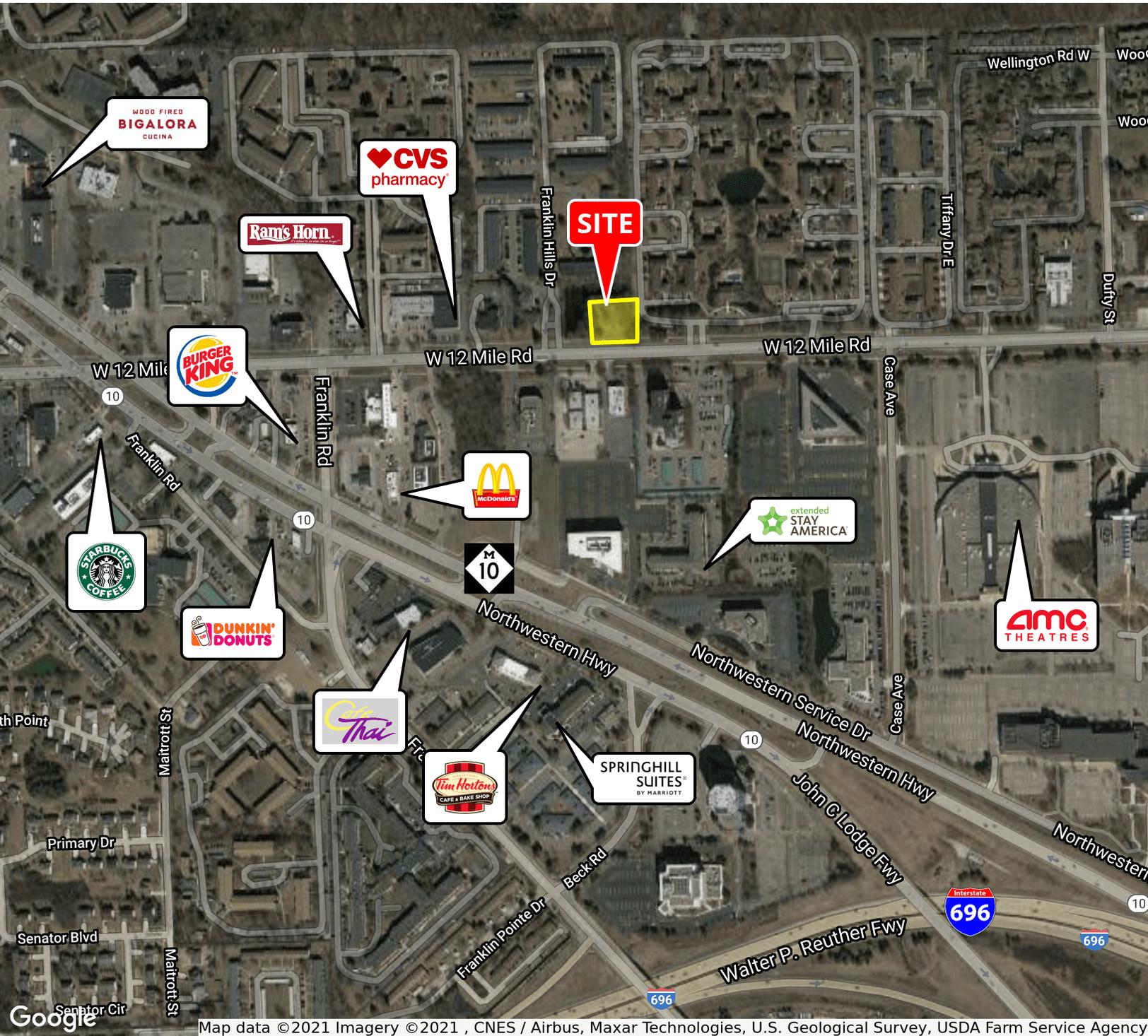
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REAL ESTATE ADVISORS

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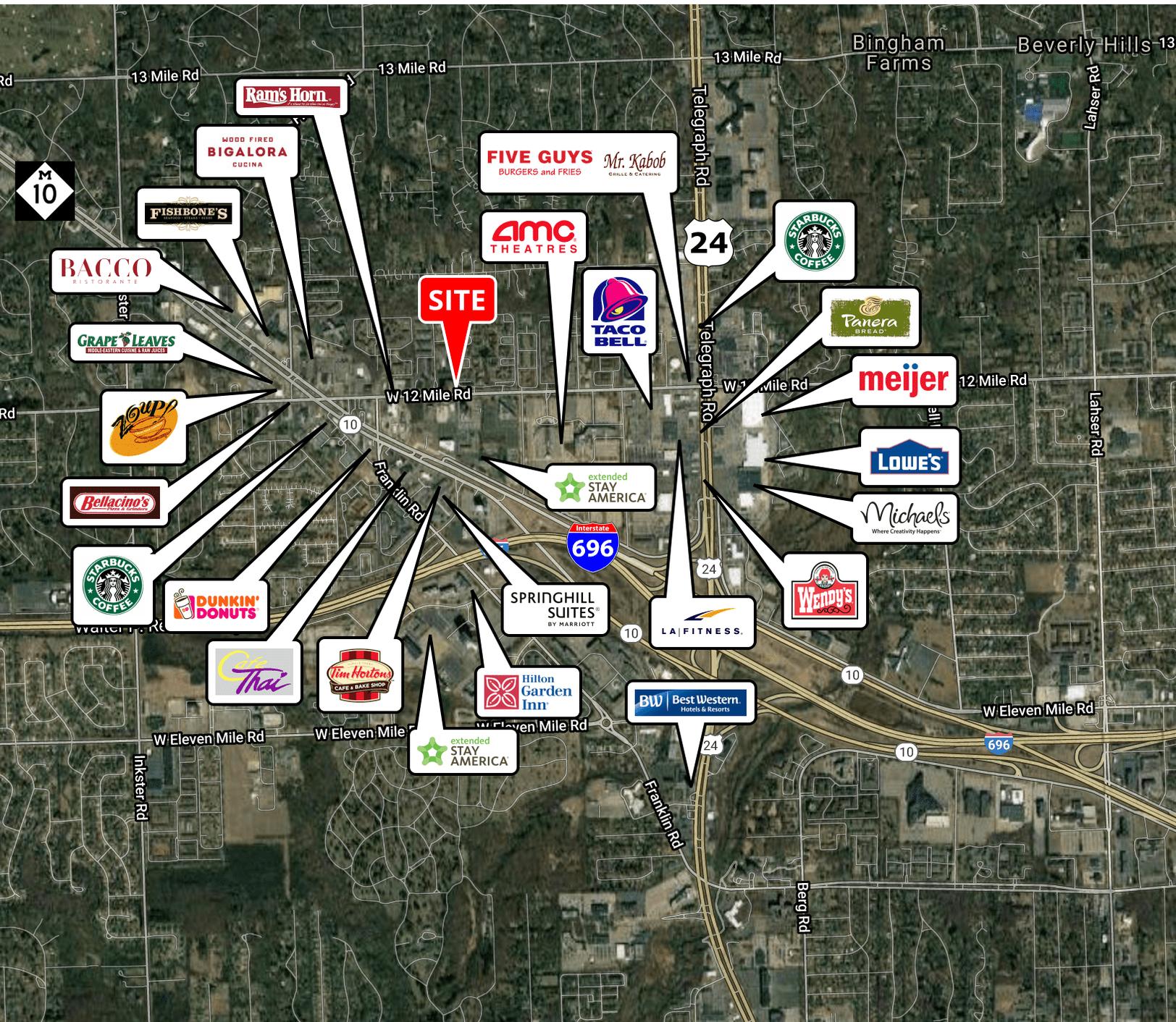
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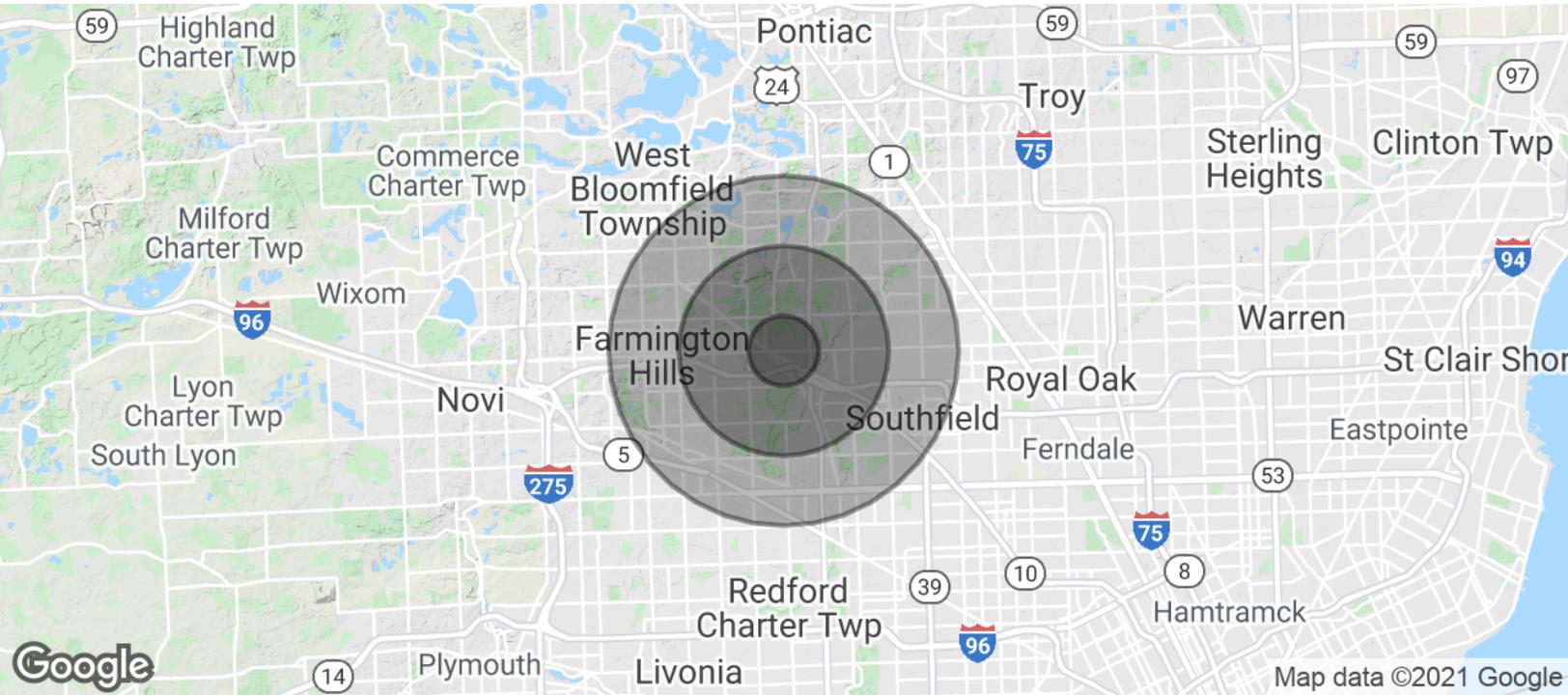
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,855	54,293	176,736
Average age	35.5	44.2	42.9
Average age (Male)	34.0	41.9	41.6
Average age (Female)	36.3	45.4	43.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,730	24,249	73,398
# of persons per HH	1.9	2.2	2.4
Average HH income	\$57,884	\$91,258	\$94,038
Average house value	\$201,096	\$296,044	\$280,181

\* Demographic data derived from 2010 US Census



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