

3,867 SF

SINGLE TENANT INVESTMENT OPPORTUNITY



FOR SALE

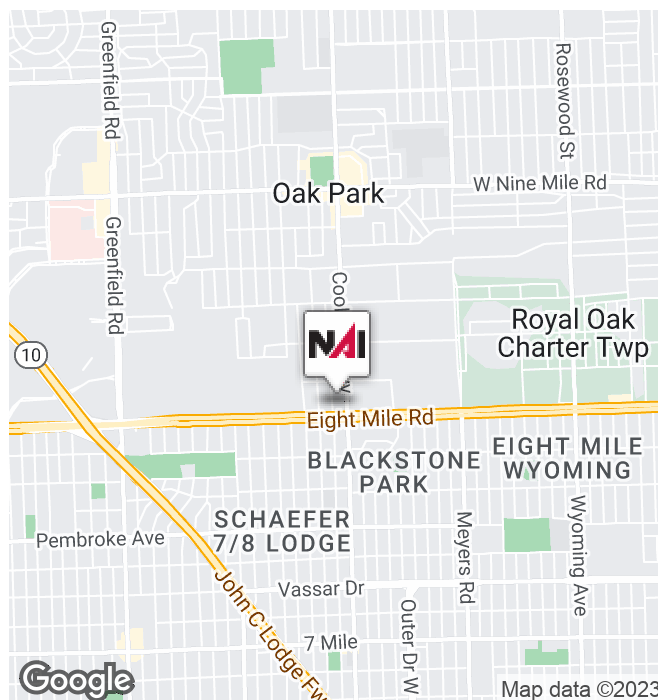


13650 W 8 Mile Rd

Oak Park, Michigan 48237

Property Highlights

- 8.5% Cap Rate Single Tenant Investment
- Longstanding Tenant (7 years) Renewed Lease (5 years) on 11-1-2022
- Prime Frontage on 8 Mile Road with Extremely High Traffic Counts
- Fantastic Central Location Near Area Freeways
- Ample Commercial Visibility
- Annual Rent Escalations Throughout Lease Term
- Limited Landlord Responsibilities
- Asking Price: \$330,000.00



NAI Farbman

Commercial Real Estate Services, Worldwide.

www.naifarbman.com

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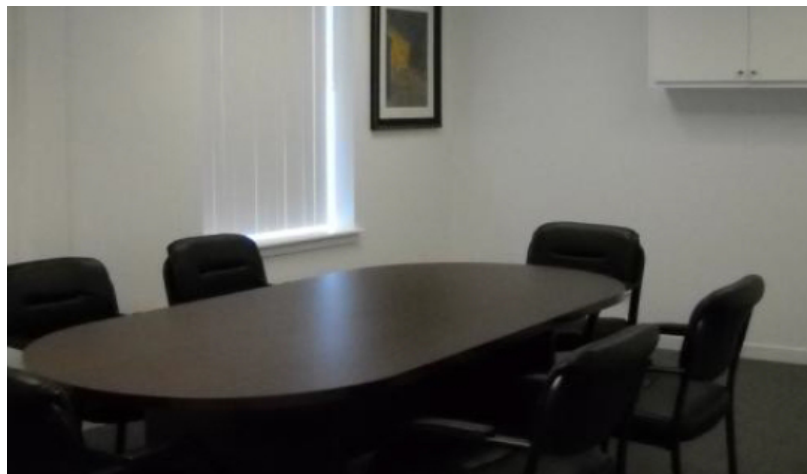
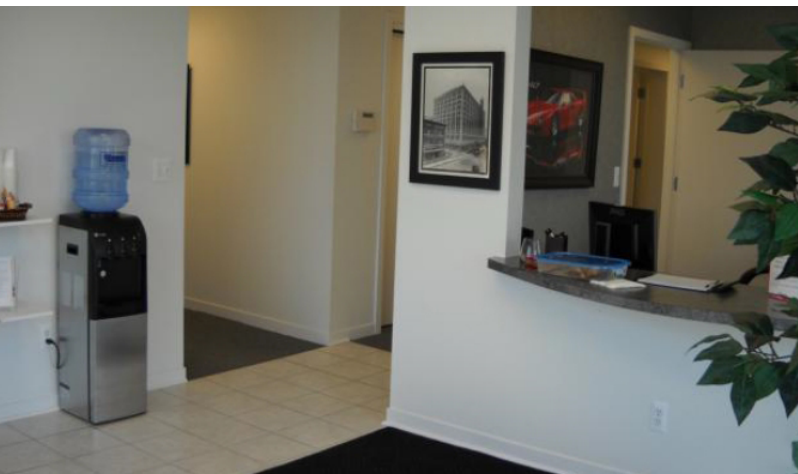
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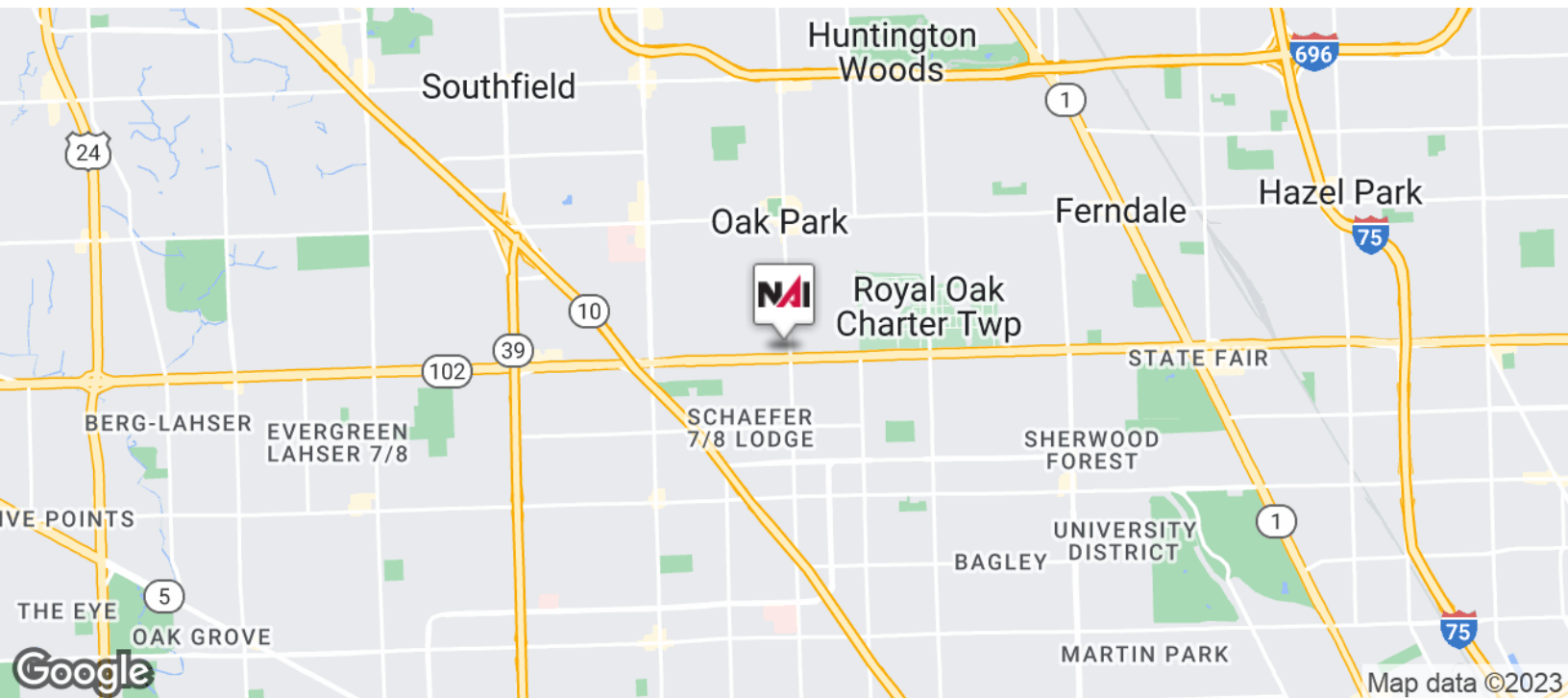
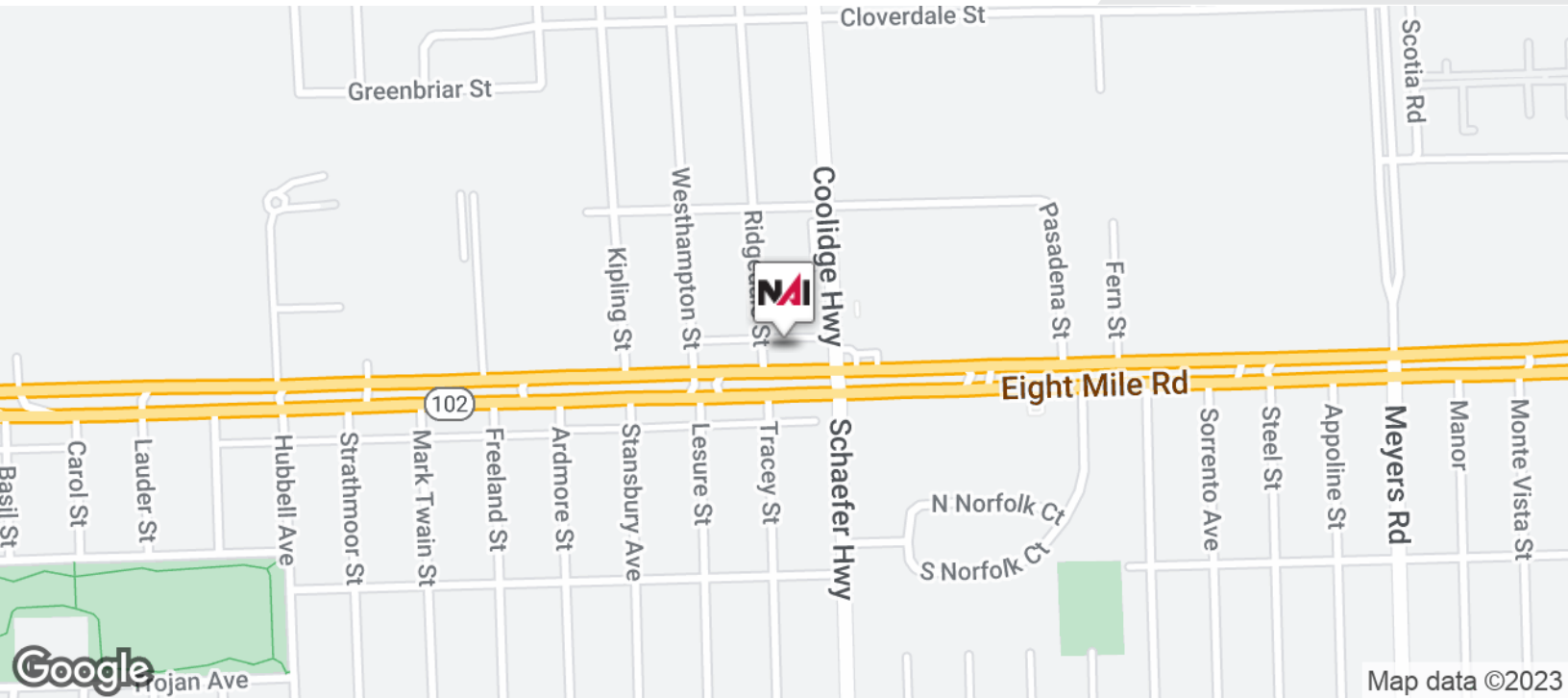
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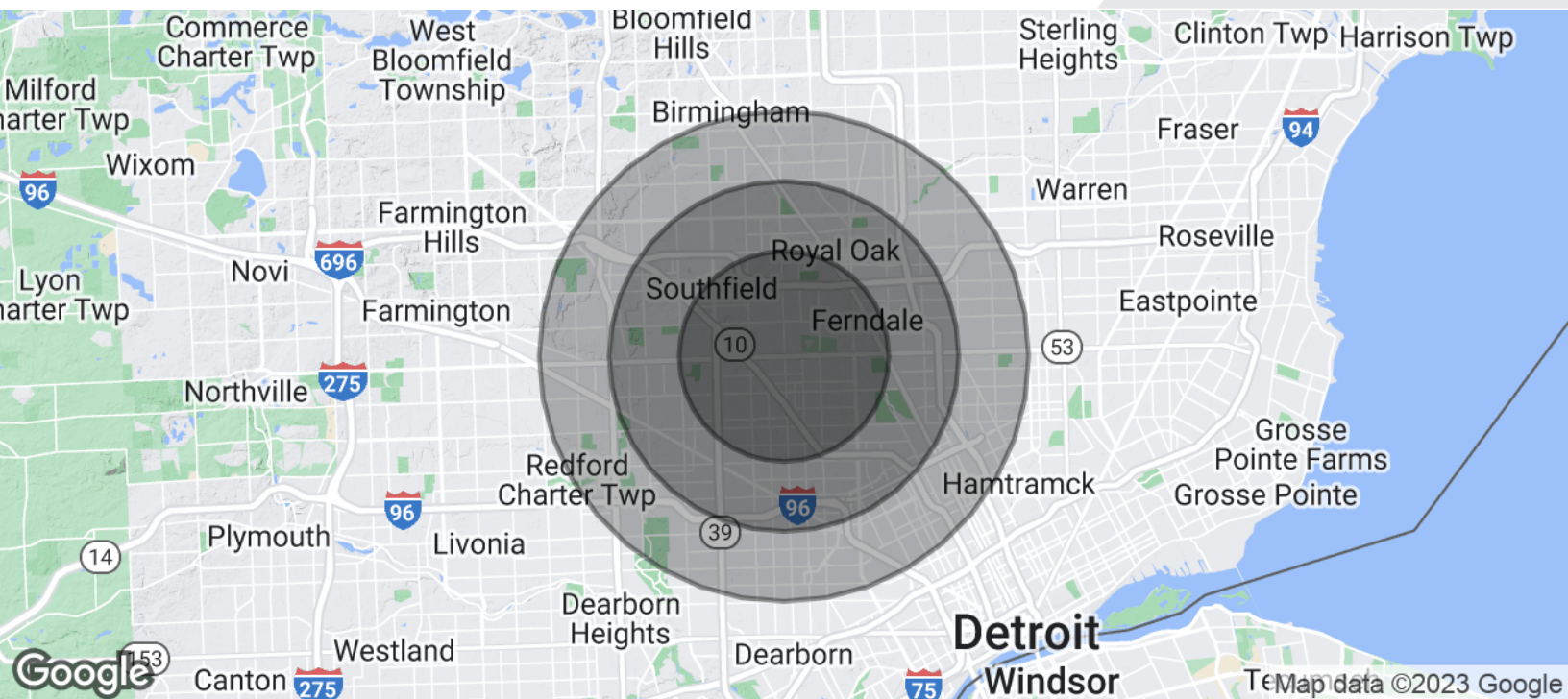


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POPULATION	3 MILES	5 MILES	7 MILES
Total Population	169,678	395,631	713,621
Average Age	39.9	39.1	38.6
Average Age (Male)	36.8	36.8	36.6
Average Age (Female)	41.9	41.0	40.5

* Demographic data derived from 2020 ACS - US Census

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