

### For Sale/Lease 1,720 SF Retail Space



# West Warren Veterinary Hospital

22530 W. Warren Avenue Redford, Michigan 48239

### **Property Highlights**

- Located on W. Warren Avenue near Ann Arbor Trail (east of Telegraph Road)
- · Directly across from the Michael Berry Career Center
- · Zoned B4 General Business District
- 1,720 SF Building Newer roof
- · Lot size approximately 40' frontage by 99' deep
- · Currently used as a Veterinary Hospital
- · Build to suit possible
- · Located on W. Warren Avenue near Ann Arbor Trail (east

### Offering Summary

Sale Price:	\$189,000
Lease Rate:	\$12.25 SF/yr (MG)
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Available SF:	1,720 SF
Lot Size:	0.09 Acres

Demographics	2 Miles	5 Miles	10 Miles
Total Households	24,237	147,757	540,201
Total Population	60,718	349,940	1,169,455
Average HH Income	\$58,331	\$54,422	\$53,211

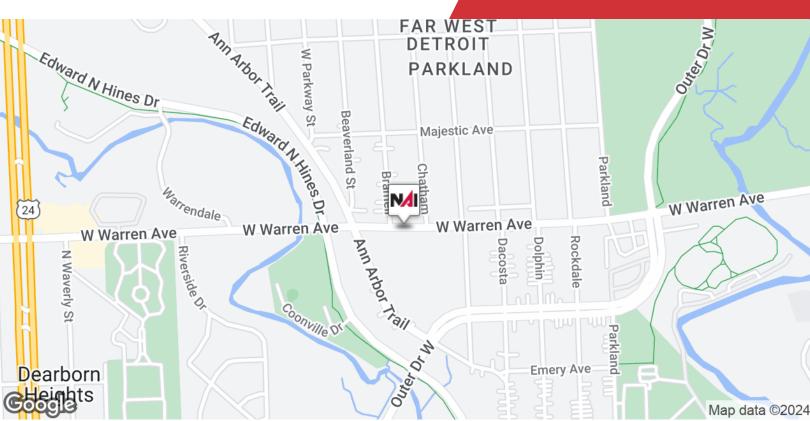
#### For More Information

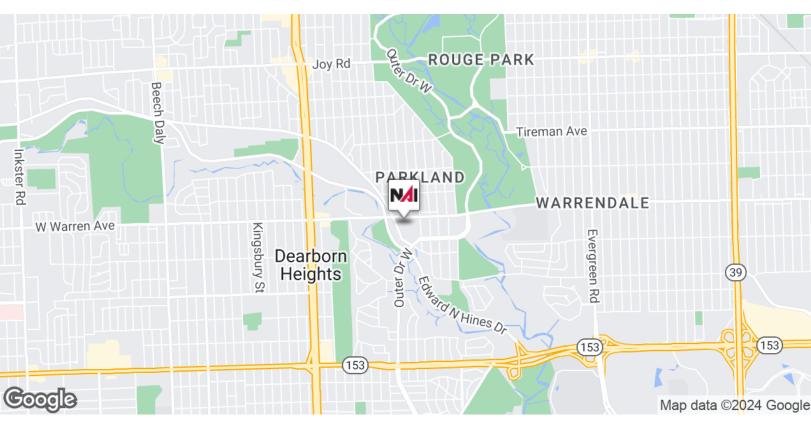
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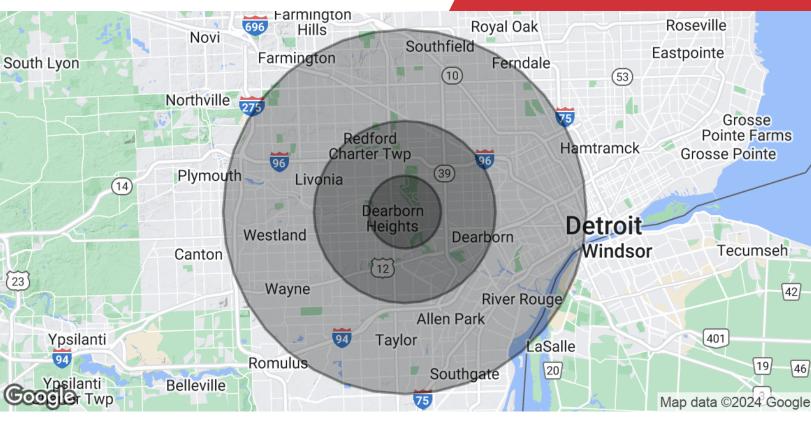
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Population	2 Miles	5 Miles	10 Miles
Total Population	60,718	349,940	1,169,455
Average Age	34.6	35.3	38.1
Average Age (Male)	34.1	33.6	36.1
Average Age (Female)	35.6	37.4	39.9
Households & Income	2 Miles	5 Miles	10 Miles
Total Households	24,237	147,757	540,201
Total Households # of Persons per HH	24,237	2.4	540,201
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# of Persons per HH	2.5	2.4	2.2

2020 American Community Survey (ACS)