

5,932 SF
RETAIL



FOR SALE/LEASE

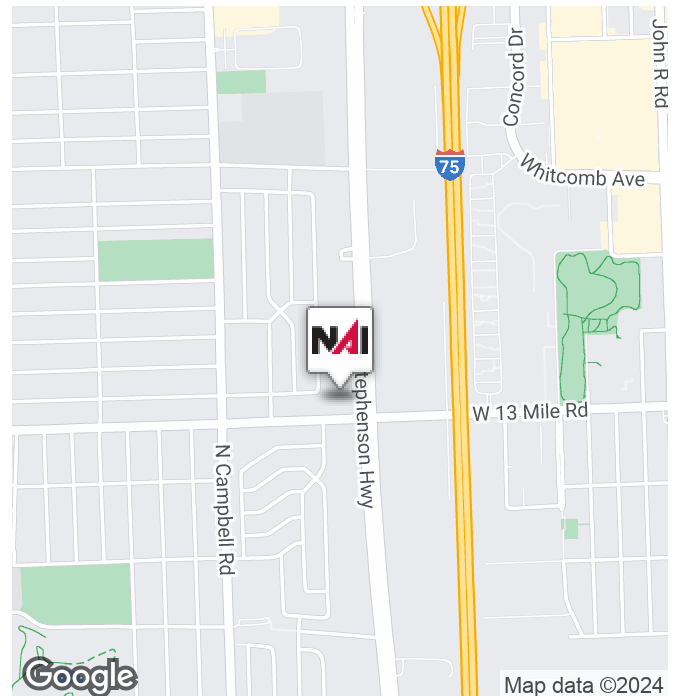


1450-1460 West 13 Mile Road

Madison Heights, Michigan 48071

Property Highlights

- Free Standing Retail Building
- Available for Lease - \$15 NNN
- 5,925 SF Retail Building
- 0.52 Acres
- B-1 LOCAL BUSINESS DISTRICTS
- 16 ft ceiling height
- Generous Zoning: Drive-Thru, Restaurants, Retail, Professional Office
- Tremendous Visibility and Access from 13 Mile & Stephenson Hwy
- Exceptional Population & VPD in 5-Mile Radius
- Close Proximity to I-75 and I-696
- Minutes from Oakland Mall Trade Area



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Wendy Acho

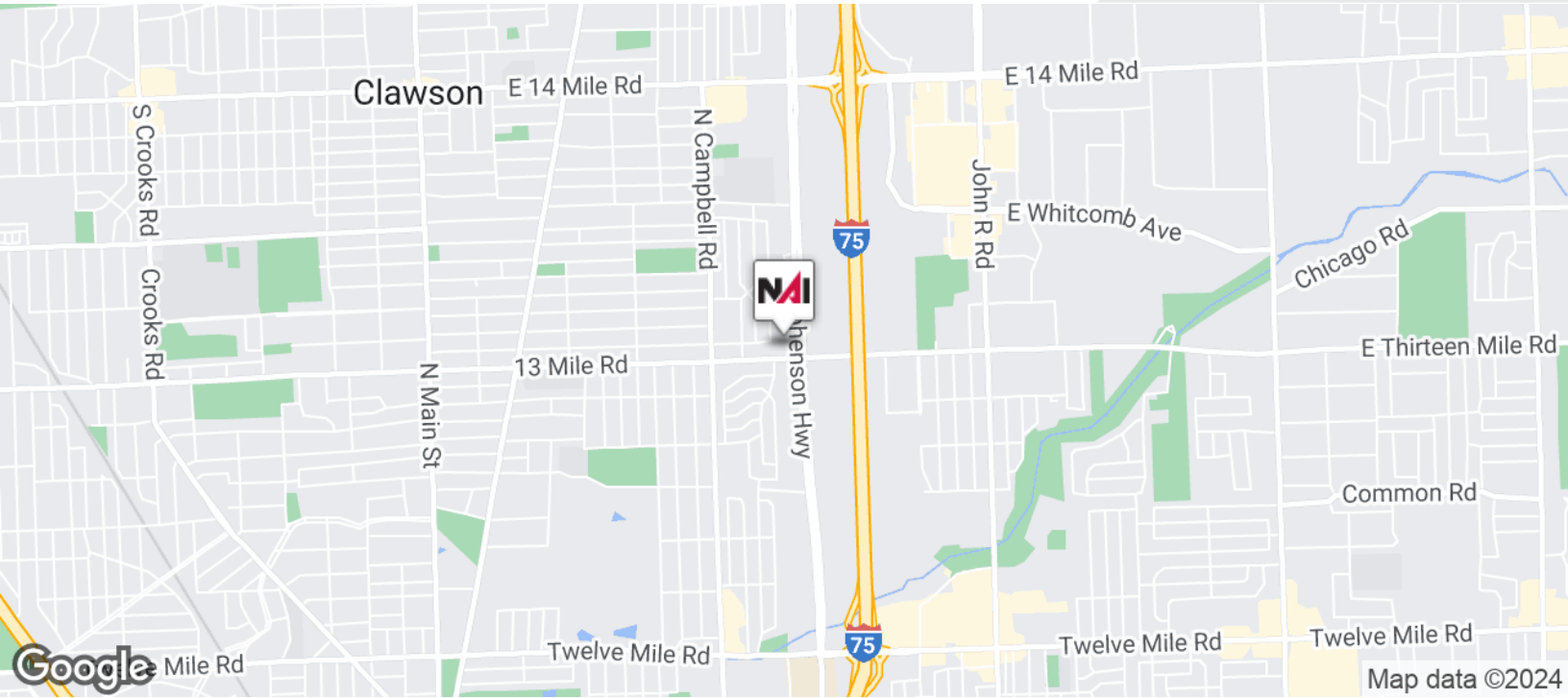
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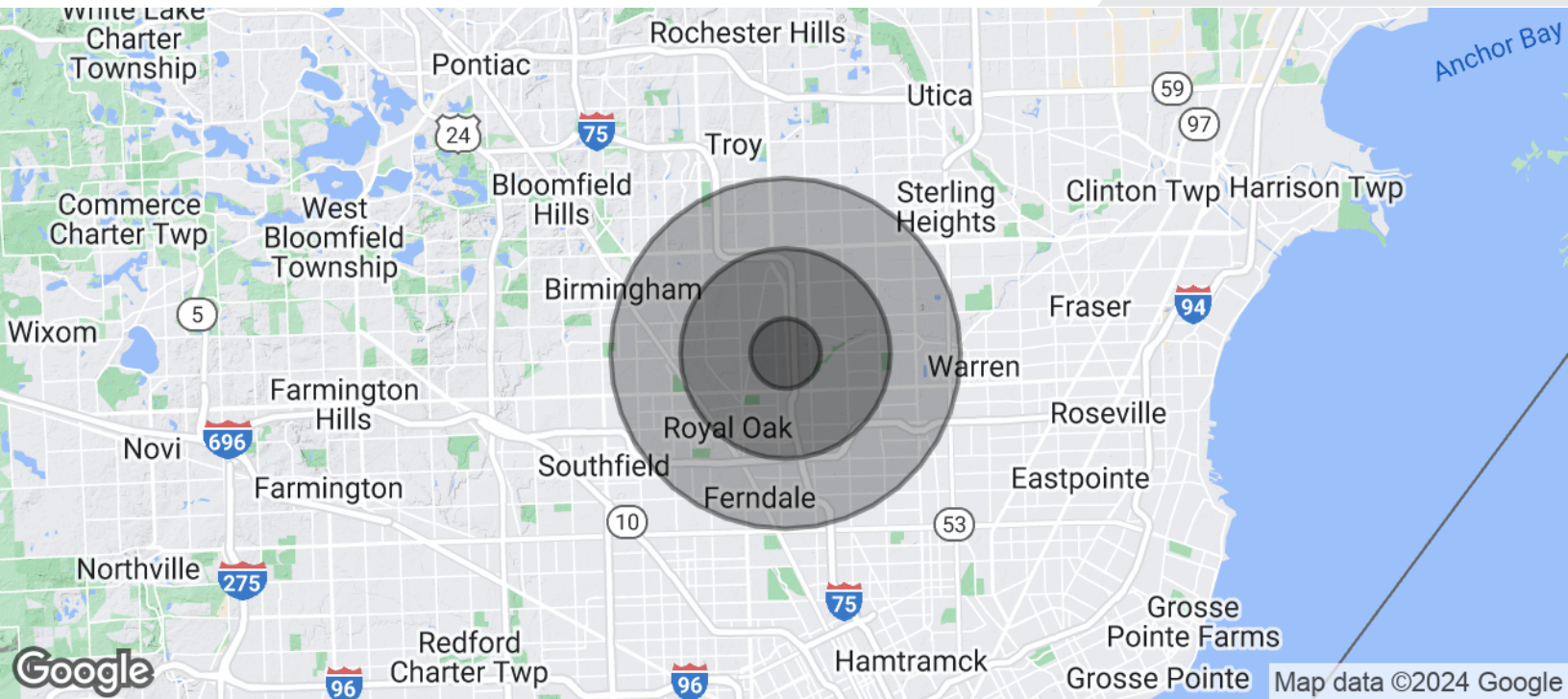
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	12,399	119,737	320,956
Average Age	38.5	39.9	39.5
Average Age (Male)	37.6	38.4	38.1
Average Age (Female)	39.4	41.1	40.8

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	6,342	58,780	146,980
# of Persons per HH	2.0	2.0	2.2
Average HH Income	\$69,136	\$83,482	\$86,164
Average House Value	\$135,537	\$186,434	\$202,385

* Demographic data derived from 2020 ACS - US Census



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