



**RETAIL PROPERTY // FOR LEASE**

## 1,200 - 3,800 SF RETAIL SPACE FOR LEASE

13465 E 12 MILE RD  
WARREN, MI 48088



- 1,200 - 3,800 SF Retail Space
- 1st Floor Space & Basement
- Shared space
- Flexible & Negotiable rent



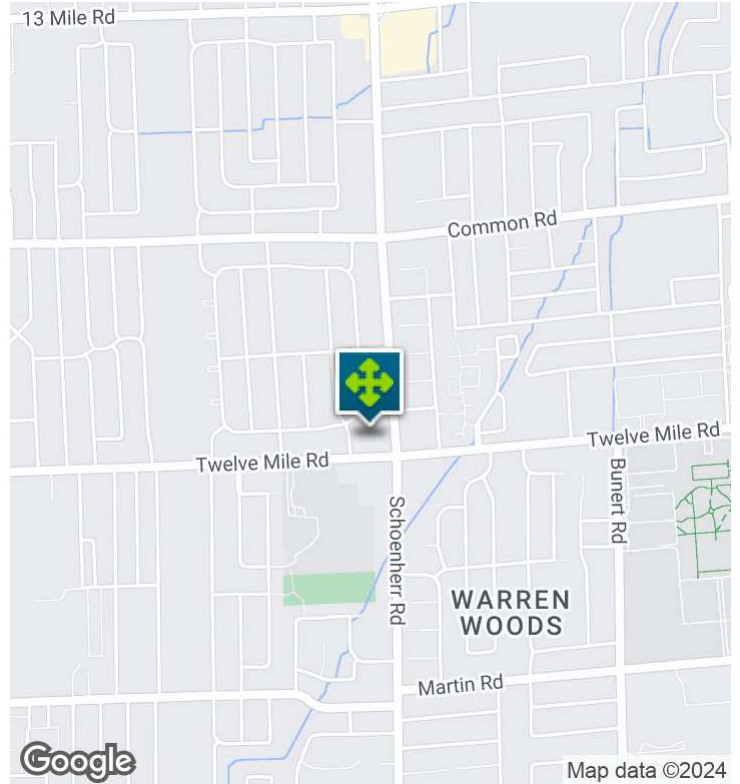
**P.A. COMMERCIAL**  
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## EXECUTIVE SUMMARY



### Lease Rate

**\$7.00 - 14.00  
SF/YR (MG)**

### OFFERING SUMMARY

<b>Building Size:</b>	6,525 SF
<b>Available SF:</b>	1,200 - 3,800 SF
<b>Year Built:</b>	1972
<b>Zoning:</b>	C-1, Warren
<b>Market:</b>	Detroit
<b>Submarket:</b>	Macomb

### PROPERTY OVERVIEW

1,200 - 3,800 SF of prime retail space for lease at the N.W. corner of 12 Mile Rd & Schoenherr Rd. 1,200 - 2,400 SF of basement space with bathroom, private entrance with exterior stairway, open floor plan for multi-use space.

1,200 - 1,800 SF of first floor retail space with all glass window frontage on 12 Mile Rd and front parking. This is a shared space arrangement with a pharmacy. Sublandlord flexible and creative to make all parties happy.

### LOCATION OVERVIEW

Located on 12 Mile Rd, west of Schoenherr Rd. Just one mile from Macomb Community College.

### PROPERTY HIGHLIGHTS

- 1,200 - 3,800 SF Retail Space
- 1st Floor Space & Basement
- Shared space
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ADDITIONAL PHOTOS



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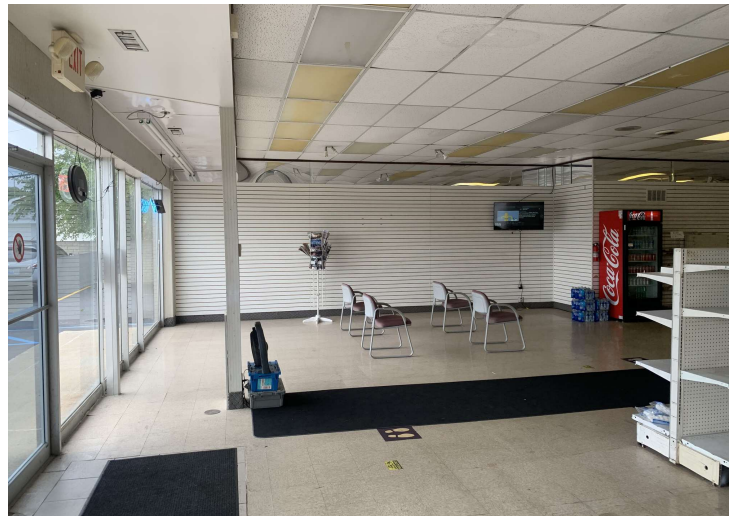
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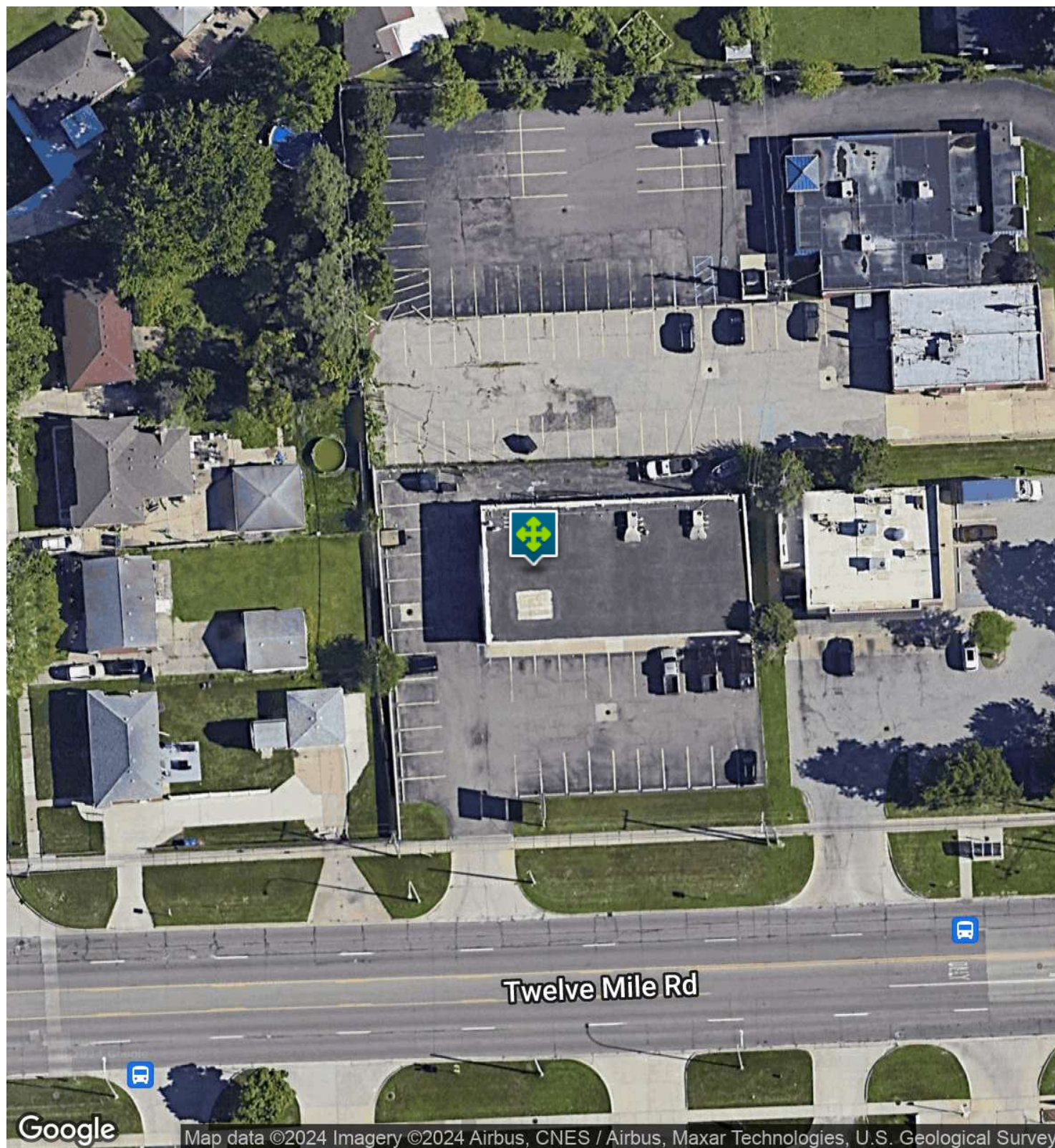
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## AERIAL MAP



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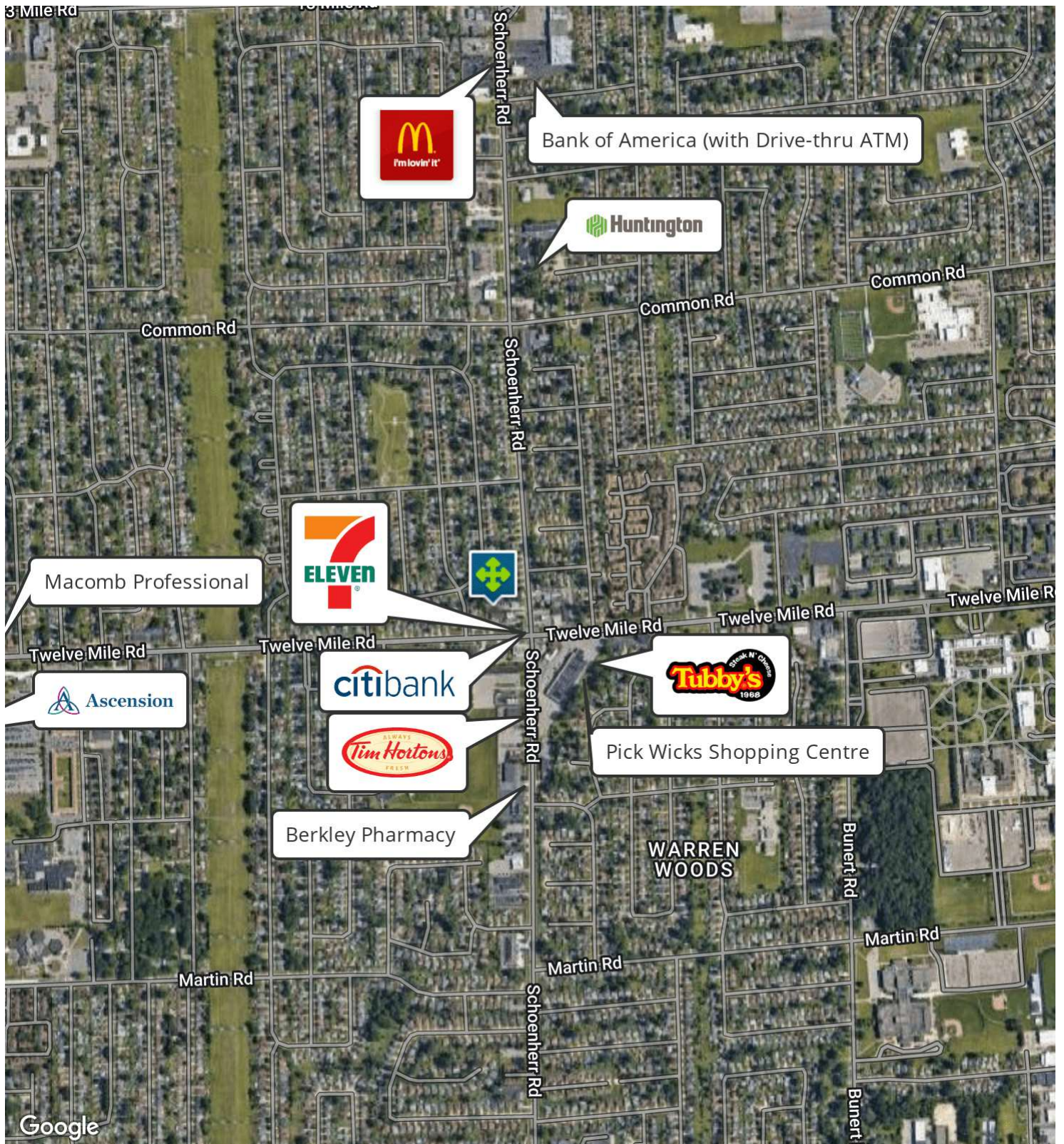
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## RETAILER MAP



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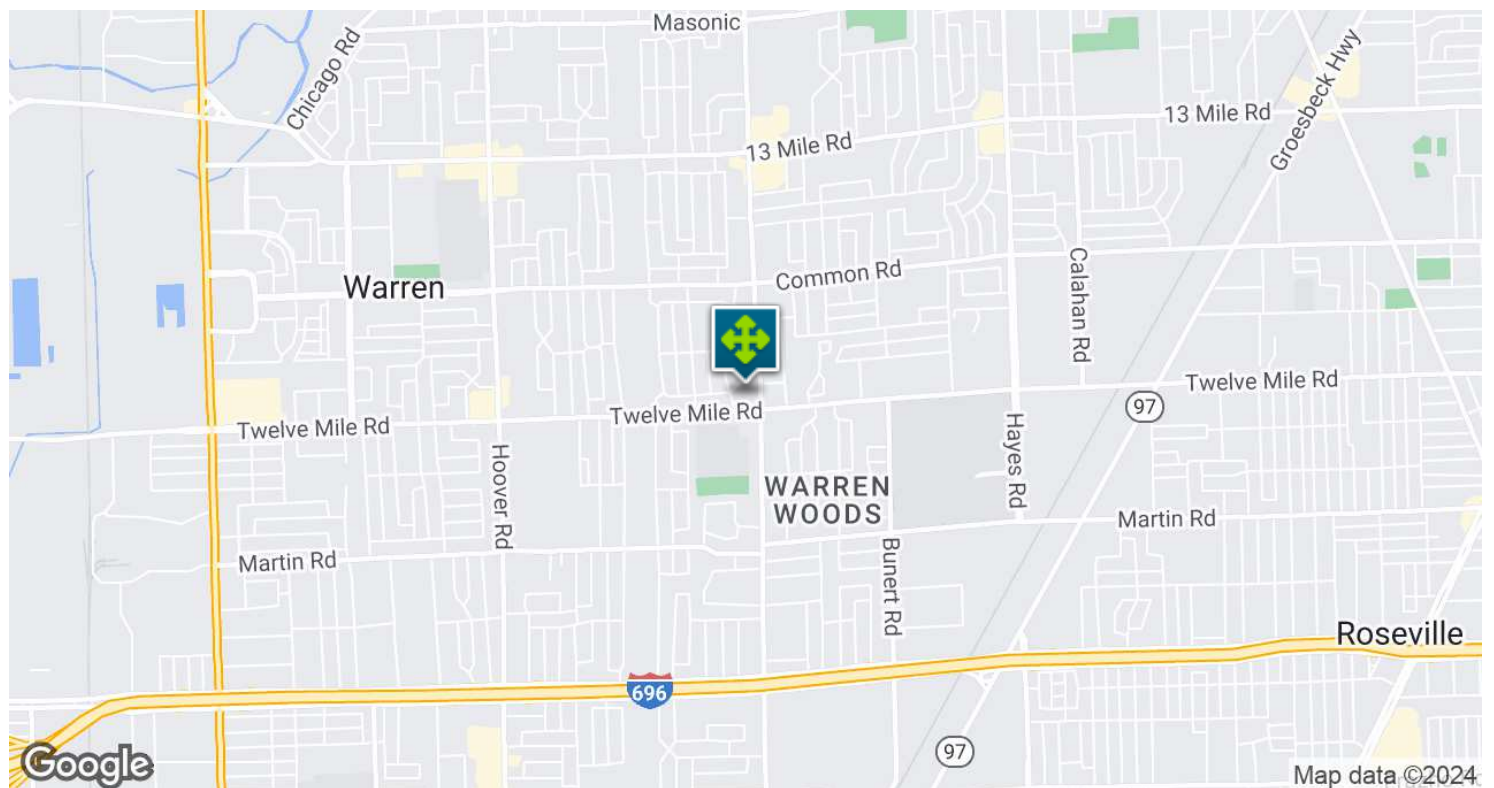
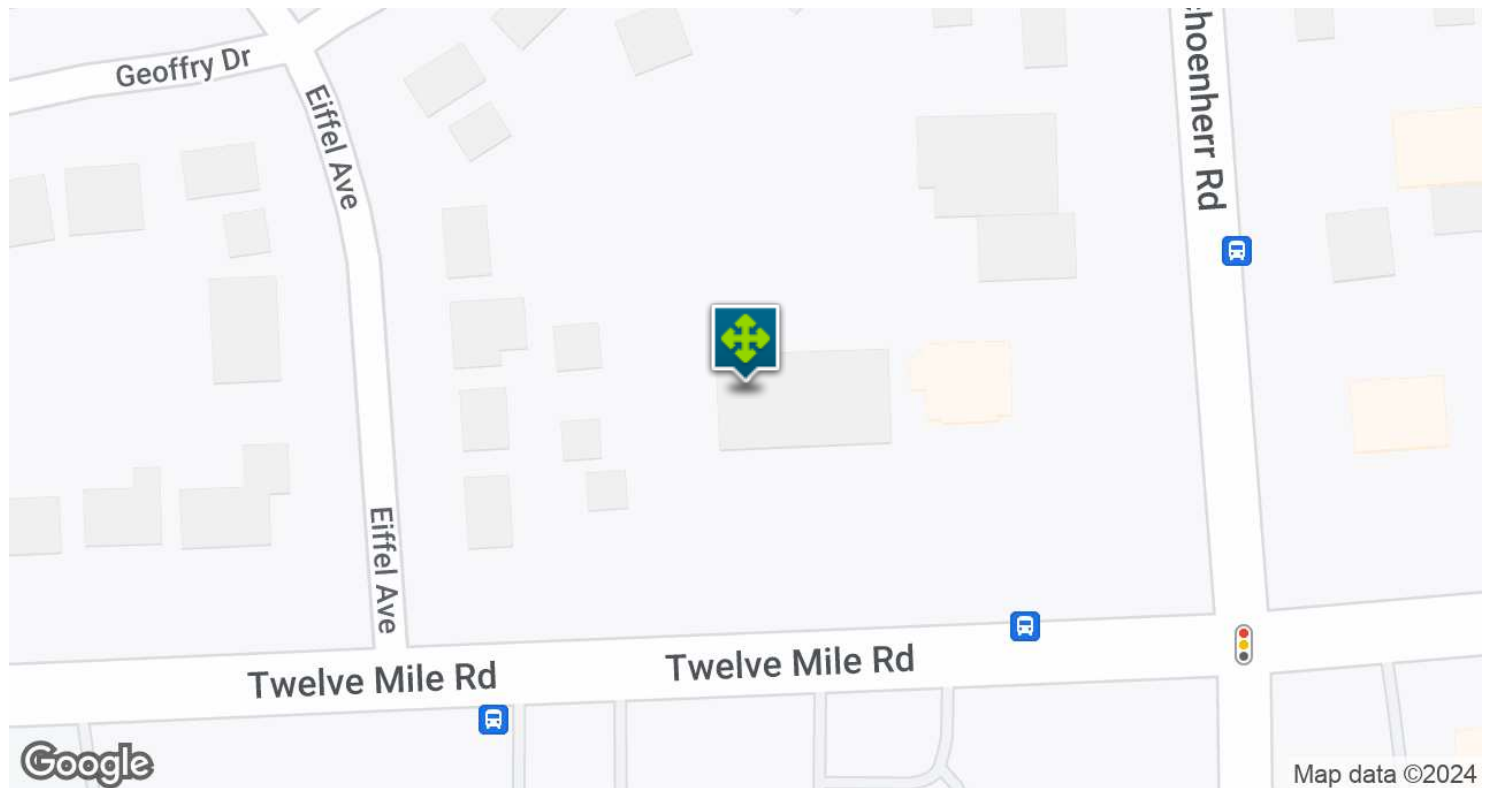
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## LOCATION MAP



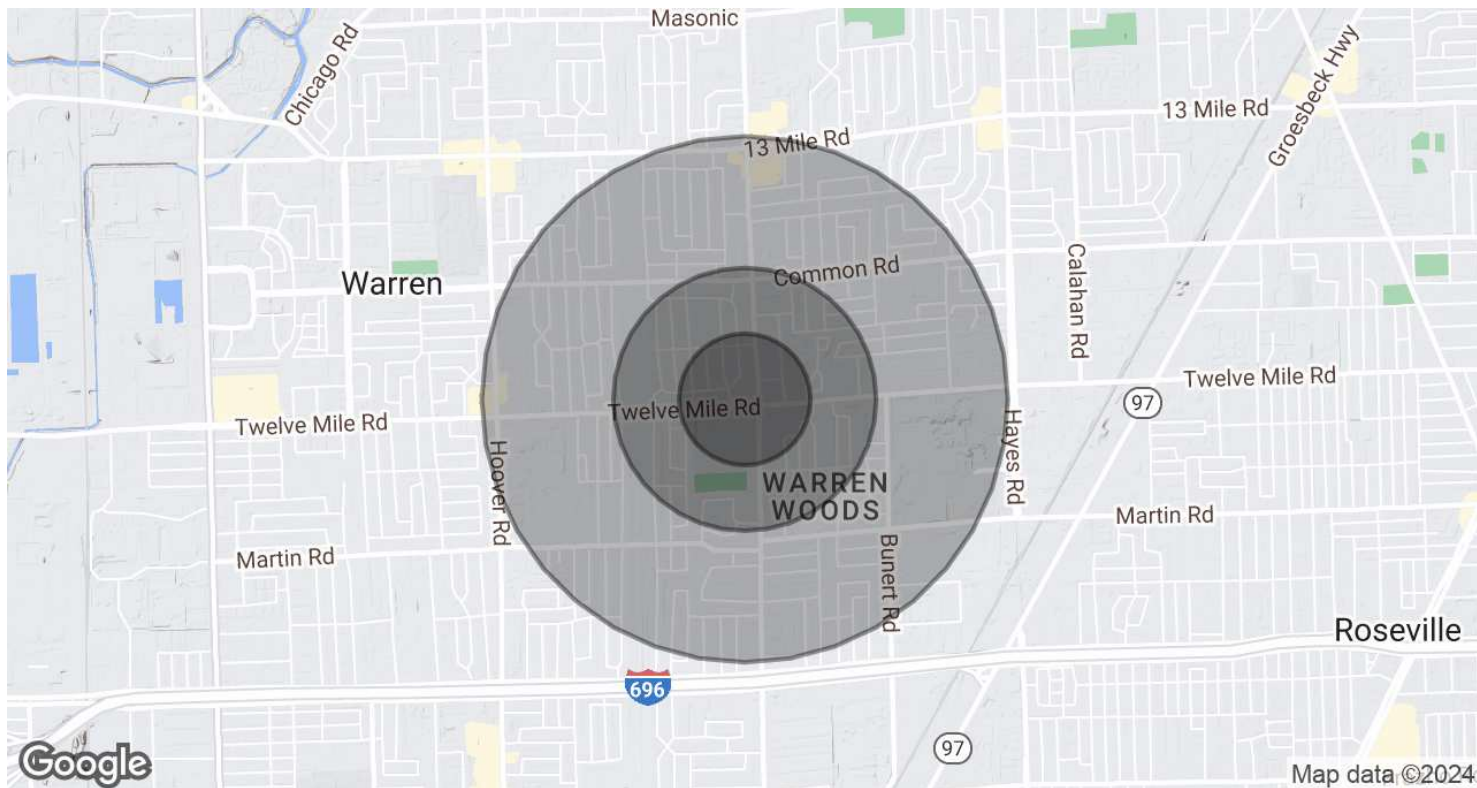
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

#### 0.25 MILES

#### 0.5 MILES

#### 1 MILE

#### Total Population

976

3,957

15,418

#### Average Age

44.0

43.8

40.9

#### Average Age (Male)

36.5

36.8

38.2

#### Average Age (Female)

48.8

48.6

43.1

### HOUSEHOLDS & INCOME

#### 0.25 MILES

#### 0.5 MILES

#### 1 MILE

#### Total Households

443

1,772

6,676

#### # of Persons per HH

2.2

2.2

2.3

#### Average HH Income

\$84,463

\$81,060

\$72,618

#### Average House Value

\$153,381

\$154,446

\$164,014

\* Demographic data derived from 2020 ACS - US Census



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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