



SITE

W 12 Mile Rd

Telegraph Rd

Tel – Twelve Mall

- meijer
- DSW DESIGNER SHOE WAREHOUSE
- LOWE'S
- ULTA BEAUTY
- PET SMART
- Michaels
- BEST BUY
- GNC LIVE WELL
- CHRYSLER
- RAM
- DODGE // Jeep

# 25810 W 12 MILE RD (VACANT LAND)

## PROPERTY SUMMARY

Property Address	25810 W 12 Mile Rd
City/Township	Southfield
Land Size	0.59 Acres
Sale Price	\$399,000
Asking Rental Rate	Contact Broker

## AREA TENANTS & EMPLOYERS



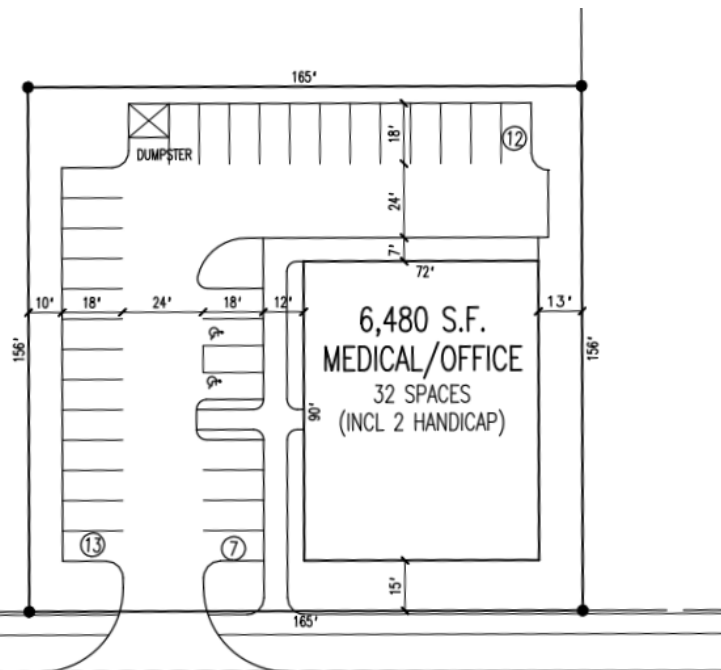
## DEMOGRAPHICS (FIVE-MILE RADIUS)

 <b>POPULATION</b> 195,058 PEOPLE	 <b>MEDIAN AGE</b> 43.9 YEARS OLD
 <b>HOUSEHOLDS</b> 80,703	 <b>CONSUMER SPENDING</b> \$2.4 BILLION ANNUALLY
 <b>AVG HOUSEHOLD INCOME</b> \$105,694/ANNUALLY	 <b>DAYTIME EMPLOYMENT</b> 131,267 EMPLOYEES

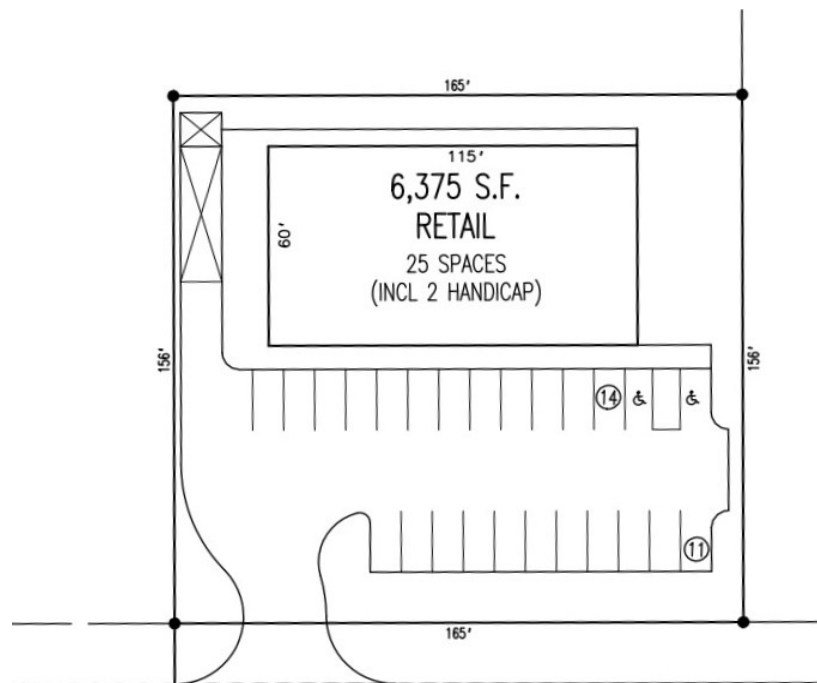
## PROPERTY HIGHLIGHTS

- Great opportunity for a medical/office user to expand their business on the heavily traveled 12 Mile Road.
- Close proximity to both Northwestern Hwy and Telegraph Rd.
- Located in a densely populated area with over 190,000 residents in a 5-mile radius.
- Surrounded by hundreds of apartments, this site presents a great opportunity for any retail service user to take advantage of.
- Situated in a large retail corridor with many national users.
- Site provides excellent visibility with approximately 156' of frontage along 12-mile road.

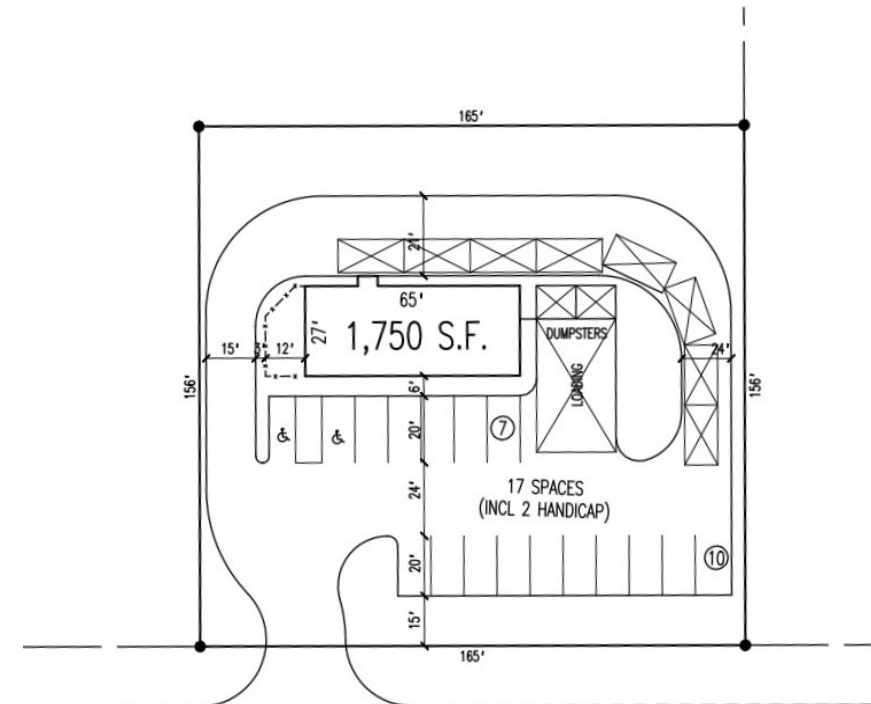
CONCEPTUAL 1



CONCEPTUAL 2



CONCEPTUAL 3





# 25810 W 12 MILE RD (VACANT LAND)

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	8,989	57,178	189,418
2023 Population	10,696	60,474	195,058
2028 Population Projection	10,993	60,987	196,060
Annual Growth 2010-2023	1.50%	0.40%	0.20%
Annual Growth 2023-2028	0.60%	0.20%	0.10%
Median Age	38.9	44.5	43.9
Bachelor's Degree or Higher	43%	49%	47%

POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	2,307	26,865	108,063
Black	7,602	28,203	69,687
American Indian/Alaskan Native	39	143	461
Asian	485	3,680	11,712
Hawaiian & Pacific Islander	3	13	58
Two or More Races	260	1,570	5,077
Hispanic Origin	209	1,176	4,572

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Households	4,562	25,176	78,253
2023 Households	5,383	26,721	80,703
2028 Household Projection	5,525	26,964	81,144
Owner Occupied Households	1,487	15,039	56,066
Renter Occupied Households	4,038	11,925	25,078
<b>Avg Household Income</b>	<b>\$67,957</b>	<b>\$103,352</b>	<b>\$105,694</b>
<b>Median Household Income</b>	<b>\$54,017</b>	<b>\$72,761</b>	<b>\$75,635</b>

INCOME	1 MILE	3 MILE	5 MILE
\$25,000 - 50,000	1,097	4,512	13,803
\$50,000 - 75,000	1,443	4,901	14,089
\$75,000 - 100,000	395	2,901	9,363
\$100,000 - 125,000	599	2,868	8,171
\$125,000 - 150,000	121	1,587	5,400
\$150,000 - 200,000	74	2,163	7,300
\$200,000+	265	3,393	10,355

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## DAYTIME POPULATION

DAYTIME EMPLOYMENT	ONE MILE			THREE MILE			FIVE MILE		
	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS	TOTAL EMPLOYEES	TOTAL BUSINESSES	EMPLOYEES PER BUSINESS
<b>Service-Producing Industries</b>	<b>18,050</b>	<b>1,614</b>	<b>11</b>	<b>57,430</b>	<b>6,351</b>	<b>9</b>	<b>121,186</b>	<b>14,456</b>	<b>8</b>
Trade Transportation & Utilities	2,547	118	22	6,244	400	16	14,768	1,318	11
Information	1,813	30	60	3,014	109	28	5,653	285	20
Financial Activities	4,466	239	19	11,732	892	13	18,542	1,835	10
Professional & Business Services	4,308	346	12	13,473	1,492	9	25,813	2,918	9
Education & Health Services	2,651	684	4	15,388	2,791	6	34,460	6,053	6
Leisure & Hospitality	1,203	99	12	3,504	256	14	10,370	776	13
Other Services	807	91	9	3,059	381	8	8,047	1,153	7
Public Administration	255	7	36	1,016	30	34	3,533	118	30
<b>Goods-Producing Industries</b>	<b>868</b>	<b>56</b>	<b>16</b>	<b>3,677</b>	<b>260</b>	<b>14</b>	<b>10,081</b>	<b>749</b>	<b>13</b>
Natural Resources & Mining	3	1	3	10	4	3	71	19	4
Construction	552	33	17	1,381	171	8	3,525	456	8
Manufacturing	313	22	14	2,286	85	27	6,485	274	24
<b>Total</b>	<b>18,918</b>	<b>1,670</b>	<b>11</b>	<b>61,107</b>	<b>6,611</b>	<b>9</b>	<b>131,267</b>	<b>15,205</b>	<b>9</b>

**EXCLUSIVELY LISTED BY:**

**ERIK ELWELL**  
ASSOCIATE

[eelwell@cmprealestategroup.com](mailto:eelwell@cmprealestategroup.com)

**JORDAN JABBORI**  
SENIOR DIRECTOR

[jjabbori@cmprealestategroup.com](mailto:jjabbori@cmprealestategroup.com)

**CONTACT US:**



6476 Orchard Lake Road, Suite A  
West Bloomfield, Michigan 48322



(P): 248.538.2000  
(F): 248.538.9905



Email: [info@cmprealestategroup.com](mailto:info@cmprealestategroup.com)  
Website: [www.cmprealestategroup.com](http://www.cmprealestategroup.com)

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