



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



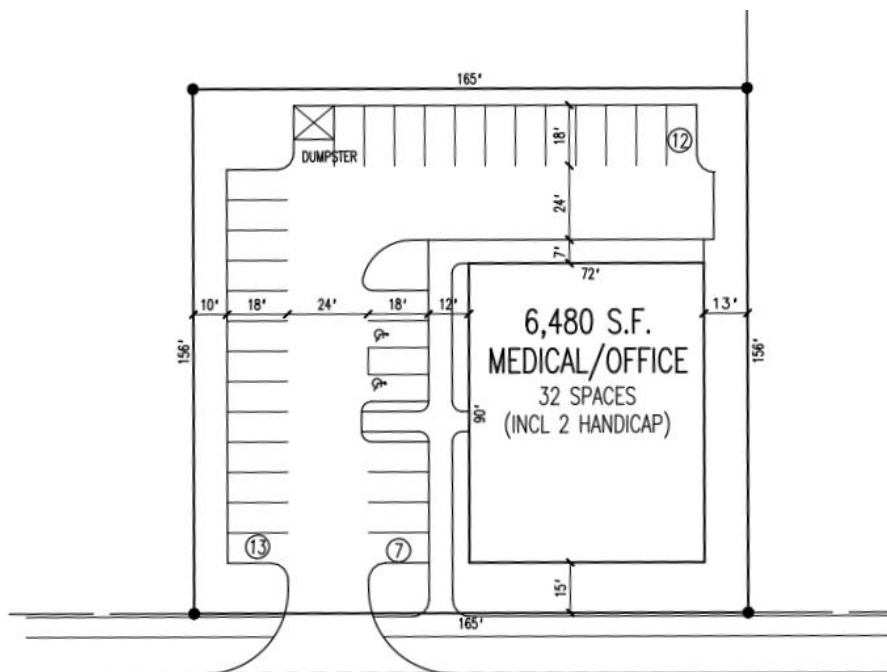
DEMOGRAPHICS (FIVE-MILE RADIUS)

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

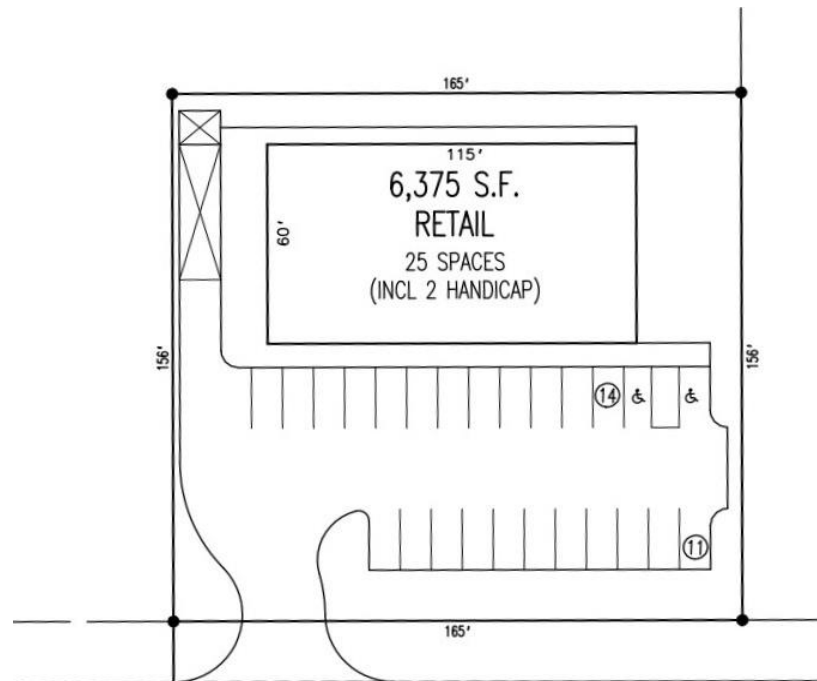
PROPERTY HIGHLIGHTS

- 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.

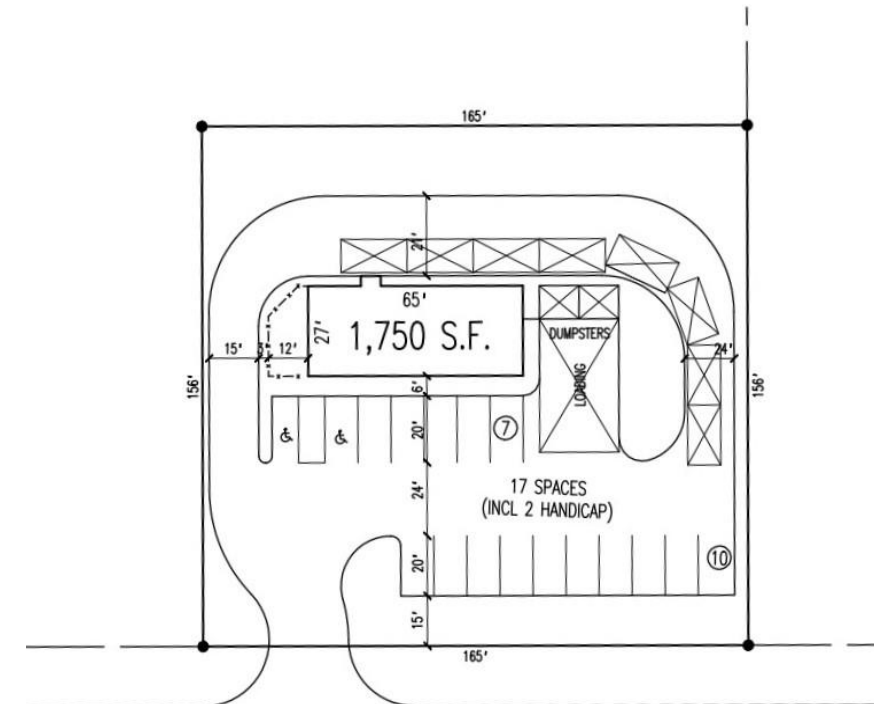
CONCEPTUAL 1



CONCEPTUAL 2



CONCEPTUAL 3





Guitar Center

41,792 VPD

Comerica Bank

18,396 VPD

FAMILY DOLLAR

Starbucks

DUNKIN' DONUTS

Tim Hortons

42,411 VPD

Walgreens

CVS

SITE

BURGER KING

20,269 VPD

McDonald's

CHASE

PNC

FedEx

W 12 Mile Rd

AT&T

FIVE GUYS

POTBELLY

Jax

BELLE TIRE

LAIFITNESS

verizon

LC LENS CRAFTERS

Chick-fil&

CHIPOTE MEXICAN GRILL

Panera

QDOBA MEXICAN EATS

KUNG FU TEA

DiBella's Subs

JOJO'S

noodles & COMPANY

tropical SMOOTHIE CAFE

Tel - Twelve Mall

meijer

DSW

LOWE'S

ULTA BEAUTY

PET SMART

Michaels

BEST BUY

GNC LIVE WELL

CHRYSLER

RAM

DODGE // Jeep



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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
Avg Household Income	67,957	103,352	105,694
Median Household Income	54,017	72,761	75,635

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
Service-Producing Industries	18,050	1,614	11	57,430	6,351	9	121,186	14,456	8
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
Goods-Producing Industries	868	56	16	3,677	260	14	10,081	749	13
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
Total	18,918	1,670	11	61,107	6,611	9	131,267	15,205	9

EXCLUSIVELY LISTED BY:

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*Landlord Representation
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*Site Selection &
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*STNL & Multi-Tenant, Multi-
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Transactions*



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*Market Research
& Site Evaluations*



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*Innovative
Solutions*



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*Retailers & Investors
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