



FOR SALE/LEASE

FORMER ART VAN FURNITURE

13855 E 8 MILE RD, WARREN, MI 48089

**FOR
SALE/LEASE**



LANDMARK
COMMERCIAL ▲ REAL ESTATE ▲ SERVICES

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PROPERTY DETAILS

Location:	13855 E 8 Mile Rd Warren, MI 48089
Property Type:	Freestanding
Date Available:	Immediately
Rent:	TBD
Sales Price:	TBD
Property Taxes:	\$57,595.18 (2020)
Building Size:	48,093 SF
Building Dimensions:	213.7' x 213.5' (approximate)
Lot Size:	2.02 AC
Lot Dimensions:	240' x 365'
Available Space:	48,093 SF
Zoning:	M-Z
Improvements:	Single Story Commercial Building
Traffic Count:	8 Mile Rd (50,000 CPD) Schoenherr St (10,900 CPD)

DESCRIPTION

High traffic location with over 50,000 cars per day passing this location. The trade area includes numerous national retailers including CVS, ALDI, AutoZone, Advance Auto, Chase Bank, Dollar Tree, Dollar General, Family Dollar, McDonald's, Burger King and many others. Site is ideal for retail, self storage and other large footprint tenant/users.

CONTACT

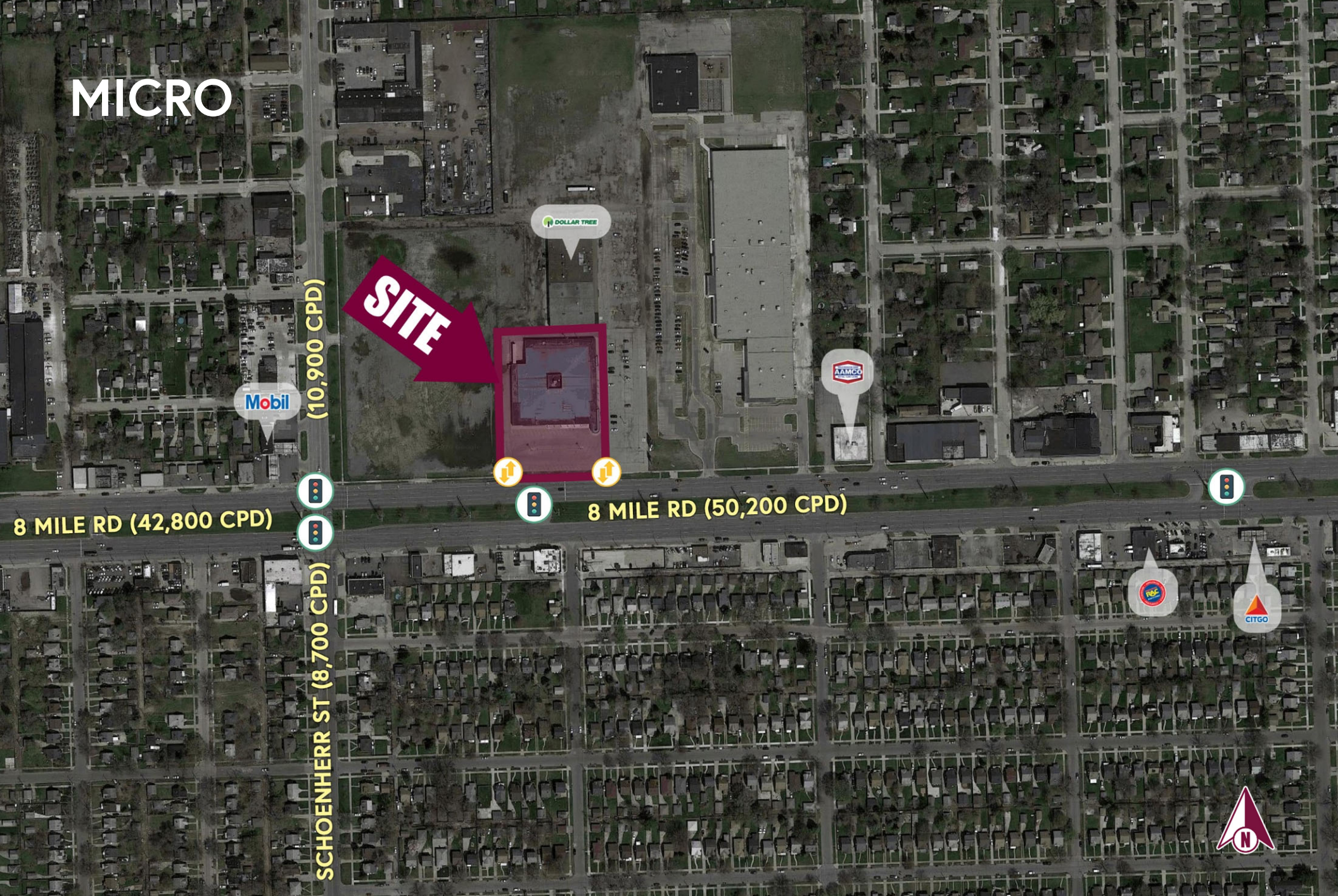
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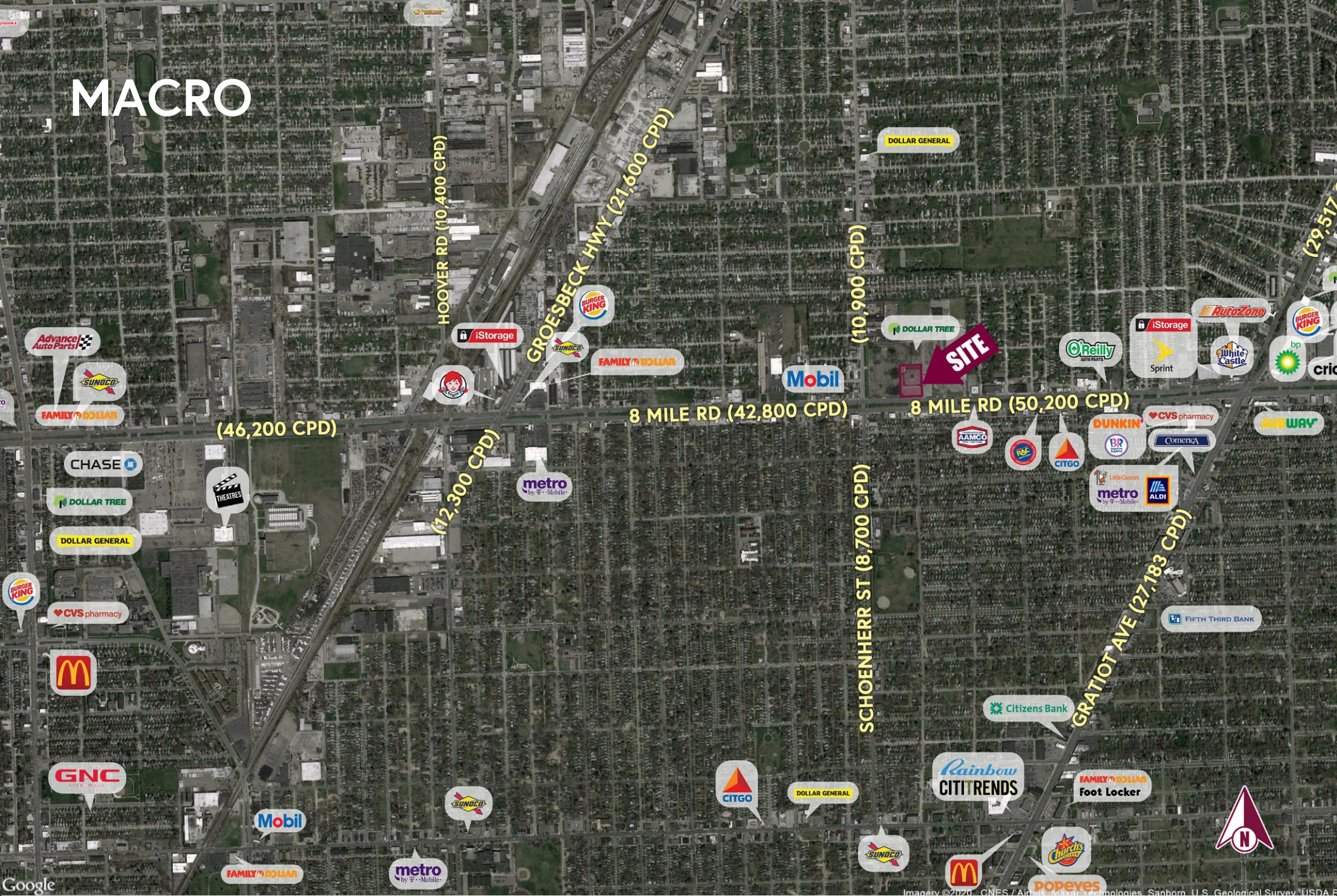
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MICRO



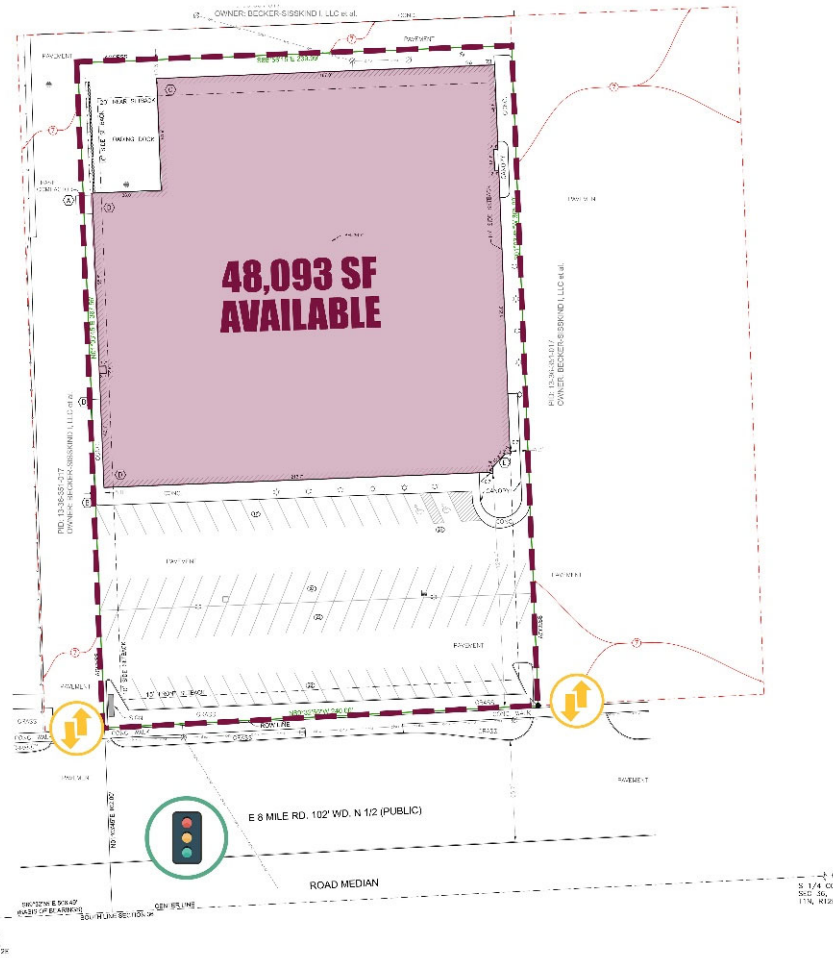
MACRO



PLAT

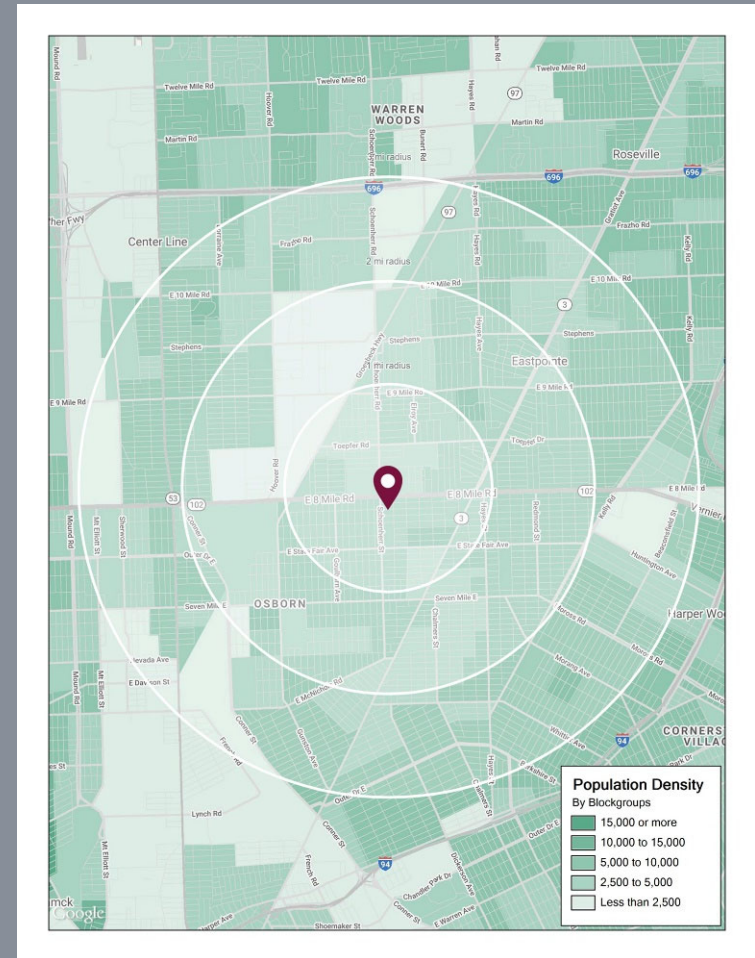


SURVEY



DEMOGRAPHICS

DESCRIPTION		1 MILE	2 MILE	3 MILE
POPULATION	2021 Estimated Population	18,120	64,833	152,428
	2026 Projected Population	17,558	62,636	147,909
	2010 Census Population	19,266	68,823	159,380
	2000 Census Population	23,724	88,662	196,774
	Projected Annual Growth 2021 to 2026	-0.6%	-0.7%	-0.6%
	Historical Annual Growth 2000 to 2021	-1.1%	-1.3%	-1.1%
HOUSEHOLDS	2021 Estimated Households	6,131	22,445	55,254
	2026 Projected Households	6,029	22,000	54,481
	2010 Census Households	6,433	23,532	57,023
	2000 Census Households	7,718	28,911	67,708
	Projected Annual Growth 2021 to 2026	-0.3%	-0.4%	-0.3%
	Historical Annual Growth 2000 to 2021	-1.0%	-1.1%	-0.9%
RACE	2021 Est. White	33.8%	34.1%	38.8%
	2021 Est. Black	58.7%	59.0%	54.6%
	2021 Est. Asian or Pacific Islander	3.2%	2.8%	2.6%
	2021 Est. American Indian or Alaska Native	0.5%	0.4%	0.4%
	2021 Est. Other Races	3.8%	3.7%	3.6%
INCOME	2021 Est. Average Household Income	\$57,014	\$53,484	\$52,770
	2021 Est. Median Household Income	\$41,599	\$43,113	\$43,381
	2021 Est. Per Capita Income	\$19,336	\$18,579	\$19,189
BUSINESS	2021 Est. Total Businesses	417	1,754	4,089
	2021 Est. Total Employees	3,018	18,902	44,439



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