

FOR SALE

3807-3855 E 8 MILE ROAD



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WARREN, MI 48091

PROPERTY HIGHLIGHTS:

- 22,000 SF freestanding building for sale or lease
- 19,000 SF available (30 day notice)
- Seller financing/land contract terms offered
- Direct access and exposure to 8 Mile Road
- Traffic counts in excess of 71,000 VPD
- Private parking lot with 30 spaces
- Excellent signage
- Asking lease rate: \$4.50 gross
- Asking price: \$850,000

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FOR MORE INFORMATION PLEASE CONTACT:



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LOCATION OVERVIEW



TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
8 MILE RD & PLUMHOFF AVE	71,000
8 MILE RD & DE FEVER AVE	54,494
8 MILE RD & WARNER AVE	47,615
8 MILE RD & RYAN RD	30,400

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	19,191	142,199	370,644
Total Households	6,847	50,269	137,765
Average HH Income	\$41,608	\$40,370	\$43,971

3807-3855 E 8 MILE ROAD PROPERTY PHOTOS

