

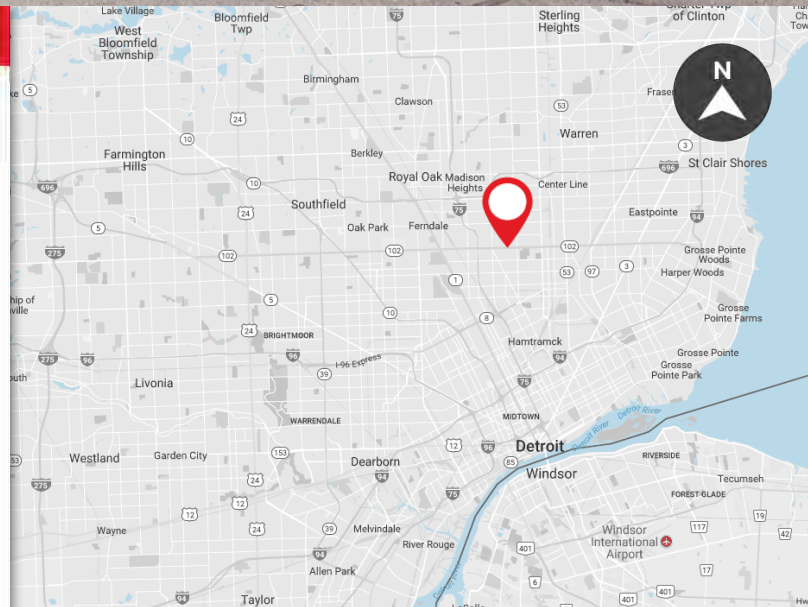
FOR SALE OR LEASE

3807-3855 E 8 MILE ROAD
WARREN, MI 48091



PROPERTY FEATURES:

- 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



FOR MORE INFORMATION PLEASE CONTACT:

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Information is subject to verification and no liability for errors or omissions is assumed. We have no reason to doubt its accuracy, but we do not guarantee it.

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TRAFFIC COUNTS

ROADS	VEHICLES PER DAY
8 MILE RD & PLUMHOFF AVE	71,000
8 MILE RD & LE FEVER AVE	54,494
8 MILE RD & MITCHELL AVE	47,615
8 MILE RD & WARNER AVE	47,615
8 MILE RD & RYAN RD	30,400

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2017 POPULATION	18,931	128,312	363,048
2022 PROJECTION	19,017	128,702	362,991
AVG HOUSEHOLD INCOME	\$39,433	\$42,796	\$50,432
AVERAGE AGE	36.7	37.0	37.8

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