

FOR SALE

8498 WAYNE ROAD
ROMULUS, MI 48174



PROPERTY FEATURES:

- 2,500 SF former 7-Eleven available for sale or lease
- Located just minutes from the Detroit Metropolitan Airport
- Situated on Wayne Rd with direct ramp access to I-94
- The property's exterior and interior is undergoing complete renovation
- Brand new parking lot is planned
- Very strong retail demographics
- Lease Rate: \$11.95 NNN
- Asking Price: \$249,999



FOR MORE INFORMATION PLEASE CONTACT:

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TRAFFIC COUNTS

INTERSECTION	CARS PER DAY
I-94 & Wayne Road	±135,000
Wayne Road & Ecorse Road	±15,000
I-94 & Merriman Road	±29,000

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,155	12,645	44,943
Total Population	2,992	32,683	120,670
Average HH Income	\$48,508	\$50,134	\$56,405

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