



Retail For Sale or Lease

Property Name:
Location: 2100 E. Twelve Mile Road
City, State: Warren, MI
Cross Streets: Dequindre Road
County: Macomb
Zoning: Commercial
Year Built: 2003

Total Building Sq. Ft.:	6,000	Property Type:	Bank
Available Sq. Ft.:	6,000	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	6,000	Total Acreage:	N/A
Max Cont. Sq. Ft.:	6,000	Land Dimensions:	N/A
Ceiling Height:	15'	Parking:	35
Overhead Door(s) / Height:	0	Curb Cuts:	2
Exterior Construction:	Block/Brick	Power:	N/A
Structural System:	N/A	Restrooms:	Yes
Heating:	Yes	Sprinklers:	No
Air-Conditioning:	Yes	Signage:	Pylon & Building
Basement:	No	Roof:	Flat
Number of Stories:	1	Floors:	N/A
Condition:	N/A	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2020	Count: 34,814	Dequindre Rd. S. of 12 Mile Rd. 2-Way
1 Mile: 15,783	1 Mile: \$63,506	Yr: 2020	Count: 39,274		Dequindre Rd. N. of 12 Mile Rd. 2-Way
3 Miles: 113,874	3 Miles: \$62,211	Yr: 2020	Count: 26,859		12 Mile Rd. E. of Dequindre Rd. 2-Way
5 Miles: 335,838	5 Miles: \$64,368	Yr: 2020	Count: 22,936		12 Mile Rd. W. of Dequindre Rd. 2-Way

Current Tenant(s): N/A **Major Tenants:** Kroger, Burlington Stores, Marshalls, Target

Lease Rate:	\$25.00	Improvement Allowance:	N/A
Lease Type:	NNN	Options:	N/A
Monthly Rate:	N/A	Taxes:	\$20,233.08 (2020)
Lease Term:	N/A	TD:	N/A
Security Deposit:	N/A	Parcel #:	12-63-18-501-001
Sale Price:	Contact Broker	Assessor #:	N/A
Sale Terms:	N/A	Date Available:	Immediately

Utilities	Electric: Yes
Sanitary Sewer: Yes	Gas: Yes
Storm Sewer: Yes	Water: Yes

Tenant Responsibilities: N/A

Comments: Former TCF Bank. Contact Broker for details.



Broker: SIGNATURE ASSOCIATES

Agent(s):
Peter Vanderkaay, (248) 359-3837, pvanderkaay@signatureassociates.com