

EST. **TD** 1978  
**THOMAS DUKE**  
COMMERCIAL REAL ESTATE

**43223 W. 12 MILE ROAD**

Novi, MI 48377



**FOR SALE**

**248.476.3700**

EXCLUSIVELY LISTED BY:

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**OFFERING SUMMARY:** 43223 W. 12 Mile Road | Novi, MI 48377

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**PROPERTY OVERVIEW**

A 29,884 square foot free-standing retail building located along 12 Mile Road directly in front of 12 Oaks Mall.

**OFFERING SUMMARY**

Sale Price:           PRICE REDUCED!  
                          Was: \$5,180,000.00  
                          NOW: \$4,995,000.00

Building Size:           29,884 SF

Price / SF:               \$167.15

Year Built:              1998

Zoning:                 R-C Regional Center

**PROPERTY HIGHLIGHTS**

- Street level retail space, located on an outlot to Twelve Oaks Mall.
- Free-standing building with exquisite interior and architectural design.
- Close proximity to I-96, I-275 and M-5.
- Flexible Seller with the ability to move into the upper level retail space and leaseback to a new Owner.
- Ability to expand parking by utilizing excess land included in the side of the building.



## BUILDING/PROPERTY INFORMATION: 43223 W. 12 Mile Road | Novi, MI 48377

### BUILDING INFORMATION

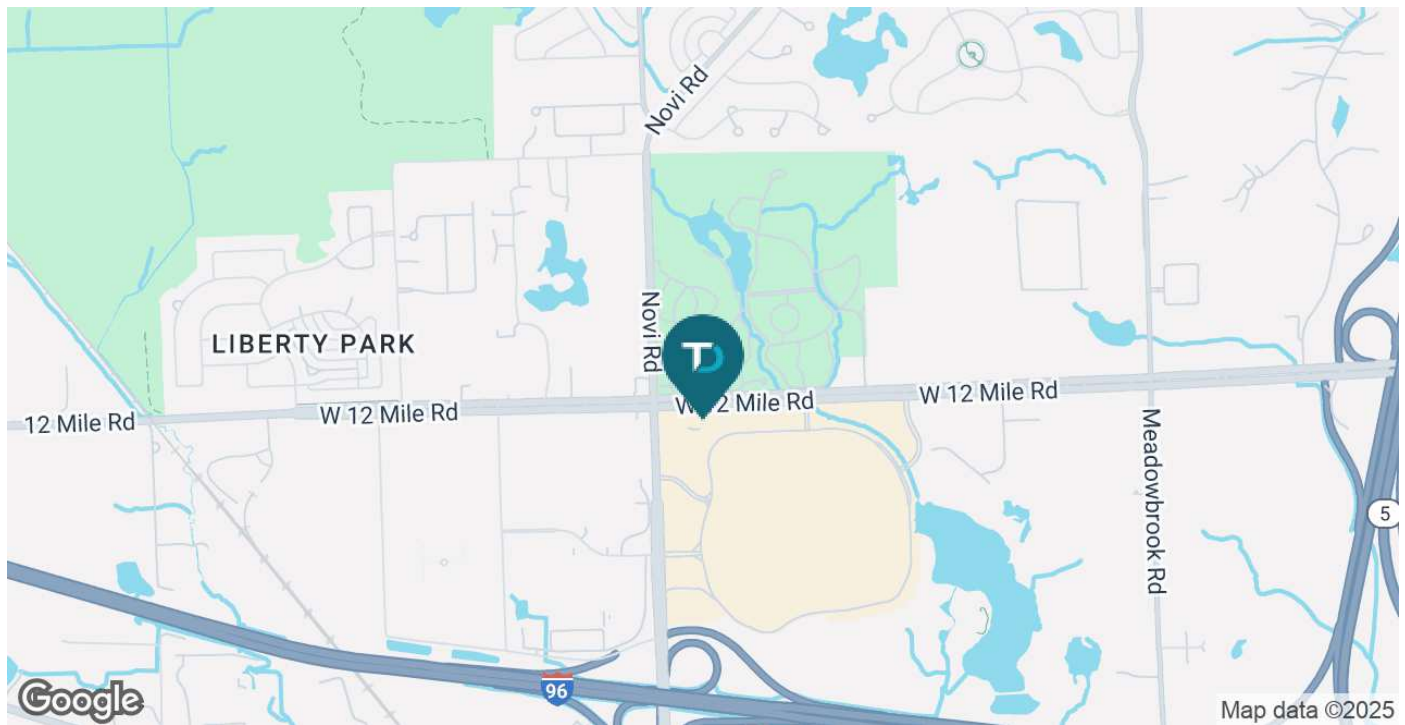
SALE PRICE:	\$4,995,000.00
Year Built:	1998
Number of Floors:	2
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	64

### PROPERTY INFORMATION

Lot Size:	2.70 Acres
Property Type:	Retail
Taxes:	2024 Summer - \$48,673.31 2023 Winter - \$18,403.46
Zoning	R-C Regional Center
2022 Traffic Count:	12 Mile Road = 22,170 Novi Road = 15,200
Legal Description:	Available upon request.
APN:	22-14-100-034

### LOCATION INFORMATION

Located on the south side of 12 Mile, just east of Novi Road, directly in front of Twelve Oaks Mall in Novi, Michigan.

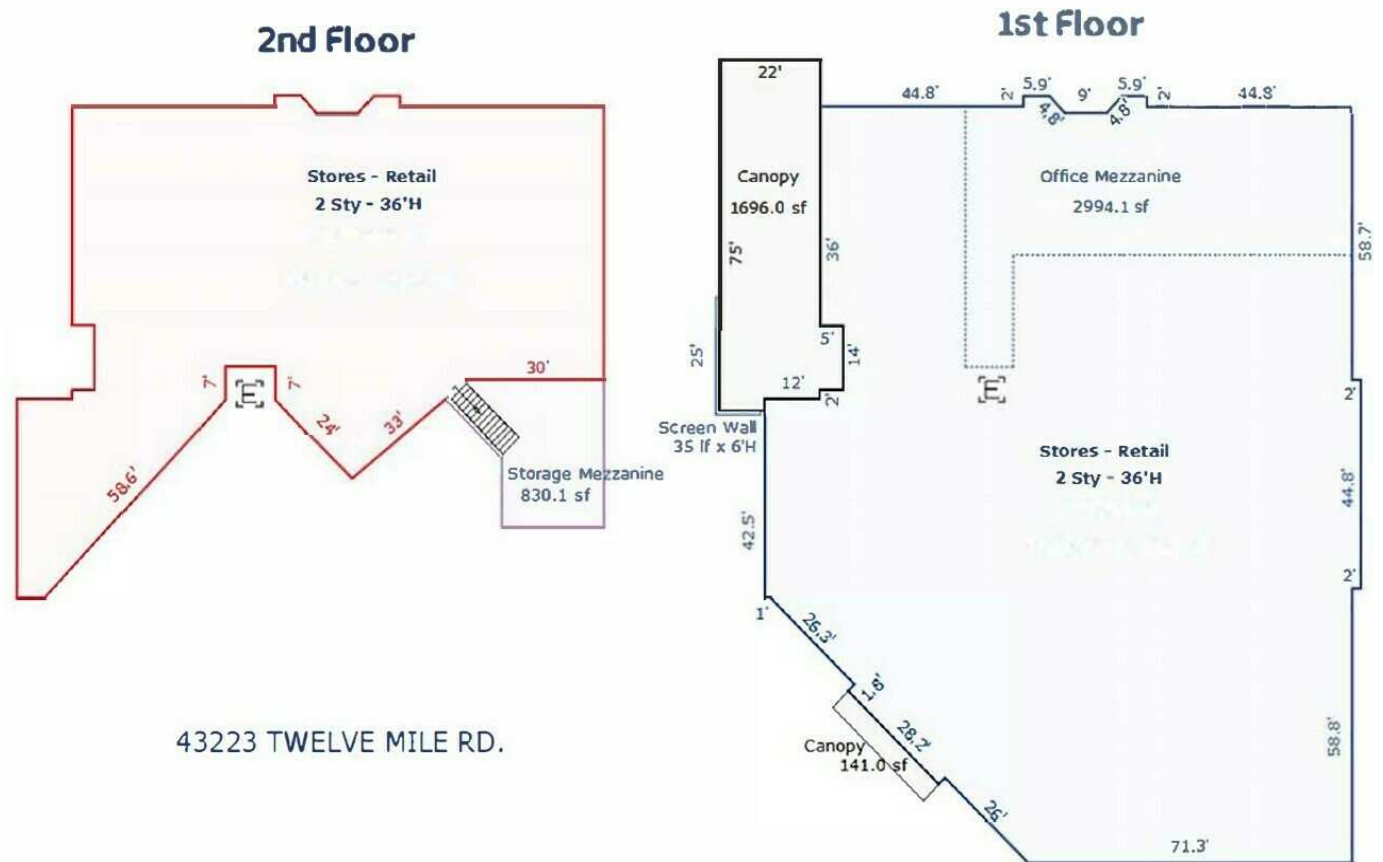


**ADDITIONAL PHOTOS:** 43223 W. 12 Mile Road | Novi, MI 48377

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**ADDITIONAL PHOTOS:** 43223 W. 12 Mile Road | Novi, MI 48377





**AERIAL MAP: 43223 W. 12 Mile Road | Novi, MI 48377**



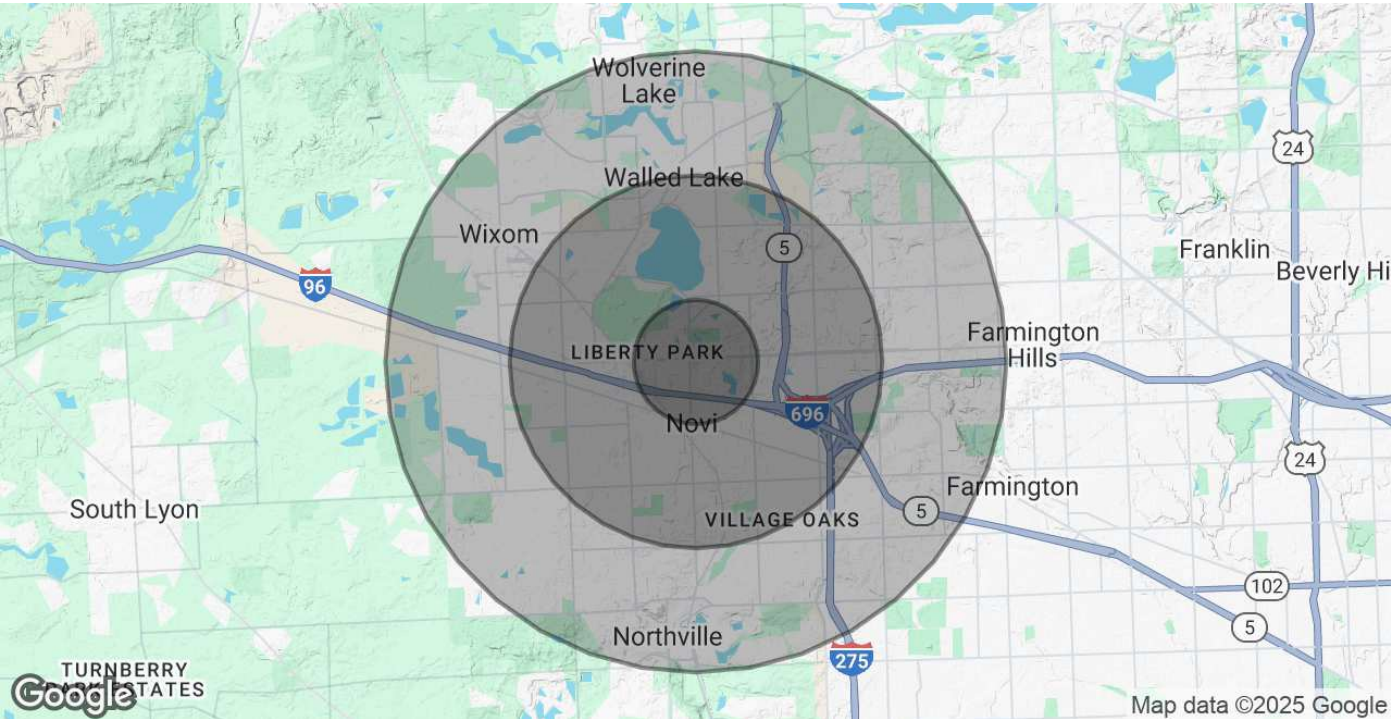


**RETAILER AERIAL: 43223 W. 12 Mile Road | Novi, MI 48377**



DEMOGRAPHICS MAP & REPORT:

43223 W. 12 Mile Road | Novi, MI 48377



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,278	61,140	178,992
Average Age	39	42	42
Average Age (Male)	38	41	41
Average Age (Female)	39	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,680	27,482	76,102
# of Persons per HH	2.5	2.2	2.4
Average HH Income	\$133,199	\$133,873	\$143,977
Average House Value	\$443,714	\$397,231	\$417,487
Demographics data derived from AlphaMap			