

RETAIL | FOR SALE



# FREESTANDING BUILDING

31409 SOUTHFIELD ROAD  
BEVERLY HILLS, MICHIGAN

**CBRE**

# PROPERTY HIGHLIGHTS

**±8,950 SF  
ABOVE GRADE  
FREESTANDING  
BUILDING ON 0.82  
ACRES**

**VALUE ADD  
COMPONENT WITH  
POTENTIAL TO  
EXPAND**

**LOCATED IN THE  
COVETED VILLAGE OF  
BEVERLY HILLS ON  
SOUTHFIELD RD WITH  
TRAFFIC COUNTS  
EXCEEDING 33,000  
VPD**

**TWO CURB CUTS  
  
ZONED: B - BUSINESS  
DISTRICT**

**80 PARKING SPACES**

**MONUMENT SIGNAGE  
ALONG SOUTHFIELD  
ROAD**

**DENSE RESIDENTIAL  
TRADE AREA  
WITH POPULATION  
EXCEEDING 100,000  
AND AVERAGE  
HOUSEHOLD INCOME  
OF \$157,316 WITHIN A  
3-MILE RADIUS**

**ASKING PRICE:**

~~**\$2,700,000**~~

**REDUCED PRICE:**

**\$2,250,000**

# MINUTES TO DOWNTOWN BIRMINGHAM

## **VIBRANT DOWNTOWN & RETAIL DESTINATION**

NEARLY 300 RETAILERS  
INCLUDING LUXURY  
BRANDS, SUCH AS  
RESTORATION HARDWARE  
AND UNIQUE  
BOUTIQUES

## **TOP OFFICE MARKET**

HIGH-DEMAND OFFICE  
SPACE AND PREMIUM  
RENTAL RATES

## **AFFLUENT EDUCATION**

PRESTIGIOUS PRIVATE  
SCHOOLS INCLUDING  
CRANBROOK AND  
COUNTRY DAY, AS WELL AS  
TOP PUBLIC  
SCHOOLS

## **DYNAMIC CULINARY SCENE**

NEARLY 50 RESTAURANTS  
RICH IN VARIETY THAT  
DRAWS VISITORS AND  
SUPPORTS A STRONG  
ECONOMY

## **ECONOMY & INCOME**

HEAVILY BOLSTERED BY  
IT'S VIBRANT DOWNTOWN,  
WHICH IS A HUB FOR HIGH  
END RETAIL, DIVERSE  
RESTAURANTS, AND CLASS  
A OFFICE SPACE

## **ROBUST HOUSING MARKET**

ONE OF THE MOST  
UPSCALE AND COMPETITIVE  
RESIDENTIAL MARKETS IN  
THE STATE



# MICRO AERIAL

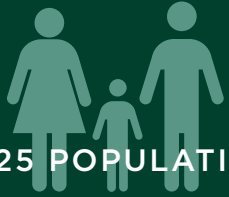


SOUTHFIELD RD 33,832 VPD



13 MILE RD 31,675 VPD

# DEMOGRAPHIC HIGHLIGHTS



2025 POPULATION

**1 MILE: 12,567**

**3 MILES: 101,909**

**5 MILES: 255,649**

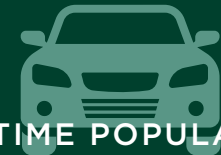


AVERAGE HOUSEHOLD INCOME

**1 MILE: \$156,777**

**3 MILES: \$157,316**

**5 MILES: \$142,147**



DAYTIME POPULATION

**1 MILE: 11,195**

**3 MILES: 116,900**

**5 MILES: 324,328**

# PROPERTY VIEW



SOUTHFIELD RD 35,832 VPD

**31409**  
SOUTHFIELD  
ROAD



# PROPERTY PHOTOS



**31409**  
SOUTHFIELD  
ROAD





# 31409 SOUTHFIELD RD, BEVERLY HILLS, MI

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