

5702 E 12 Mile Rd



Restaurant - Maccomb West
 Submarket
 Warren, MI 48092

6,889 SF GLA
 2 AC Lot
 1975 Built
 Single Tenancy

Sale

Sold Price Not Disclosed
 Date Oct 2021

Building

Type 2 Star Retail Restaurant
 Location Suburban

GLA 6,889 SF
 Stories 1
 Typical Floor 6,889 SF
 Class B
 Docks None
 Construction Wood Frame

Construction Event Date
 Year Built 1975

CoStar Est. Rent \$14 - 17/SF (Retail)

Frontage 176' on 12 Mile Rd (with 2 curb cuts)

Walk Score® Car-Dependent (49)

Parking Ratio 17.56/1,000 SF

Parking Type Spaces
 Surface 121

Tenancy Owner Occup
 Elevators None

Single No

Land

Land Acres 2.00 AC
 Bldg FAR 0.08

Zoning C2: General Business

Building Amenities Signage

Pylon Sign

Public Transportation

Airport Drive Distance
 Detroit City 22 min 8.3 mi
 Detroit Metropolitan 43 min 41.5 mi

Land SF 87,120 SF

Leasing Activity

Sign Date	Leased	Use	Rent	Services	Rent Type
Jun 2016	6,885 SF	Retail	\$13.07	NNN	Asking

Market Conditions

Vacancy Rates	Current	YOY Change
Subject Property	0.0%	-100.0%
Submarket 1-3 Star	5.8%	-0.0%
Market Overall	5.4%	0.3%

Market Asking Rent Per Area	Current	YOY Change
Subject Property	\$16.39/SF	1.9%
Submarket 1-3 Star	\$18.09/SF	3.3%
Market Overall	\$18.70/SF	3.0%

Submarket Leasing Activity

12 Mo. Leased	Current	YOY Change
12 Mo. Leased	411,285 SF	86.7%
Months on Market	14.1	-4.6 mo

Submarket Sales Activity

12 Mo. Sales Volume	Current	YOY Change
12 Mo. Sales Volume	\$33.39M	\$35.81M
Market Sale Price Per Area	\$136/SF	\$132/SF

Property Contacts

Recorded Owner Ndl Inc
 Property Manager Nick Lavdas
 Primary Leasing Lavdas Properties

Demographics

Population	1 mile	3 miles
Population	8,059	107,882
Households	3,239	44,061
Median Age	42.50	41.40
Median HH Income	\$71,724	\$58,159
Daytime Employees	4,141	77,458

Population Growth '24 - '29	Household Growth '24 - '29
Population Growth '24 - '29	Household Growth '24 - '29
-0.36%	-1.32%
-0.22%	-1.36%

Location

Postcode 48092
 Submarket Macomb West
 Submarket Cluster Macomb
 Location Type Suburban
 Market Detroit
 County Macomb
 State Michigan
 CBSA Detroit-Warren-Dearborn, MI
 DMA Detroit, MI
 Country United States

Traffic

Collection Street	Cross Street	Traffic Vol	Last Measur...	Distance
12 Mile Rd	Mound Rd E	27,403	2022	0.06 mi
East 12 Mile Road	Mound Rd E	28,296	2020	0.06 mi
Mound Rd	Elmgrove Ave NW	4,010	2022	0.14 mi
Mound Rd	Elmgrove Ave SW	77,829	2022	0.14 mi
Mound Rd	12 Mile Rd S	80,034	2022	0.17 mi
E 12 Mile Rd	12 Mile Rd W	24,505	2022	0.18 mi
Mound Rd N	Mound Rd NW	1,924	2022	0.36 mi
E 12 Mile Rd	Conrail R R Yard E	24,062	2022	0.36 mi
Mound Rd	Waterview Dr N	73,905	2022	0.38 mi
12 Mile Rd	Audrey Ave E	22,048	2022	0.39 mi

Made with TrafficMark® Products

Public Record

Total Value \$359,250 \$4.14/SF
 Parcels 12-13-17-226-046

Flood Risk

Flood Risk Area Moderate to Low Risk Areas
 FEMA Flood Zone B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.
 Floodplain Area 100-year and 500-year
 In SFHA No
 FEMA Map Identifier 26099C0318G
 FIRM ID 26099C
 FIRM Panel Number 0318G
 FEMA Map Date Sep 29, 2006

Flood risk is determined by the footprint of the parcel rather than the footprint of the property.

Property ID: 29344