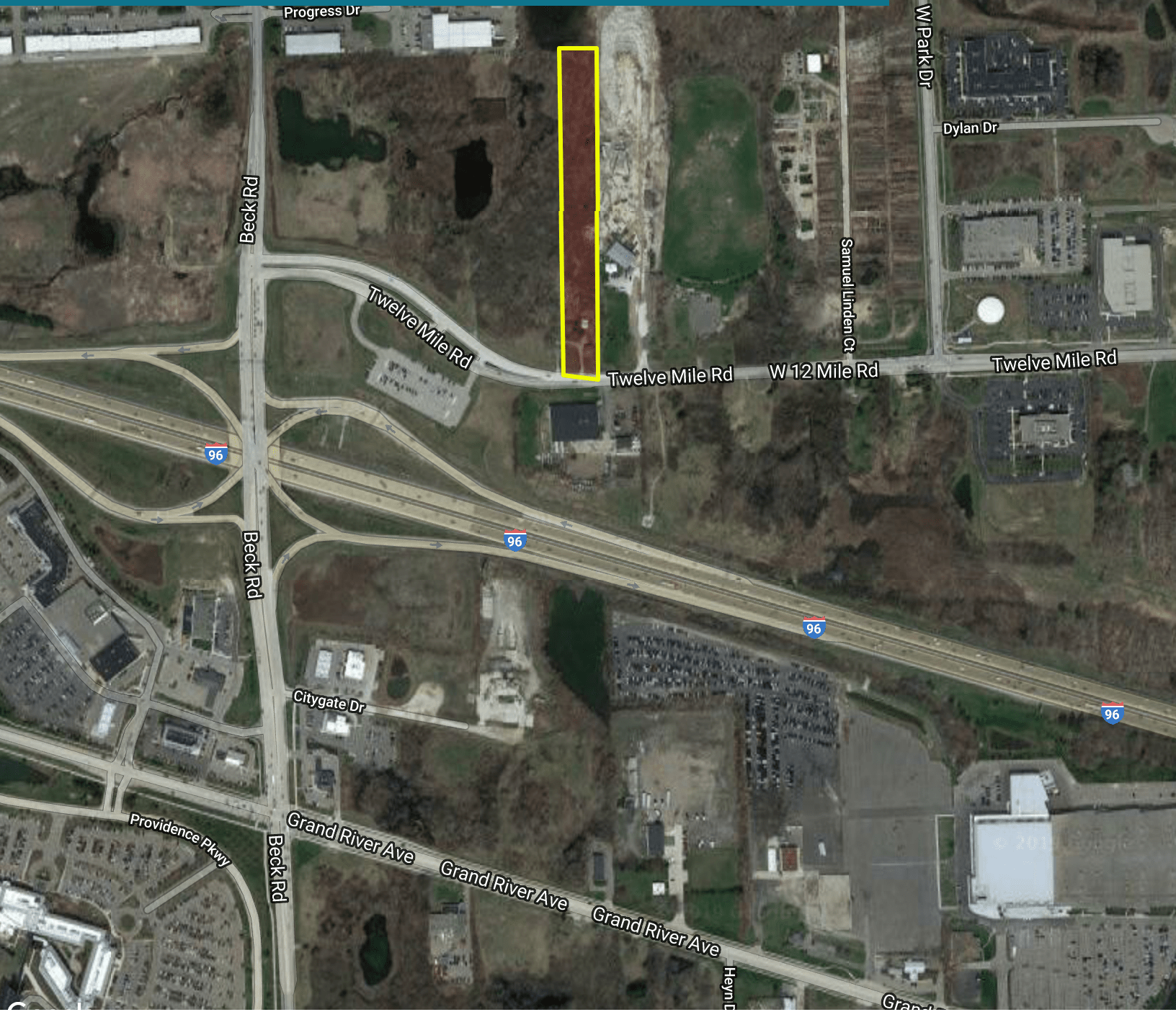


5 ACRES TWELVE MILE ROAD - FOR SALE

46910 W. 12 MILE ROAD, WIXOM, MI 48377



EXCLUSIVELY LISTED BY:

ERIC SZERLAG

Vice President

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MARK SZERLAG

Senior Partner

mszerlag@thomasduke.com

THOMAS DUKE COMPANY
COMMERCIAL PROPERTY

EXECUTIVE SUMMARY: 5 Acres 12 Mile Road | Wixom, MI 48377



OFFERING SUMMARY

Sale Price: \$700,000.00
Price / Acre: \$145,530.00
Lot Size: 4.81 Acres
Location Description: North side of 12 Mile, just east of Beck Road
APN: 22-09-300-015 and 016
Zoning: M-1, Light Industrial
Surrounding Businesses: Kroger, Home Depot, Staples, St. John Providence Hospital and many other industrial and office users.

PROPERTY HIGHLIGHTS

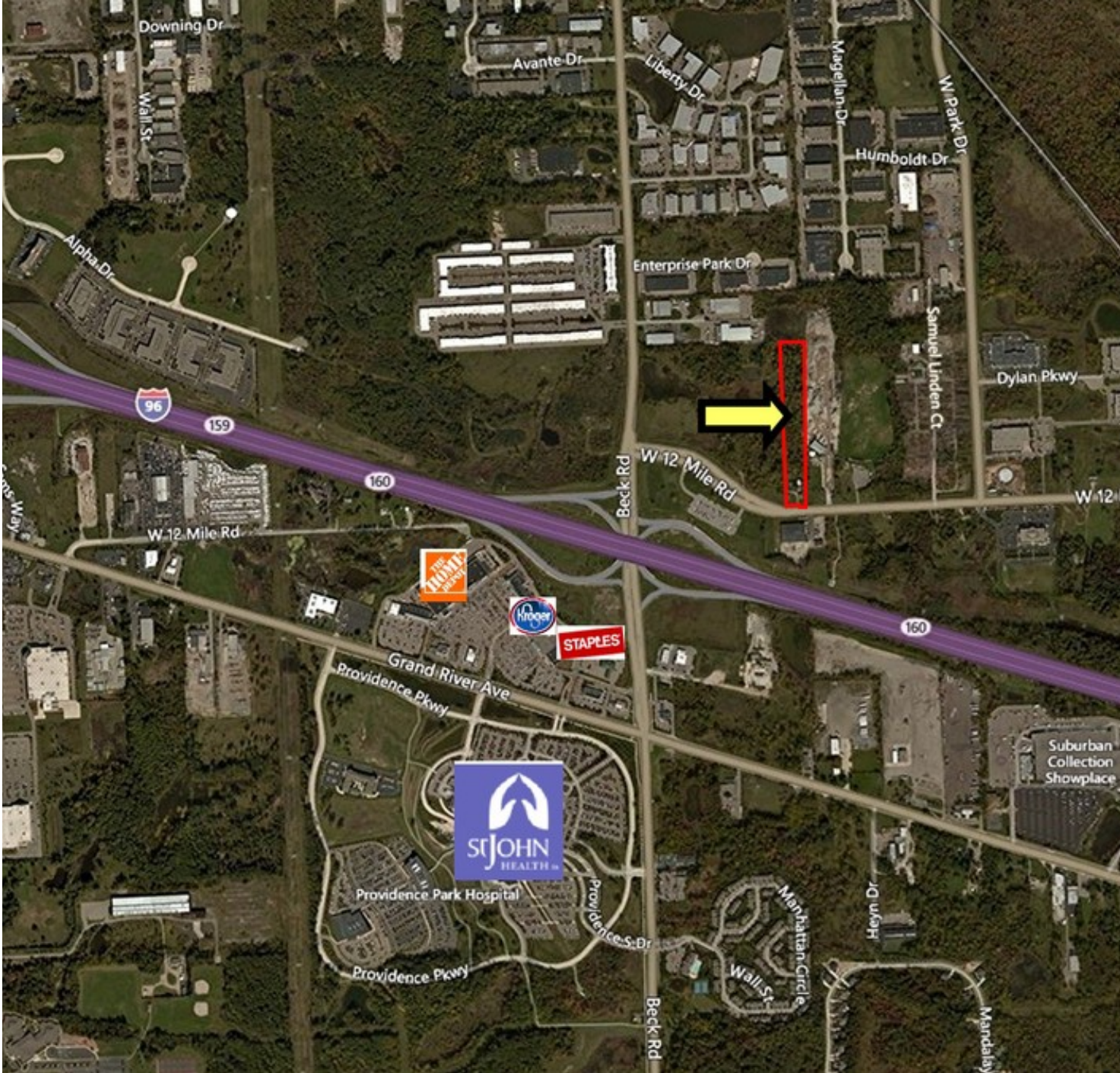
- Growing Corridor
- Easy Freeway Access
- Low supply of existing Lt Industrial on the market

DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
Total Households:	1,470	48,380	174,804
Total Population:	3,510	117,680	446,074
Average HH Income:	\$96,992	\$93,893	\$101,505

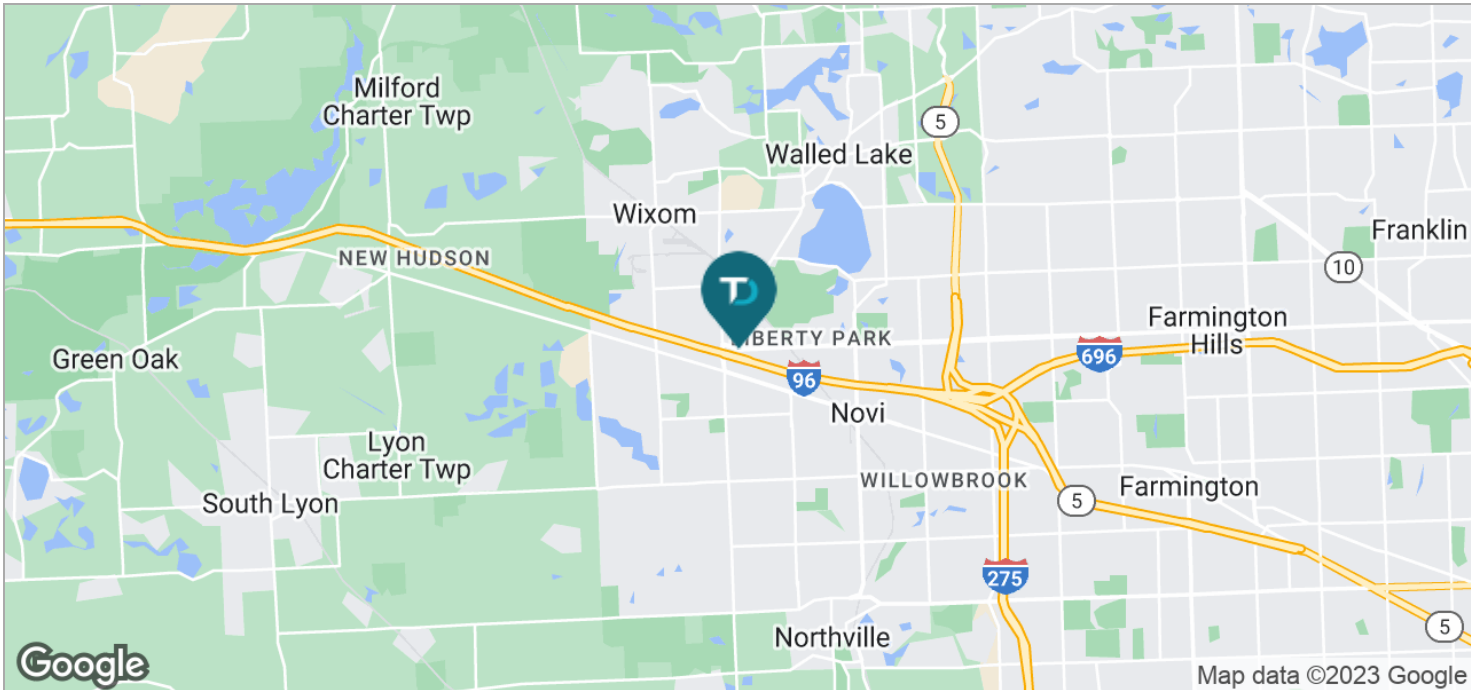
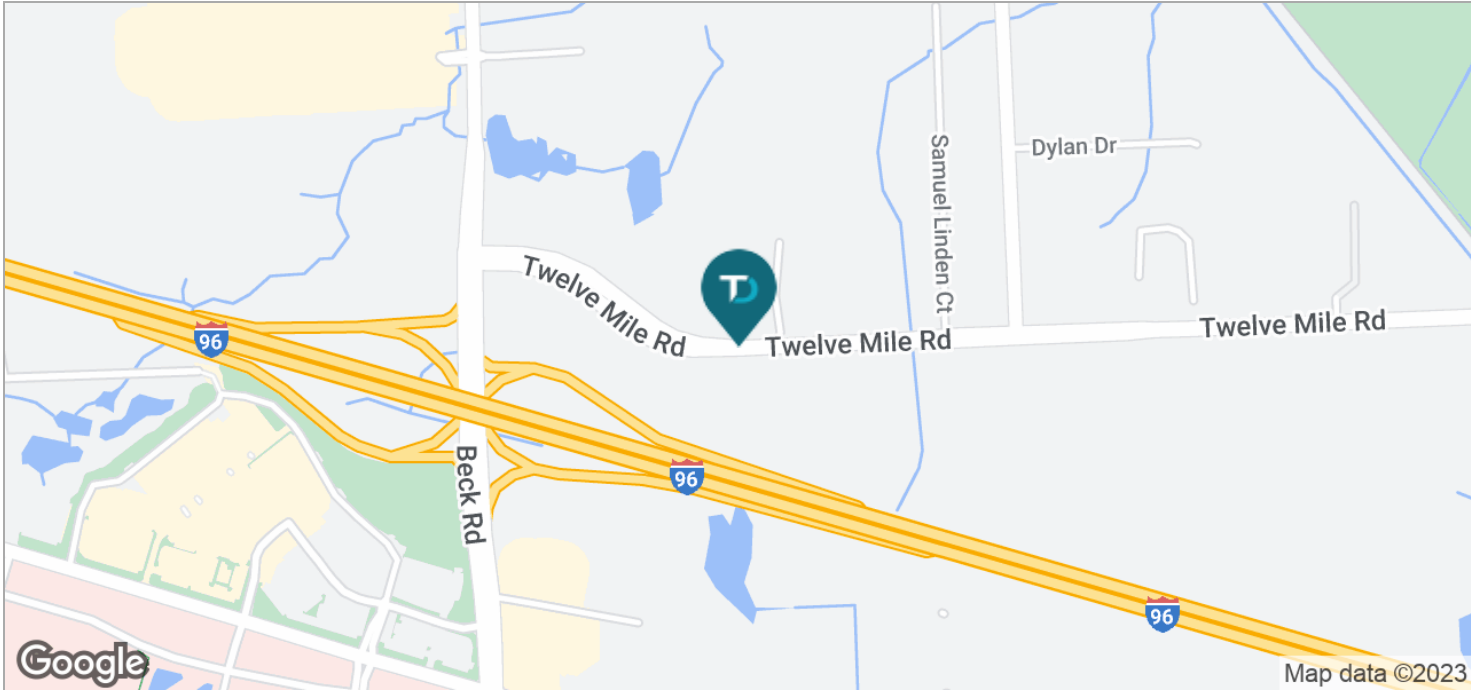
PROPERTY DETAILS: 5 Acres 12 Mile Road | Wixom, MI 48377

PROPERTY NAME:	5 Acres Twelve Mile Road
5 ACRES 12 MILE ROAD	46910 W. 12 Mile Road Wixom, MI 48377
APN:	22-09-300-016, 015
ZONING:	M-1, Light Industrial
TAXES:	\$7,8
SURROUNDING BUSINESSES:	Kroger, Home Depot, Staples, St. John Providence Hospital and many other industrial and office users.
LAND LEGAL DESCRIPTION:	015 - T1N, R8E, SEC 9 SW 1/4 OF SW 1/4 EXC W 1161.86 FT, ALSO EXC E 70 FT OF S 272 FT THEREOF, ALSO EXC S 50 FT TAKEN FOR RD 4.46 A 9-12-03 CORR 016 - T1N, R8E, SEC 9 PART OF SW 1/4 BEG AT PT DIST E 1250.08 FT FROM SW SEC COR, TH S 89-56-00 E 70 FT, TH N 00-56-00 E 272 FT, TH N 89-56-00 W 70 FT, TH S 00-56-00 W 272 FT TO BEG 0.42 A
UTILITIES DESCRIPTION:	City Water & Sanitary Sewer
TRAFFIC COUNTS:	12 Mile Rd = 8,395
TERMS:	Cash or Acceptable terms

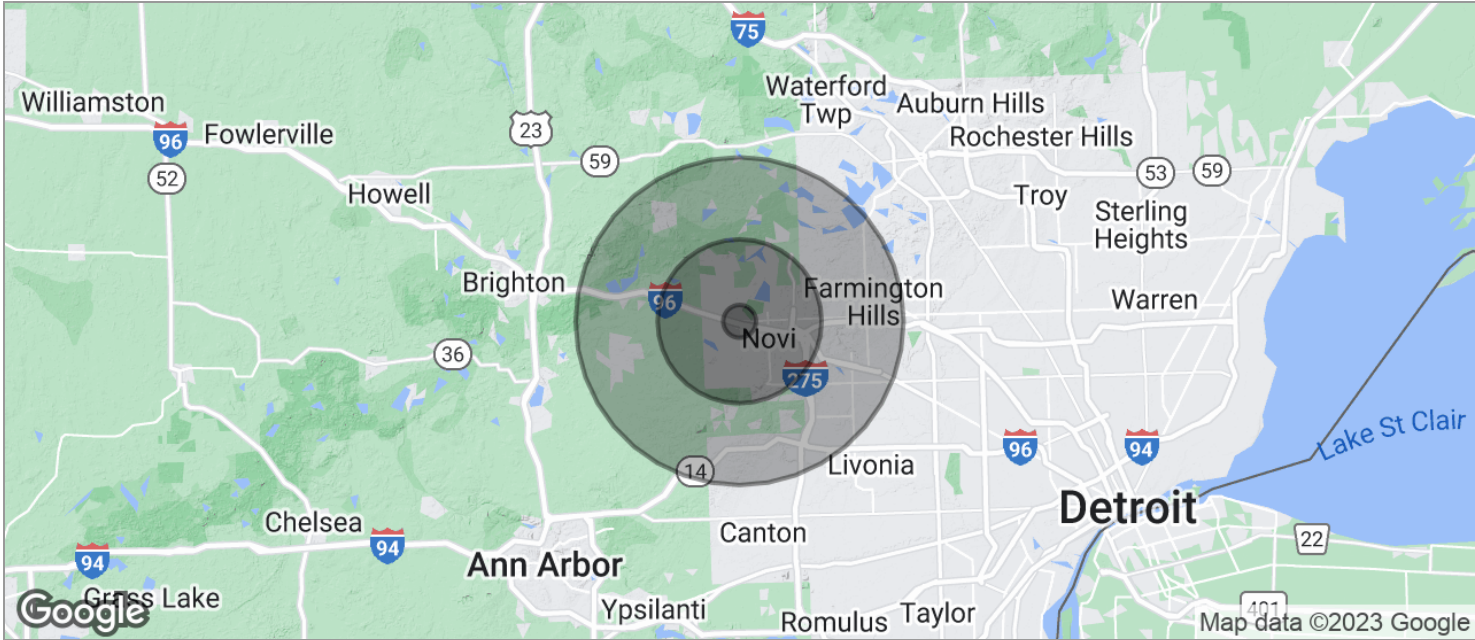
ADDITIONAL PHOTOS: 5 Acres 12 Mile Road | Wixom, MI 48377



LOCATION MAPS: 5 Acres 12 Mile Road | Wixom, MI 48377



DEMOGRAPHICS MAP: 5 Acres 12 Mile Road | Wixom, MI 48377



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,510	117,680	446,074
MEDIAN AGE	36.2	38.4	40.7
MEDIAN AGE (MALE)	36.1	37.4	39.5
MEDIAN AGE (FEMALE)	36.4	39.2	41.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,470	48,380	174,804
# OF PERSONS PER HH	2.4	2.4	2.6
AVERAGE HH INCOME	\$96,992	\$93,893	\$101,505
AVERAGE HOUSE VALUE	\$297,310	\$255,975	\$293,499

* Demographic data derived from 2020 ACS - US Census