

Retail | Available

CBRE

Freestanding Building

± 5,600 SF Available

20000 West 12 Mile Road
Southfield, MI 48076

Located at the NEC of West 12 Mile and Evergreen Road



Freestanding Building

20000 W 12 Mile Rd | Southfield, MI 48076

Available

Property Highlights

- + ± 5,600 SF two-story building available
- + Located on the morning side of the road, with traffic counts exceeding 40,000 VPD
- + Three existing drive-thru lanes
- + 2 curb cuts with 30 parking spaces
- + Nearby retailers include Kroger, Meijer, Lowe's, Target, The Home Depot, and many more!
- + **Pricing: Contact Broker**

Macro Aerial



Micro Aerial



2022 Demographics	1 Mile	3 Miles	5 Miles
Population	11,576	95,153	258,351
Number of Households	4,430	41,102	112,433
Average Household Size	2.57	2.27	2.27
Average Household Income	116,407	119,586	120,840
Daytime Population	9,703	122,771	305,971

Survey

American National
Commercial Real Estate
Due Diligence Management
3465 South Ardmore Rd Suite #F183
Aliso Viejo, CA 92712
952-290-8724
www.americanreal.com


ALTA/ACSM Land Title Survey

SURVEYOR CERTIFICATION
20000 W Twelve Mile Rd
Southfield, MI
County of Oakland

To: The Huntington National Bank, HR Title Services Inc, Old Republic National Title Insurance Company, and American National, LLC. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include Items 1, 2, 3, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 20, 21 of Table A, hereof. The field work was completed on 05/27/2012.

Land Surveyor No. 47974
In State of Michigan Since 05/20/2012
Date of First or Only 05/20/2012
Date of Last Renewal 05/20/2012
Date of this Renewal 05/20/2012
Network Reference 820120134-055

Survey Prepared by:
Global Land Solutions, LLC
2000 W 12 Mile Road
Livonia, MI 48141



Legal Description

Land situated in the City of Southfield, County of Oakland, and State of Michigan, described as: Part of the West 1/2 of the Southwest 1/4 of Section 11, T16N, R10E, S11, Township 16 North, Range 10 East, City of Southfield, Oakland County, Michigan, described as: beginning at a point on the North line of Twelve Mile Road, west point being South 89 degrees 20 minutes 30 seconds East, 602.00 feet and the North 60.00 feet from the Southwest corner of Section 11; thence along the East line of Evergreen Road (60.00 feet East of and parallel to the West line of Section 11), due South 150.00 feet; thence South 89 degrees 20 minutes 30 seconds East, 200.00 feet; thence due South, 150.00 feet; thence along the North line of Twelve Mile Road (60.00 feet North of and parallel to the South line of Section 11), North 89 degrees 20 minutes 30 seconds West, 200.00 feet to the point of beginning.

Parcel number: 76-24-11-101-040

Property described above is the same as that described in Old Republic National Title Insurance Company's Commitment No. 141204032MCM, Dated March 12, 2012.



Zoning Information
ZONING INFORMATION NOT PROVIDED PER TABLE "A", ITEM 6B.

Encroachment Statement
BRICK WALL (SURVEYOR COULD NOT DETERMINE OWNERSHIP)
INDICATED, APPROXIMATELY 1.0' OVER NORTH PROPERTY LINE AT THE WEST END, AND 1.0' AT THE EAST END, AT TIME OF FIELD SURVEY.

Utility Notes
All utilities shown hereon are from above ground visible evidence only. No utilities were marked prior to field survey.

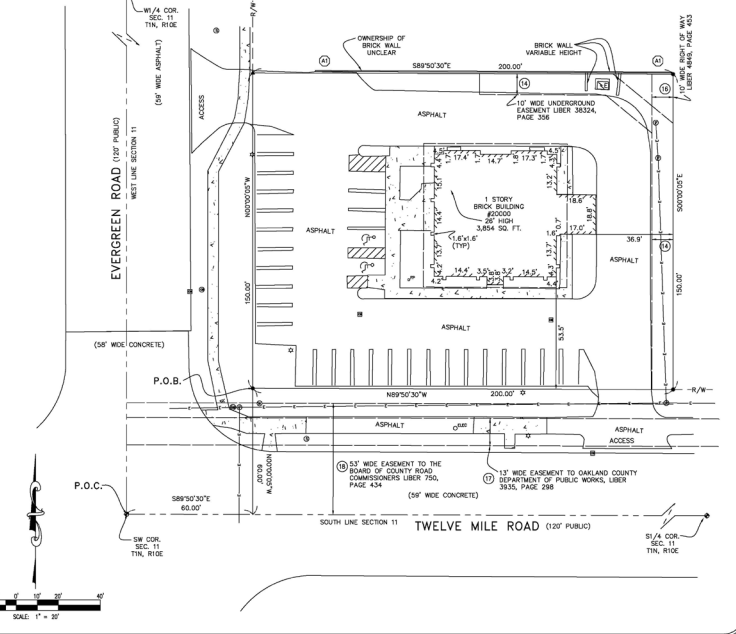
Legend of Symbols & Abbreviations

PROPERTY CORNER (as noted)	○
SET P.K. NAIL	▲
SET 1/2" IRON	●
POWER POLE	⊕
FLAG POLE	⌘
LIGHT POLE	⊙
ELECTRIC TRANSFORMER BOX	⊞
ELECTRIC MANHOLE	⊞
GAS METER	⊞
TELEPHONE PEDESTAL	⊞
ELECTRIC METER	⊞
WATER VALVE	⊞
FIRE HYDRANT	⊞
SANITARY MANHOLE	⊞
STORM CATCH BASIN (SQUARE)	⊞
STORM CATCH BASIN (ROUND)	⊞
STORM SEWER MANHOLE	⊞
OVERHEAD ELECTRIC	—
GRAVEL	—
CONCRETE	—

FLOOD NOTE: By graphic shading only, this property is in District 10 of the Flood Insurance Rate Manual promulgated by the Federal Emergency Management Agency, and is not in a Special Flood Hazard Area.

- Miscellaneous Notes**
- (M1) Some features shown on this plot may be shown out of scale for clarity.
 - (M2) Dimensions on this plot are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to an assumed meridian and are used to describe angles only. Monuments were found at points where indicated.
 - (M3) The South line bearings for this survey is S89°50'30"E on the South line of Section 11, per record title legal description.
 - (M4) All of the various survey monuments shown on this plot are found and/or used in good condition, apparently undisturbed, unless otherwise noted.
 - (M5) At the time of survey, there was no observable evidence of earth moving work, building construction, or building additions.
 - (M6) At the time of survey, there were no changes in street right of way lines or observable evidence of street or sidewalk repairs.
 - (M7) At the time of survey, there was no observable evidence of site use as a solid waste dump, strip, or sanitary landfill.
 - (M8) At the time of survey, the site is not being used as a cemetery.
 - (M9) All field measurements matched record dimensions within the precision requirements of ALTA/ACSM specifications unless otherwise shown.
 - (M10) Subject parcel contains 0.28 Acres (20,000 square feet), more or less.
 - (M11) Observed parking spaces were: 29 regular and 2 handicapped for a total of 31 spaces.

- Notes Corresponding to Schedule B**
- (S1) Items 1 through 13, Not Survey Related, Not Shown Hereon.
 - (S2) Unrecorded Easement (Right of Way) in favor of The Detroit Edison Company, a Michigan corporation, as recorded in Liber 38324, Page 326, APPLIES AND AFFECTS, SHOWN HEREON.
 - (S3) Terms, conditions and provisions which are recited in Site Maintenance Agreement by and between Fleetcity Bank and the City of Southfield recorded in Liber 20866, Page 213, APPLIES AND AFFECTS, NOT SURVEY RELATED.
 - (S4) Right of way vested in Michigan Bell Telephone Company by instrument recorded in Liber 4643, Page 453, APPLIES AND AFFECTS, SHOWN HEREON.
 - (S5) Easement in Oakland County Department of Public Works, a Michigan Statutory Corporation for sanitary sewer recorded in Liber 3153, Page 295 APPLIES AND AFFECTS, FALLS IN ROAD RIGHT OF WAY, SHOWN HEREON.
 - (S6) Easement to the Board of County Road Commissioners of the County of Oakland, State of Michigan for Twelve Mile Road recorded in Liber 206, Page 104, APPLIES AND AFFECTS, FALLS IN ROAD RIGHT OF WAY, SHOWN HEREON.



Freestanding Building

20000 W 12 Mile Rd | Southfield, MI 48076

Available

Property Photos



Contact Us

Scott Young

Senior Vice President
+1 248 936 6832
scott.young@cbre.com

Matt Croswell

Vice President
+1 248 351 2084
matt.croswell@cbre.com

Ashley Young

Senior Associate
+1 248 353 5400
ashley.young@cbre.com

Jasper Hanifi

Senior Associate
+1 248 351 2020
jasper.hanifi@cbre.com

Jake Vorkapich

Transaction Analyst
+1 248 351 2071
jake.vorkapich@cbre.com

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.