

RETAIL | FOR SALE



FREESTANDING BUILDING

31409 SOUTHFIELD ROAD
BEVERLY HILLS, MICHIGAN

CBRE

PROPERTY HIGHLIGHTS

**±7,500 SF
FREESTANDING
BUILDING ON 0.82
ACRES**

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

**TWO CURB CUTS

ZONED: B - BUSINESS
DISTRICT**

**AMPLE PARKING

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:
\$2,900,000**

MACRO AERIAL



MICRO AERIAL



Planned Pickleball Concept



SITE



THE CORNERS

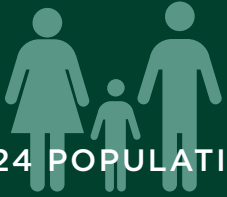
A collection of logos for various businesses: TJ-maxx, ACE Hardware, BAM! (Books • Toys • Tech • More), Better Health, Row House, and Penn Station East Coast Subs.



SOUTHFIELD RD 33,832 VPD

13 MILE RD 31,675 VPD

DEMOGRAPHIC HIGHLIGHTS



2024 POPULATION

1 MILE: 12,567

3 MILES: 101,909

5 MILES: 255,649

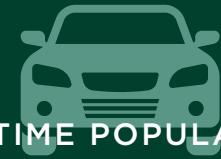


AVERAGE HOUSEHOLD INCOME

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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