

# 9.61 ACRES INDUSTRIAL LAND



## FOR SALE / LEASE



## NEC 8 Mile Rd & Berg Rd

Southfield, Michigan 48033

### Property Description

RARE OPPORTUNITY / 8 Mile Rd / Light Industrial, Parking, B-3 General Business

NEC 8 Mile Rd & Berg Rd is located in the City of Southfield. The property shares prominent visibility on 8 Mile Rd east of Telegraph Rd alongside Sam's Club a minute away. Immediate access to Telegraph Rd.

The property is a 9.61 acre parcel with mixed zonings. The site sees the Rouge River run through part of the parcels.

With a prime location on Eight Mile West, this area offers convenient access to major highways, providing an ideal location with multiple zonings including Parking, Industrial and General Business. The Property's proximity to notable landmarks including the Lawrence Technological University, providing access to an educated workforce, and the Southfield Public Library, catering to professionals seeking a quiet, intellectual environment. Area provides immediate access to a multitude of dining options, shopping centers, and local businesses with a thriving commercial environment. This bustling area is primed for investment, creating an opportunity for growth and success in Southfield.

### Property Highlights

- **West 8 Mile Rd, Southfield, MI 48033**
- Parcel ID 24-33-451-028 / 3.68 Acres (1 Acre Buildable - unconfirmed)
- I-1 Light Industrial & R-1 Residential
- Fenced and secure outside storage lot
- City Water, Sewer, Gas Available
- **Berg Rd, East side of Berg Rd, Southfield, MI 48033**
- Parcel ID 24-33-451-027 / 5.93 Acres
- P-Parking & B-3
- General Business - permitted uses: retail, medical, office, bank, hotel, restaurant with possible drive-thru
- Wooded Ravine Lot
- City Water, Sewer, Gas Available

### OFFERING SUMMARY

Lease Rate:	\$6,500 per Month plus Property Taxes & Insurance
Sale Price:	\$985,000



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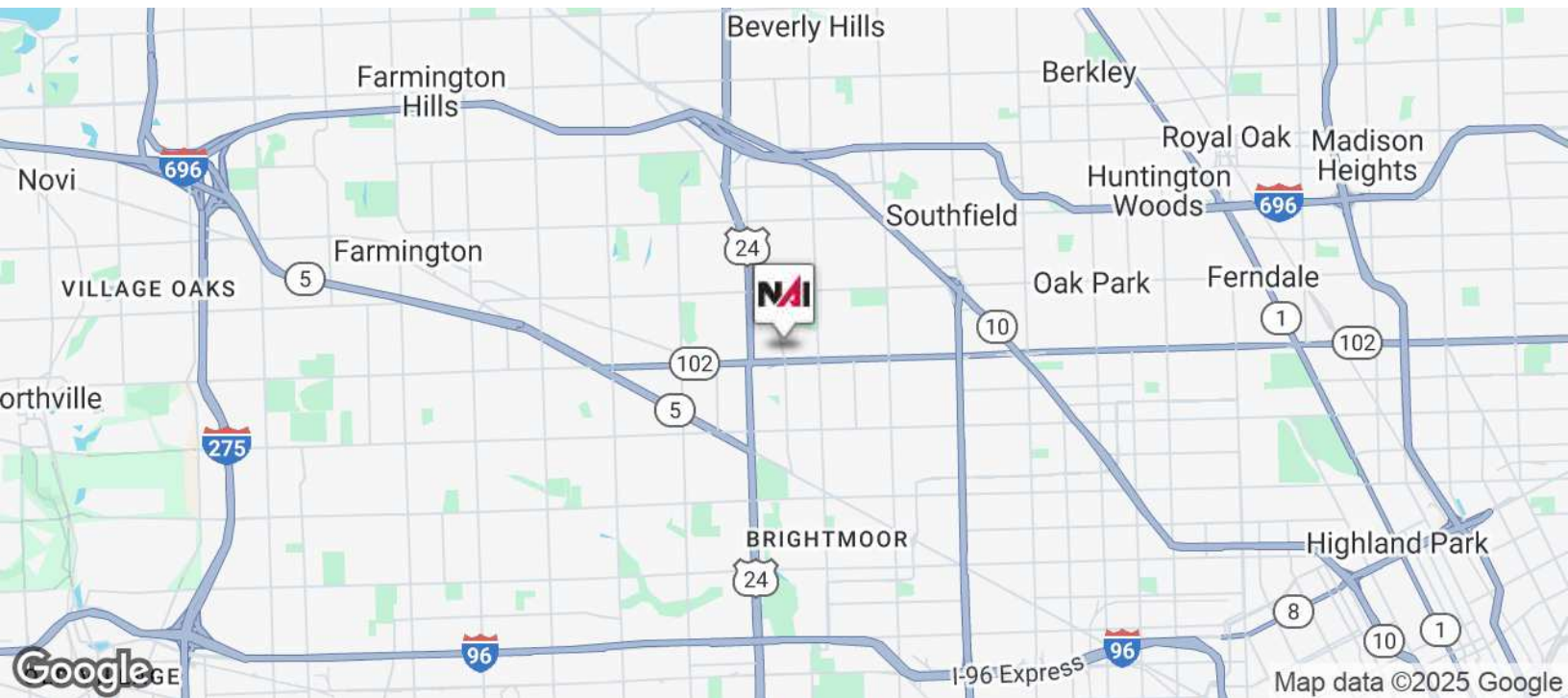
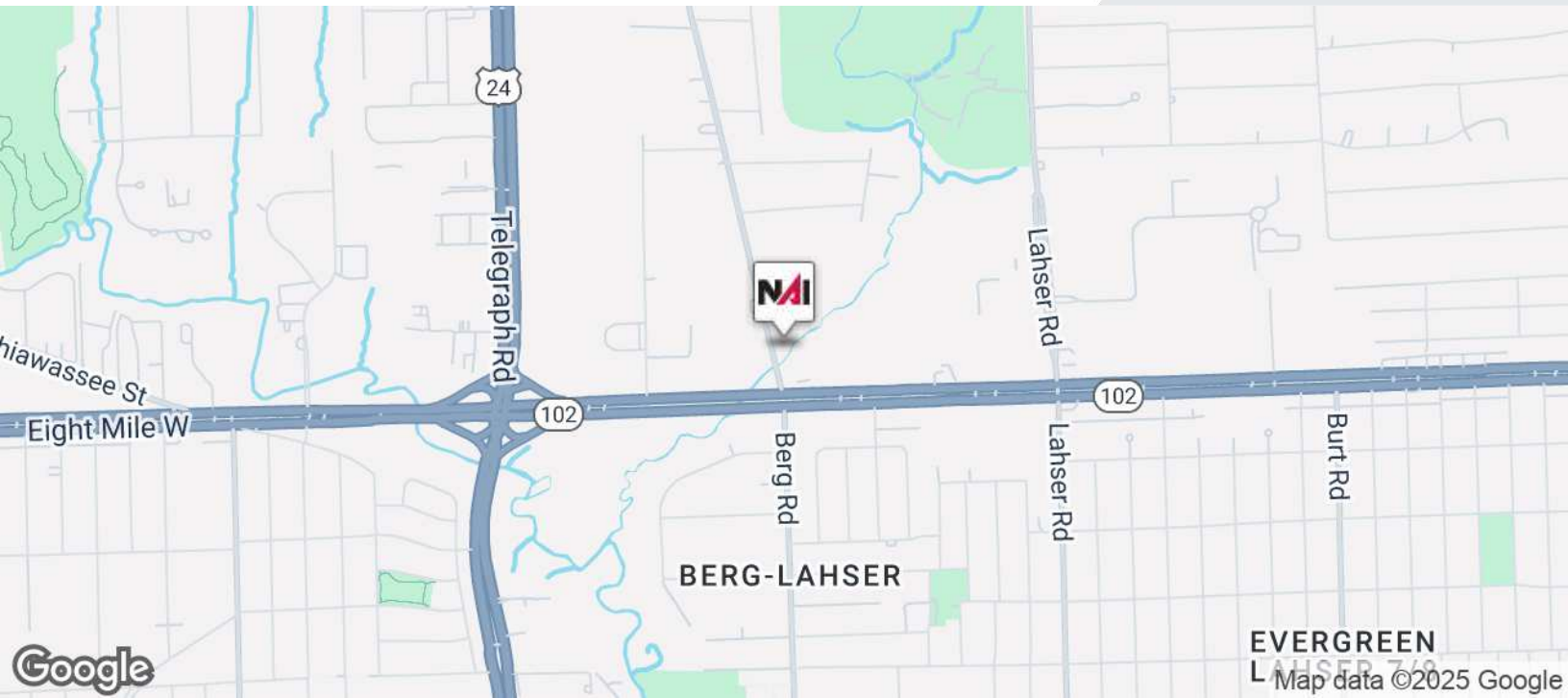




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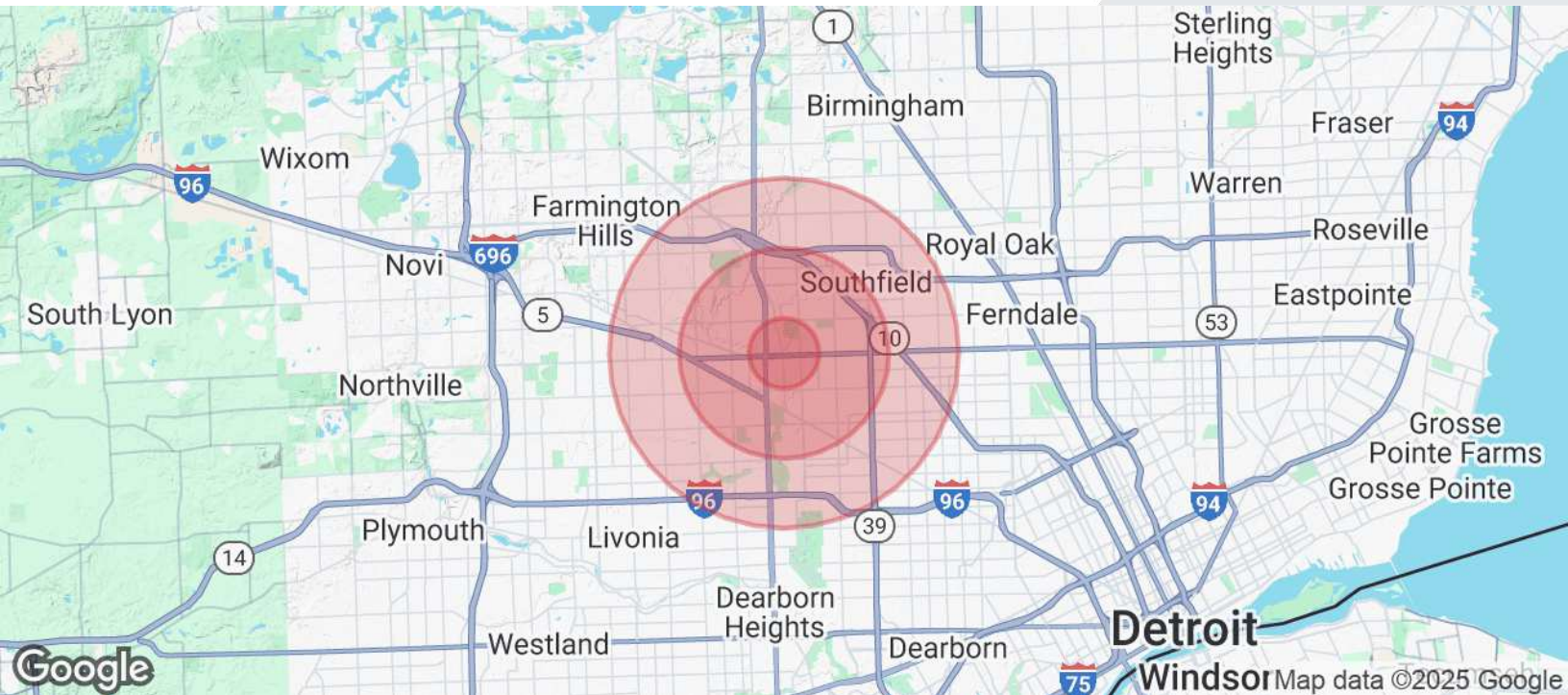
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,688	102,600	306,705
Average Age	41	41	41
Average Age (Male)	39	39	40
Average Age (Female)	43	42	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,857	43,271	129,035
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$58,033	\$66,830	\$79,278
Average House Value	\$120,971	\$145,534	\$185,212

Demographics data derived from AlphaMap



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