

RETAIL PROPERTY // FOR SALE

8,816 SF FREE STANDING RETAIL BUILDING ON BUSY CORNER IN BERKLEY

4195 12 MILE RD
BERKLEY, MI 48072

PRICE REDUCED!



- 8,816 SF free-standing retail building
- Comprised of a two-story retail building and a shop w/ overhead door
- Large retail windows for maximum visibility
- Corner location on 12 Mile Rd at Greenfield Rd
- Daily traffic counts of nearly 50,000
- On-site parking for 9-18 vehicles
- 56,400 households with an average income of \$123,795 within 3 miles
- Excellent owner/user or redevelopment opportunity



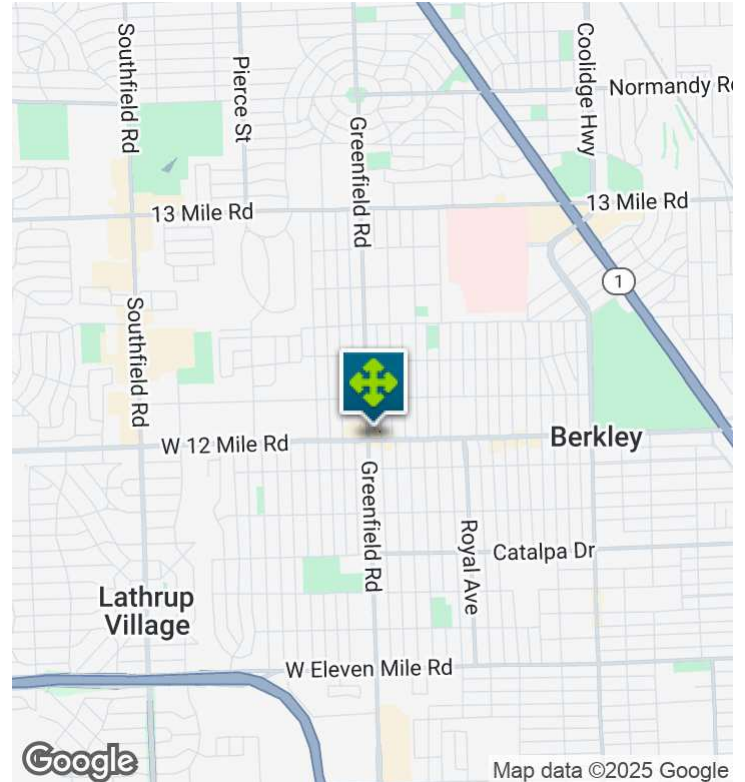
P.A. COMMERCIAL
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EXECUTIVE SUMMARY



Sale Price

\$1,295,000

OFFERING SUMMARY

Building Size:	8,816 SF
Lot Size:	0.27 Acres
Number of Units:	1
Price / SF:	\$146.89
Year Built:	1975
Zoning:	BI
Market:	Detroit
Submarket:	Royal Oak
Traffic Count:	50,000

PROPERTY OVERVIEW

This 8,816 SF two-story building sits prominently on the corner of 12 Mile and Greenfield in Berkley's active retail corridor. Zoned BI and situated on an 8,000 SF lot, the property offers parking for 9–18 vehicles and exceptional visibility with dual street frontage. Currently home to a well-established glass and mirror business with a vibrant retail storefront, the building features a flexible layout including showroom, office space, and a rear workshop/fabrication area. Its adaptable configuration makes it ideal for a wide range of users—retail, office, creative studio, or light manufacturing. The City of Berkley is supportive of diverse redevelopment opportunities, including potential residential or mixed-use conversion.

LOCATION OVERVIEW

Situated along the highly traveled 12 Mile Road corridor, 4195 12 Mile Rd offers a premium retail location in the vibrant and walkable downtown Berkley business district. Surrounded by a diverse mix of boutiques, restaurants, service businesses, and national retailers, this property benefits from strong foot traffic, high visibility, and ample public parking—making it ideal for a wide range of retail or service-based businesses.



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PROPERTY DETAILS

Sale Price	\$1,295,000
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LOCATION INFORMATION

Street Address	4195 12 Mile Rd
City, State, Zip	Berkley, MI 48072
County	Oakland
Market	Detroit
Sub-market	Royal Oak
Cross-Streets	12 Mile Rd and Greenfield Rd
Side of the Street	South
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-696

BUILDING INFORMATION

Building Size	8,816 SF
Occupancy %	100.0%
Tenancy	Single
Number of Floors	2
Average Floor Size	4,400 SF
Year Built	1975
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	BI
Lot Size	0.27 Acres
APN #	25-18-101-002 25-18-101-009
Lot Frontage	100 ft
Lot Depth	170 ft
Corner Property	Yes
Traffic Count	50000
Traffic Count Street	12 Mile Rd & Greenfield Rd
Amenities	High-Visibility Corner Location Signage Bus Line
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	9-18

UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes
Gas / Propane	Yes



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ADDITIONAL PHOTOS



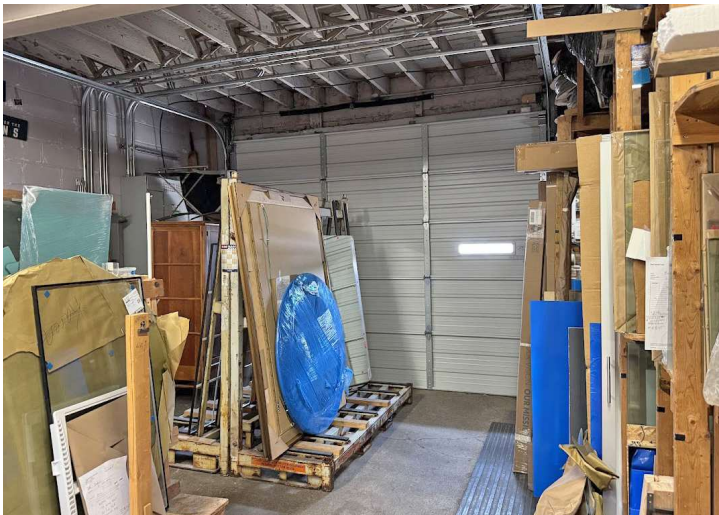
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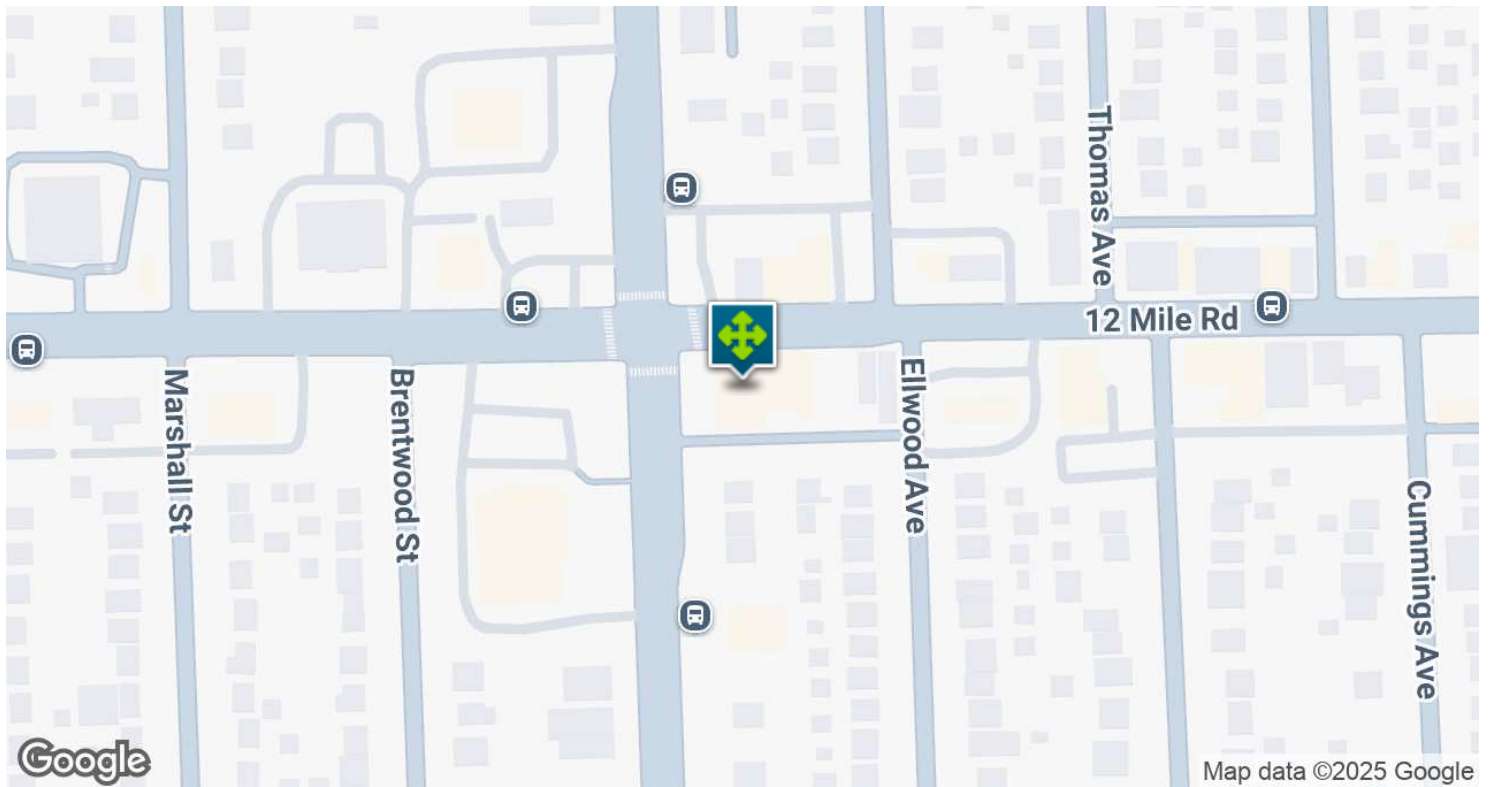
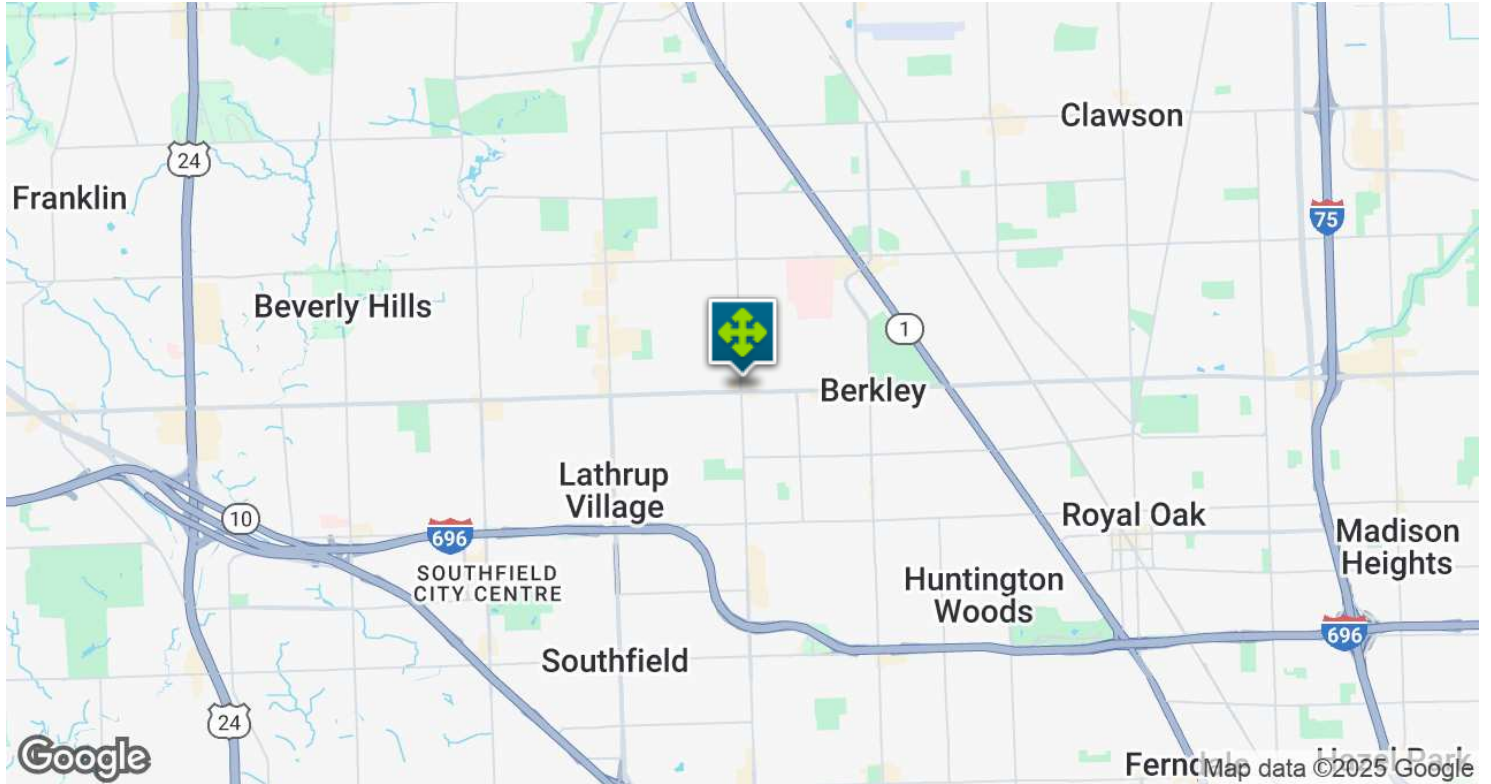
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RETAILER MAP



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LOCATION MAP



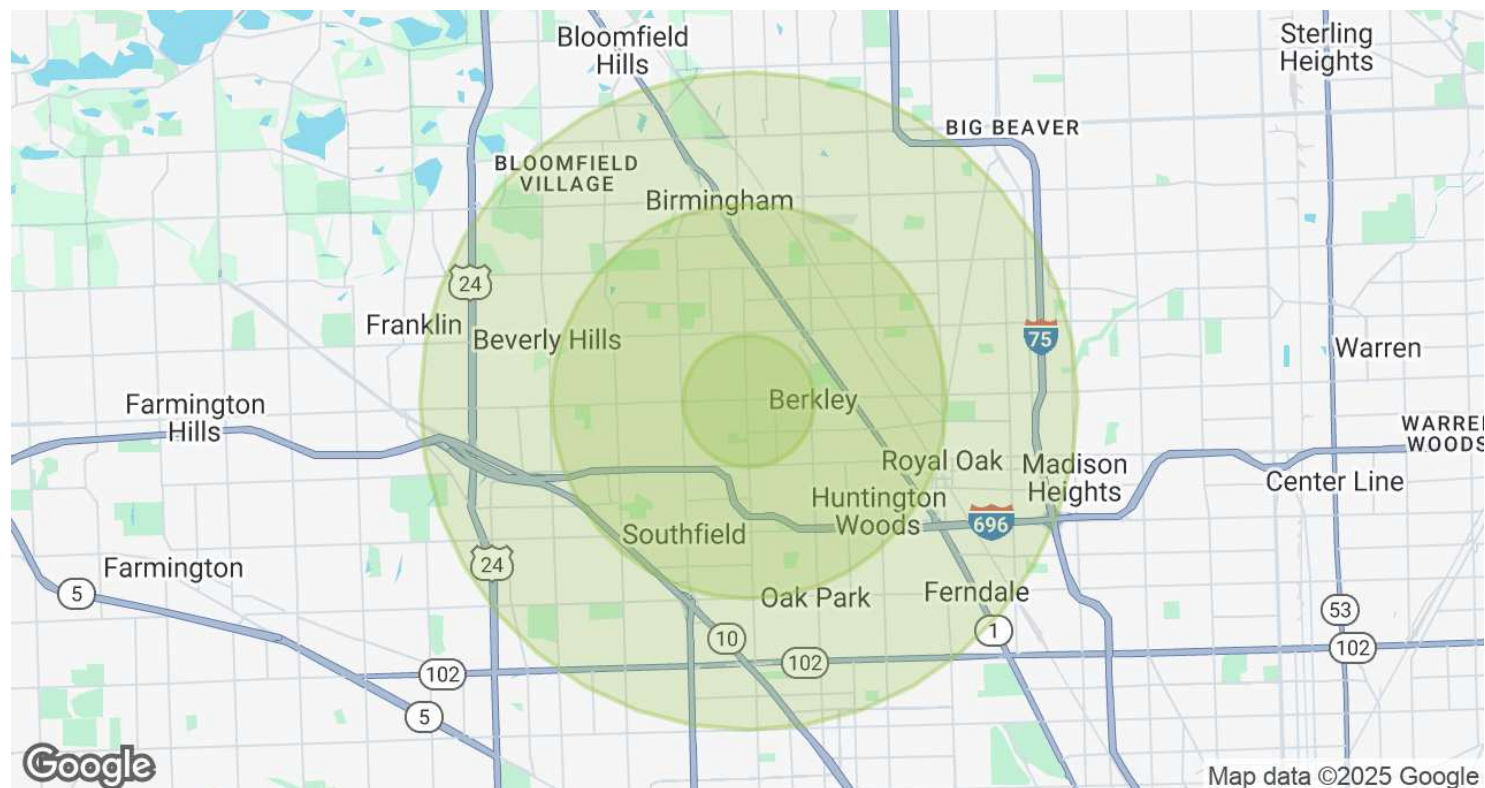
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,437	126,986	305,123
Average Age	40	42	42
Average Age (Male)	39	40	40
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,743	56,438	137,047
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$107,319	\$123,795	\$121,785
Average House Value	\$290,110	\$359,924	\$360,366

Demographics data derived from AlphaMap

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CONTACT US

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