

EST. **T** 1978  
**THOMAS DUKE**  
COMMERCIAL REAL ESTATE

**26200 W 12 MILE RD**

26200 W 12 Mile Rd, Southfield, MI 48034



**FOR SALE**

**248.476.3700**

EXCLUSIVELY LISTED BY:

**ANDREW BATTERSBY**

*Senior Associate*

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**OFFERING SUMMARY:** 26200 W 12 Mile Rd | Southfield, MI 48034

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**PROPERTY OVERVIEW**

4,224 SF restaurant building for sale in Southfield, MI.

**OFFERING SUMMARY**

Sale Price: \$1,150,000  
Building Size: 4,224 SF  
Price / SF: \$272.25  
Year Built: 1976  
Zoning: B-2

**PROPERTY HIGHLIGHTS**

- Brand new roof in Fall 2024
- Strong location
- Large parking field
- Contact Broker for financials
- 0.95 acre site

**BUILDING/PROPERTY INFORMATION: 26200 W 12 Mile Rd | Southfield, MI 48034**

**BUILDING INFORMATION**

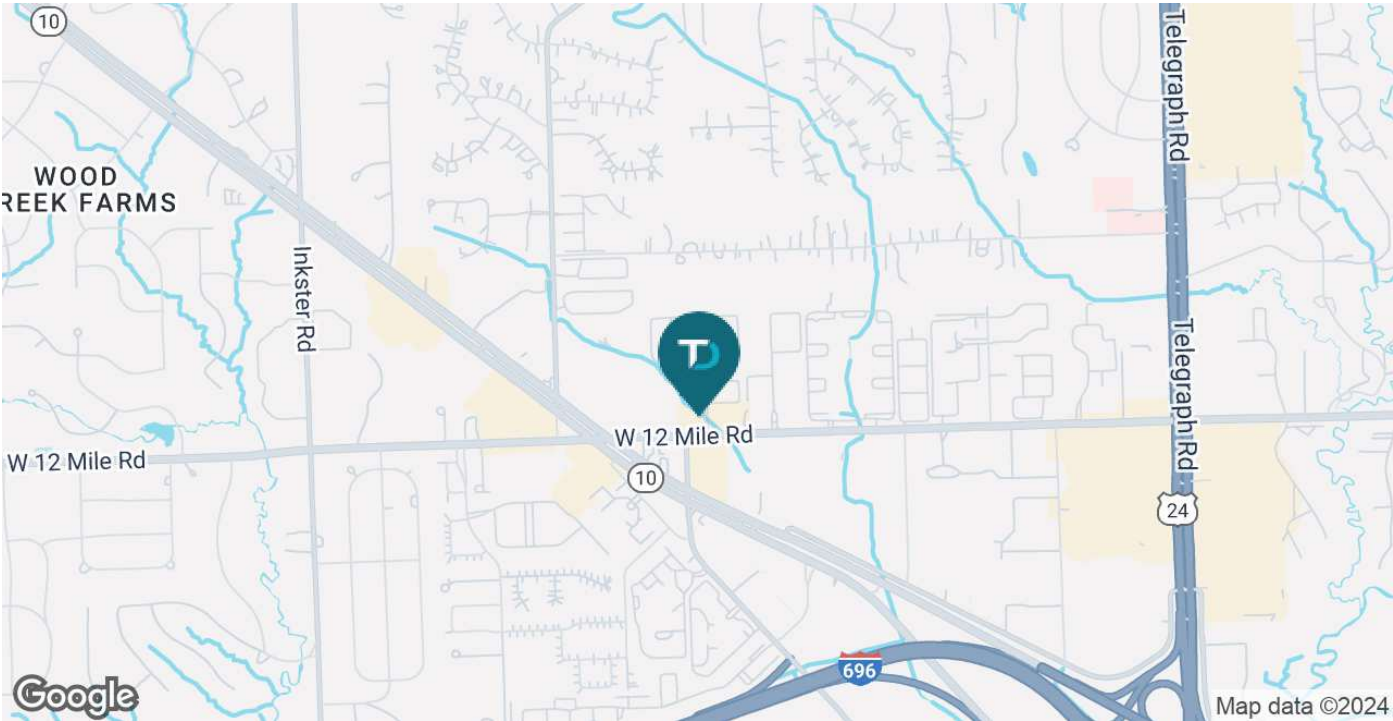
|                   |                      |
|-------------------|----------------------|
| Price/SF:         | \$272.25             |
| Building Size:    | 4,224 SF             |
| Year Built:       | 1976                 |
| Number of Floors: | 1                    |
| Utilities:        | City water and sewer |
| Parking Spaces:   | 82                   |

**PROPERTY INFORMATION**

|                    |                                    |
|--------------------|------------------------------------|
| Lot Size:          | 0.95 AC                            |
| Property Type:     | Retail                             |
| Property Subtype:  | Restaurant                         |
| 2024 Summer Tax:   | \$18,718.78                        |
| 2023 Winter Tax:   | \$4,737.33                         |
| Zoning             | B-2                                |
| Traffic Count:     | 20,240 Vehicles/Day (Costar, 2022) |
| Legal Description: | Available upon request             |
| APN:               | 24-07-476-058                      |

**LOCATION INFORMATION**

Located on the north side of W 12 Mile Rd at Franklin Rd.



**ADDITIONAL PHOTOS:** 26200 W 12 Mile Rd | Southfield, MI 48034

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**ADDITIONAL PHOTOS:** 26200 W 12 Mile Rd | Southfield, MI 48034

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**26200 W. 12 Mile Road**  
**Southfield, MI 48076**  
**Tenant: Ram's Horn**  
**Profit and Loss**

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|                      |                    |
|----------------------|--------------------|
| Gross Rental Income: | \$88,800.00        |
| Late Fees:           | \$0.00             |
| CAM Income:          | \$4,560.00         |
| <b>Total Income:</b> | <b>\$93,360.00</b> |

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**Expenses:**

|                     |             |
|---------------------|-------------|
| Leasing Fees:       | \$0.00      |
| Legal/Professional: | \$450.00    |
| Property Taxes:     | \$18,135.83 |
| Insurance:          | \$4,560.00  |
| Management (3%):    | \$2,664.00  |

**Total Operating Expense: \$25,809.83**

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**Net Operating Income: \$67,550.17**

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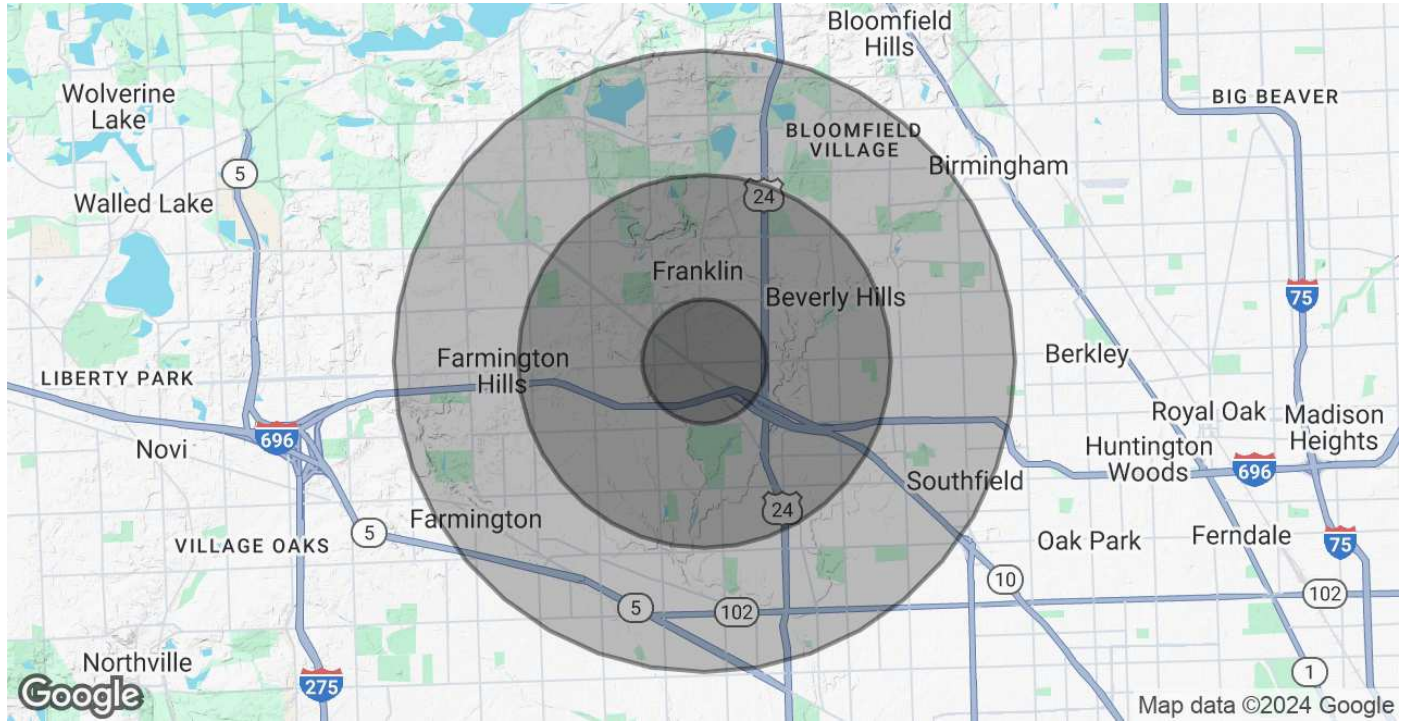
**LEASE EXPIRATION: 12.31.2025**

**\*\*Tenant directly responsible for all lawn/snow and standard maintenance\*\***

**RETAILER MAP:** 26200 W 12 Mile Rd | Southfield, MI 48034



**DEMOGRAPHICS MAP & REPORT: 26200 W 12 Mile Rd | Southfield, MI 48034**



| <b>POPULATION</b>              | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total Population               | 9,169         | 60,433         | 208,660        |
| Average Age                    | 44            | 45             | 44             |
| Average Age (Male)             | 41            | 43             | 42             |
| Average Age (Female)           | 46            | 47             | 45             |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| Total Households               | 4,871         | 27,251         | 88,589         |
| # of Persons per HH            | 1.9           | 2.2            | 2.4            |
| Average HH Income              | \$86,403      | \$127,287      | \$129,417      |
| Average House Value            | \$327,919     | \$385,961      | \$378,392      |

*Demographics data derived from AlphaMap*