

RETAIL | FOR SALE



FREESTANDING BUILDING

31409 SOUTHFIELD ROAD
BEVERLY HILLS, MICHIGAN

CBRE

PROPERTY HIGHLIGHTS

**±8,950 SF
ABOVE GRADE
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**

**80 PARKING SPACES

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:
~~\$2,700,000~~

REDUCED PRICE:
\$2,250,000**

MACRO AERIAL



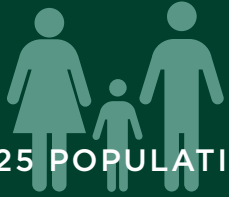
MICRO AERIAL



SOUTHFIELD RD 33,832 VPD

13 MILE RD 31,675 VPD

DEMOGRAPHIC HIGHLIGHTS



2025 POPULATION

1 MILE: 12,567

3 MILES: 101,909

5 MILES: 255,649

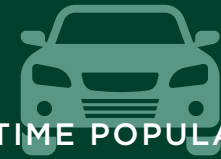


AVERAGE HOUSEHOLD INCOME

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

MATT CROSWELL

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

SCOTT YOUNG

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

JAKE VORKAPICH

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

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. 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 logos 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.