

300 E. 8 MILE

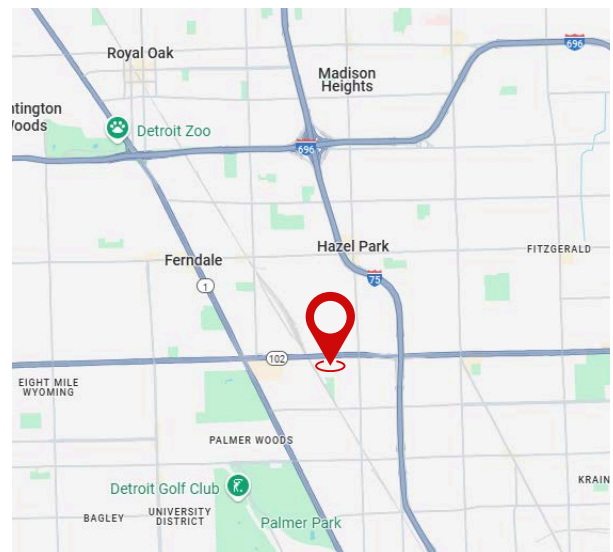
300-340 E. 8 Mile Rd. | Detroit, MI 48203

Retail Property For Sale or Lease



PROPERTY HIGHLIGHTS

- 12,000 sq ft free-standing building with 20-ft ceilings
- Located at 8 Mile & I-75 with exceptional visibility
- Zoned B4 — ideal for retail, office, or mixed-use
- Recent upgrades: gated entry, cameras, roller shutters
- Fenced yard for parking, storage, or future build-out
- Flexible terms: long-term lease or land contract available



39500 Orchard Hill Place Ste. 100 | Novi, MI 48375 | 248.380.8800 | FisherGroup.com |

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.

DAVID FISHER

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ANDRE ANDERSON

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OFFERING SUMMARY

Sales Price	\$1,000,000
Lease Rate:	\$12.00 PSF, NNN
Zoning:	B-4
Building Size:	12,000 SF
Parking:	Surface. 10 spaces - plus land for additional

AVAILABLE SPACES

Number of Buildings:	1
Number of Units:	9

PROPERTY DESCRIPTION

12,000 sq ft free-standing building available along busy 8 Mile Road corridor. Perfect for retail, office, or mixed-use concepts. High-visibility frontage near I-75 draws strong commuter and local traffic. Secure, gated site with fenced yard ideal for parking or storage. Surrounded by dense residential neighborhoods and established businesses. Zoned B4 with flexible layout and build-out options. Attractive lease terms and land contract available.

LOCATION DESCRIPTION

Located on the south side of 8 Mile Road at the corner of Coventry Street, just east of Woodward Avenue and west of I-75. Immediate access to I-75 and a short drive to downtown Detroit.

CURRENT OCCUPANCY

No Occupancy %

SURROUNDING BUSINESSES

Meijer, Marshalls, McDonalds, Dollar Tree, Foot Locker, Auto Zone, Planet Fitness, Starbucks, PNC Bank, Marathon, Sunoco and many others.

TRAFFIC (VEHICLES PER DAY)

I-75 & E 8 Mile Service Dr.	174,000
I-75 & E State Fair Ave	161,000



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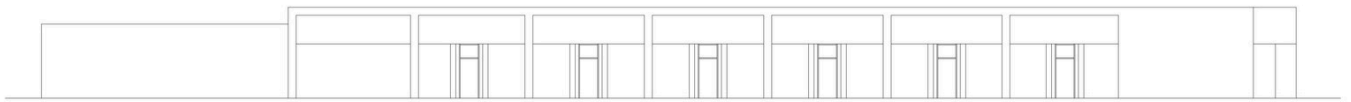
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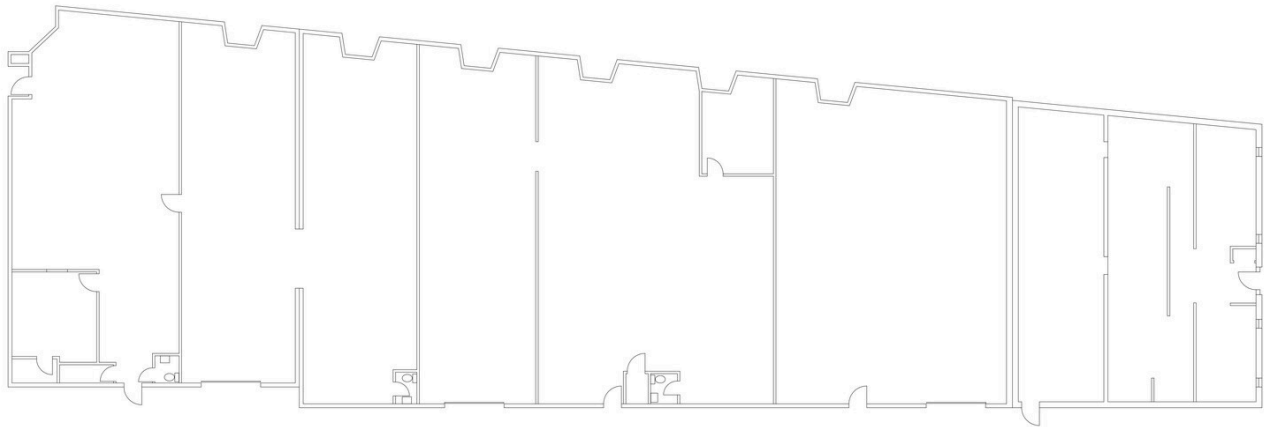
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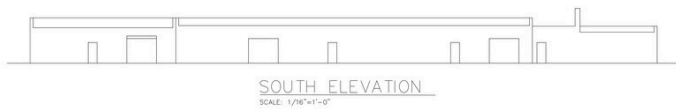
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NORTH ELEVATION
SCALE: 1/8"=1'-0"



SITE PLAN
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/16"=1'-0"



EAST ELEVATION
SCALE: 1/16"=1'-0"



WEST ELEVATION
SCALE: 1/16"=1'-0"

DATE	ISSUE FOR	DATE	BY	REVISION
10-9-15	PRELIMINARY			
	RENOVATION TO EXIST. BUILDINGS 300 EAST 8 MILE ROAD DETROIT, MI 48030			

Architects Planners Engineers
ARCHITECTS INTERNATIONAL INC.
 17400 Wildemere
 Detroit, Michigan 48221
 Phone: 313-241-7700
 Fax: 313-241-0844

DESIGNED: TJB	PROJECT NO.
1566	

APPROVED: TJB	CHECKED: TJB	DATE: 10-20-15	SHEET NO.
			1566

SHEET TITLE	SHEET NO.
FLOOR PLAN & ELEVATIONS	A-2



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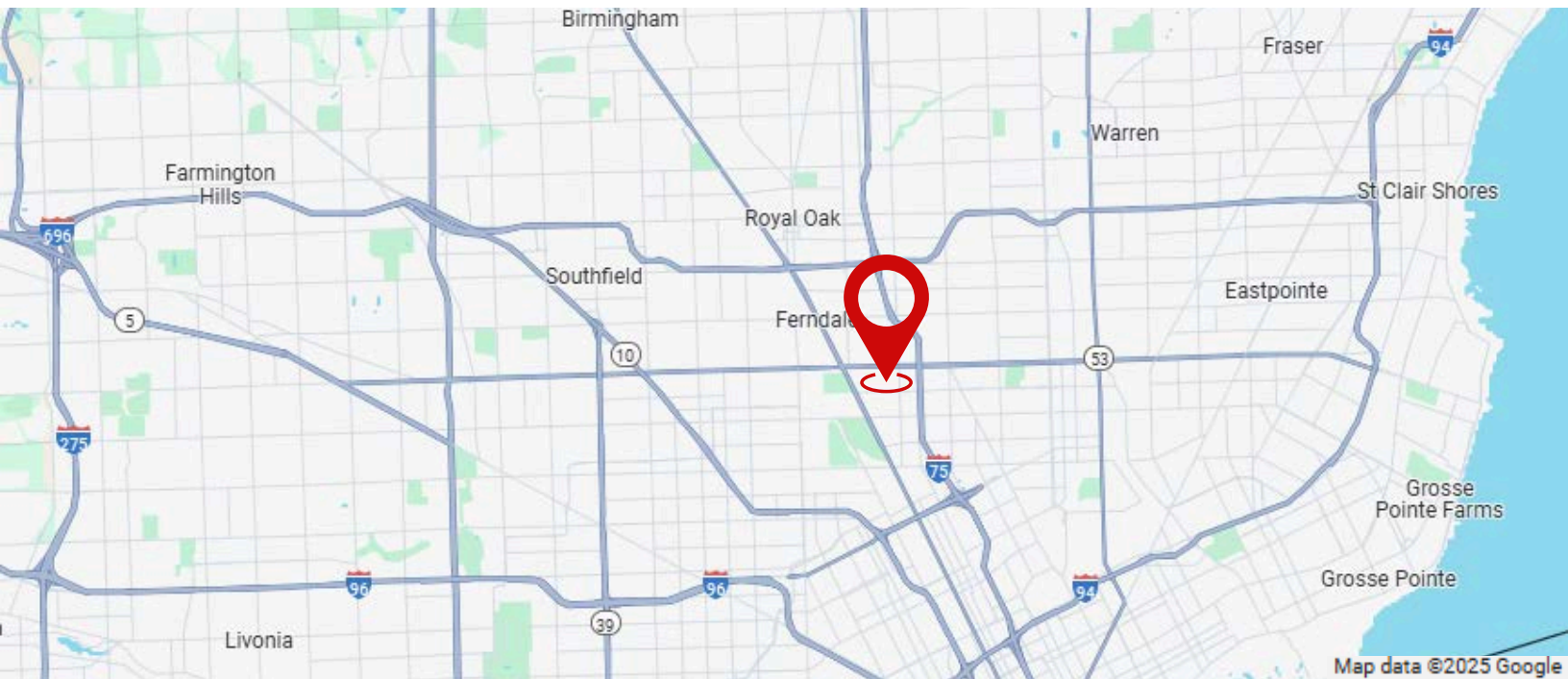
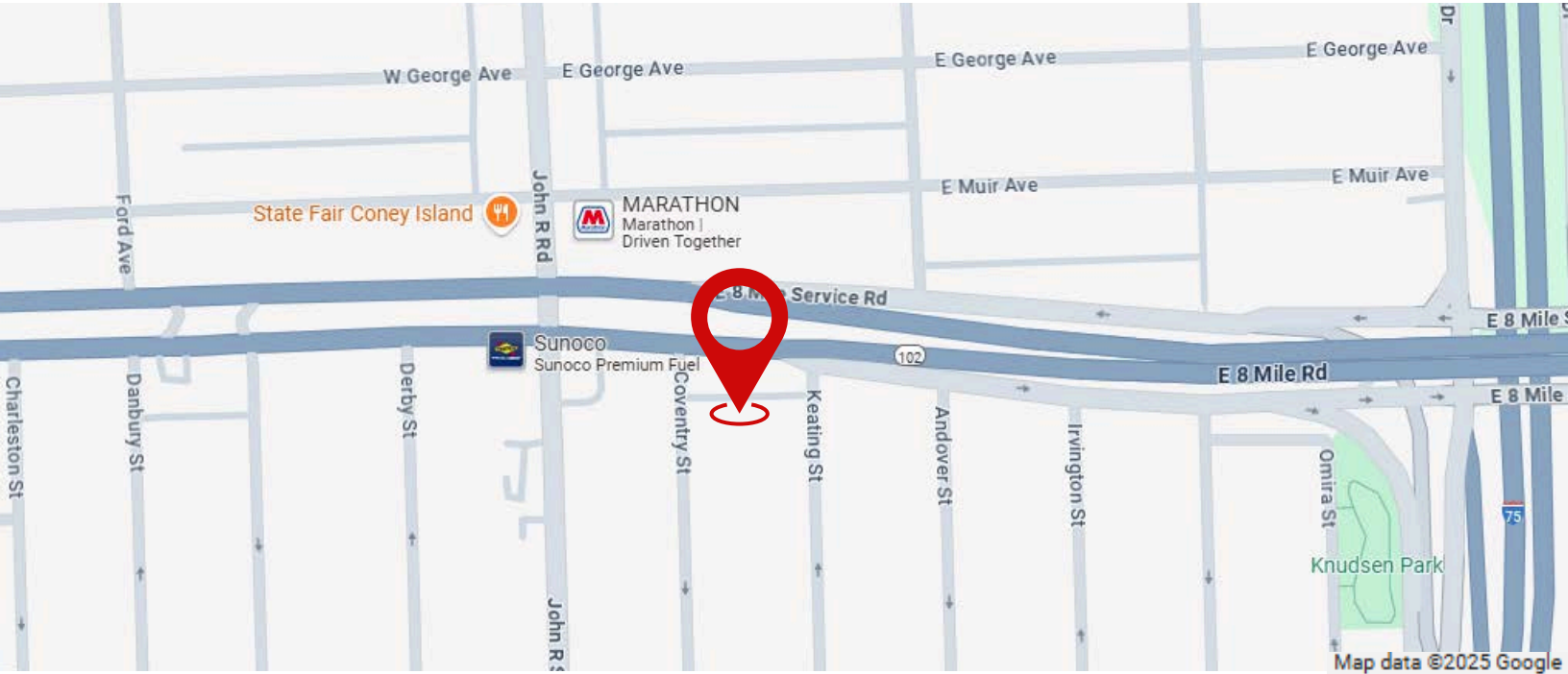
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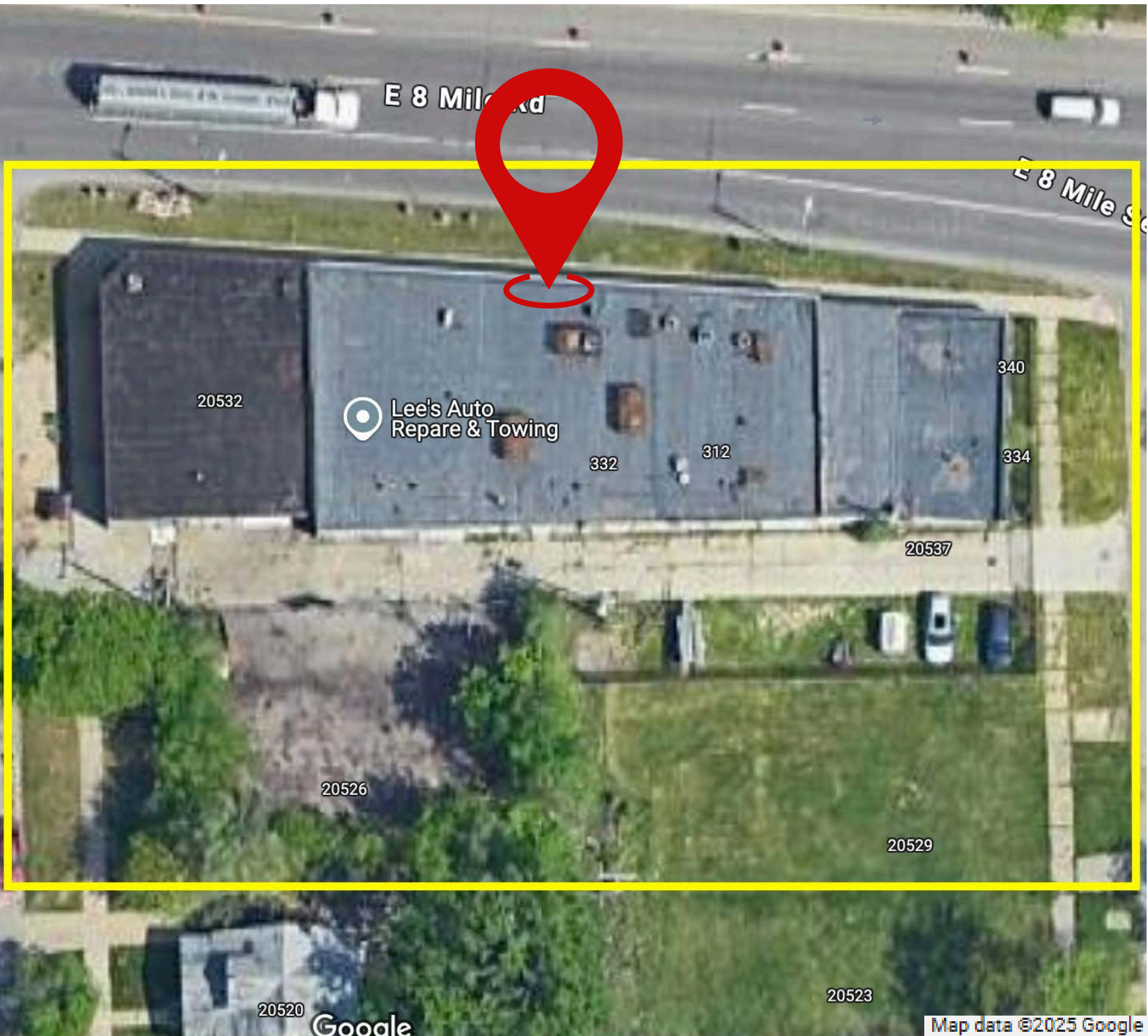
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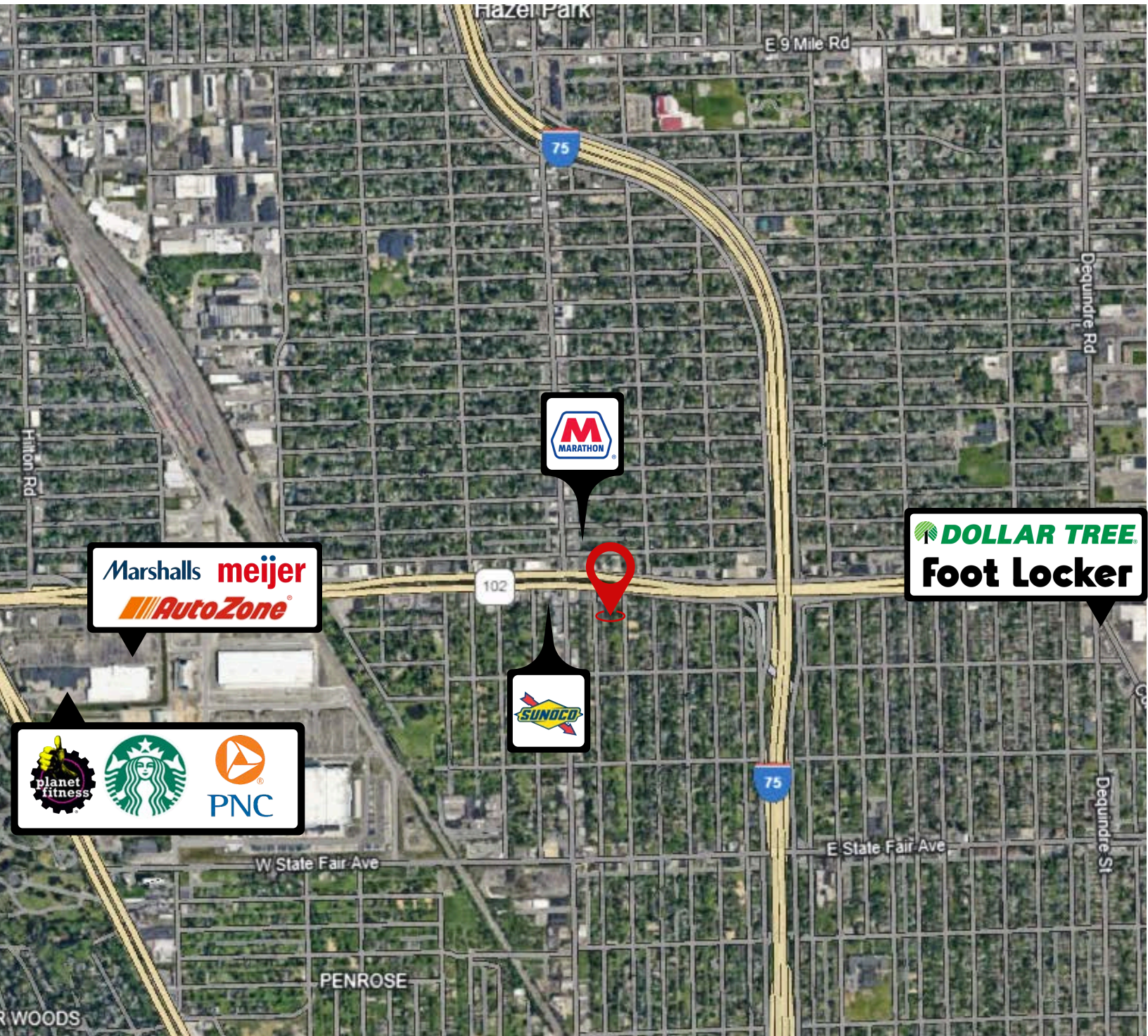
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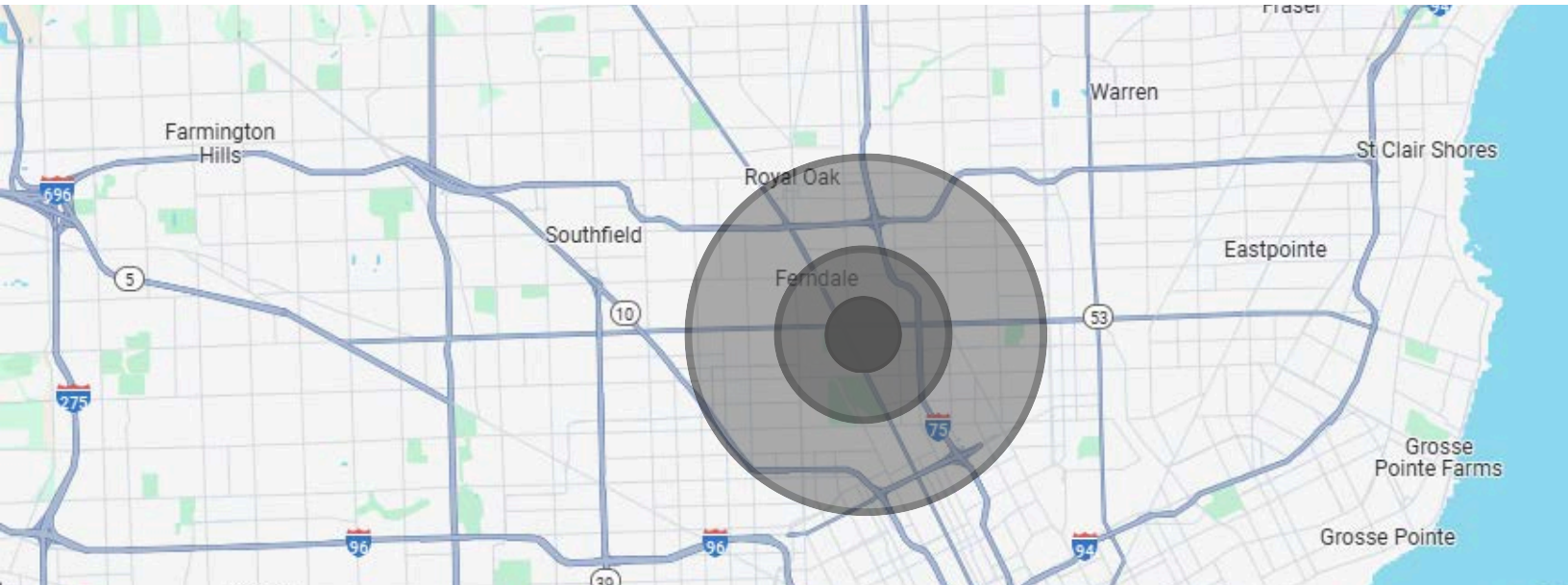
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	20,817	77,840	167,275
Average age	42.2	38.1	37.5
Average age (Male)	39.4	34.9	34.8
Average Age (Women)	43.8	40.4	39.5

POPULATION	1 MILE	2 MILES	3 MILES
Total Households	8,028	30,657	65,155
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$63,772	\$51,459	\$49,872
Average House Value	\$161,471	\$132,138	\$137,839

* Demographic data derived from 2020 ACS - US Census



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