

FLEX PROPERTY // FOR SALE / LEASE

11,780 SF SHOWROOM/FLEX BUILDING IN SHELBY TOWNSHIP

5665 AUBURN RD
SHELBY TWP, MI 48317



- Property is offered for sale & lease
- Perfect for showroom, retail, or light industrial users
- 2,500 - 11,780 SF available
- Main road signage and exposure
- Close proximity to M-59 and I-75
- 1.38 acre site with room for expansion

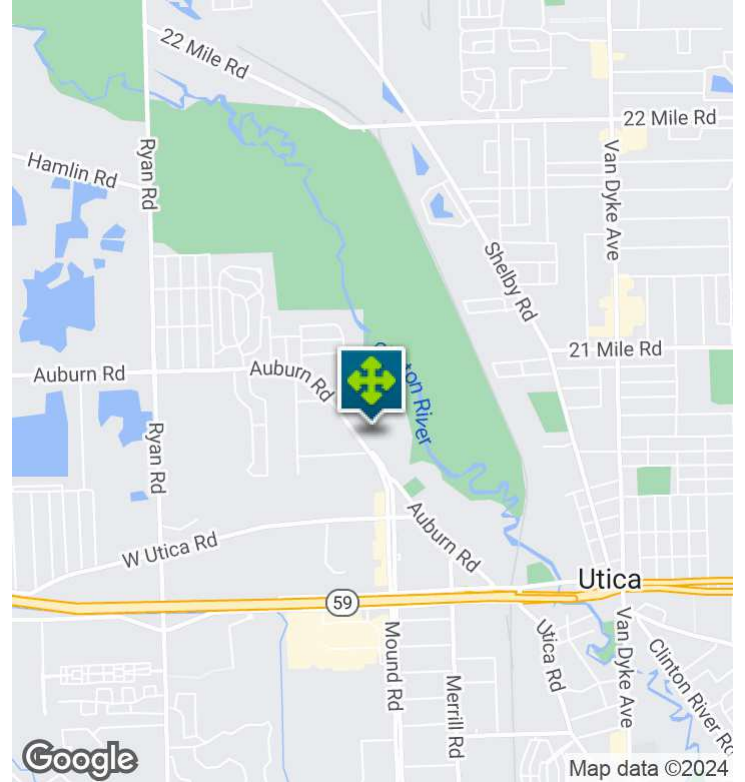


P.A. COMMERCIAL
Corporate & Investment Real Estate

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EXECUTIVE SUMMARY



Sale Price	\$1,995,000
Lease Rate	\$13.95 SF/YR (NNN)

OFFERING SUMMARY

Building Size:	11,780 SF
Available SF:	2,500 - 11,780 SF
Lot Size:	1.38 Acres
Price / SF:	\$169.35
Year Built:	1954
Renovated:	2024
Zoning:	C-2
Market:	Detroit
Submarket:	Macomb West
Traffic Count:	12,703

PROPERTY OVERVIEW

Rare opportunity in Shelby Township to purchase or lease a light industrial/showroom/flex/retail property with unlimited potential! This versatile space boasts an 8,000 SF showroom/office area and a 3,780 SF shop area with 20' ceiling height and an overhead door in the rear, maximizing the potential for a wide range of businesses. Two monument signs and building signage are also available. The property also sits on a 1.38-acre site, allowing room for expansion. The location's high visibility and strong traffic counts make it an ideal spot for attracting customers or clients. Take advantage of this exceptional opportunity to establish or expand your business in this sought-after location.

LOCATION OVERVIEW

Located on the northeast side of Auburn Rd, just north of M-59/Hall Road.

PROPERTY HIGHLIGHTS

- Property is offered for sale & lease
- Perfect for showroom, retail, or light industrial users
- 2,500 - 11,780 SF available
- Main road signage and exposure
- Close proximity to M-59 and I-75

PROPERTY DETAILS

Sale Price	\$1,995,000
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Lease Rate	\$13.95 SF/YR
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LOCATION INFORMATION

Street Address	5665 Auburn Rd
City, State, Zip	Shelby Twp, MI 48317
County	Macomb
Market	Detroit
Sub-market	Macomb West
Cross-Streets	M-59/Hall Rd
Side of the Street	Northeast
Road Type	Paved
Market Type	Medium
Nearest Highway	M-53, I-75

BUILDING INFORMATION

Building Size	11,780 SF
Tenancy	Multiple
Ceiling Height	20 ft
Minimum Ceiling Height	10 ft
Office/Retail Space	8,000 SF
Number of Floors	1
Average Floor Size	11,780 SF
Year Built	1954
Year Last Renovated	2024
Construction Status	Existing
Warehouse %	32.0%
Condition	Good
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex, Retail, Office Space
Zoning	C-2
Lot Size	1.38 Acres
APN #	23-07-32-227-021
Corner Property	No
Traffic Count	12703
Traffic Count Street	Auburn Rd
Waterfront	No
Power	Yes
Rail Access	No

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	21

UTILITIES & AMENITIES

Central HVAC	Yes
HVAC	100% AC
Gas / Propane	Yes



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INDUSTRIAL DETAILS

Property Type:	Industrial, Flex, Retail, Office
Building Size:	11,780 SF
Space Available:	2,500 - 11,780 SF
Shop SF:	3,780 SF
Office SF:	8,000 SF
Occupancy:	Immediate
Zoning:	C-2
Lot Size:	1.38 Acres
Parking Spaces:	21
Fenced Yard:	Yes
Trailer Parking:	Yes
Year Built / Renovated:	1954 / 2024
Construction Type:	-
Clear Height:	10 - 20'
Overhead Doors:	One (1) in warehouse
Truckwells/Docks:	No
Cranes:	No
Column Spacing:	Clear Span
Power:	600 Amps / 240 Volt
Buss Duct:	No
Air Conditioning:	Yes, 100% AC
Heat Type:	N/A
Lighting:	N/A
Sprinklers:	No
Floor Drains:	No
Taxes:	N/A



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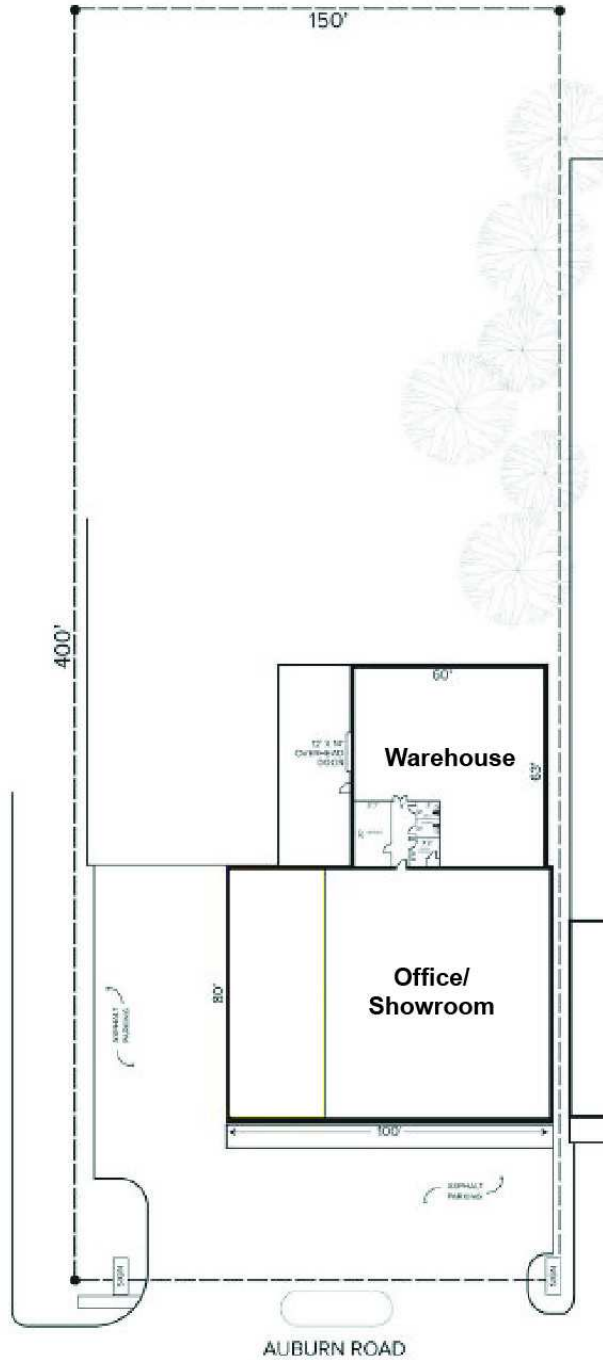
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SITE PLAN

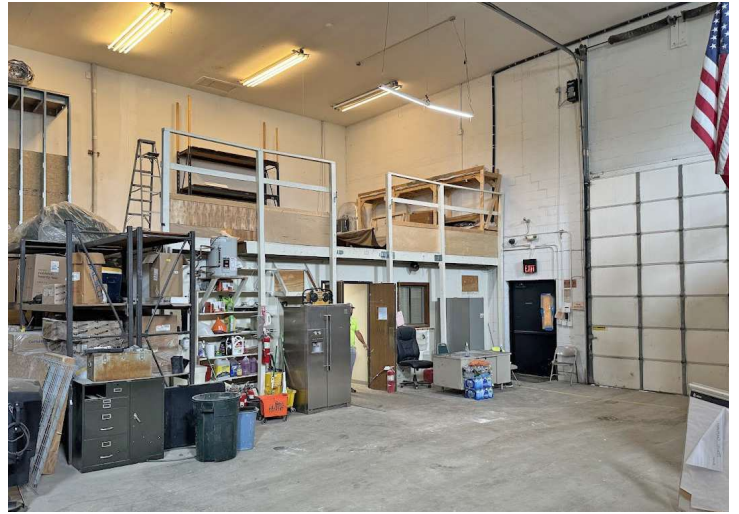


ADDITIONAL PHOTOS

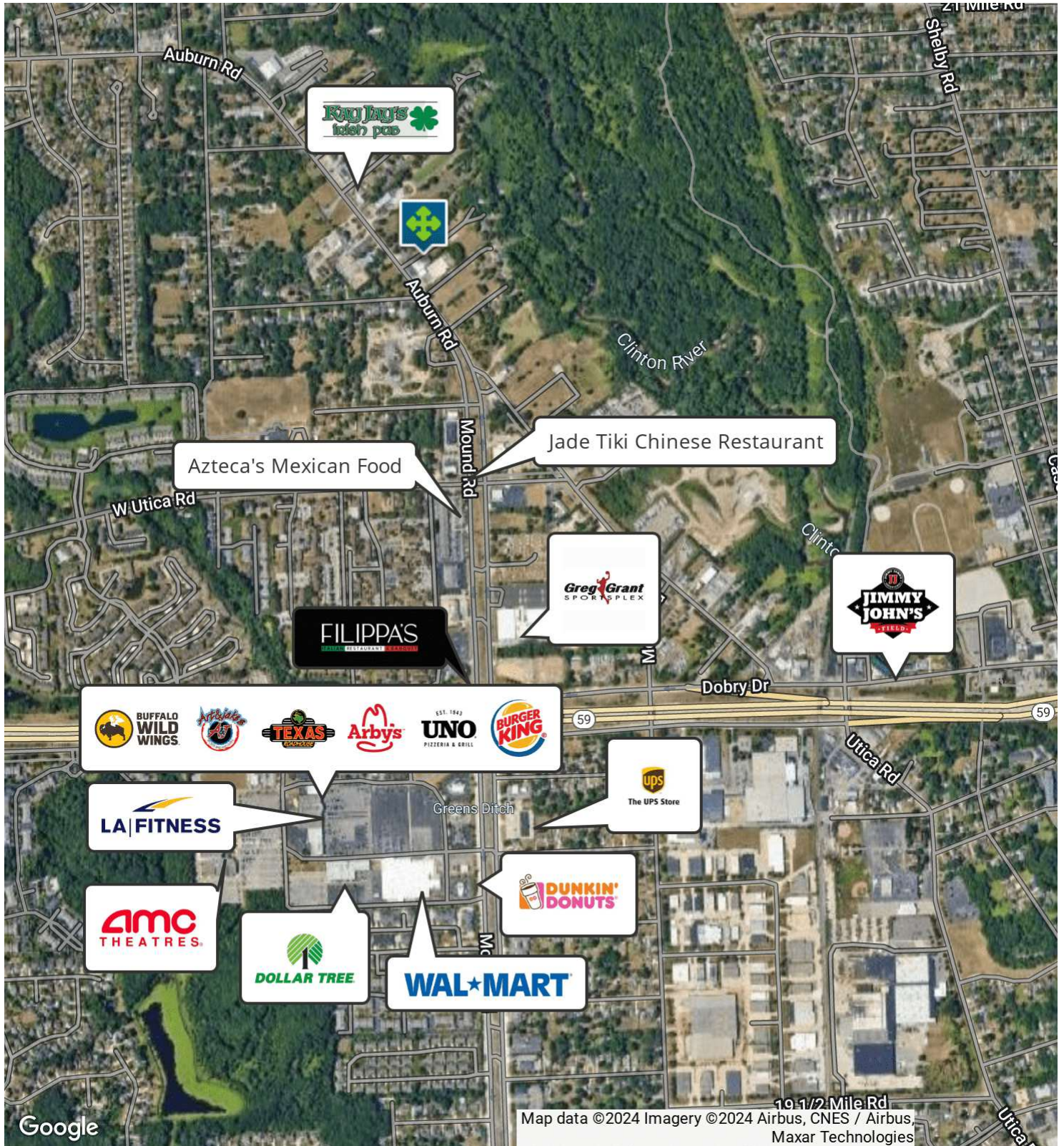


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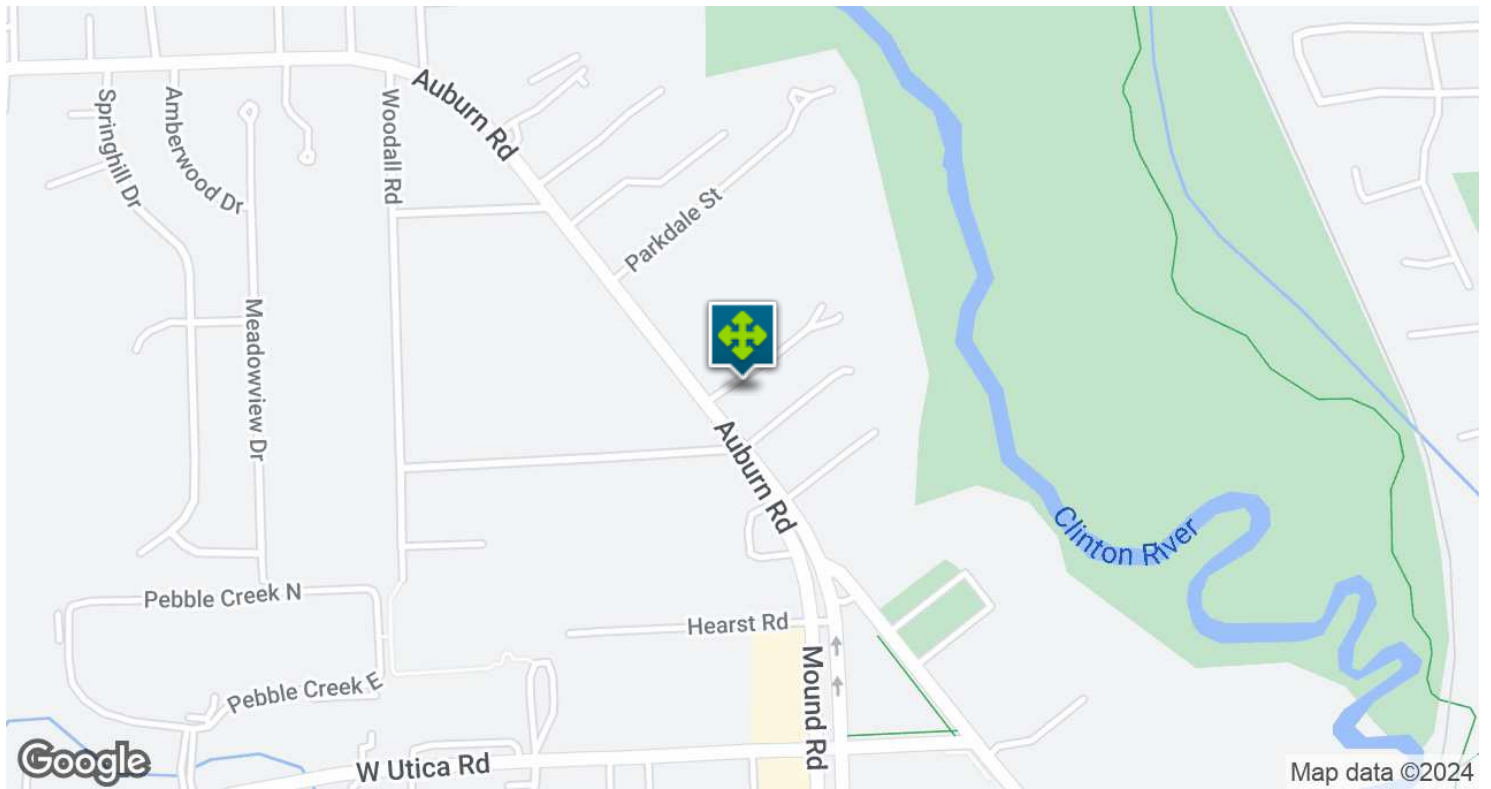
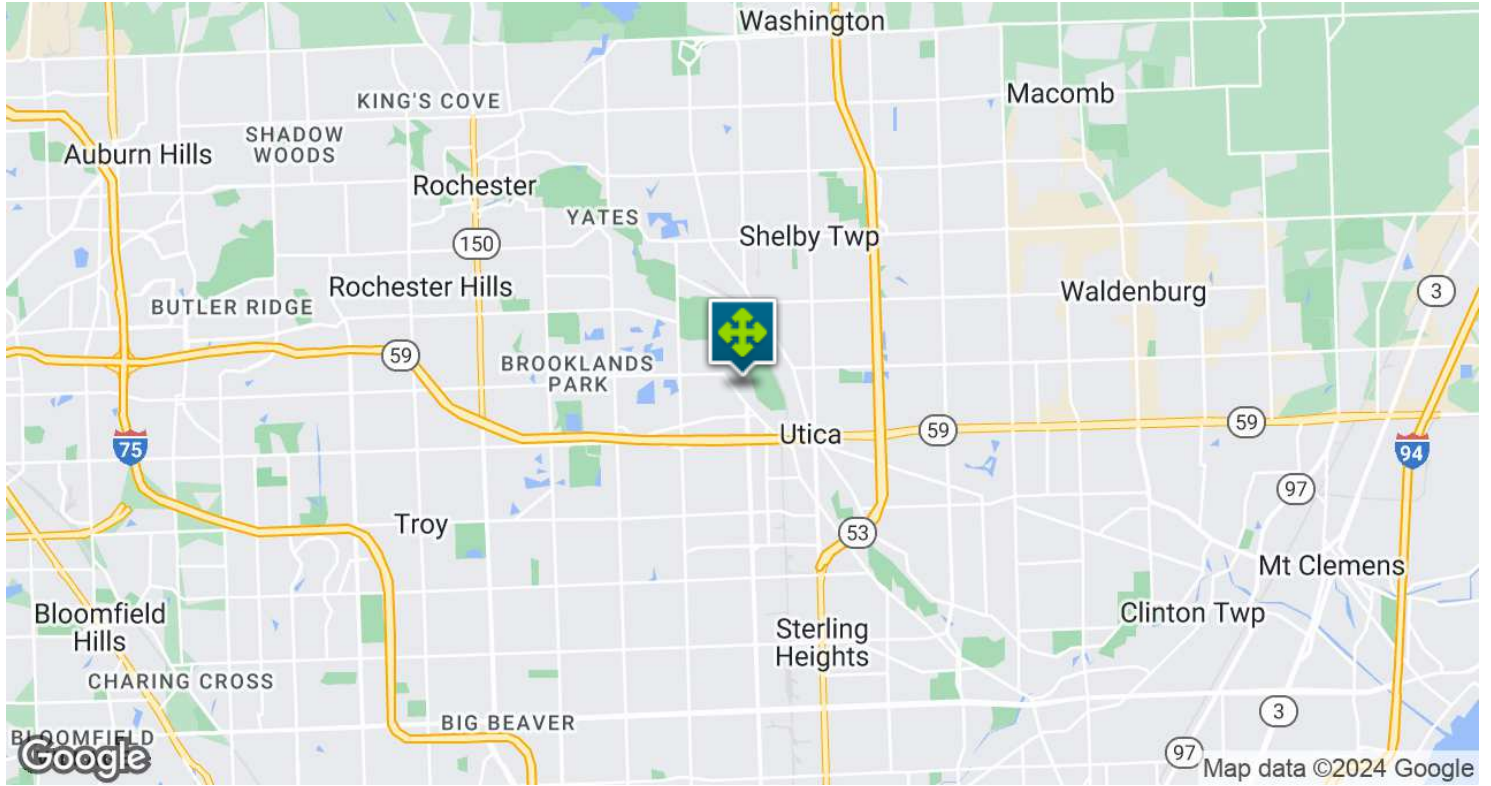


RETAILER MAP

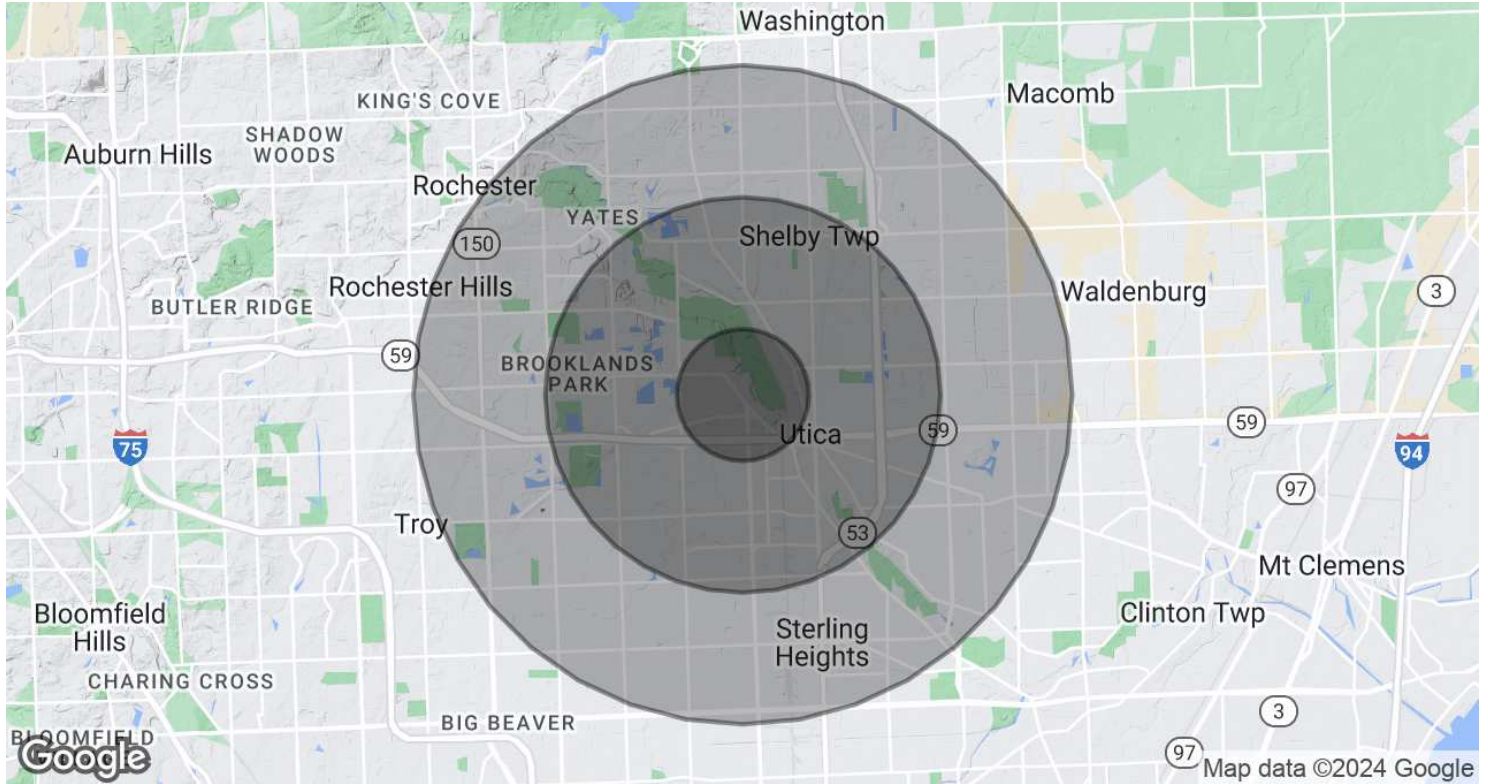


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LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,653	73,333	237,156
Average Age	38	42	43
Average Age (Male)	37	41	41
Average Age (Female)	40	43	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,079	30,173	94,055
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$84,768	\$102,254	\$113,483
Average House Value	\$276,544	\$310,330	\$332,075

Demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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