

EST. **TD** 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*

[abattersby@thomasduke.com](mailto:abattersby@thomasduke.com)

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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: \$1,199,000  
Building Size: 4,224 SF  
Price / SF: \$283.85  
Year Built: 1976  
Zoning: B-2

**PROPERTY HIGHLIGHTS**

- Brand new roof in Fall 2024 with warranty
- Strong location with high traffic counts
- New five (5) year lease extension exercised on 9/1/25
- Tenant has 35 year operating history
- Contact Broker for additional financials

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

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**BUILDING INFORMATION**

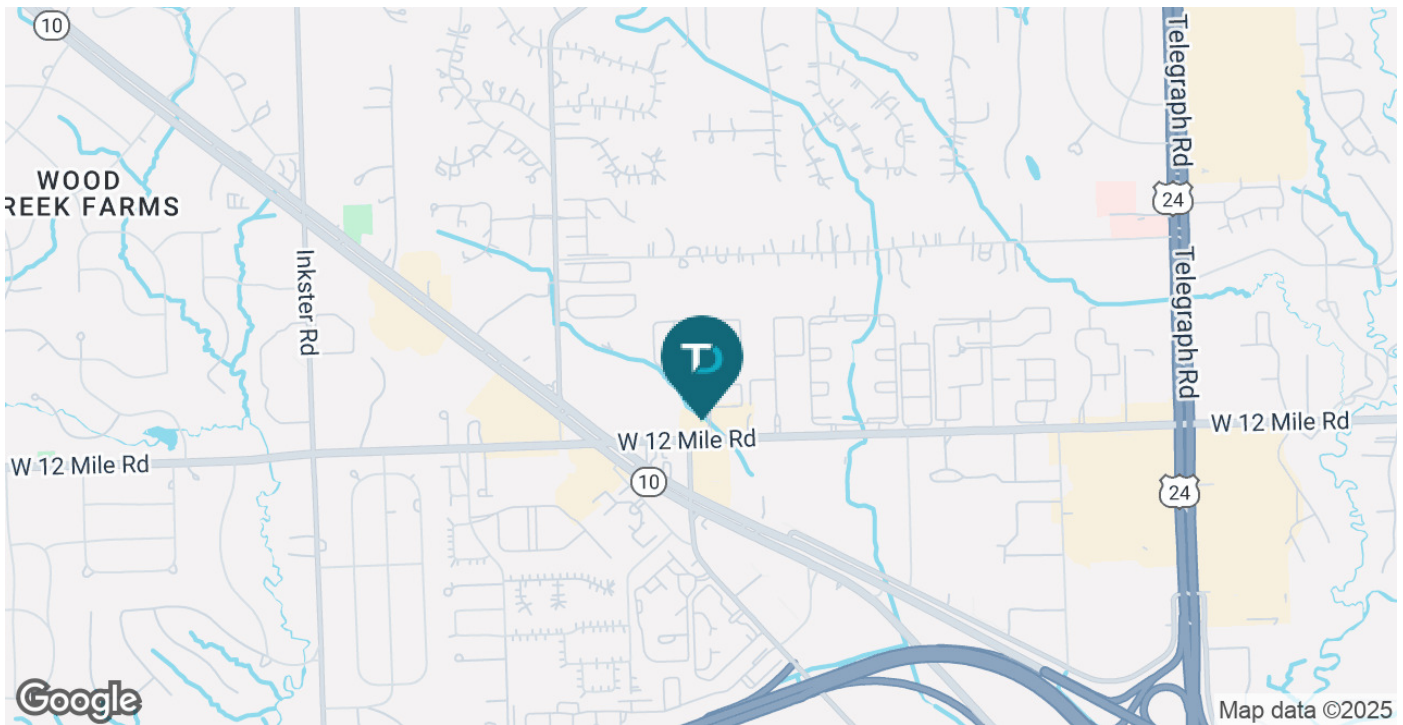
Price/SF:	\$283.85
Building Size:	4,224 SF
Year Built:	1976
Number of Floors:	1
Utilities:	City water and sewer
Parking Spaces:	82

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

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Gross Rental Income:	\$108,000.00
Tenant Reimbursement:	\$7,800.00
Other Income:	\$0.00

<b>Total Income:</b>	<b>\$115,800.00</b>
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**Expenses:**

Leasing Fees:	\$0.00
Legal/Professional:	\$450.00
Property Taxes:	\$23,456.11
Insurance:	\$4,560.00
Management Fee (3%):	\$3,240.00

<b>Total Operating Expense:</b>	<b>\$31,706.11</b>
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<b>Net Operating Income:</b>	<b>\$84,093.89</b>
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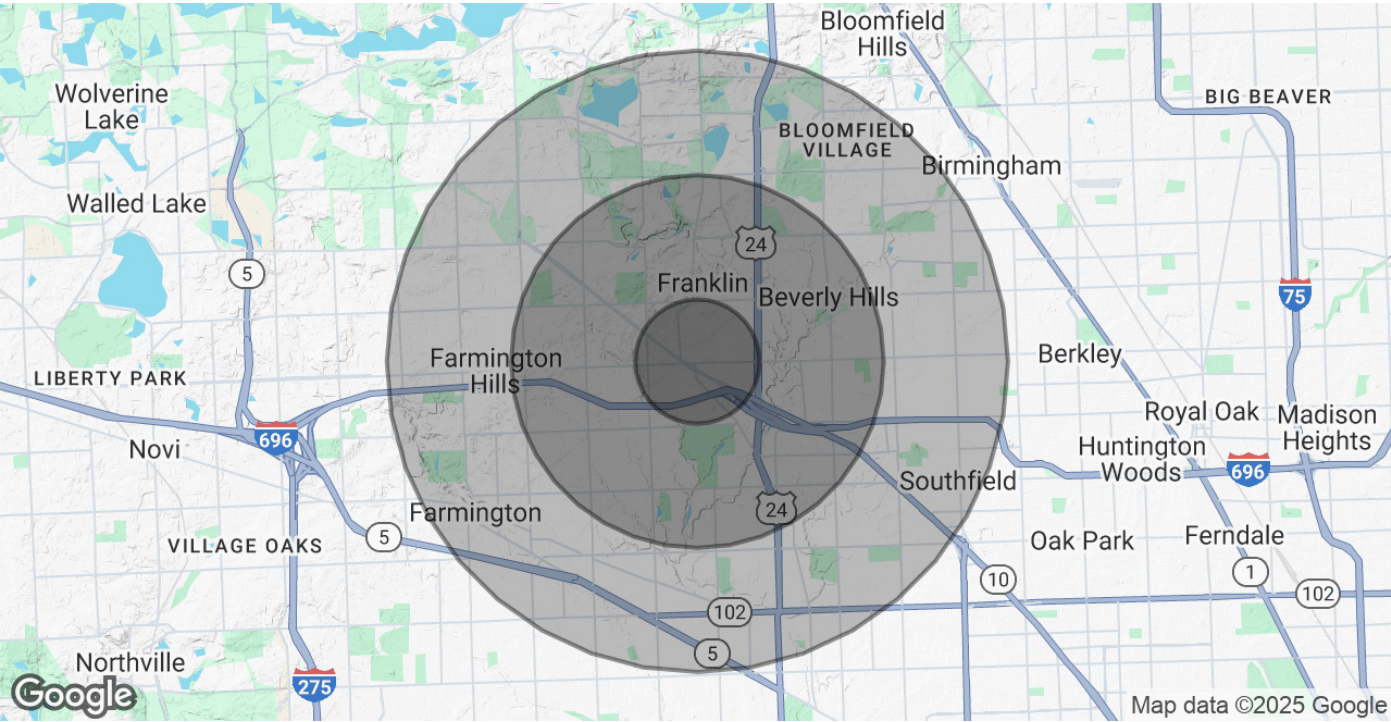
**RETAILER MAP:** 26200 W 12 Mile Rd | Southfield, MI 48034





DEMOGRAPHICS MAP & REPORT:

26200 W 12 Mile Rd | Southfield, MI 48034



POPULATION	1 MILE	3 MILES	5 MILES
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
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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