

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  
([LINK TO ZONING](#))**

**60 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:  
~~\$2,900,000~~  
  
**REDUCED PRICE:**  
**\$2,700,000****



# MACRO AERIAL





# MICRO AERIAL



SOUTHFIELD RD 33,832 VPD

SITE

THE CORNERS

**T.J. maxx** **ACE**  
Hardware

**BAM!** **Better**  
BOOKS • TOYS • TECH • MORE Health

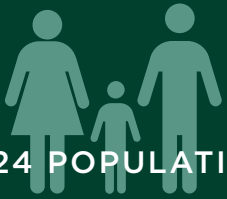
**ROW** **PENN STATION**  
HOUSE EAST COAST SUBS

**Flagstar**  
Bank

13 MILE RD 31,675 VPD



# DEMOGRAPHIC HIGHLIGHTS



2024 POPULATION

**1 MILE: 12,567**

**3 MILES: 101,909**

**5 MILES: 255,649**

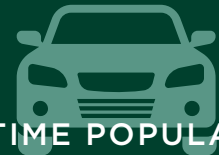


AVERAGE HOUSEHOLD INCOME

**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





**31409**  
SOUTHFIELD  
ROAD





# PROPERTY PHOTOS



**31409**  
SOUTHFIELD  
ROAD







## 31409 SOUTHFIELD RD, BEVERLY HILLS, MI

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