



HIGHLY VISIBLE ON BUSY COMMERCIAL CORRIDOR

FOR SALE

**10720 West 7 Mile Road
Detroit, MI 48221**



LISTING SUMMARY:

- Building Size: 3,962 SF
- Lot Size: .14 Acres (6,098 SF)
- Sale Price: \$350,000 (\$88/PSF)
- Occupancy: Vacant
- Flexible Use: Office, Medical, Retail
- Zoning: PD (Planned Development)
- On-Site Parking + Street Parking on W 7 Mile Rd
- Frontage and Signage on W 7 Mile Rd
- Sold As-Is Condition



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PROPERTY DESCRIPTION:

Located on the high-visibility West 7 Mile Road Corridor near the Livernois Avenue of Fashion, this 3,962 SF freestanding building offers an affordable way to own on an established Detroit commercial corridor. Most recently a dental office, it is now a flexible canvas for a wide range of users — a medical or dental practice, a professional services firm, a retailer or service business, a place of worship or nonprofit, or an owner-occupant or investor.

The interior is dated, so most buyers will plan a fresh build-out. The value is in the building itself: direct 7 Mile Road frontage and signage, excellent parking, and an approximately 10-year-old roof on solid 1968 masonry construction.

Priced to reflect its as-is condition, this is a clean, low-basis opportunity for an owner-occupant or value-add buyer seeking visibility and location at attractive pricing — in a corridor with one of the lowest dentist-competition ratios in Metro Detroit.





LOCATION & DEMOGRAPHICS:

- Frontage on West 7 Mile Road, near Livernois (the Avenue of Fashion)
- Established, densely populated corridor — College Woods, Bagley, Sherwood Forest, Green Acres, and the University District
- Near University of Detroit Mercy, Marygrove Conservancy, and University of Detroit Jesuit
- Easy access to Livernois, Wyoming, and the M-10 Lodge Freeway
- Roughly 15–20 minutes to Downtown Detroit
- 165,500 people in 3-mile radius
- \$57,000 median household income in 3-mile radius
- 34,700 daytime employees in 3-mile radius
- Low dental competition: ~8,275 residents per dental office — 98th percentile in Metro Detroit and statewide

