

**3,867 SF**

**SINGLE TENANT INVESTMENT OPPORTUNITY**

**FOR SALE**

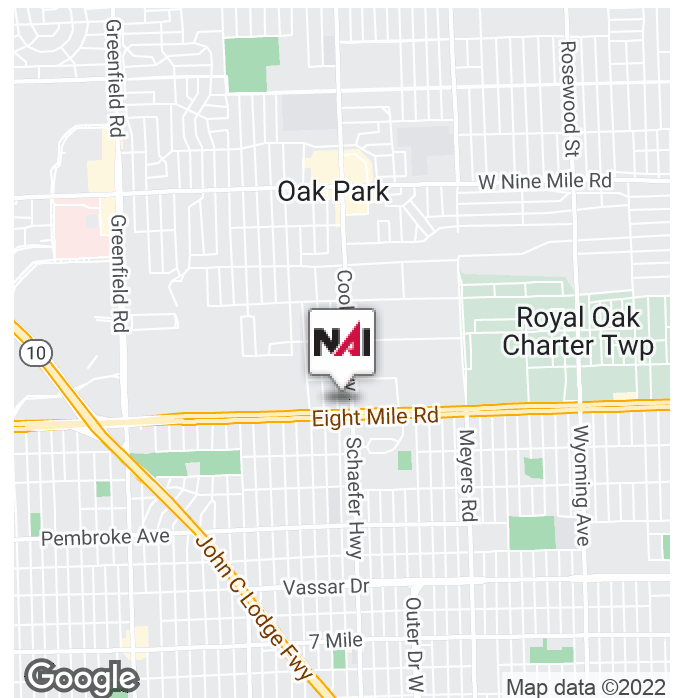


## 13650 W 8 Mile Rd

Oak Park, Michigan 48237

### Property Highlights

- 8.5% Cap Rate Single Tenant Investment
- Longstanding Tenant (7 years) Renewed Lease (5 years) on 11-1-2022
- Prime Frontage on 8 Mile Road with Extremely High Traffic Counts
- Fantastic Central Location Near Area Freeways
- Ample Commercial Visibility
- Annual Rent Escalations Throughout Lease Term
- Limited Landlord Responsibilities
- Asking Price: \$330,000.00



**NAI Farbman**

Commercial Real Estate Services, Worldwide.

[www.naifarbman.com](http://www.naifarbman.com)

**Brad Margolis**

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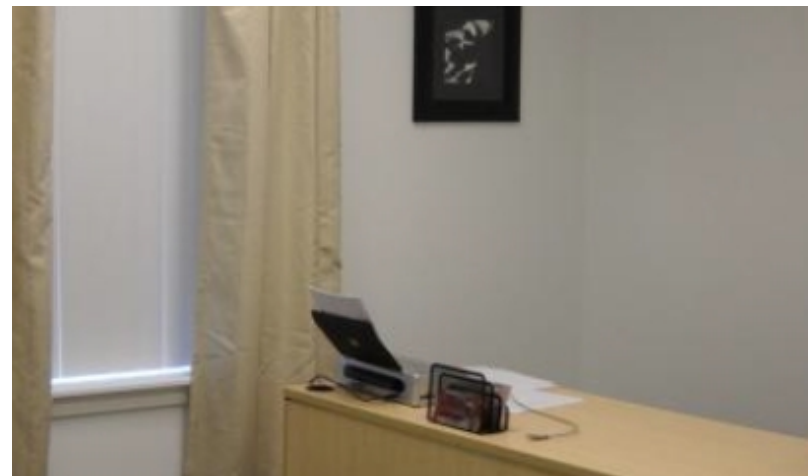
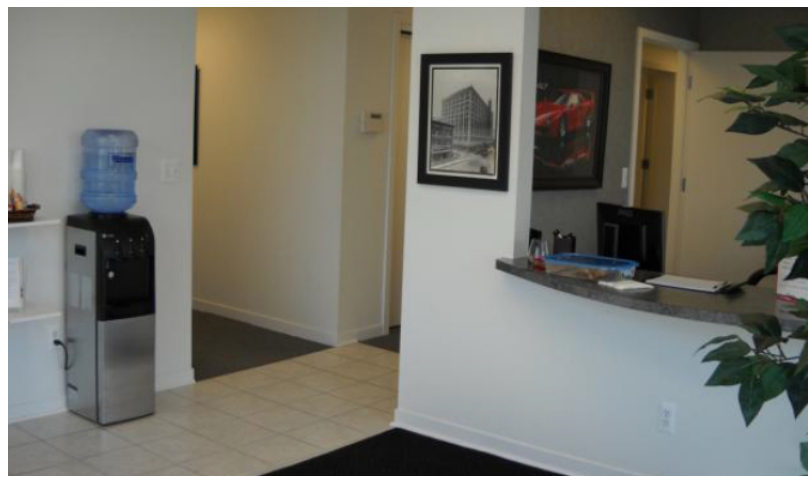
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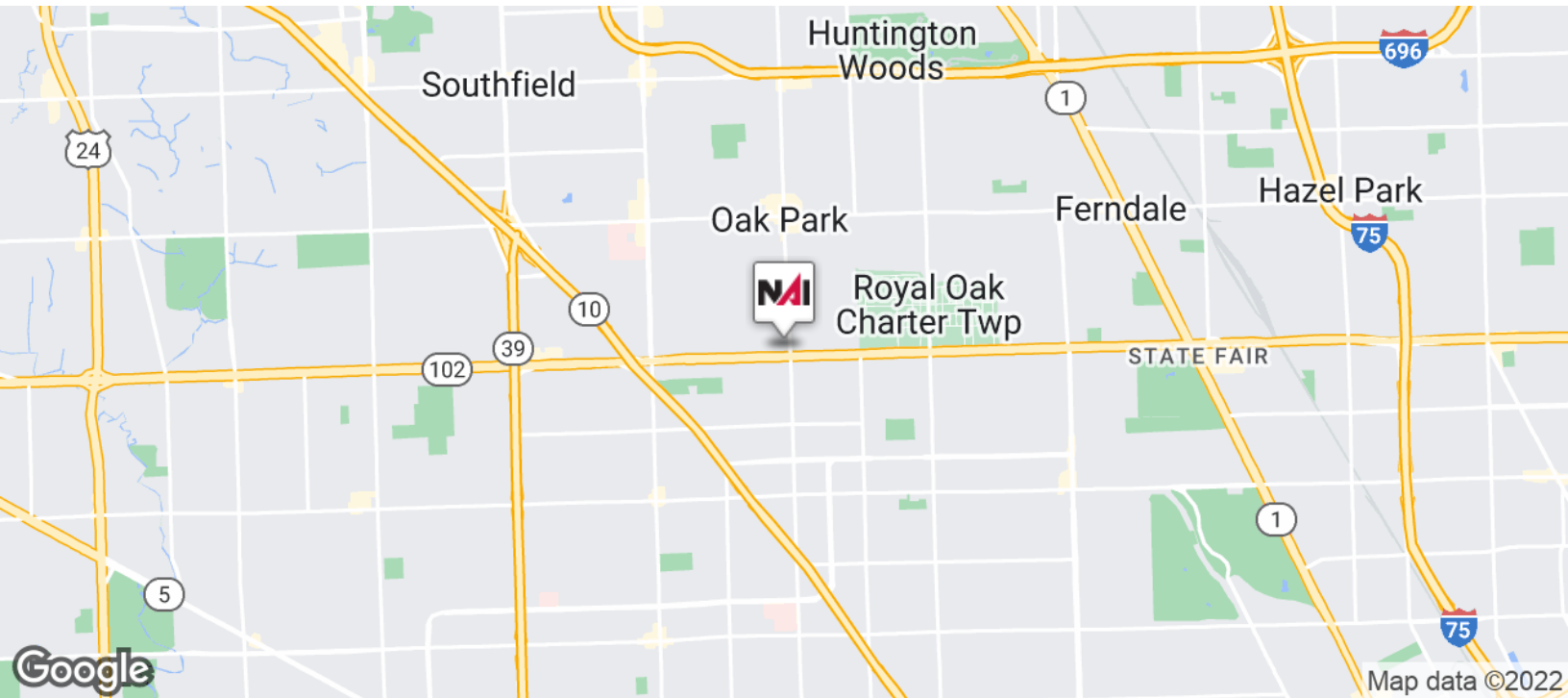
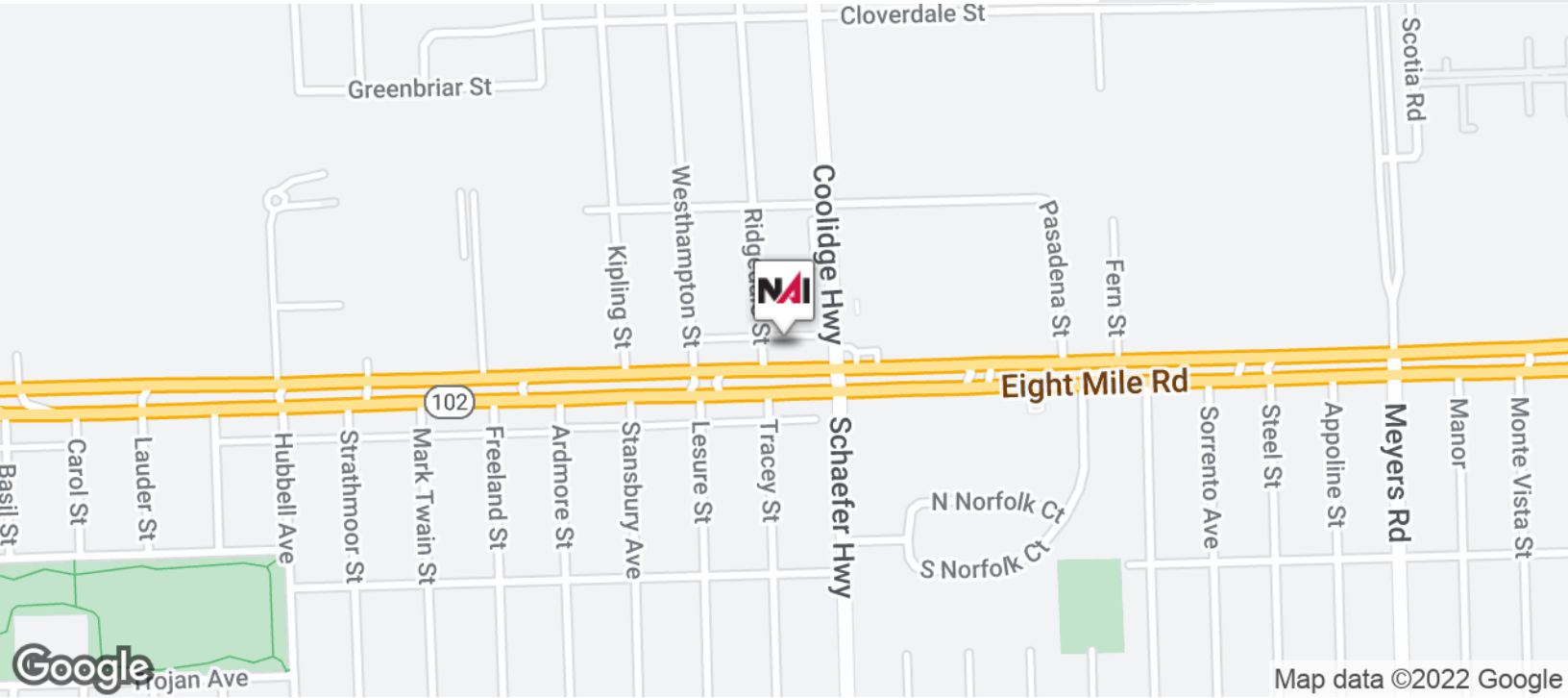


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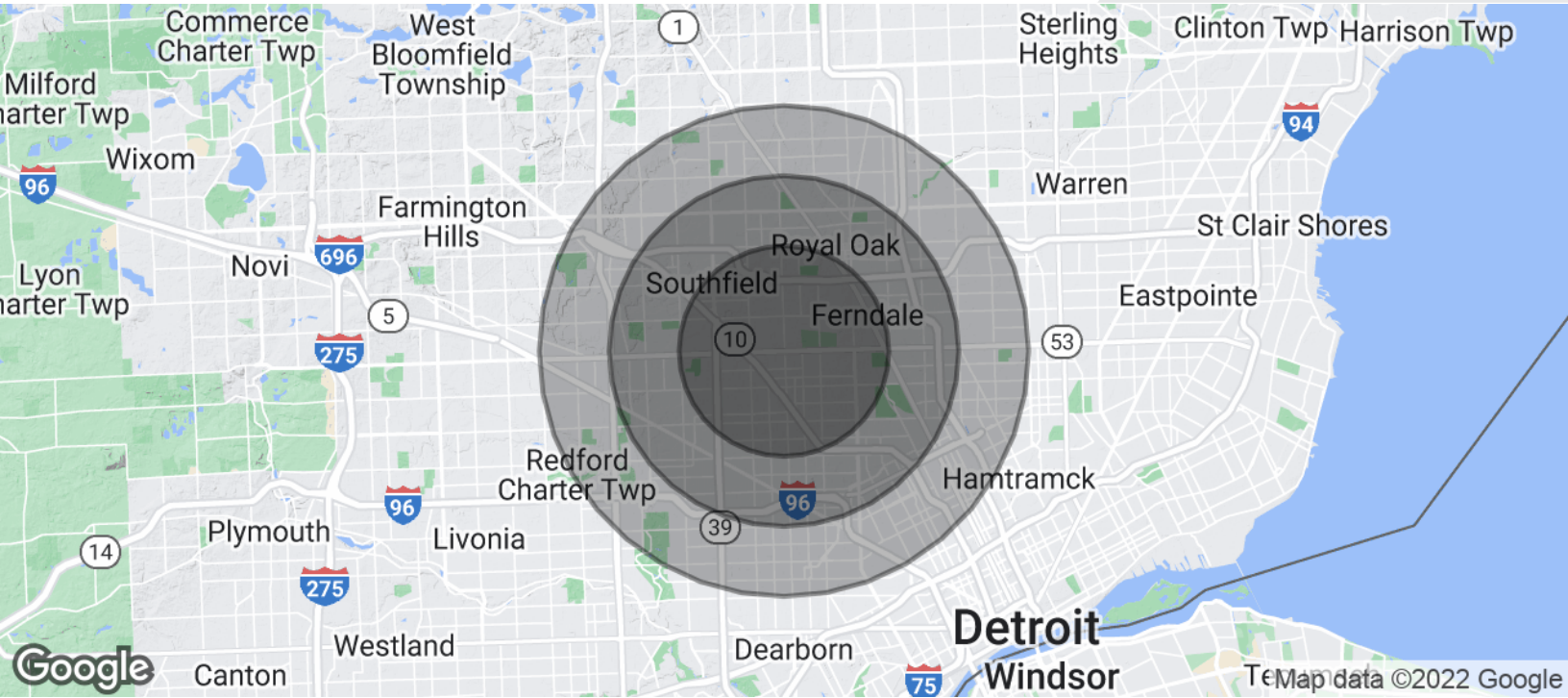
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**POPULATION**

**3 MILES**

**5 MILES**

**7 MILES**

Total Population	169,678	395,631	713,621
Average Age	39.9	39.1	38.6
Average Age (Male)	36.8	36.8	36.6
Average Age (Female)	41.9	41.0	40.5

\* Demographic data derived from 2020 ACS - US Census



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