

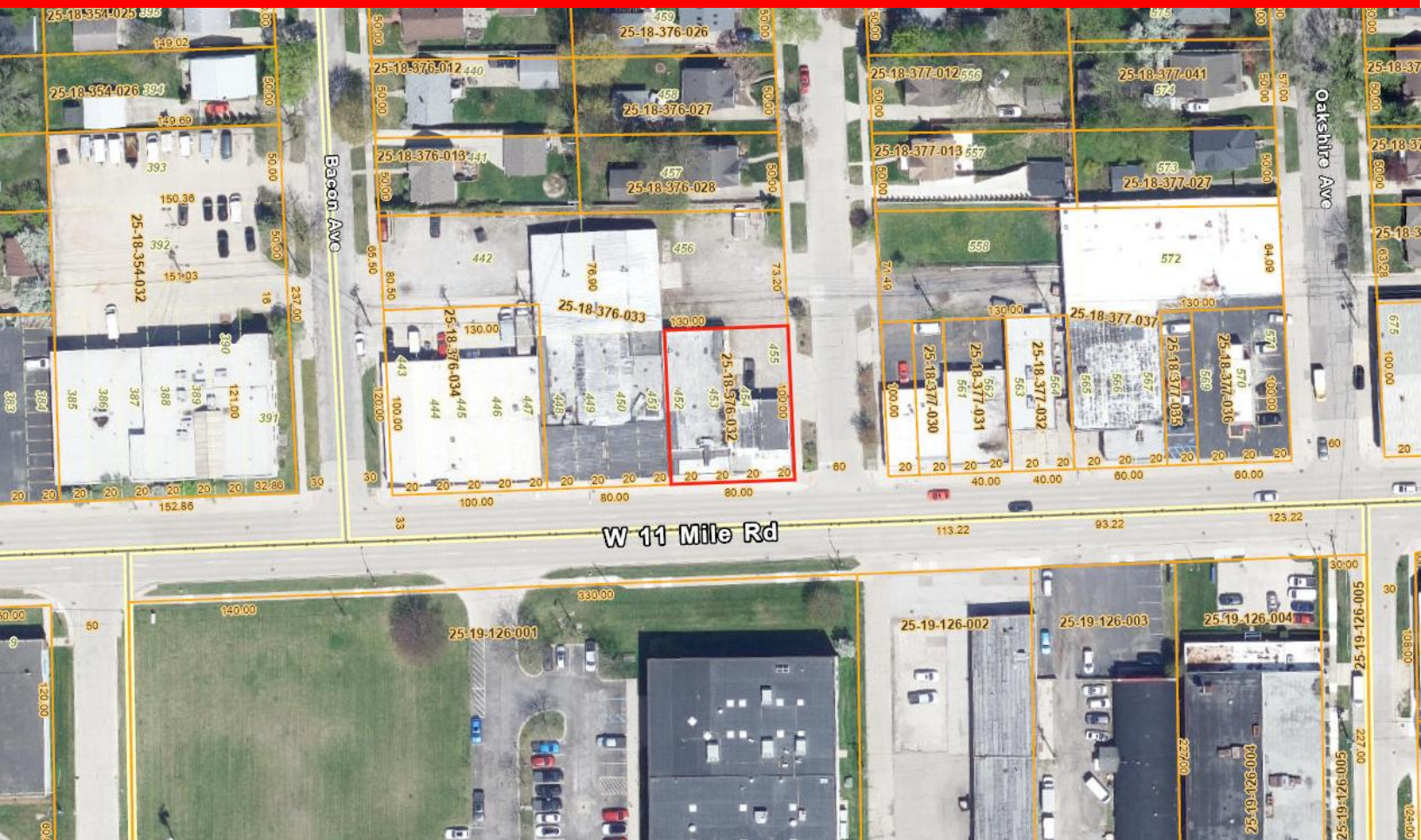
FOR SALE/LEASE

Industrial Building – Berkley

Insite
COMMERCIAL

Established 2001

2019 Township Drive
Suite 104
Commerce, MI 48390



3708 W. 11 Mile Rd.
Berkley, MI 48072

EXCLUSIVELY LISTED BY:

RANDY THOMAS

CEO/President

C: (248) 891-5050

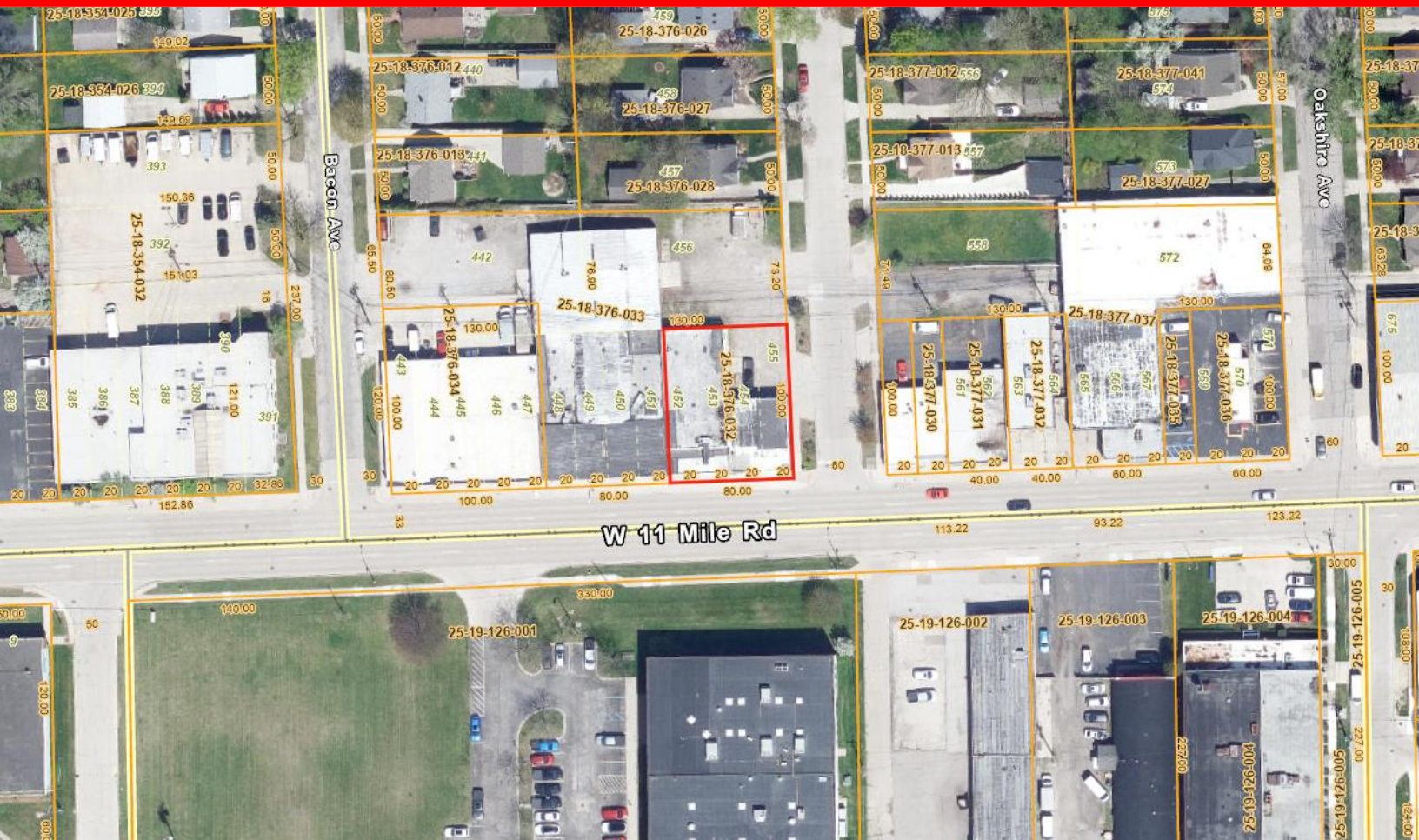
O: (248) 359-9000 x9

rthomas@insitecommercial.com

(248) 359-9000

www.insitecommercial.com

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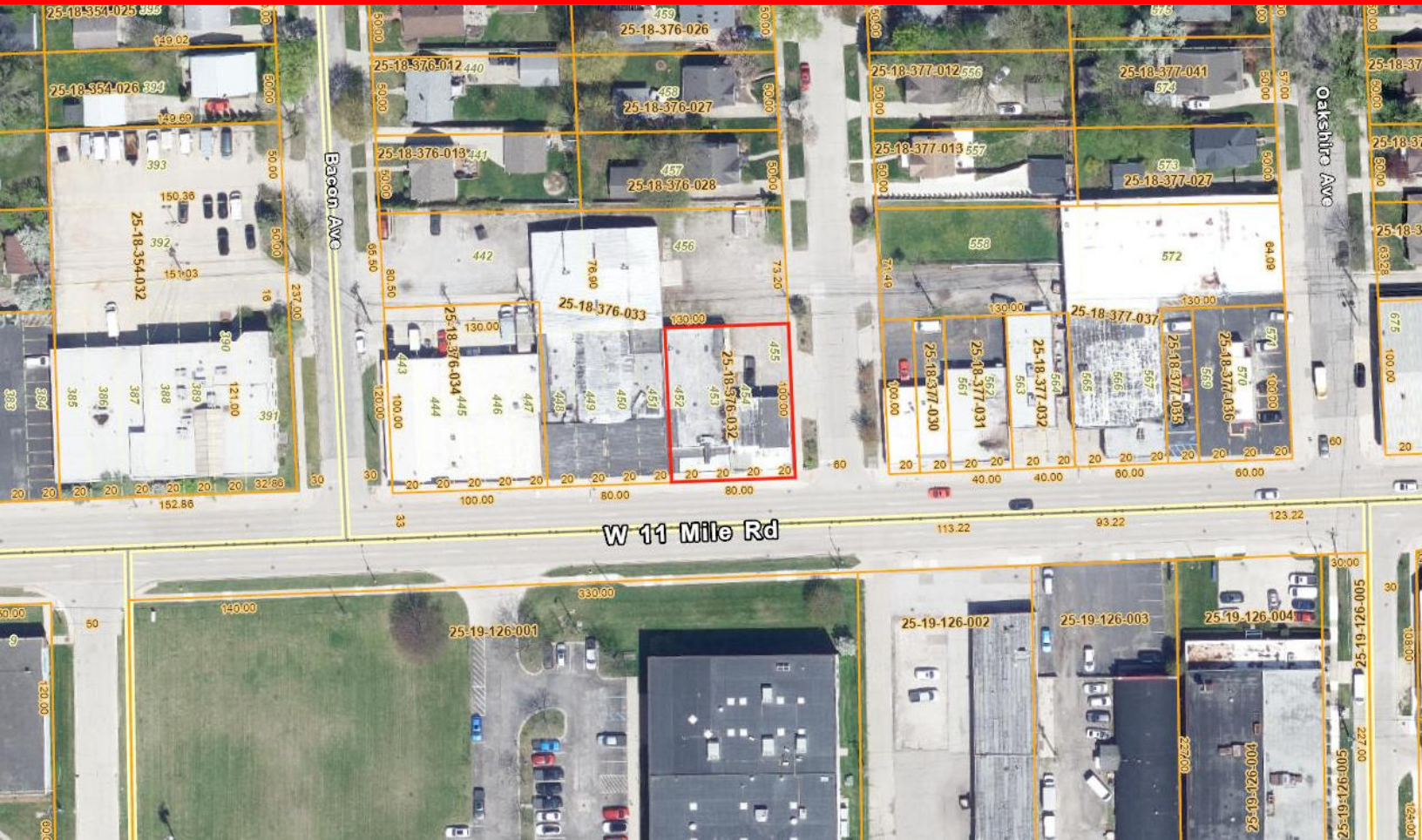
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PROPERTY INFORMATION

Executive Summary



PROPERTY OVERVIEW

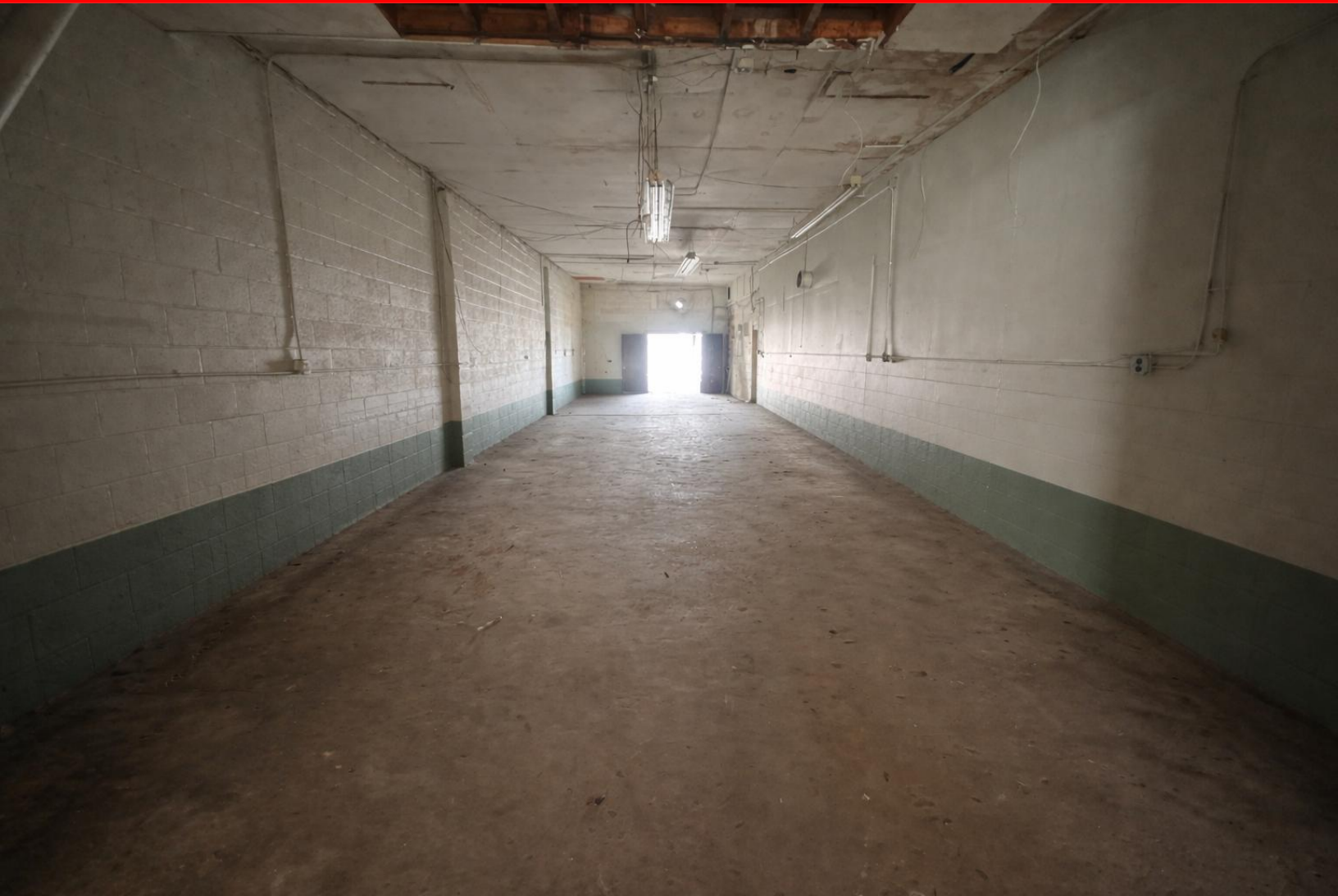
Two units on one parcel; both with (14') overhead doors. Main road positioned. Can be used as retail/industrial/warehouse.

OFFERING SUMMARY

Sale Price:	\$525,000 (\$87/SF)
Lease Rate:	Contact Broker
Building Size:	6,024 SF
Lot Size:	+/- 0.17 AC (7,486 SF)
Parcel ID:	25-18-376-032
Property Taxes:	\$4,413.48 (2024)
Ceiling Height:	16 FT
Zoning:	Industrial/Retail

DEMOGRAPHICS (5-Mile Radius)

- **Population:** 351,069 people
- **Households:** 159,557 homes
- **Avg. HH Income:** \$118,415 USD
- **Traffic Counts:**
 - 13,865 VPD – 11 Mile Rd.
 - 27,242 VPD – Greenfield Rd.



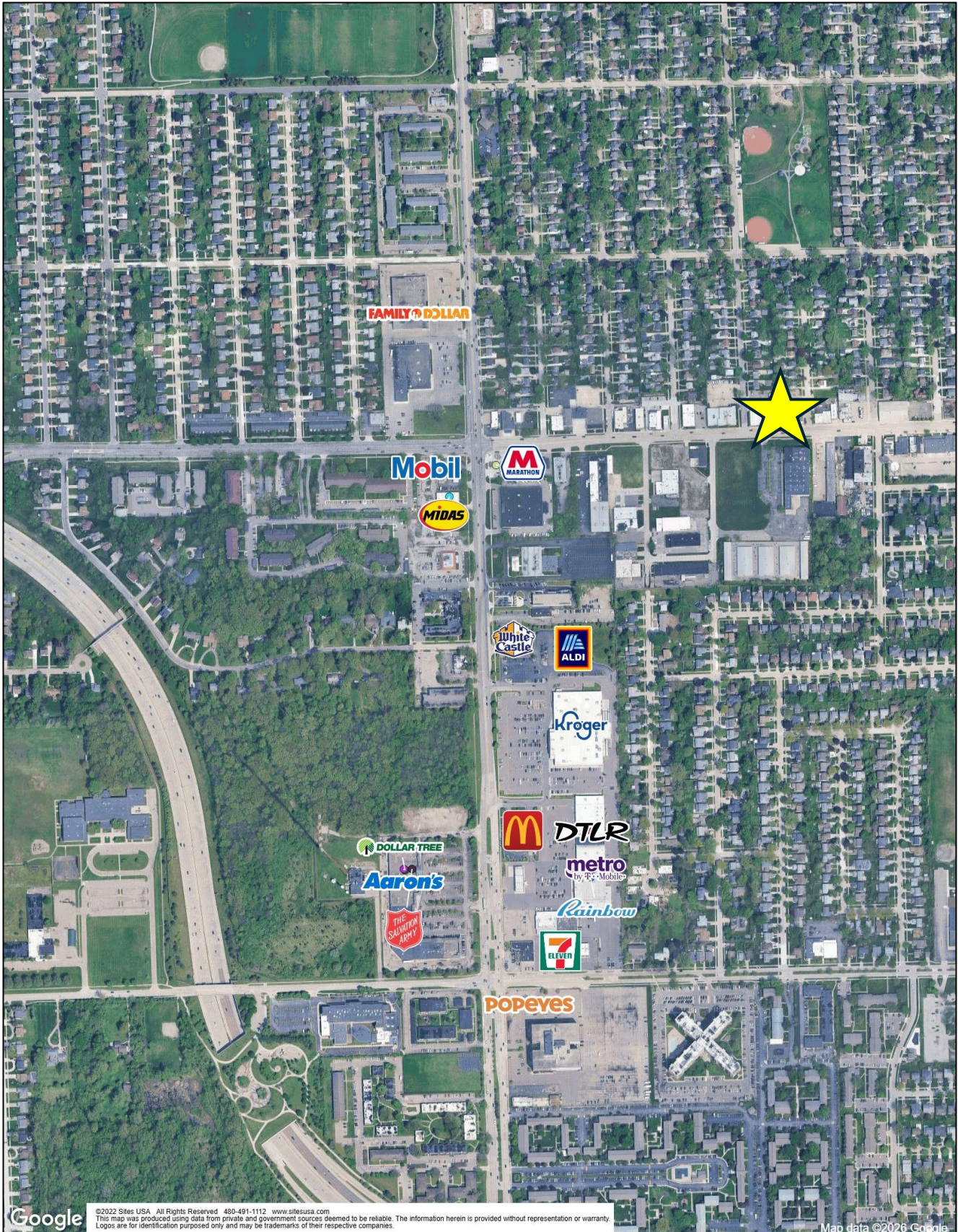
PROPERTY INFORMATION

Aerial of Parcel

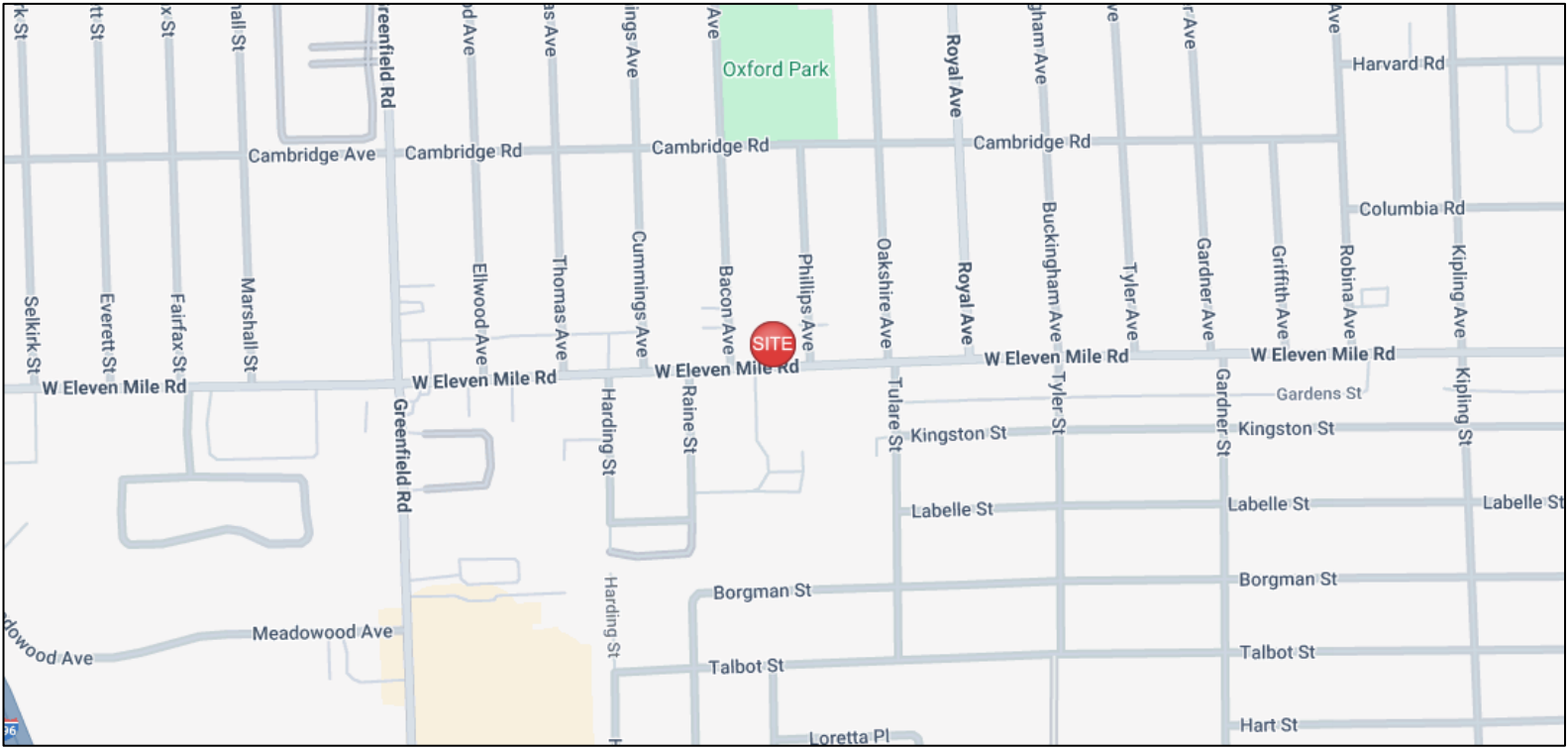


LOCATION INFORMATION

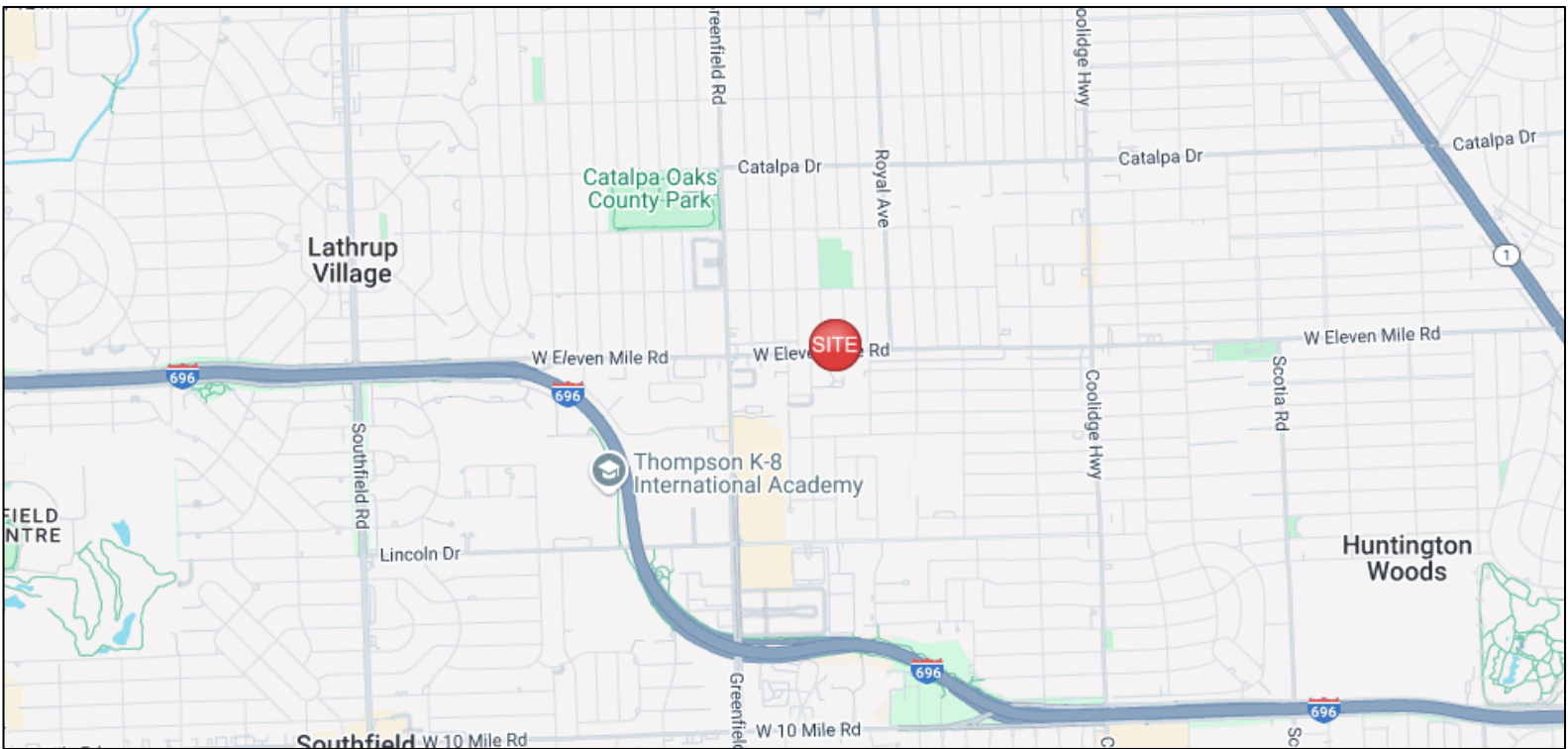
Retailer Map



LOCAL



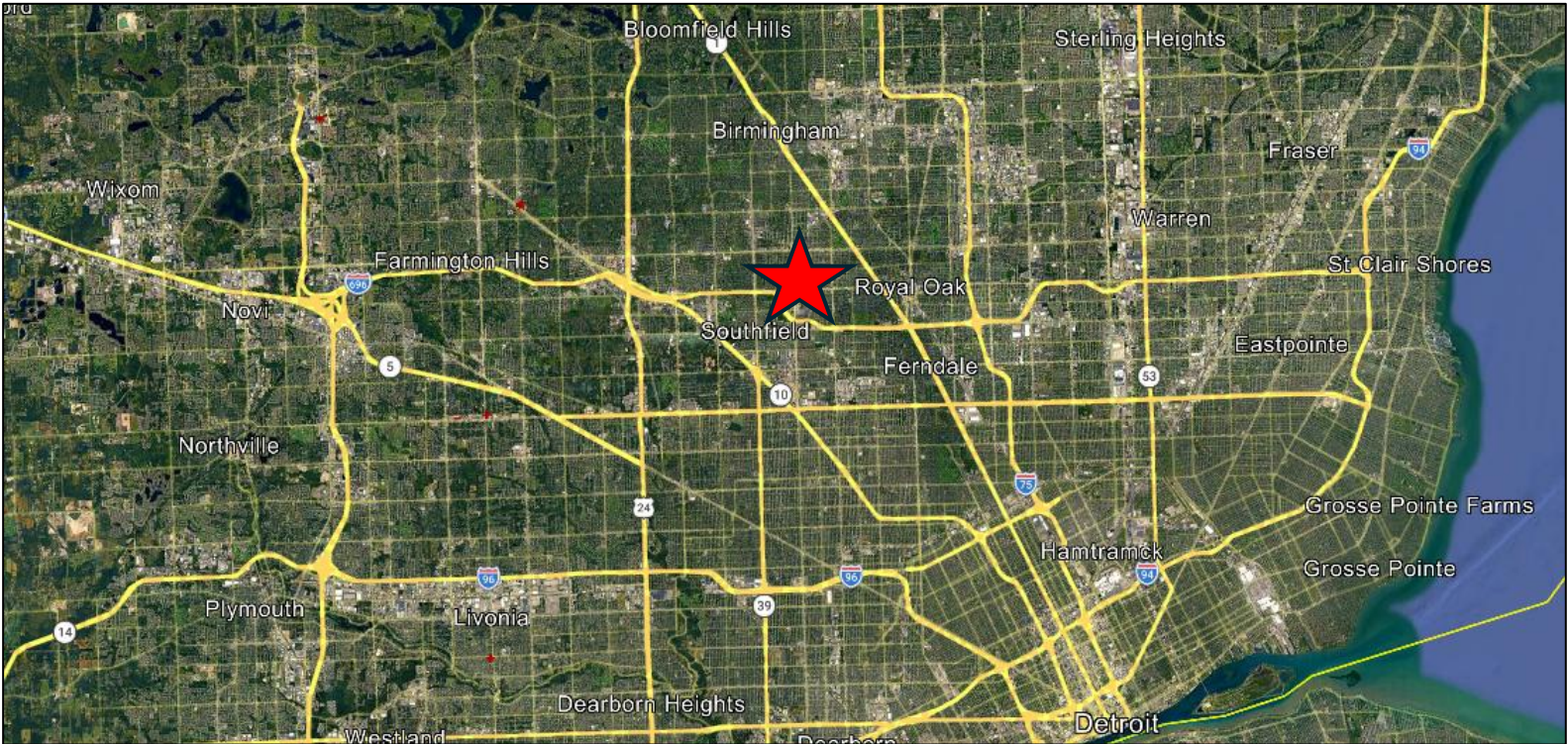
REGIONAL



LOCAL



REGIONAL



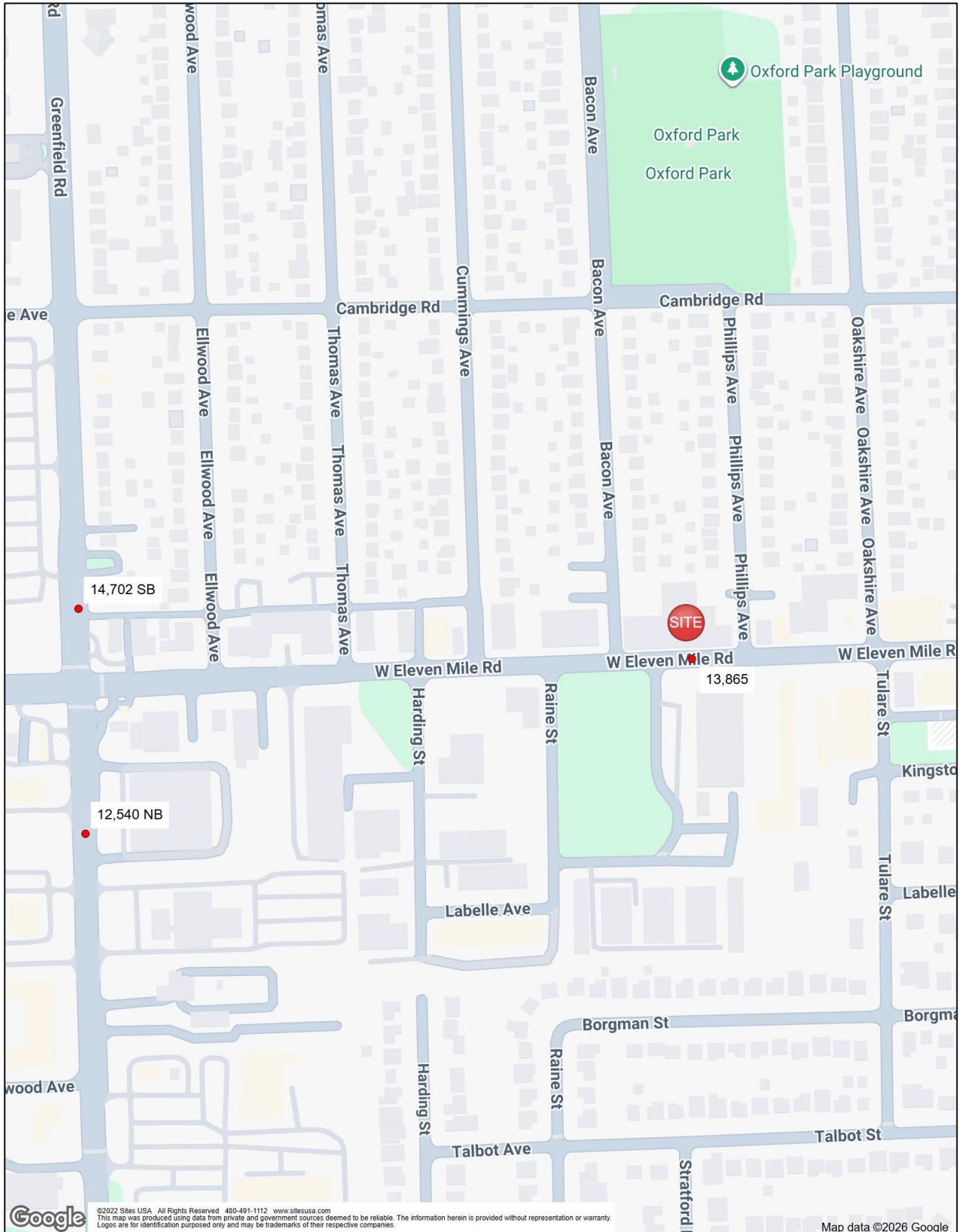
3708 W Eleven Mile Rd Berkley, MI 48072	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	19,518	131,793	351,069
2030 Projected Population	19,156	129,829	344,196
2020 Census Population	19,125	129,927	344,735
2010 Census Population	18,953	126,321	339,396
Projected Annual Growth 2025 to 2030	-0.4%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2025	0.2%	0.3%	0.2%
Households			
2025 Estimated Households	8,808	59,542	159,557
2030 Projected Households	8,802	59,883	159,318
2020 Census Households	8,567	57,589	154,423
2010 Census Households	8,239	54,629	147,355
Projected Annual Growth 2025 to 2030	-	0.1%	-
Historical Annual Growth 2010 to 2025	0.5%	0.6%	0.6%
Age			
2025 Est. Population Under 10 Years	11.5%	9.8%	10.3%
2025 Est. Population 10 to 19 Years	10.6%	10.1%	10.1%
2025 Est. Population 20 to 29 Years	13.5%	13.6%	13.8%
2025 Est. Population 30 to 44 Years	22.0%	21.7%	22.3%
2025 Est. Population 45 to 59 Years	16.8%	18.2%	17.9%
2025 Est. Population 60 to 74 Years	18.0%	18.9%	17.8%
2025 Est. Population 75 Years or Over	7.7%	7.6%	7.8%
2025 Est. Median Age	38.9	40.4	39.6
Marital Status & Gender			
2025 Est. Male Population	47.4%	47.9%	48.0%
2025 Est. Female Population	52.6%	52.1%	52.0%
2025 Est. Never Married	37.1%	37.9%	40.8%
2025 Est. Now Married	39.0%	42.0%	38.9%
2025 Est. Separated or Divorced	18.7%	15.3%	15.0%
2025 Est. Widowed	5.2%	4.8%	5.3%
Income			
2025 Est. HH Income \$200,000 or More	10.1%	14.3%	13.8%
2025 Est. HH Income \$150,000 to \$199,999	11.5%	11.3%	10.3%
2025 Est. HH Income \$100,000 to \$149,999	18.4%	18.2%	16.6%
2025 Est. HH Income \$75,000 to \$99,999	12.2%	14.4%	13.4%
2025 Est. HH Income \$50,000 to \$74,999	13.1%	14.9%	15.1%
2025 Est. HH Income \$35,000 to \$49,999	8.2%	8.2%	9.6%
2025 Est. HH Income \$25,000 to \$34,999	5.9%	6.3%	6.4%
2025 Est. HH Income \$15,000 to \$24,999	10.8%	5.5%	6.0%
2025 Est. HH Income Under \$15,000	9.8%	6.9%	8.9%
2025 Est. Average Household Income	\$101,509	\$119,633	\$118,415
2025 Est. Median Household Income	\$82,349	\$94,469	\$91,658
2025 Est. Per Capita Income	\$45,871	\$54,191	\$53,925
2025 Est. Total Businesses	1,011	9,118	20,723
2025 Est. Total Employees	10,168	93,181	215,705

3708 W Eleven Mile Rd Berkley, MI 48072	1 mi radius	3 mi radius	5 mi radius
Race			
2025 Est. White	68.4%	60.2%	54.4%
2025 Est. Black	23.2%	31.6%	36.4%
2025 Est. Asian or Pacific Islander	3.9%	3.8%	4.7%
2025 Est. American Indian or Alaska Native	0.1%	0.1%	0.2%
2025 Est. Other Races	4.3%	4.3%	4.3%
Hispanic			
2025 Est. Hispanic Population	569	4,044	10,819
2025 Est. Hispanic Population	2.9%	3.1%	3.1%
2030 Proj. Hispanic Population	3.2%	3.4%	3.4%
2020 Hispanic Population	2.0%	2.5%	2.6%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	14,160	98,171	260,056
2025 Est. Elementary (Grade Level 0 to 8)	3.9%	1.6%	1.9%
2025 Est. Some High School (Grade Level 9 to 11)	2.7%	2.5%	3.6%
2025 Est. High School Graduate	17.5%	15.0%	18.2%
2025 Est. Some College	22.1%	20.5%	21.4%
2025 Est. Associate Degree Only	7.2%	7.8%	7.6%
2025 Est. Bachelor Degree Only	27.9%	29.7%	27.1%
2025 Est. Graduate Degree	18.6%	22.8%	20.2%
Housing			
2025 Est. Total Housing Units	9,142	62,022	169,005
2025 Est. Owner-Occupied	56.9%	63.4%	58.8%
2025 Est. Renter-Occupied	39.5%	32.6%	35.6%
2025 Est. Vacant Housing	3.7%	4.0%	5.6%
Homes Built by Year			
2025 Homes Built 2010 or later	4.4%	4.6%	4.0%
2025 Homes Built 2000 to 2009	2.3%	3.7%	3.9%
2025 Homes Built 1990 to 1999	2.9%	3.4%	3.7%
2025 Homes Built 1980 to 1989	3.1%	3.5%	4.3%
2025 Homes Built 1970 to 1979	13.6%	12.2%	11.4%
2025 Homes Built 1960 to 1969	22.8%	18.3%	15.0%
2025 Homes Built 1950 to 1959	24.5%	28.2%	27.0%
2025 Homes Built Before 1949	22.8%	22.0%	25.2%
Home Values			
2025 Home Value \$1,000,000 or More	1.0%	1.1%	3.1%
2025 Home Value \$500,000 to \$999,999	7.9%	11.6%	12.6%
2025 Home Value \$400,000 to \$499,999	8.4%	10.4%	8.2%
2025 Home Value \$300,000 to \$399,999	22.0%	23.0%	17.9%
2025 Home Value \$200,000 to \$299,999	39.9%	31.5%	26.4%
2025 Home Value \$150,000 to \$199,999	10.1%	10.9%	11.8%
2025 Home Value \$100,000 to \$149,999	5.8%	6.7%	8.4%
2025 Home Value \$50,000 to \$99,999	2.6%	2.3%	7.5%
2025 Home Value \$25,000 to \$49,999	1.3%	1.2%	1.9%
2025 Home Value Under \$25,000	1.0%	1.3%	2.2%
2025 Median Home Value	\$276,827	\$299,896	\$299,183
2025 Median Rent	\$1,127	\$1,194	\$1,145

3708 W Eleven Mile Rd Berkley, MI 48072	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2025 Est. Labor Population Age 16 Years or Over	16,000	110,827	293,215
2025 Est. Civilian Employed	63.0%	65.4%	63.9%
2025 Est. Civilian Unemployed	3.9%	3.7%	3.8%
2025 Est. in Armed Forces	0.3%	0.1%	-
2025 Est. not in Labor Force	32.8%	30.9%	32.2%
2025 Labor Force Males	46.7%	47.4%	47.5%
2025 Labor Force Females	53.3%	52.6%	52.5%
Occupation			
2025 Occupation: Population Age 16 Years or Over	10,076	72,438	187,397
2025 Mgmt, Business, & Financial Operations	24.2%	23.3%	22.2%
2025 Professional, Related	30.4%	33.0%	31.1%
2025 Service	11.5%	11.9%	13.2%
2025 Sales, Office	20.7%	18.5%	18.6%
2025 Farming, Fishing, Forestry	0.1%	0.1%	0.1%
2025 Construction, Extraction, Maintenance	3.9%	3.8%	4.1%
2025 Production, Transport, Material Moving	9.1%	9.4%	10.7%
2025 White Collar Workers	75.3%	74.8%	72.0%
2025 Blue Collar Workers	24.7%	25.2%	28.0%
Transportation to Work			
2025 Drive to Work Alone	70.4%	69.8%	70.8%
2025 Drive to Work in Carpool	6.6%	6.3%	6.8%
2025 Travel to Work by Public Transportation	0.4%	0.5%	0.7%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	2.2%	2.0%	1.9%
2025 Other Means	0.7%	0.6%	0.7%
2025 Work at Home	19.7%	20.9%	19.2%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	26.2%	24.2%	22.5%
2025 Travel to Work in 15 to 29 Minutes	42.9%	43.1%	44.4%
2025 Travel to Work in 30 to 59 Minutes	28.5%	29.2%	29.3%
2025 Travel to Work in 60 Minutes or More	2.5%	3.5%	3.8%
2025 Average Travel Time to Work	22.2	22.4	22.4
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$857.45 M	\$6.34 B	\$16.43 B
2025 Est. Apparel	\$15.93 M	\$116.8 M	\$302.93 M
2025 Est. Contributions, Tax and Retirement	\$243.98 M	\$1.91 B	\$4.86 B
2025 Est. Education	\$19.91 M	\$149.03 M	\$383.33 M
2025 Est. Entertainment	\$49.35 M	\$360.93 M	\$936.95 M
2025 Est. Food, Beverages, Tobacco	\$101.94 M	\$726.61 M	\$1.91 B
2025 Est. Health Care	\$57.33 M	\$390.93 M	\$1.04 B
2025 Est. Household Furnishings and Equipment	\$23.02 M	\$169.74 M	\$439.16 M
2025 Est. Household Operations, Shelter, Utilities	\$192.48 M	\$1.37 B	\$3.62 B
2025 Est. Miscellaneous Expenses	\$14.84 M	\$109.08 M	\$282.32 M
2025 Est. Personal Care	\$10.83 M	\$76.71 M	\$201.59 M
2025 Est. Transportation	\$127.84 M	\$961.76 M	\$2.46 B

LOCATION INFORMATION

Traffic Counts



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