

EST. **T** 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

43223 W. 12 MILE ROAD

Novi, MI 48377



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

ERIC SZERLAG

Vice President

eszerlag@thomasduke.com

MARK SZERLAG

Senior Partner

mszerlag@thomasduke.com

OFFERING SUMMARY: 43223 W. 12 Mile Road | Novi, MI 48377



PROPERTY OVERVIEW

A 29,884 square foot free-standing retail building located along 12 Mile Road directly in front of 12 Oaks Mall.

OFFERING SUMMARY

Sale Price: PRICE REDUCED!
 Was: \$5,180,000.00
 NOW: \$4,995,000.00

Building Size: 29,884 SF

Price / SF: \$167.15

Year Built: 1998

Zoning: R-C Regional Center

PROPERTY HIGHLIGHTS

- Tremendous Owner/User building located on an outlot to Twelve Oaks Mall.
- Free-standing building with exquisite interior and architectural design.
- Close proximity to I-96, I-275 and M-5.
- Flexible Seller with the ability to move into the upper level retail space and leaseback to a new Owner.
- Ability to expand parking by utilizing excess land included in the side of the building.

BUILDING/PROPERTY INFORMATION: 43223 W. 12 Mile Road | Novi, MI 48377
BUILDING INFORMATION

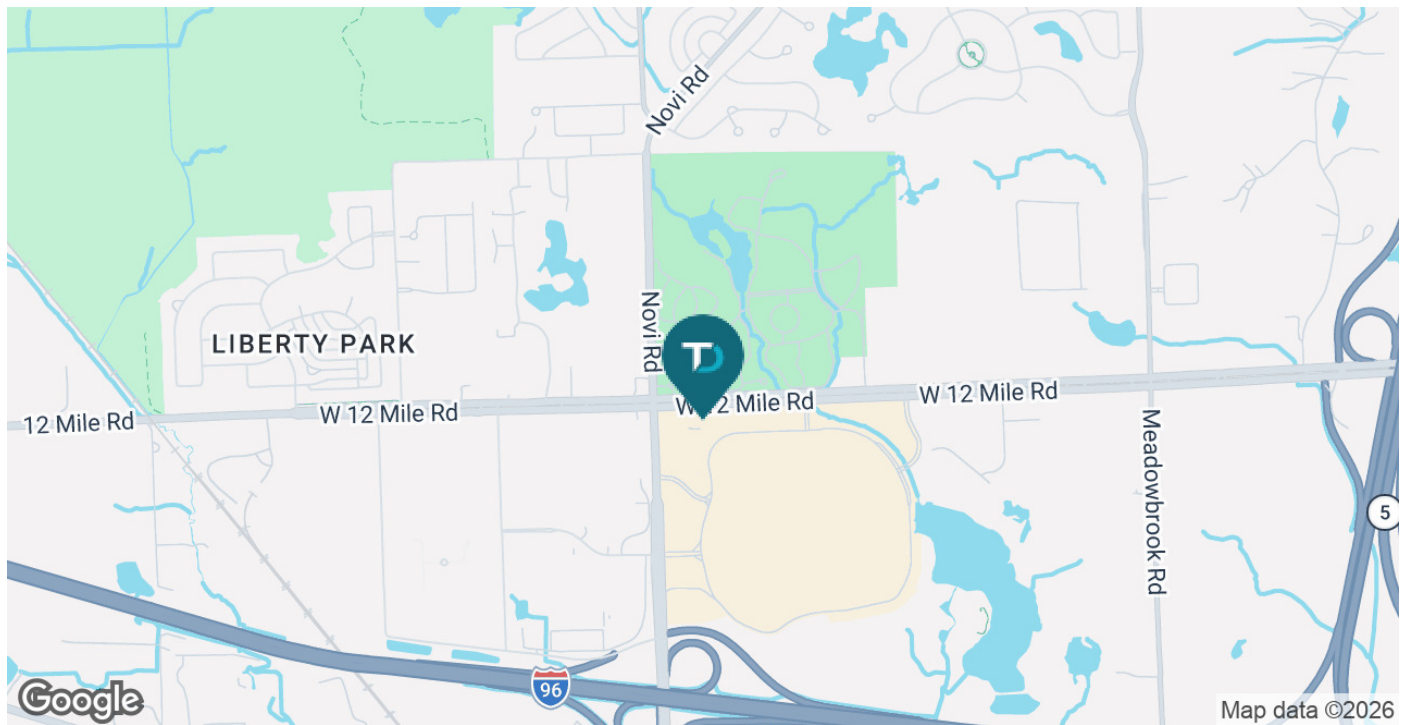
SALE PRICE:	\$4,995,000.00
Year Built:	1998
Number of Floors:	2
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	64

PROPERTY INFORMATION

Lot Size:	2.70 Acres
Property Type:	Retail
Taxes:	2025 Summer - \$50,276.11 2025 Winter - \$19,969.56
Zoning	R-C Regional Center
2025 Traffic Count:	12 Mile Road = 25,058 Novi Road = 16,153
Legal Description:	Available upon request.
APN:	22-14-100-034

LOCATION INFORMATION

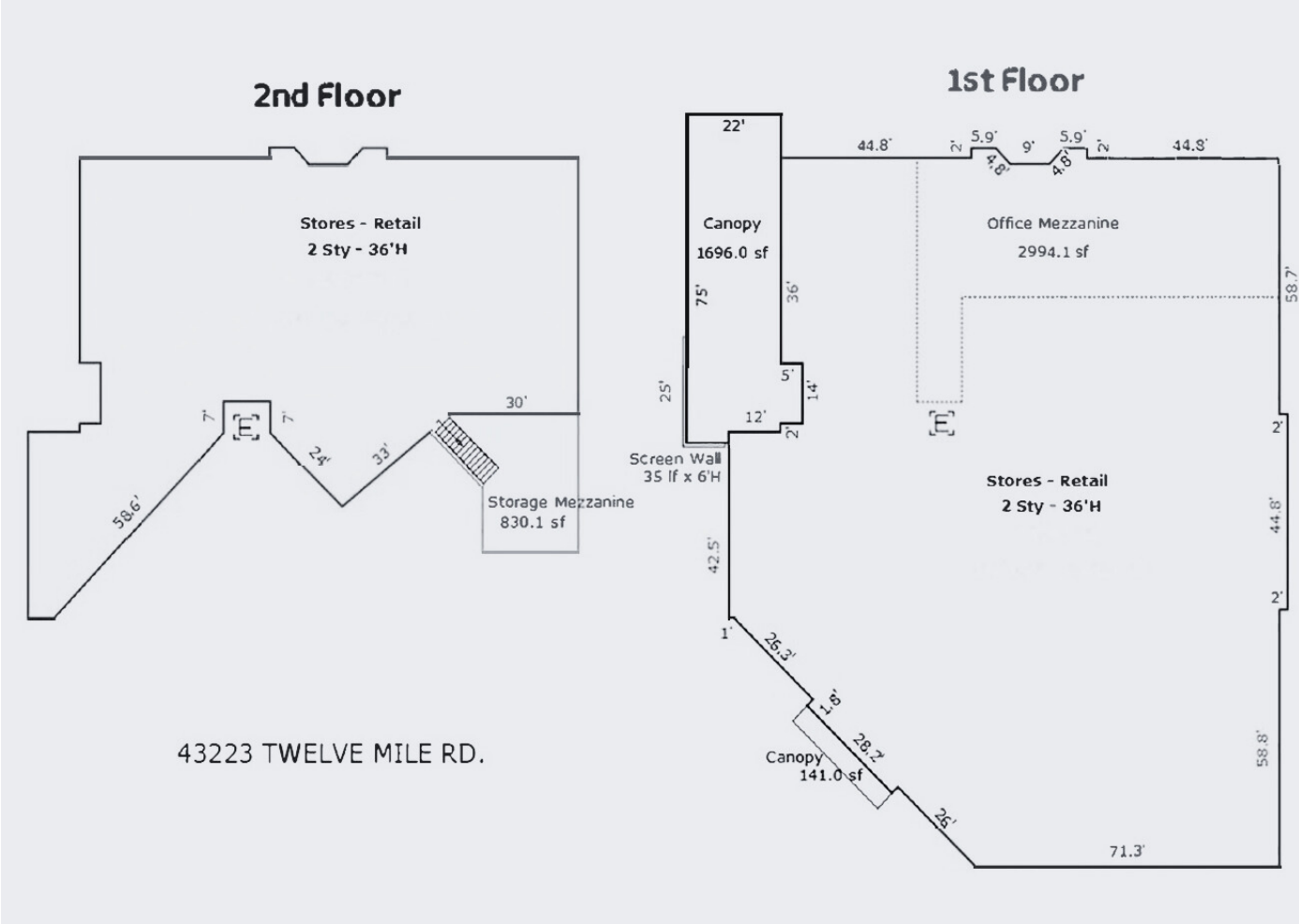
Located on the south side of 12 Mile, just east of Novi Road, directly in front of Twelve Oaks Mall in Novi, Michigan.



ADDITIONAL PHOTOS: 43223 W. 12 Mile Road | Novi, MI 48377



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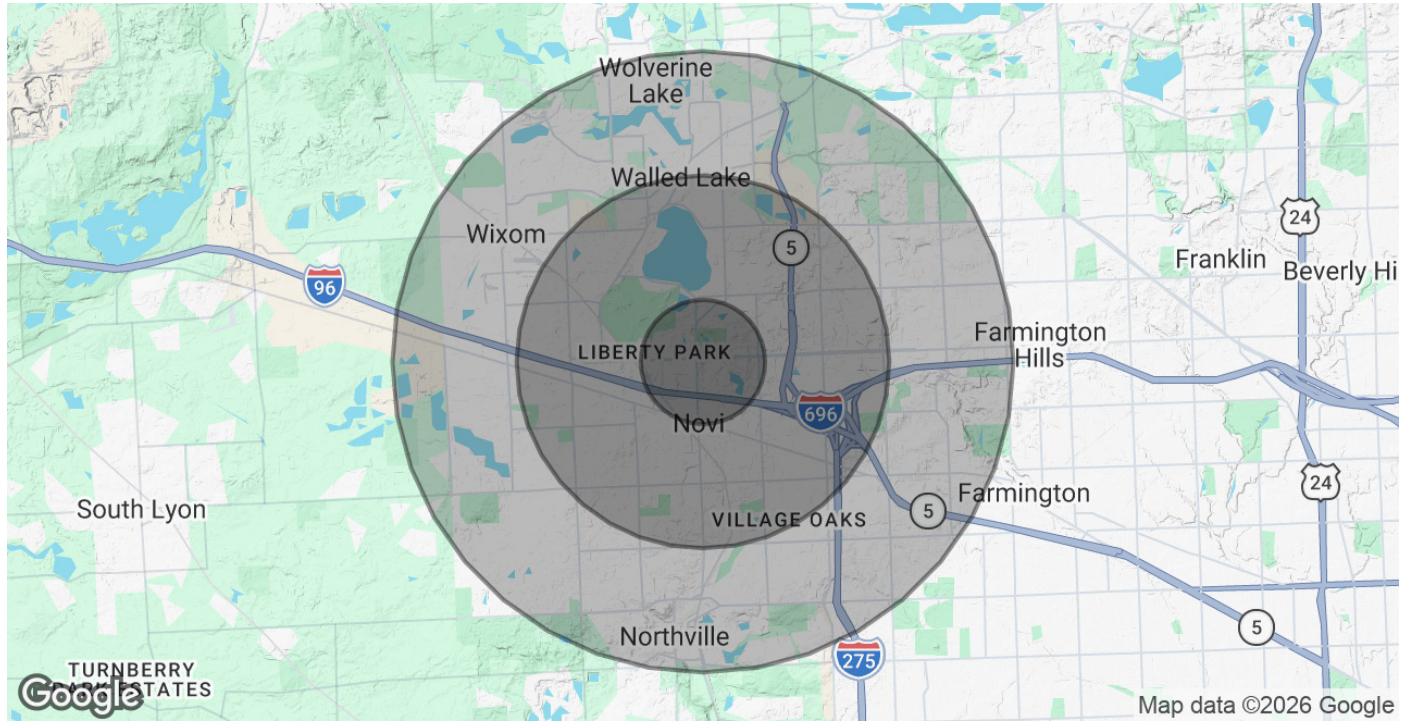
AERIAL MAP: 43223 W. 12 Mile Road | Novi, MI 48377



RETAILER AERIAL: 43223 W. 12 Mile Road | Novi, MI 48377



DEMOGRAPHICS MAP & REPORT: 43223 W. 12 Mile Road | Novi, MI 48377



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,278	61,140	178,992
Average Age	39	42	42
Average Age (Male)	38	41	41
Average Age (Female)	39	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,680	27,482	76,102
# of Persons per HH	2.5	2.2	2.4
Average HH Income	\$133,199	\$133,873	\$143,977
Average House Value	\$443,714	\$397,231	\$417,487

Demographics data derived from AlphaMap