



Retail For Sale

Property Name:

Location: 3840 E. Eight Mile Road
City, State: Detroit, MI
Cross Streets: Ryan Road
County: Wayne
Zoning: B4
Year Built: 1962 (Retrofit: 2024)

Total Building Sq. Ft.:	5,516	Property Type:	General Retail-Commercial
Available Sq. Ft.:	5,516	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	5,516	Total Acreage:	0.43
Max Cont. Sq. Ft.:	5,516	Land Dimensions:	N/A
Ceiling Height:	10'	Parking:	New
Overhead Door(s) / Height:	0	Curb Cuts:	N/A
Exterior Construction:	Block/Stucco	Power:	220 Volts, 3 Phase
Structural System:	Wood/Steel	Restrooms:	Yes
Heating:	Gas Forced Air	Sprinklers:	No
Air-Conditioning:	N/A	Signage:	N/A
Basement:	No	Roof:	New
Number of Stories:	1	Floors:	N/A
Condition:	N/A	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2024	Count: 66,251	8 Mile Rd. W. of Ryan Rd. 2-Way
1 Mile: 19,657	1 Mile: \$52,798		Yr: 2024	Count: 65,727	8 Mile Rd. E. of Ryan Rd. 2-Way
3 Miles: 158,467	3 Miles: \$52,812		Yr: 2024	Count: 9,104	Ryan Rd. N. of 8 Mile Rd. 2-Way
5 Miles: 376,859	5 Miles: \$64,102		Yr: 2024	Count: 14,150	Ryan Rd. S. of 8 Mile Rd. 2-Way

Current Tenant(s): N/A **Major Tenants:** N/A

Sale Price:	\$320,000 (\$58.01/sqft)	Improvement Allowance:	N/A
Sale Terms:	N/A	Assessor #:	N/A
Security Deposit:	N/A	Date Available:	Immediately
Options:	N/A		
Taxes:	\$17,642.25 (2024)		
TD:	N/A		
Parcel #:	13-009-114-52		

Utilities	Electric: Yes
Sanitary Sewer: Yes	Gas: Yes
Storm Sewer: Yes	Water: Yes

Tenant Responsibilities: N/A

Comments: 3,025 sq. ft. retail building and 2,491 sq. ft. auto garage. Completely updated and ready for buildout.

Broker: SIGNATURE ASSOCIATES

Agent(s):
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