

24061 - 24063 W. 10 MILE ROAD

24061 - 24063 W. 10 MILE ROAD | SOUTHFIELD, MI 48033

Retail/Flex For Sale/Lease



PROPERTY HIGHLIGHTS

- ±5,767 SF flex/retail building for sale or lease
- Currently split into two spaces
- One grade-level door at the rear of the building
- Rear asphalt replaced in 2025
- Shared parking with neighboring buildings in the front and rear of the building
- Recent improvements include new windows, façade, plumbing, LED lighting, HVAC, kitchenette, doors, and epoxy flooring



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Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



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OFFERING SUMMARY

Sale Price:	\$899,000
Lease Rate:	\$14 PSF, NNN
Estimated NNN:	\$4.00 PSF
Parcel:	24-29-227-003
Zoning:	I-1, Industrial
Year Built:	1968
Year Renovated:	2022
Land Size:	0.23 Acres
Building Size:	5,767 SF
Parking:	±30 shared spaces

AVAILABLE SPACES

SIZE (SF)

24061	5,767 SF
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TAXES

Winter 2025:	\$2,601.16
Summer 2025:	\$10,104.47
Total:	\$12,705.63

PROPERTY DESCRIPTION

±5,767 SF flex/retail building for sale or lease, currently split into two spaces, with one grade-level door at the rear of the building, rear asphalt replaced in 2025, and shared parking with neighboring buildings in the front and rear. Recent improvements include new windows, façade, plumbing, LED lighting, HVAC, kitchenette, doors, and epoxy flooring.

LOCATION DESCRIPTION

Located on the south side of W. 10 Mile Road just east of Telegraph Road in Southfield, MI

CURRENT OCCUPANCY

Vacant upon sale

SURROUNDING BUSINESSES

Dunkin Donuts, McDonald's, Gordon Food, KFC, Powerhouse Gym, Secretary of State, Happy's Pizza, Citi Trends, and more.

TRAFFIC (VEHICLES PER DAY)

W. 10 Mile Road	19,168
(2WAY/ADT/CoStar 2025)	



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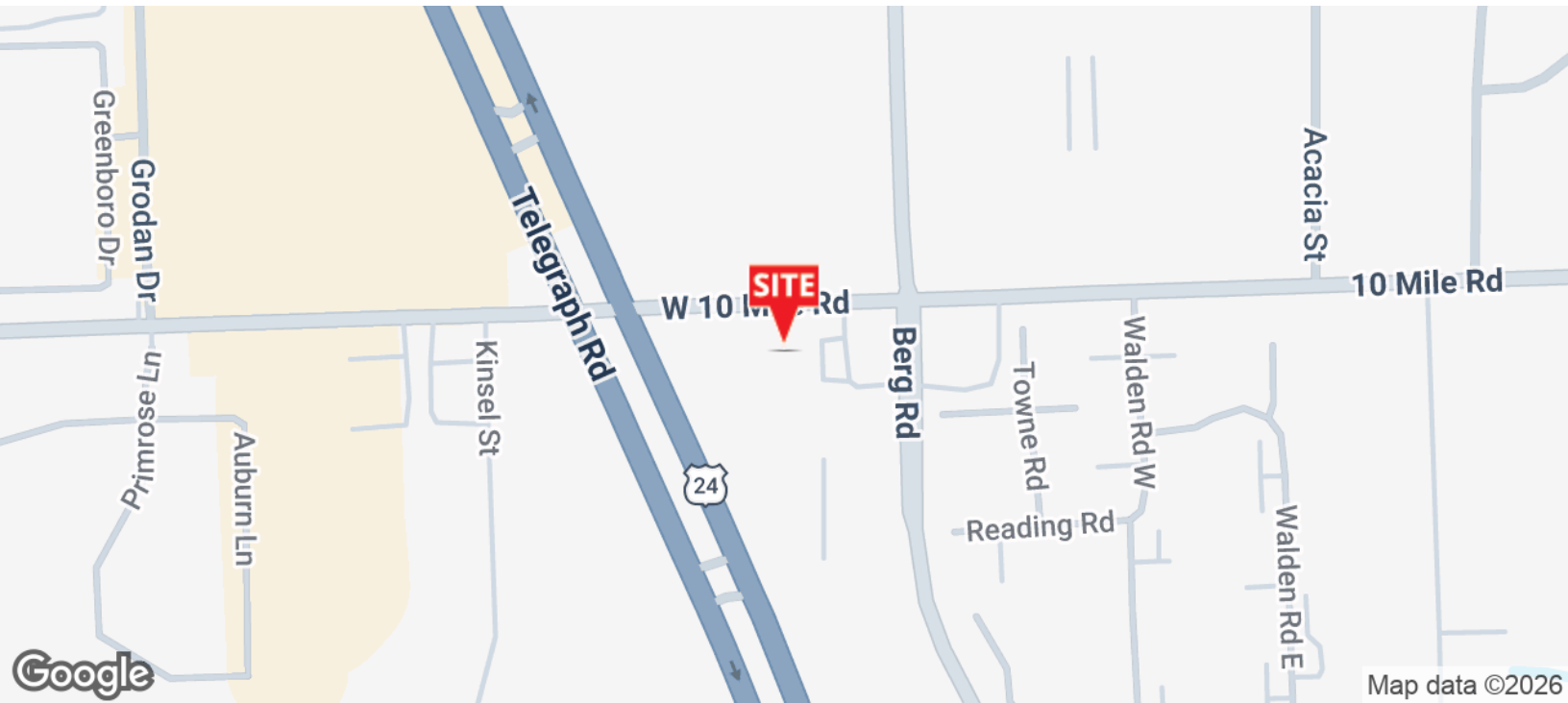
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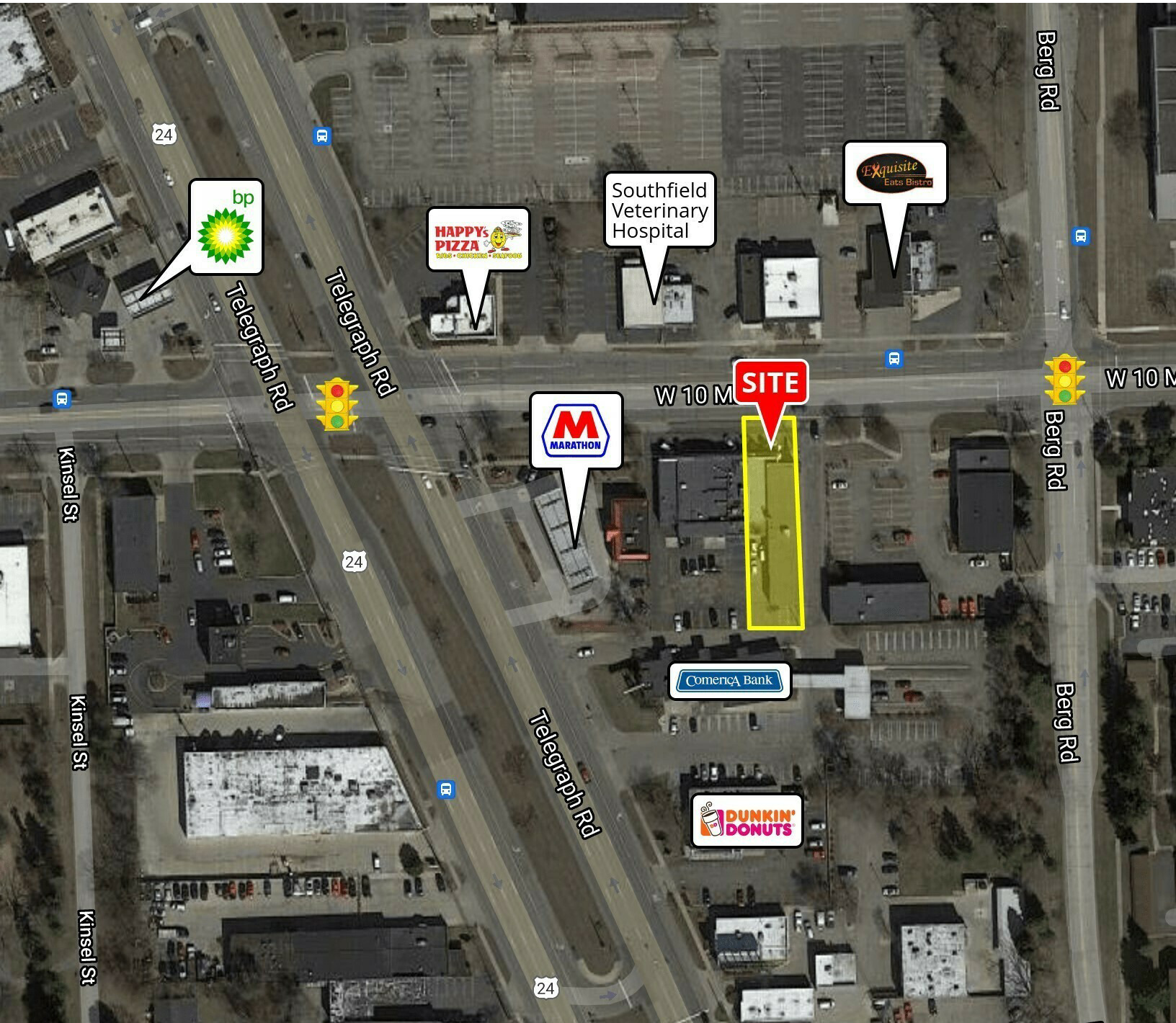
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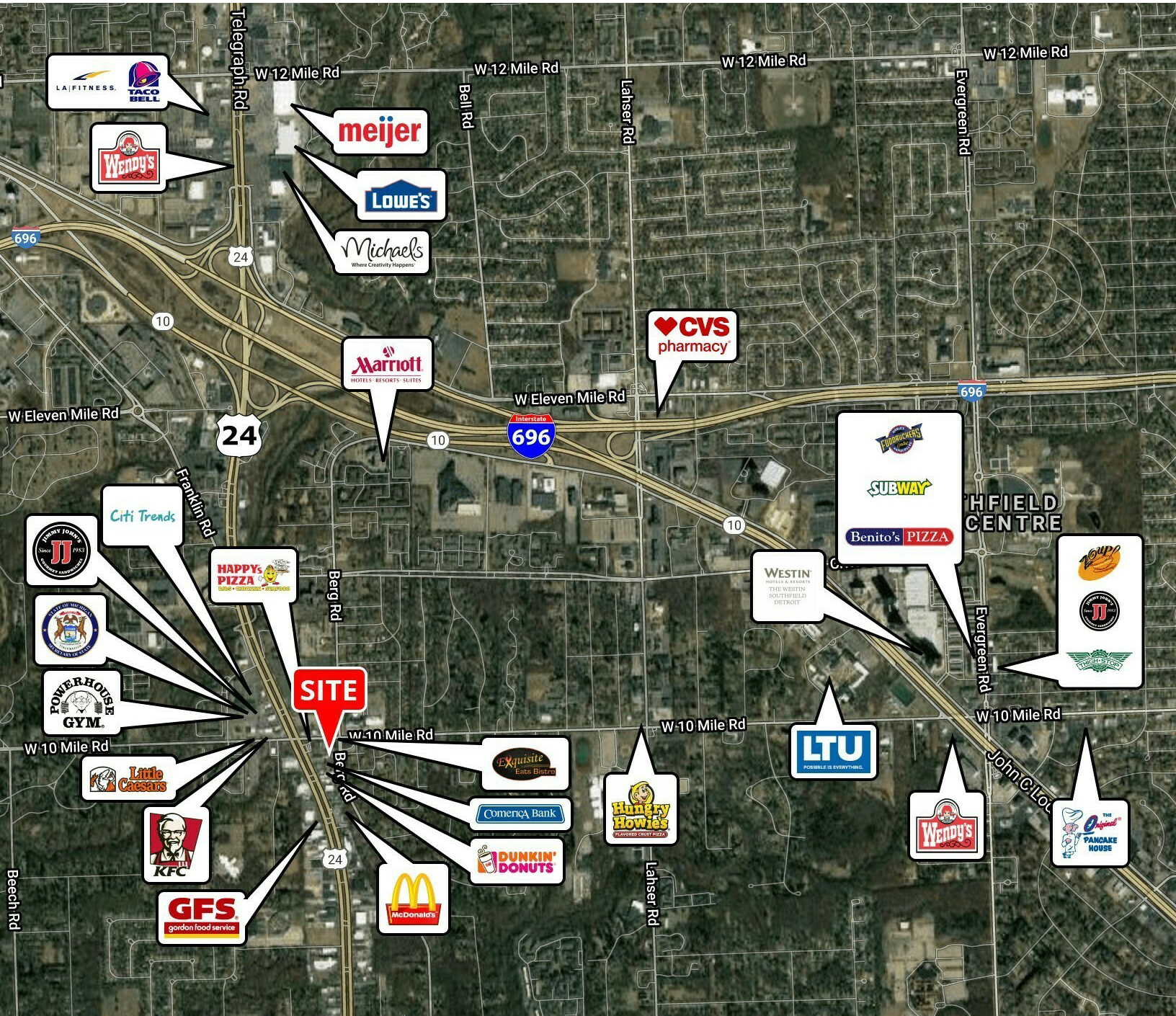
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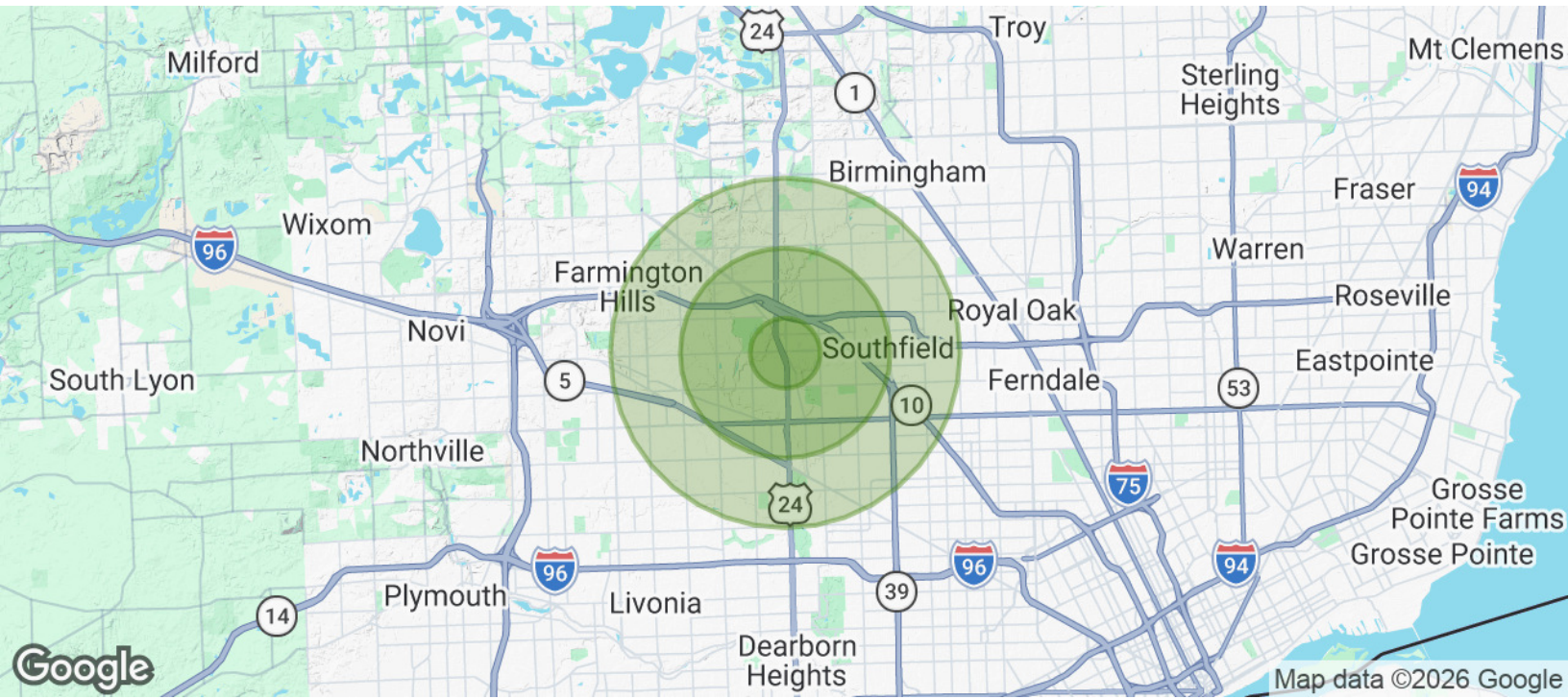
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,080	78,559	255,889
Average Age	43.7	43.7	41.5
Average Age (Male)	38.8	41.1	38.9
Average Age (Female)	44.0	45.8	43.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,138	35,568	108,241
# of Persons per HH	2.0	2.2	2.4
Average HH Income	\$71,063	\$84,351	\$91,790
Average House Value	\$209,733	\$215,467	\$240,997

2023 American Community Survey (ACS)



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