



Retail For Sale

Property Name:

Location: 5808 E. McNichols Road
City, State: Detroit, MI
Cross Streets: Mound Road
County: Wayne
Zoning: B4
Year Built: 2021

Total Building Sq. Ft.:	1,500	Property Type:	Retail Pad
Available Sq. Ft.:	1,500	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	1,500	Total Acreage:	0.17
Max Cont. Sq. Ft.:	1,500	Land Dimensions:	N/A
Ceiling Height:	18'	Parking:	New
Overhead Door(s) / Height:	0	Curb Cuts:	1
Exterior Construction:	Block/Masonry	Power:	220 Volts, 3-Phase
Structural System:	Steel	Restrooms:	Yes
Heating:	RTU	Sprinklers:	No
Air-Conditioning:	RTU	Signage:	Pylon
Basement:	Yes	Roof:	N/A
Number of Stories:	0	Floors:	N/A
Condition:	Excellent	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2025	Count:	19,670	Davison St. NE. of McNichols Rd. 2-Way
1 Mile:	12,644	1 Mile:	Yr: 2025	Count:	22,253	Davison St. SW. of McNichols Rd. 2-Way
3 Miles:	124,669	3 Miles:	Yr: 2025	Count:	5,616	McNichols Rd. E. of Davison Rd. 2-Way
5 Miles:	350,742	5 Miles:	Yr: 2025	Count:	2,700	McNichols Rd. W. of Davison Rd. 2-Way
Current Tenant(s):	N/A	Major Tenants:	N/A			

Sale Price:	\$299,000 (\$199.33/sqft)	Improvement Allowance:	N/A
Sale Terms:	N/A	Assessor #:	N/A
Security Deposit:	N/A	Date Available:	Immediately
Options:	N/A		
Taxes:	\$6,597.24 (2024)		
TD:	N/A		
Parcel #:	13007081-4		

Utilities		Electric:	Yes						
Sanitary Sewer:	Yes	Gas:	Yes	Conant St	Outer Dr				
Storm Sewer:	Yes	Water:	Yes						

Tenant Responsibilities:	N/A
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Comments:
- Brand New Building
- Many Possible Uses
- Cannabis Approved
- Motivated Seller

Broker: SIGNATURE ASSOCIATES

Agent(s):

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