



Retail For Lease

Property Name:

Location: 8517 - 8529 E. Eight Mile Road, Unit: #8517
City, State: Warren, MI
Cross Streets: Van Dyke Avenue
County: Macomb
Zoning: M-2
Year Built: 1948

Total Building Sq. Ft.:	12,400	Property Type:	General Retail-Commercial
Available Sq. Ft.:	5,000	Bldg. Dimensions:	100' x 124'
Min Cont. Sq. Ft.:	5,000	Total Acreage:	1.25
Max Cont. Sq. Ft.:	5,000	Land Dimensions:	N/A
Ceiling Height:	14'	Parking:	Ample
Overhead Door(s) / Height:	1	Curb Cuts:	N/A
Exterior Construction:	N/A	Power:	N/A
Structural System:	N/A	Restrooms:	Yes
Heating:	Furnace	Sprinklers:	No
Air-Conditioning:	N/A	Signage:	N/A
Basement:	No	Roof:	N/A
Number of Stories:	1	Floors:	N/A
Condition:	N/A	Delivery Area:	N/A

Population:	Median HH Income:	Traffic:	Yr: 2024	Count: 72,926	E. 8 Mile Rd. W. of Van Dyke Rd. 2-Way
1 Mile: 15,279	1 Mile: \$47,911		Yr: 2024	Count: 72,040	E. 8 Mile Rd. E. of Van Dyke Rd. 2-Way
3 Miles: 121,860	3 Miles: \$49,912		Yr: 2024	Count: 28,921	Van Dyke Rd. N. of E. 8 Mile Rd. 2-Way
5 Miles: 369,203	5 Miles: \$52,683		Yr: 2024	Count: 28,053	Van Dyke Rd. S. of E. 8 Mile Rd. 2-Way
Current Tenant(s): N/A	Major Tenants: N/A				

Lease Rate:	\$9.00	Improvement Allowance:	N/A
Lease Type:	Gross	Options:	N/A
Monthly Rate:	N/A	Taxes:	TBD
Lease Term:	N/A	TD:	N/A
Security Deposit:	N/A	Assessor #:	N/A
Parcel #:	13-34-379-034	Date Available:	Immediately

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

Tenant Responsibilities: N/A

Comments: Ideal for retail, industrial or variety of mixed-use. Ample parking in rear of building.

Broker: SIGNATURE ASSOCIATES

Agent(s):

Marvin Petrous, (248) 359-0647, mpetrous@signatureassociates.com
 Joe Stack, (248) 359-0615, jstack@signatureassociates.com

