



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: 2025	Count: 51,503	E. 8 Mile Rd. W. of Van Dyke Rd. 2-Way
1 Mile: 15,317	1 Mile: \$47,897	Yr: 2025	Count: 52,974	E. 8 Mile Rd. E. of Van Dyke Rd. 2-Way	
3 Miles: 122,424	3 Miles: \$50,687	Yr: 2025	Count: 17,103	Van Dyke Rd. N. of E. 8 Mile Rd. 2-Way	
5 Miles: 371,226	5 Miles: \$54,240	Yr: 2025	Count: 16,654	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:	\$19,234.04 (2025)
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):

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