



Retail For Sale

Property Name: Former Sam's Club
Location: 32625 Northwestern Hwy
City, State: Farmington/F. Hills, MI
Cross Streets: 14 Mile Road
County: Oakland
Zoning: BI
Year Built: 2003 (Retrofit: 2015)

Total Building Sq. Ft.:	133,145	Property Type:	Grocery Store
Available Sq. Ft.:	133,145	Bldg. Dimensions:	N/A
Min Cont. Sq. Ft.:	133,145	Total Acreage:	11.56
Max Cont. Sq. Ft.:	133,145	Land Dimensions:	N/A
Ceiling Height:	17' - 24'	Parking:	425
Overhead Door(s) / Height:	4	Curb Cuts:	3
Exterior Construction:	Masonry	Power:	TBD
Structural System:	N/A	Restrooms:	Yes
Heating:	Yes	Sprinklers:	Yes
Air-Conditioning:	Yes	Signage:	Monument
Basement:	No	Roof:	N/A
Number of Stories:	2	Floors:	N/A
Condition:	Excellent	Delivery Area:	Yes

Population:	Median HH Income:	Traffic:	Yr: 2024	Count: 53,241	Northwestern Hwy S. of Fourteen Mile Rd. 2-Way
1 Mile: 7,866	1 Mile: \$102,584	Yr: 2024	Count: 29,652		Orchard Lake Rd. S. of Fourteen Mile Rd. 2-Way
3 Miles: 62,678	3 Miles: \$119,857	Yr: 2024	Count: 30,081		Fourteen Mile Rd. W. of Northwestern Hwy. 2-Way
5 Miles: 170,746	5 Miles: \$116,284	Yr: 2024	Count: 9,272		Fourteen Mile Rd. E. of Northwestern Hwy. 2-Way

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

Sale Price:	\$10,500,000 (\$78.86/sqft)	Improvement Allowance:	N/A
Sale Terms:	N/A	Assessor #:	N/A
Security Deposit:	N/A	Date Available:	Immediately
Options:	N/A		
Taxes:	\$200,107.87 (2024/25)		
TD:	N/A		
Parcel #:	23-02-177-049		

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

Tenant Responsibilities: N/A

Comments: Former Sam's Club. Well maintained Class A construction. Includes 5 loading docks and 4 grade level doors. Monument signage available on Northwestern Highway. Includes a vacant potential pad site. Surrounded by National Retailers

Broker: SIGNATURE ASSOCIATES

Agent(s):

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