

INDUSTRIAL SPACE FOR LEASE



32722 W. 8 MILE ROAD

FARMINGTON, MICHIGAN



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DISCLAIMER/DISCLOSURE

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Location: 32722 W 8 Mile Road
Farmington, MI 48336

Total Building Size: 9,269 SF

Space Available: 4,500 SF

Lease Rate: Contact Broker – Kyle Nelson: 313.467.2597

NNN: \$3.00 PSF

Clearance: 14'

O.H. Doors: Yes

Zoning: Industrial

Demographics in
5 Mile Radius:

Population:	205,606 people
Households:	89,429 homes
Avg. HH Income:	\$117,606 USD
Traffic Counts:	27,912 VPD

- Comments:**
- Well maintained industrial building on 8 Mile, east of Farmington Rd.
 - Close proximity to all major highways making the location ideal for distribution
 - Frontage on 8 Mile allows for a retail component
 - Spaces have mezzanines, overhead doors and office space
 - Contact broker for additional details

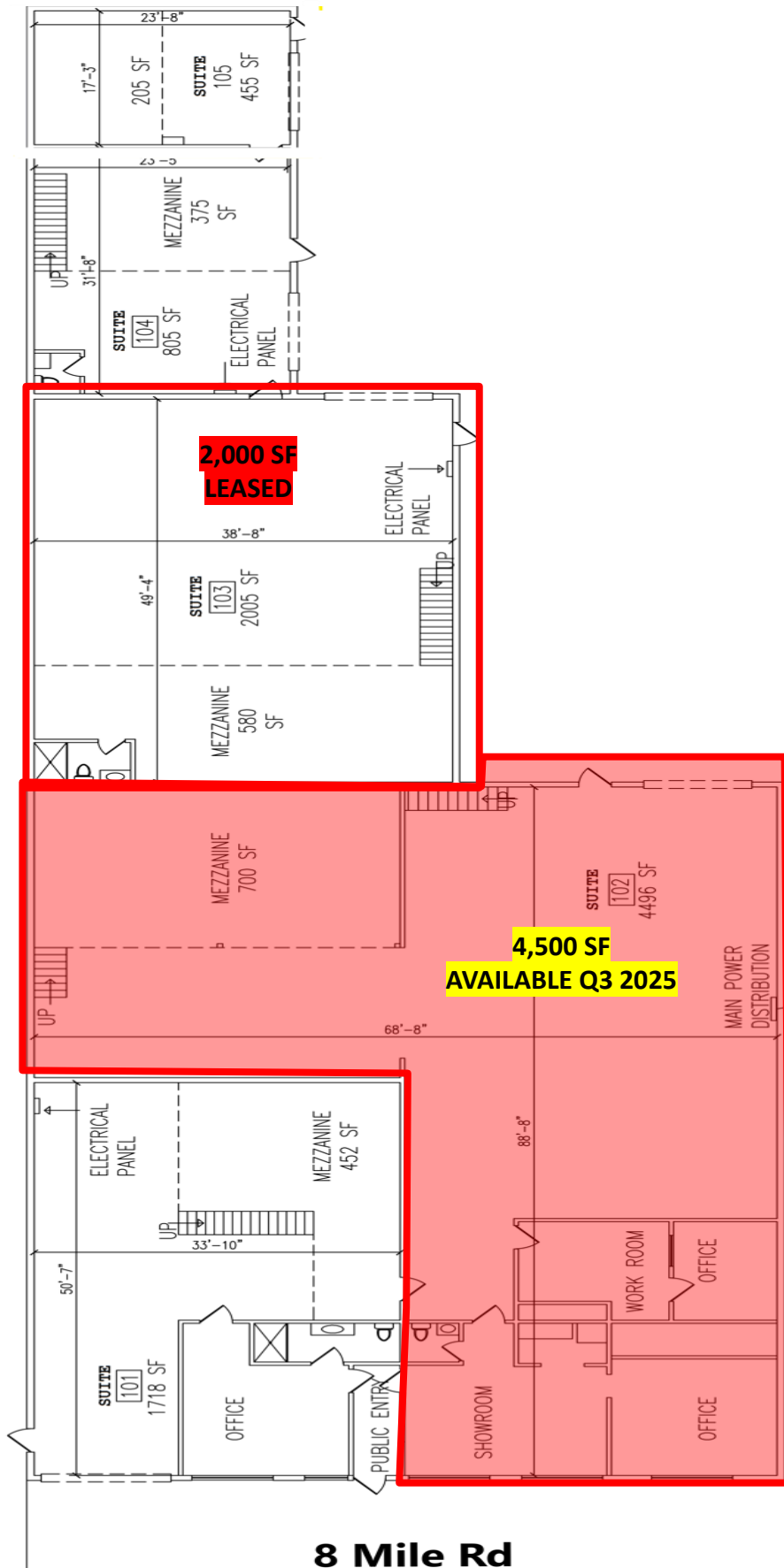
For Information Contact:
KYLE NELSON or RANDY THOMAS
248-359-9000



LAYOUT

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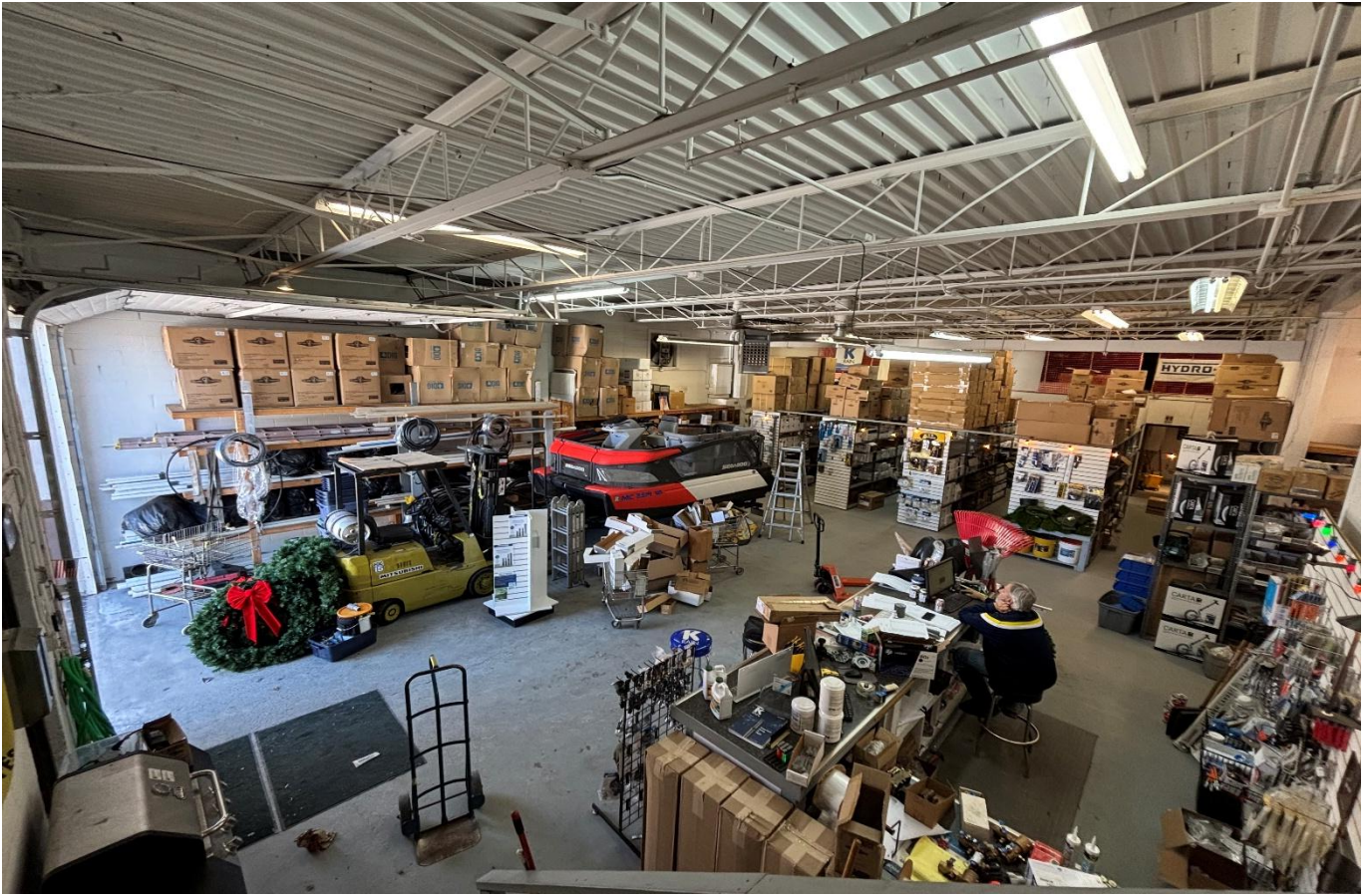
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4,500 SF SPACE

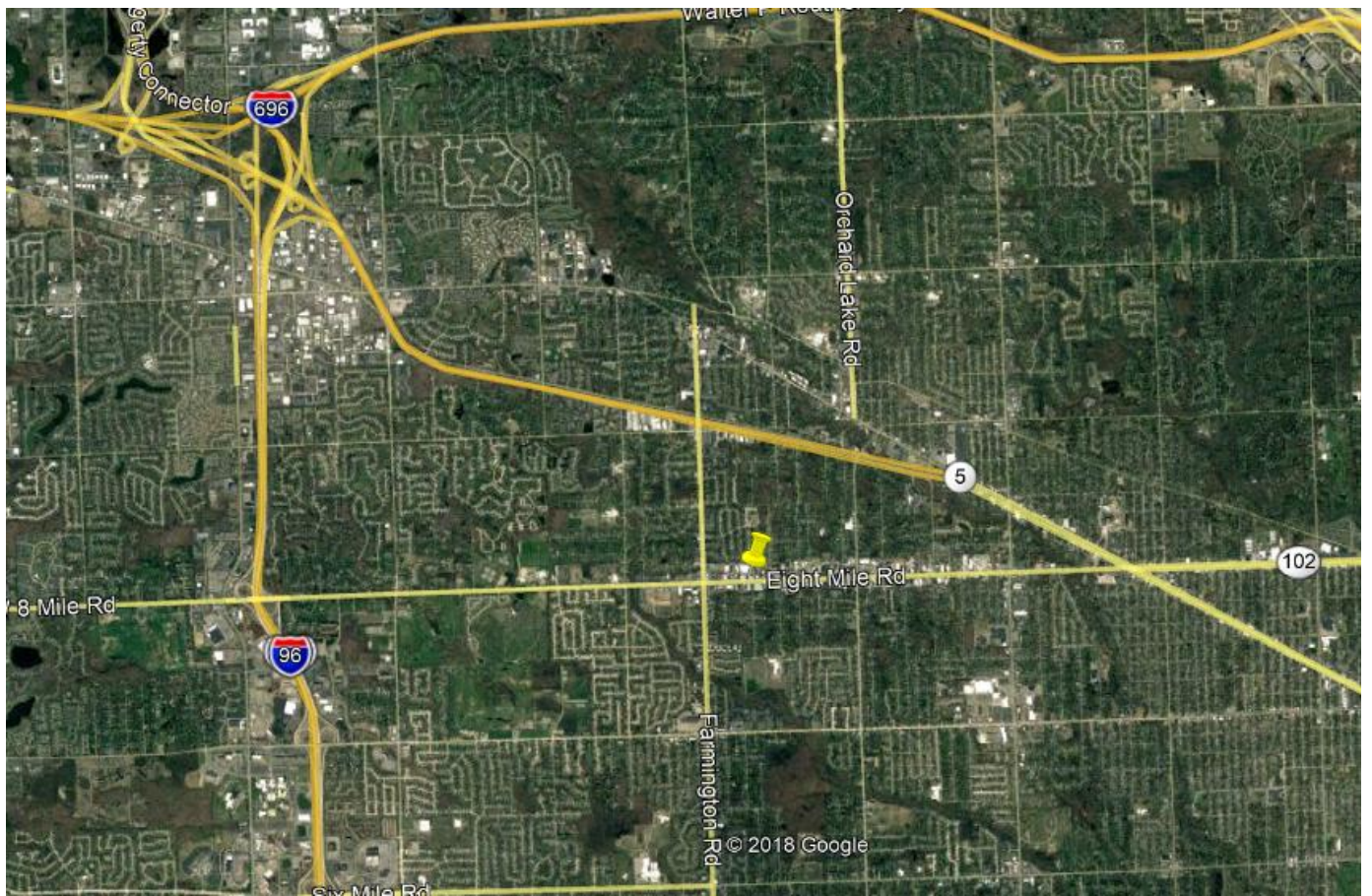
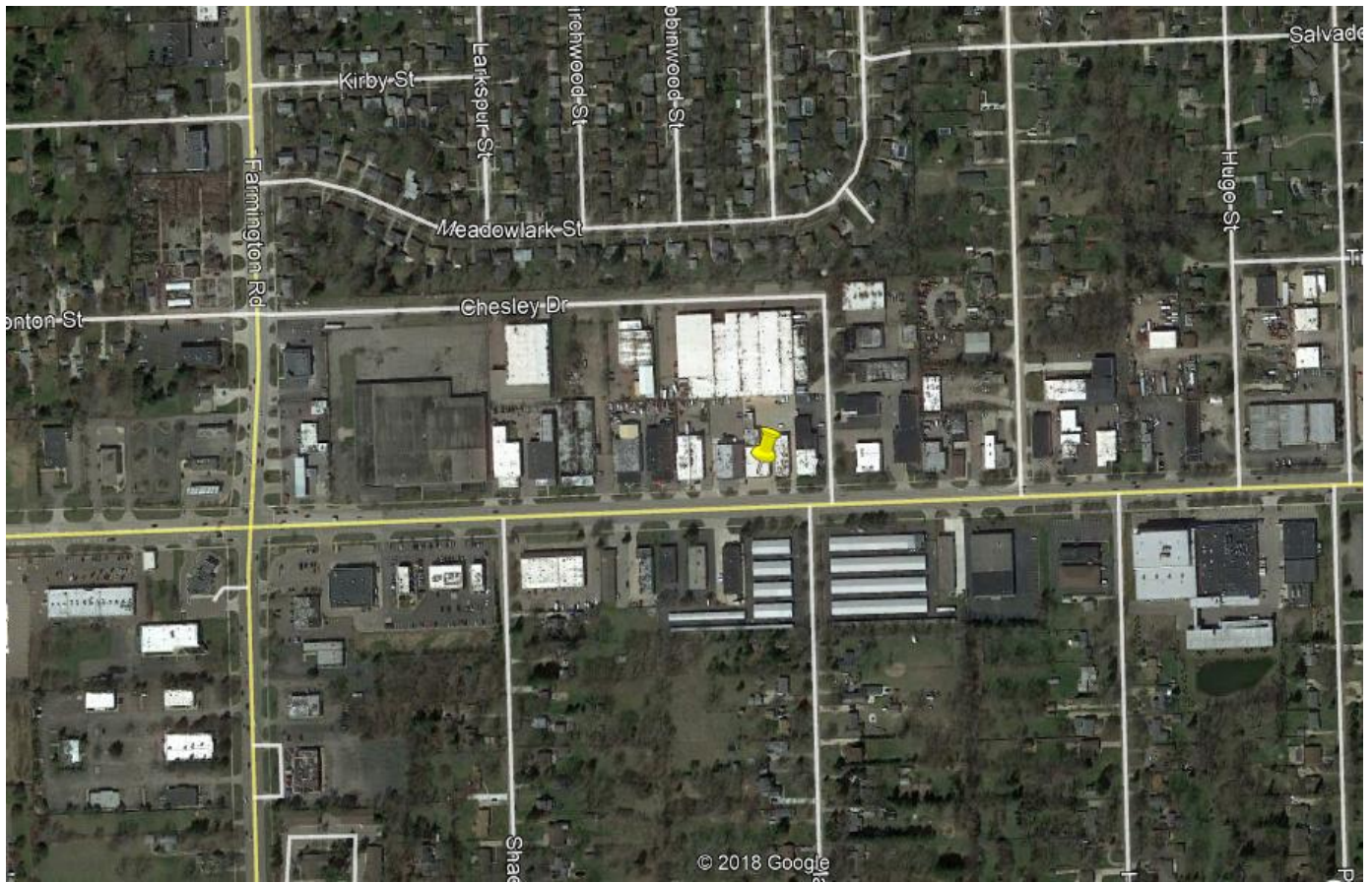
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DEMOGRAPHICS

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32722 W 8 Mile Rd
Farmington, MI 48336

1 mi radius 3 mi radius 5 mi radius

Population

2024 Estimated Population	9,505	83,448	205,606
2029 Projected Population	9,184	81,639	201,465
2020 Census Population	9,992	86,434	212,236
2010 Census Population	9,616	82,651	205,791
Projected Annual Growth 2024 to 2029	-0.7%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2024	-	-	-

Households

2024 Estimated Households	4,309	36,871	89,429
2029 Projected Households	4,165	36,019	87,442
2020 Census Households	4,373	37,123	90,062
2010 Census Households	4,194	34,842	85,803
Projected Annual Growth 2024 to 2029	-0.7%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2024	0.2%	0.4%	0.3%

Age

2024 Est. Population Under 10 Years	9.6%	10.5%	10.4%
2024 Est. Population 10 to 19 Years	9.8%	9.8%	10.5%
2024 Est. Population 20 to 29 Years	11.9%	12.2%	11.9%
2024 Est. Population 30 to 44 Years	20.1%	21.2%	20.3%
2024 Est. Population 45 to 59 Years	19.2%	18.3%	18.9%
2024 Est. Population 60 to 74 Years	21.3%	19.4%	19.1%
2024 Est. Population 75 Years or Over	8.2%	8.7%	8.8%
2024 Est. Median Age	43.2	42.7	42.6

Marital Status & Gender

2024 Est. Male Population	50.2%	49.7%	49.1%
2024 Est. Female Population	49.8%	50.3%	50.9%
2024 Est. Never Married	35.2%	31.8%	32.6%
2024 Est. Now Married	48.4%	50.3%	47.7%
2024 Est. Separated or Divorced	11.7%	12.5%	13.9%
2024 Est. Widowed	4.6%	5.4%	5.9%

Income

2024 Est. HH Income \$200,000 or More	12.0%	13.9%	12.4%
2024 Est. HH Income \$150,000 to \$199,999	13.1%	11.7%	11.5%
2024 Est. HH Income \$100,000 to \$149,999	18.1%	19.6%	18.9%
2024 Est. HH Income \$75,000 to \$99,999	11.3%	13.7%	13.5%
2024 Est. HH Income \$50,000 to \$74,999	18.2%	15.9%	15.8%
2024 Est. HH Income \$35,000 to \$49,999	10.6%	8.8%	9.8%
2024 Est. HH Income \$25,000 to \$34,999	6.1%	5.2%	5.8%
2024 Est. HH Income \$15,000 to \$24,999	2.7%	5.1%	5.4%
2024 Est. HH Income Under \$15,000	7.9%	6.2%	6.9%
2024 Est. Average Household Income	\$119,312	\$124,047	\$117,606
2024 Est. Median Household Income	\$87,702	\$95,079	\$92,814
2024 Est. Per Capita Income	\$54,230	\$54,937	\$51,293
2024 Est. Total Businesses	557	3,369	11,045
2024 Est. Total Employees	3,876	30,189	153,112

32722 W 8 Mile Rd			
Farmington, MI 48336			
	1 mi radius	3 mi radius	5 mi radius
Race			
2024 Est. White	76.9%	68.8%	64.1%
2024 Est. Black	10.3%	13.1%	20.5%
2024 Est. Asian or Pacific Islander	7.4%	12.9%	10.2%
2024 Est. American Indian or Alaska Native	0.1%	0.2%	0.2%
2024 Est. Other Races	5.2%	5.1%	5.0%
Hispanic			
2024 Est. Hispanic Population	369	3,411	8,141
2024 Est. Hispanic Population	3.9%	4.1%	4.0%
2029 Proj. Hispanic Population	5.2%	5.4%	5.2%
2020 Hispanic Population	3.9%	3.8%	3.7%
Education (Adults 25 & Older)			
2024 Est. Adult Population (25 Years or Over)	7,205	62,438	151,980
2024 Est. Elementary (Grade Level 0 to 8)	1.5%	1.7%	1.8%
2024 Est. Some High School (Grade Level 9 to 11)	3.5%	3.6%	3.5%
2024 Est. High School Graduate	20.3%	17.6%	19.6%
2024 Est. Some College	20.7%	19.7%	19.9%
2024 Est. Associate Degree Only	8.8%	9.0%	9.5%
2024 Est. Bachelor Degree Only	28.0%	28.0%	27.4%
2024 Est. Graduate Degree	17.3%	20.3%	18.4%
Housing			
2024 Est. Total Housing Units	4,629	39,363	96,117
2024 Est. Owner-Occupied	65.7%	62.1%	63.5%
2024 Est. Renter-Occupied	27.4%	31.5%	29.6%
2024 Est. Vacant Housing	6.9%	6.3%	7.0%
Homes Built by Year			
2024 Homes Built 2010 or later	5.7%	3.5%	3.2%
2024 Homes Built 2000 to 2009	6.4%	4.1%	4.0%
2024 Homes Built 1990 to 1999	7.9%	12.0%	10.0%
2024 Homes Built 1980 to 1989	19.6%	15.5%	13.5%
2024 Homes Built 1970 to 1979	14.9%	18.1%	17.6%
2024 Homes Built 1960 to 1969	12.6%	15.2%	15.6%
2024 Homes Built 1950 to 1959	18.5%	16.6%	19.6%
2024 Homes Built Before 1949	7.5%	8.8%	9.6%
Home Values			
2024 Home Value \$1,000,000 or More	0.2%	0.4%	0.5%
2024 Home Value \$500,000 to \$999,999	3.9%	5.8%	6.6%
2024 Home Value \$400,000 to \$499,999	16.8%	14.1%	11.0%
2024 Home Value \$300,000 to \$399,999	25.4%	26.2%	23.3%
2024 Home Value \$200,000 to \$299,999	33.5%	29.3%	29.2%
2024 Home Value \$150,000 to \$199,999	9.0%	10.8%	11.5%
2024 Home Value \$100,000 to \$149,999	5.0%	5.9%	8.6%
2024 Home Value \$50,000 to \$99,999	4.0%	4.6%	5.8%
2024 Home Value \$25,000 to \$49,999	1.1%	1.0%	1.7%
2024 Home Value Under \$25,000	1.3%	1.8%	1.8%
2024 Median Home Value	\$296,989	\$286,214	\$271,384
2024 Median Rent	\$1,090	\$1,110	\$1,081

32722 W 8 Mile Rd
Farmington, MI 48336

1 mi radius 3 mi radius 5 mi radius

Labor Force

2024 Est. Labor Population Age 16 Years or Over	8,028	69,883	171,234
2024 Est. Civilian Employed	68.8%	65.3%	64.7%
2024 Est. Civilian Unemployed	3.0%	3.2%	3.5%
2024 Est. in Armed Forces	-	-	-
2024 Est. not in Labor Force	28.2%	31.4%	31.7%
2024 Labor Force Males	50.0%	49.4%	48.8%
2024 Labor Force Females	50.0%	50.6%	51.2%

Occupation

2024 Occupation: Population Age 16 Years or Over	5,525	45,608	110,850
2024 Mgmt, Business, & Financial Operations	19.2%	20.4%	20.4%
2024 Professional, Related	27.3%	33.3%	31.1%
2024 Service	13.4%	12.3%	13.3%
2024 Sales, Office	21.2%	19.0%	18.9%
2024 Farming, Fishing, Forestry	0.1%	-	0.1%
2024 Construction, Extraction, Maintenance	5.6%	5.0%	5.0%
2024 Production, Transport, Material Moving	13.1%	9.9%	11.2%
2024 White Collar Workers	67.7%	72.8%	70.5%
2024 Blue Collar Workers	32.3%	27.2%	29.5%

Transportation to Work

2024 Drive to Work Alone	70.0%	67.9%	69.8%
2024 Drive to Work in Carpool	8.8%	6.8%	6.4%
2024 Travel to Work by Public Transportation	0.6%	0.5%	0.7%
2024 Drive to Work on Motorcycle	-	-	-
2024 Walk or Bicycle to Work	1.2%	1.3%	1.4%
2024 Other Means	1.4%	1.3%	1.2%
2024 Work at Home	18.0%	22.1%	20.6%

Travel Time

2024 Travel to Work in 14 Minutes or Less	20.3%	22.9%	22.6%
2024 Travel to Work in 15 to 29 Minutes	44.8%	40.2%	42.7%
2024 Travel to Work in 30 to 59 Minutes	31.0%	33.4%	31.5%
2024 Travel to Work in 60 Minutes or More	3.9%	3.6%	3.2%
2024 Average Travel Time to Work	22.2	22.8	22.4

Consumer Expenditure

2024 Est. Total Household Expenditure	\$451.32 M	\$3.98 B	\$9.41 B
2024 Est. Apparel	\$8.31 M	\$73.17 M	\$173.43 M
2024 Est. Contributions, Tax and Retirement	\$132.23 M	\$1.19 B	\$2.74 B
2024 Est. Education	\$10.53 M	\$93.3 M	\$218.86 M
2024 Est. Entertainment	\$25.68 M	\$226.07 M	\$536.3 M
2024 Est. Food, Beverages, Tobacco	\$52.13 M	\$455.42 M	\$1.09 B
2024 Est. Health Care	\$28.73 M	\$243.67 M	\$595.59 M
2024 Est. Household Furnishings and Equipment	\$12.04 M	\$106.29 M	\$251.23 M
2024 Est. Household Operations, Shelter, Utilities	\$97.39 M	\$861.65 M	\$2.05 B
2024 Est. Miscellaneous Expenses	\$7.75 M	\$68.34 M	\$161.66 M
2024 Est. Personal Care	\$5.52 M	\$48.11 M	\$115.97 M
2024 Est. Transportation	\$71.01 M	\$618.06 M	\$1.47 B