



## Retail For Lease

**Property Name:**  
**Location:** 8226 - 8236 E. Twelve Mile Road, Unit: #834  
**City, State:** Warren, MI  
**Cross Streets:** Van Dyke Avenue  
**County:** Macomb  
**Zoning:** C-2  
**Year Built:** 1960

<b>Total Building Sq. Ft.:</b>	6,780	<b>Property Type:</b>	General Retail-Commercial
<b>Available Sq. Ft.:</b>	900	<b>Bldg. Dimensions:</b>	N/A
<b>Min Cont. Sq. Ft.:</b>	900	<b>Total Acreage:</b>	0.36
<b>Max Cont. Sq. Ft.:</b>	900	<b>Land Dimensions:</b>	N/A
<b>Ceiling Height:</b>	10'	<b>Parking:</b>	26, Shared
<b>Overhead Door(s) / Height:</b>	0	<b>Curb Cuts:</b>	2
<b>Exterior Construction:</b>	N/A	<b>Power:</b>	Ample
<b>Structural System:</b>	Brick	<b>Restrooms:</b>	Yes
<b>Heating:</b>	Yes	<b>Sprinklers:</b>	No
<b>Air-Conditioning:</b>	Yes	<b>Signage:</b>	Building
<b>Basement:</b>	No	<b>Roof:</b>	N/A
<b>Number of Stories:</b>	1	<b>Floors:</b>	N/A
<b>Condition:</b>	N/A	<b>Delivery Area:</b>	N/A

<b>Population:</b>	<b>Median HH Income:</b>	<b>Traffic:</b>	<b>Yr:</b> 2025	<b>Count:</b> 23,324	12 Mile Rd. E. of Van Dyke Ave. 2-Way
<b>1 Mile:</b> 11,121	<b>1 Mile:</b> \$69,998	<b>Yr:</b> 2025	<b>Count:</b> 25,760	12 Mile Rd. W. of Van Dyke Ave. 2-Way	
<b>3 Miles:</b> 108,210	<b>3 Miles:</b> \$71,262	<b>Yr:</b> 2025	<b>Count:</b> 50,601	Van Dyke Ave. S. of 12 Mile Rd. 2-Way	
<b>5 Miles:</b> 332,932	<b>5 Miles:</b> \$67,568	<b>Yr:</b> 2025	<b>Count:</b> 50,151	Van Dyke Ave. N. of 12 Mile Rd. 2-Way	

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

<b>Lease Rate:</b>	Monthly	<b>Improvement Allowance:</b>	N/A
<b>Lease Type:</b>	Gross	<b>Options:</b>	N/A
<b>Monthly Rate:</b>	\$1,500/mo	<b>Taxes:</b>	\$4,878.06 (2025)
<b>Lease Term:</b>	3 Year(s)	<b>TD:</b>	N/A
<b>Security Deposit:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Parcel #:</b>	12-13-15-105-003	<b>Date Available:</b>	Immediately

<b>Utilities</b>	<b>Electric:</b> Yes
<b>Sanitary Sewer:</b> Yes	<b>Gas:</b> Yes
<b>Storm Sewer:</b> Yes	<b>Water:</b> Yes

**Tenant Responsibilities:** N/A

**Comments:** Excellent for retail/office or medical. Positioned near the signalized intersection of 12 Mile Road & Van Dyke Avenue directly across from Walmart. Immediate occupancy available.

**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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