

29710 WIXOM ROAD

29710 WIXOM ROAD | WIXOM, MI 48393

Retail Property For Sale

PRICE REDUCED



PROPERTY HIGHLIGHTS

- 6,926 SF modern freestanding building on 1.4 acres
- Prime owner/user opportunity in a high-traffic corridor
- Fully remodeled with high-end showroom finishes
- Excellent visibility with over 30K vehicles per day on Wixom Road
- Generous on-site parking



PRESTON RABBAN **KEVIN JAPPAYA, CCIM**
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OFFERING SUMMARY

Sale Price:	\$2,650,000 Price Reduced!
Parcel:	96-22-05-352-003
Zoning:	B-3, General Business
Year Built:	1997
Year Renovated:	2023
Land Size:	1.4 Acres
Building Size:	6,926 SF
Parking:	Ample

TAXES

Winter 2024:	\$1,561.65
Summer 2025:	\$25,682.33
Total:	\$27,243.98

PROPERTY DESCRIPTION

This 6,926 SF modern freestanding building on 1.4 acres offers a prime owner/user opportunity in a high-traffic corridor. Remodeled with high-end showroom finishes. It features excellent visibility to more than 30K vehicles per day on Wixom Road and has generous on-site parking.

LOCATION DESCRIPTION

Located on the east side of Wixom Road, just north of West Road, less than 1 mile from I-96 access ramps.

SURROUNDING BUSINESSES

Menards, ALDI, Meijer, At Home, Sam's Club, Target, Comfort Suites, Community Financial Credit Union, LongHorn Steakhouse, Culver's, Chipotle, Shell, Motor City Express Car Wash, Sherwin-Williams, Marathon Goas, Wendy's, SVS Vision Optical Centers, Fifth Third Bank, McDonald's, KFC, Arby's, Burger King, Taco Bell, Dunkin', and many more.

TRAFFIC (VEHICLES PER DAY)

Wixom Road	30,550
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(2WAY/ADT/CoStar 2024)



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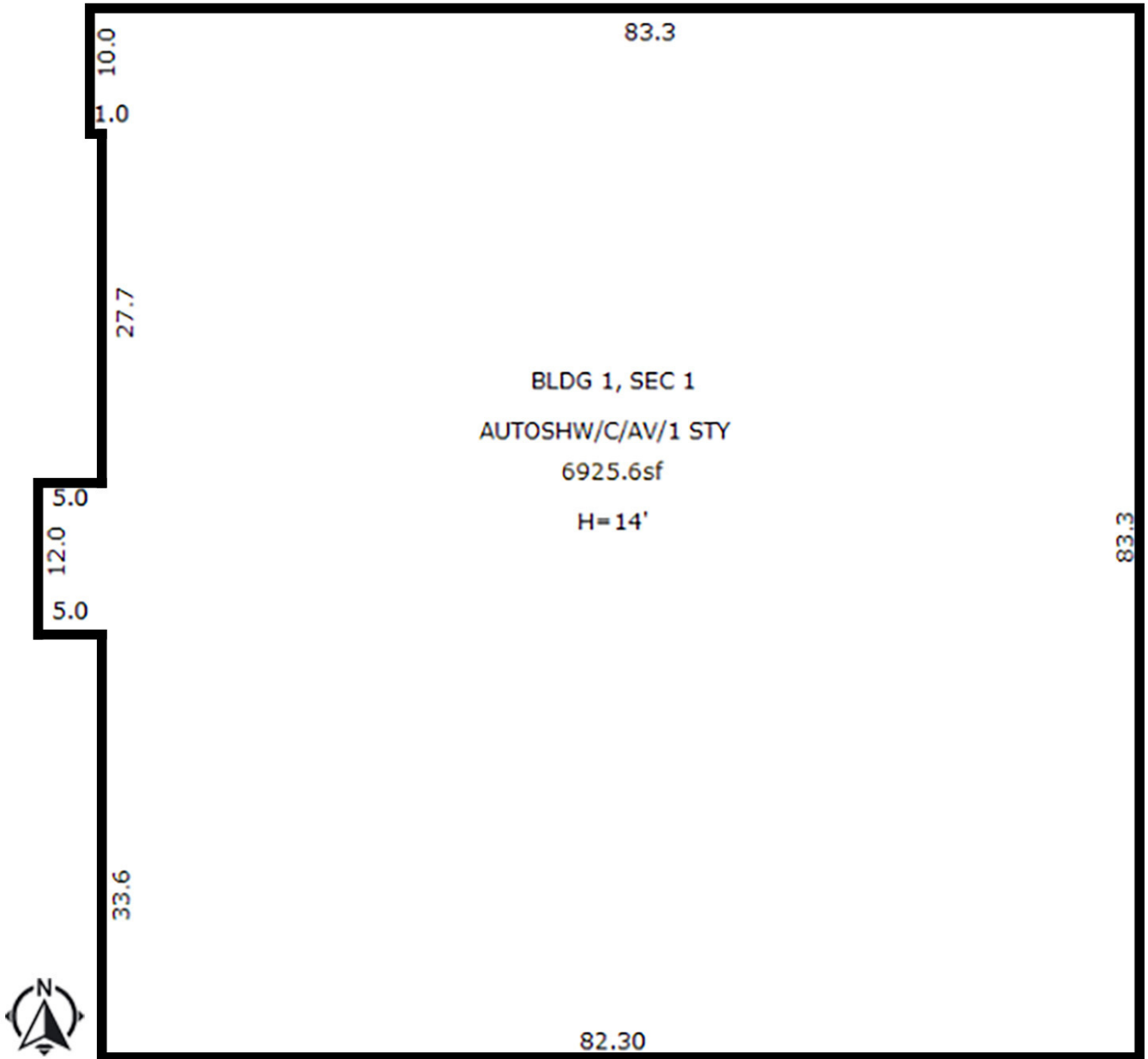


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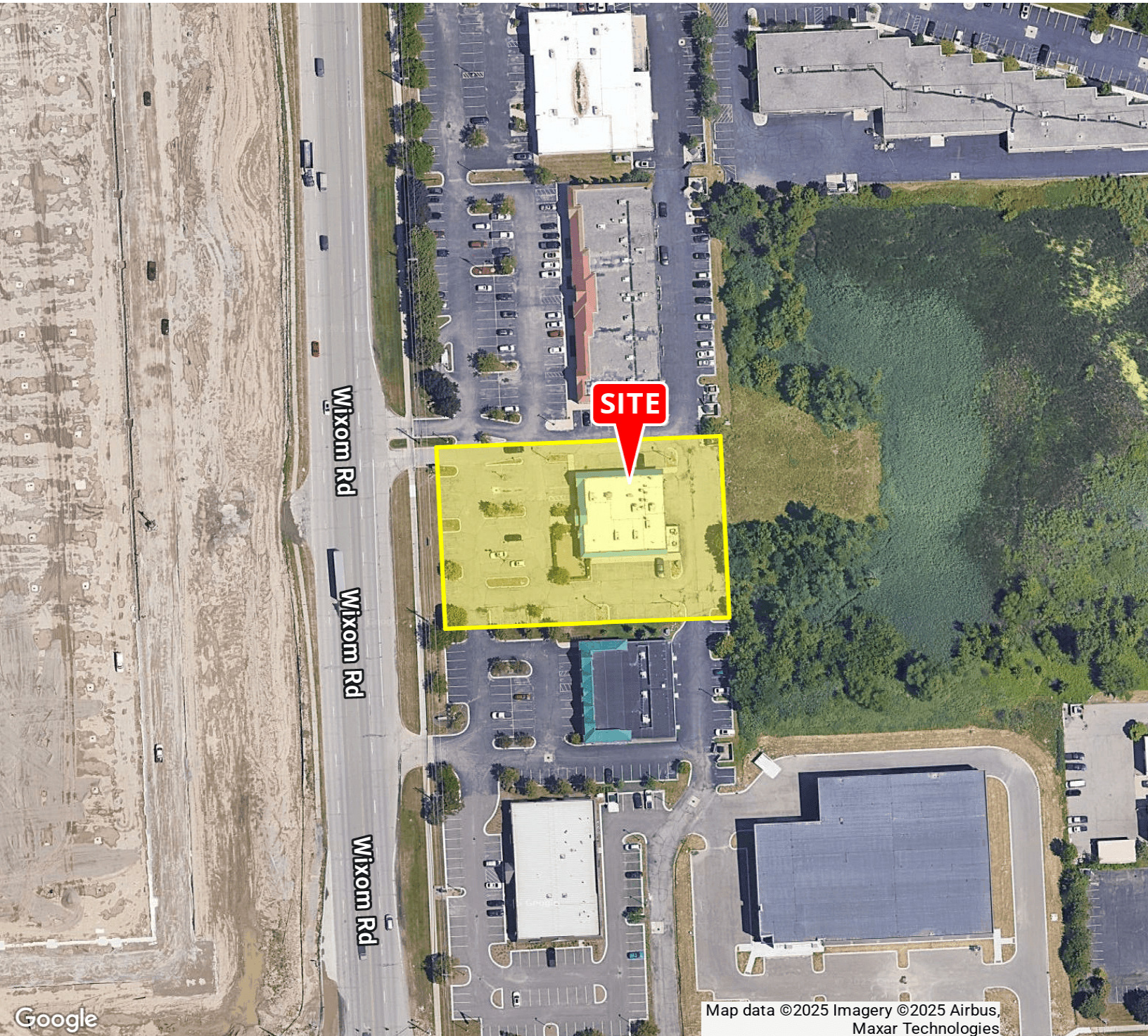
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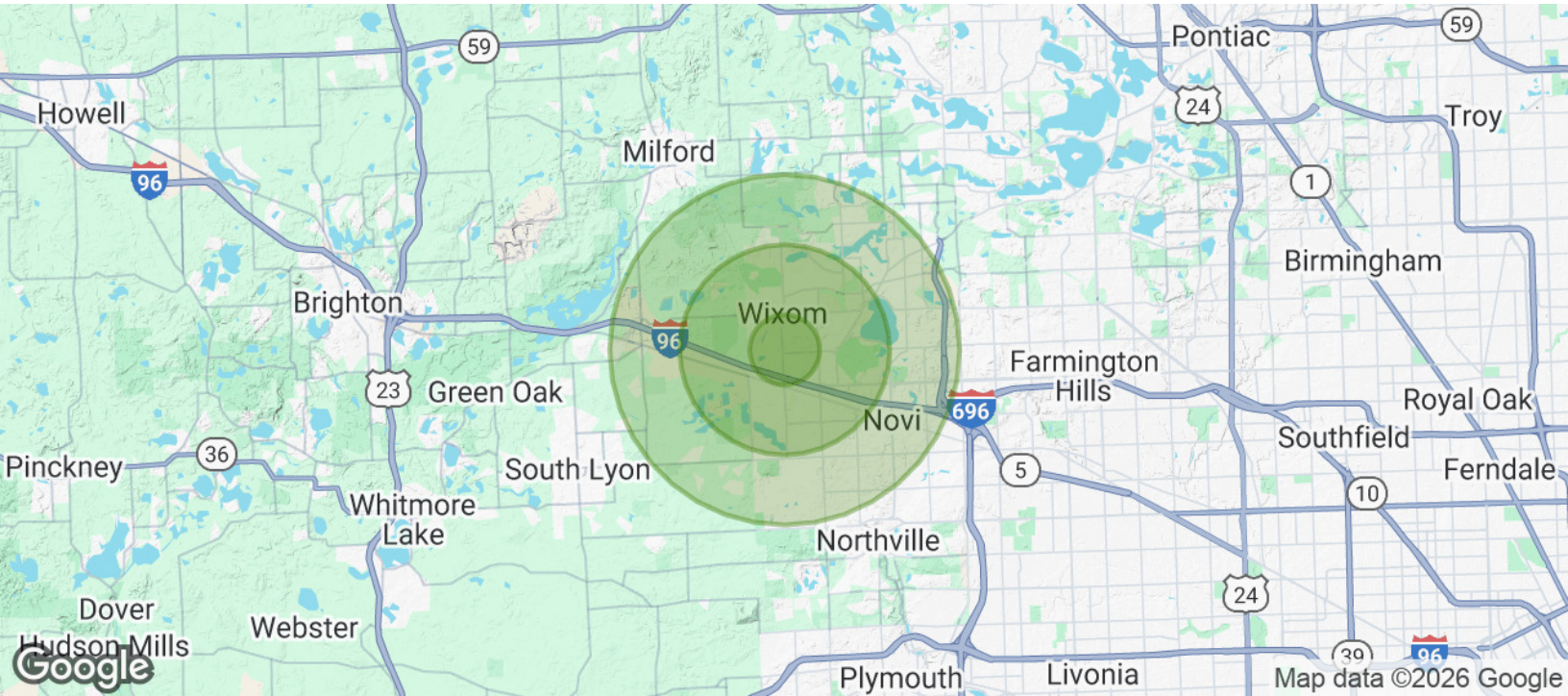
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,418	43,083	113,400
Average Age	36	38	41
Average Age (Male)	35	37	40
Average Age (Female)	37	39	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	897	19,157	46,825
# of Persons per HH	1.6	2.2	2.4
Average HH Income	\$77,132	\$129,770	\$148,583
Average House Value	\$358,169	\$389,802	\$426,201

Demographics data derived from AlphaMap



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