

# 29710 WIXOM ROAD

29710 WIXOM ROAD | WIXOM, MI 48393

Retail Property For Sale



## 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
- Currently operating as a used-car dealership – DO NOT DISTURB TENANT
- Excellent visibility with over 30K vehicles per day on Wixom Road
- Generous on-site parking



**PRESTON RABBAN**  
248.851.8900  
prabban@kjcre.com

**KEVIN JAPPAYA, CCIM**  
248.851.8900  
kjappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



# 29710 WIXOM ROAD

29710 WIXOM ROAD | WIXOM, MI 48393

Retail Property For Sale

## OFFERING SUMMARY

Sale Price:	\$2,999,999
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, the property is currently operating as a used-car dealership (do not disturb tenant). 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
(2WAY/ADT/CoStar 2024)	



**PRESTON RABBAN**    **KEVIN JAPPAYA, CCIM**  
248.851.8900                      248.851.8900  
prabban@kjcre.com              kjappaya@kjcre.com

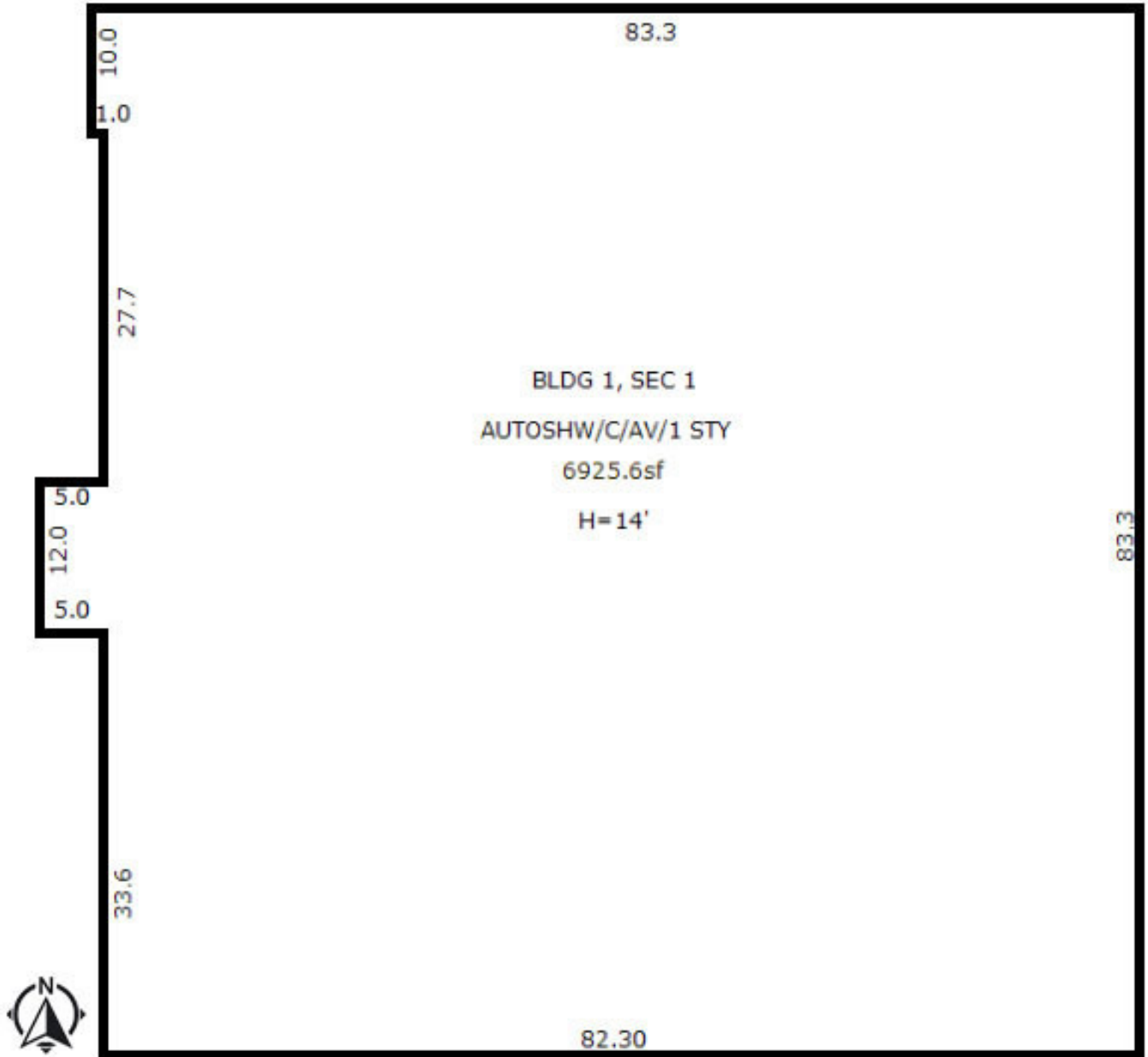


# 29710 WIXOM ROAD

29710 WIXOM ROAD | WIXOM, MI 48393

Retail Property For Sale

WIXOM ROAD



**PRESTON RABBAN**    **KEVIN JAPPAYA, CCIM**  
248.851.8900                      248.851.8900  
prabban@kjcre.com              kjappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



# 29710 WIXOM ROAD

29710 WIXOM ROAD | WIXOM, MI 48393

Retail Property For Sale



**PRESTON RABBAN**    **KEVIN JAPPAYA, CCIM**  
248.851.8900                      248.851.8900  
prabban@kjcre.com              kjappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



# 29710 WIXOM ROAD

29710 WIXOM ROAD | WIXOM, MI 48393

Retail Property For Sale



**PRESTON RABBAN**

248.851.8900

prabban@kjcre.com

**KEVIN JAPPAYA, CCIM**

248.851.8900

kjappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



# 29710 WIXOM ROAD

29710 WIXOM ROAD | WIXOM, MI 48393

Retail Property For Sale



**KJ COMMERCIAL**  
REAL ESTATE ADVISORS

**PRESTON RABBAN**    **KEVIN JAPPAYA, CCIM**  
248.851.8900                      248.851.8900  
prabban@kjcre.com              kjappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

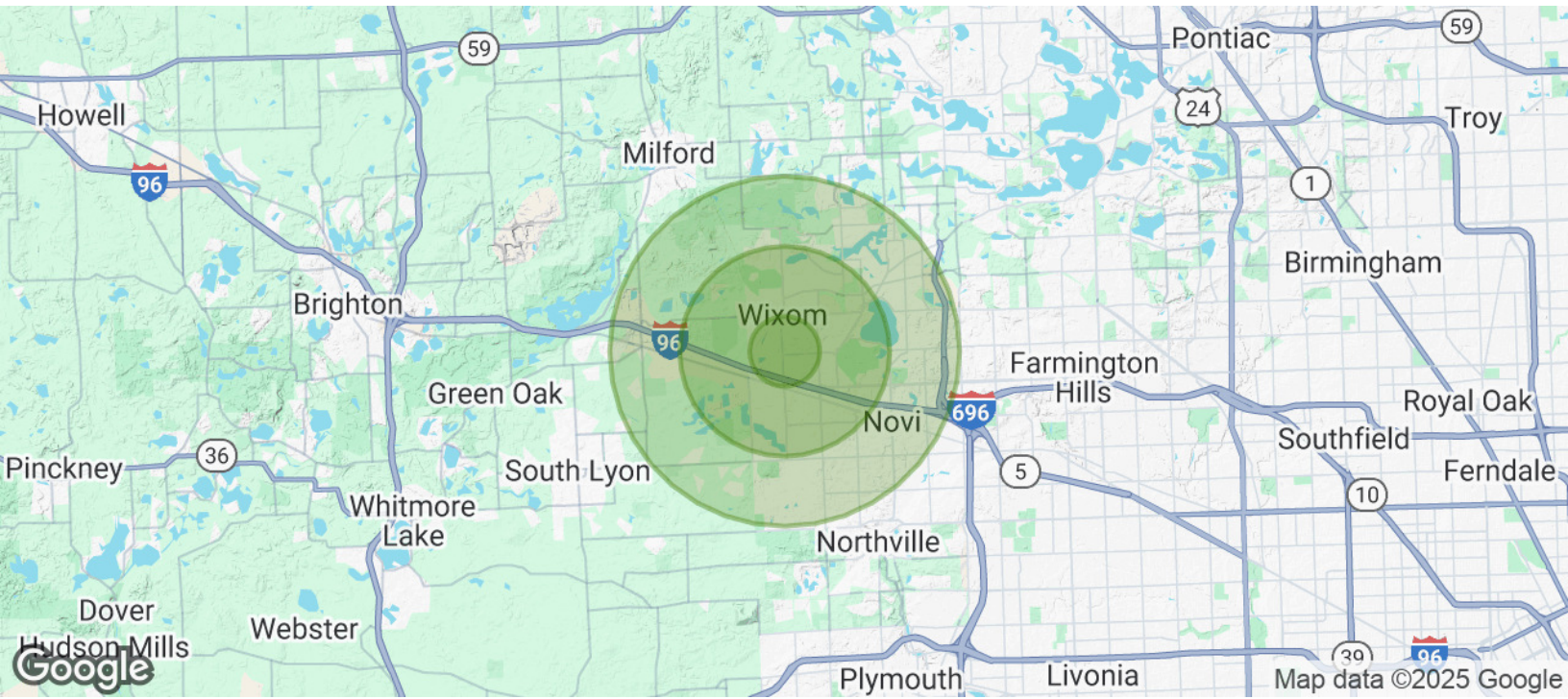
Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.



# 29710 WIXOM ROAD

29710 WIXOM ROAD | WIXOM, MI 48393

Retail Property For Sale



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



**PRESTON RABBAN** 248.851.8900 prabban@kjcre.com  
**KEVIN JAPPAYA, CCIM** 248.851.8900 kjappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

Disclosure: The information provided herein has been given to us by the owner of the property or other sources we deem reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. All information should be verified prior to purchase or lease.

