

# 29710 WIXOM ROAD

29710 WIXOM ROAD | WIXOM, MI 48393

Retail Property For Sale/Lease



## PROPERTY HIGHLIGHTS

- Now available for sale or lease
- 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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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.



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## OFFERING SUMMARY

Sale Price:	\$2,399,000 <b>Price Reduced!</b>
Lease Rate:	\$30 PSF, NNN
Parcel:	96-22-05-352-003
Zoning:	B-3, General Business
Year Built:	1997
Land Size:	1.4 Acres
Building Size:	6,926 SF
Parking:	Ample

## AVAILABLE SPACES

### SIZE (SF)

29710	6,926 SF
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## TAXES

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

## PROPERTY DESCRIPTION

Now available for sale or lease, 6,926 SF modern freestanding building on 1.4 acres. This property 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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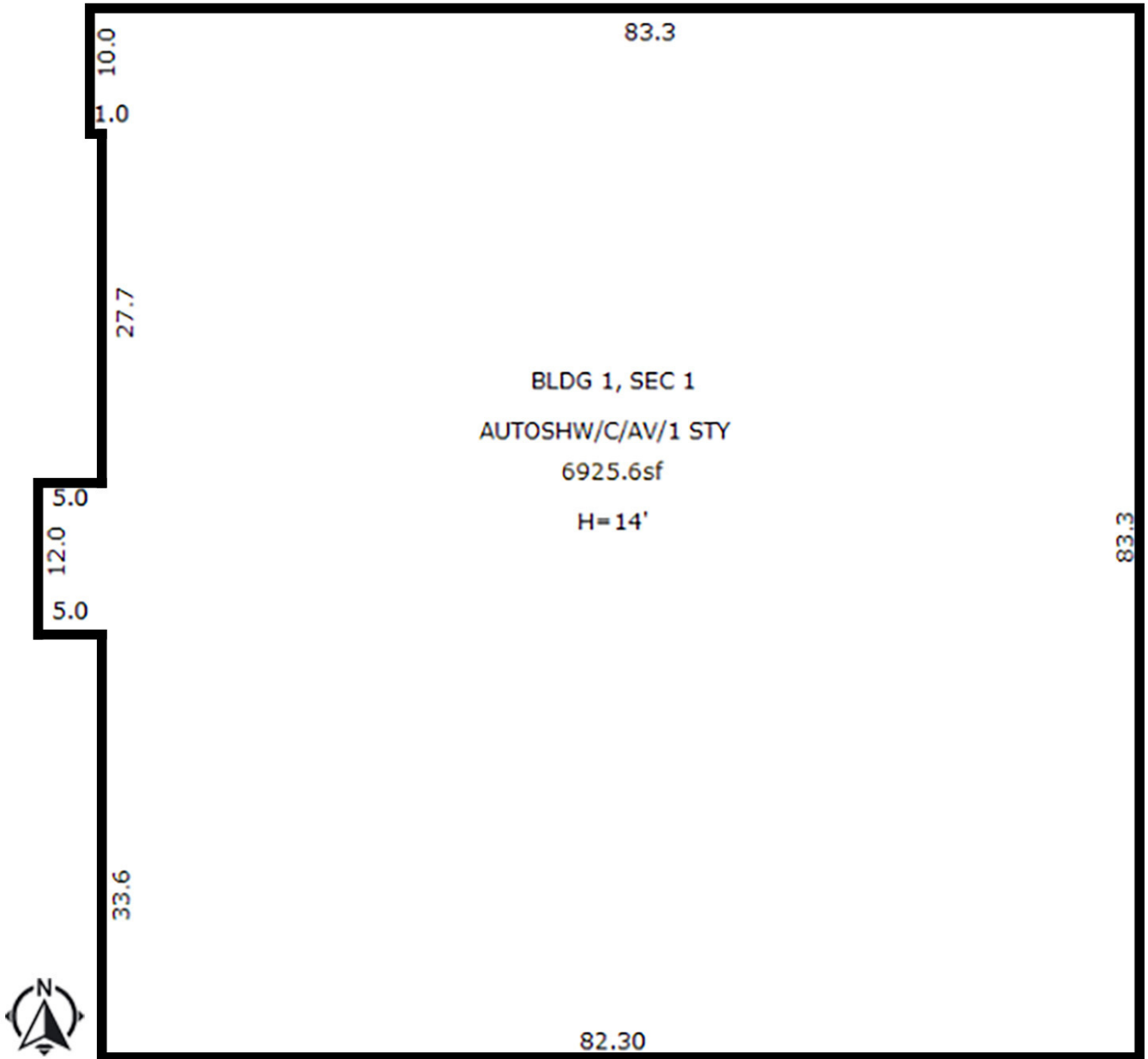


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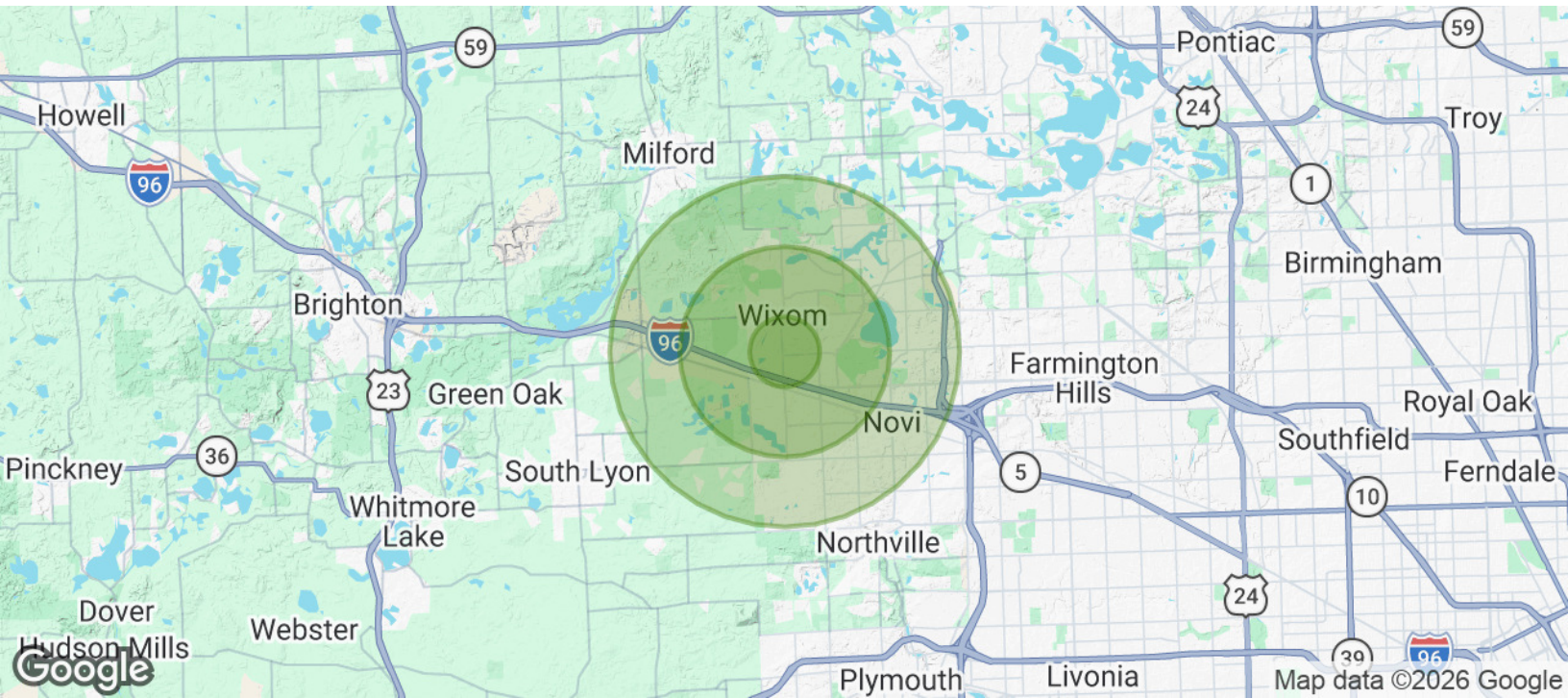
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,418	43,083	113,400
Average Age	36	38	41
Average Age (Male)	35	37	40
Average Age (Female)	37	39	41

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

2020 American Community Survey (ACS)



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