FOR SALE

2.35 ACRES AVAILABLE

CMP



SWC 10 Mile & Beech | **Southfield, MI**

VACANT LAND

BARRY LANDAU
SENIOR ASSOCIATE
blandau@cmprealestategroup.com

CHRIS JONNA
PRESIDENT
cjonna@cmprealestategroup.com

PROPERTY **OVERVIEW**

PROPERTY INFORMATION

Property Address	25815 10 Mile Road
City	Southfield, MI
Building Size	2,000 SF
Land Size	2.35 AC
Zoning	B-3
Sales Price	$975,000.00

DEMOGRAPHICS *(5-MILE RADIUS)*

229,651
PEOPLE

$94,143
AVG. HOUSEHOLD INCOME

97,965
HOUSEHOLDS

$2.7B
OF CONSUMER SPENDING

PROPERTY HIGHLIGHTS

HARD-CORNER REDEVELOPMENT OPPORTUNITY
±2.35-acre site located at the signalized intersection of 10 Mile Road & Beech Road.

B-3 GENERAL BUSINESS ZONING
Zoned B-3, allowing for a wide range of commercial uses including retail, restaurant (QSR with drive-thru), medical, office, and service-oriented businesses (subject to municipal approval).

STRONG VISIBILITY & FRONTAGE
Excellent frontage along 10 Mile Road with high traffic counts and outstanding exposure.

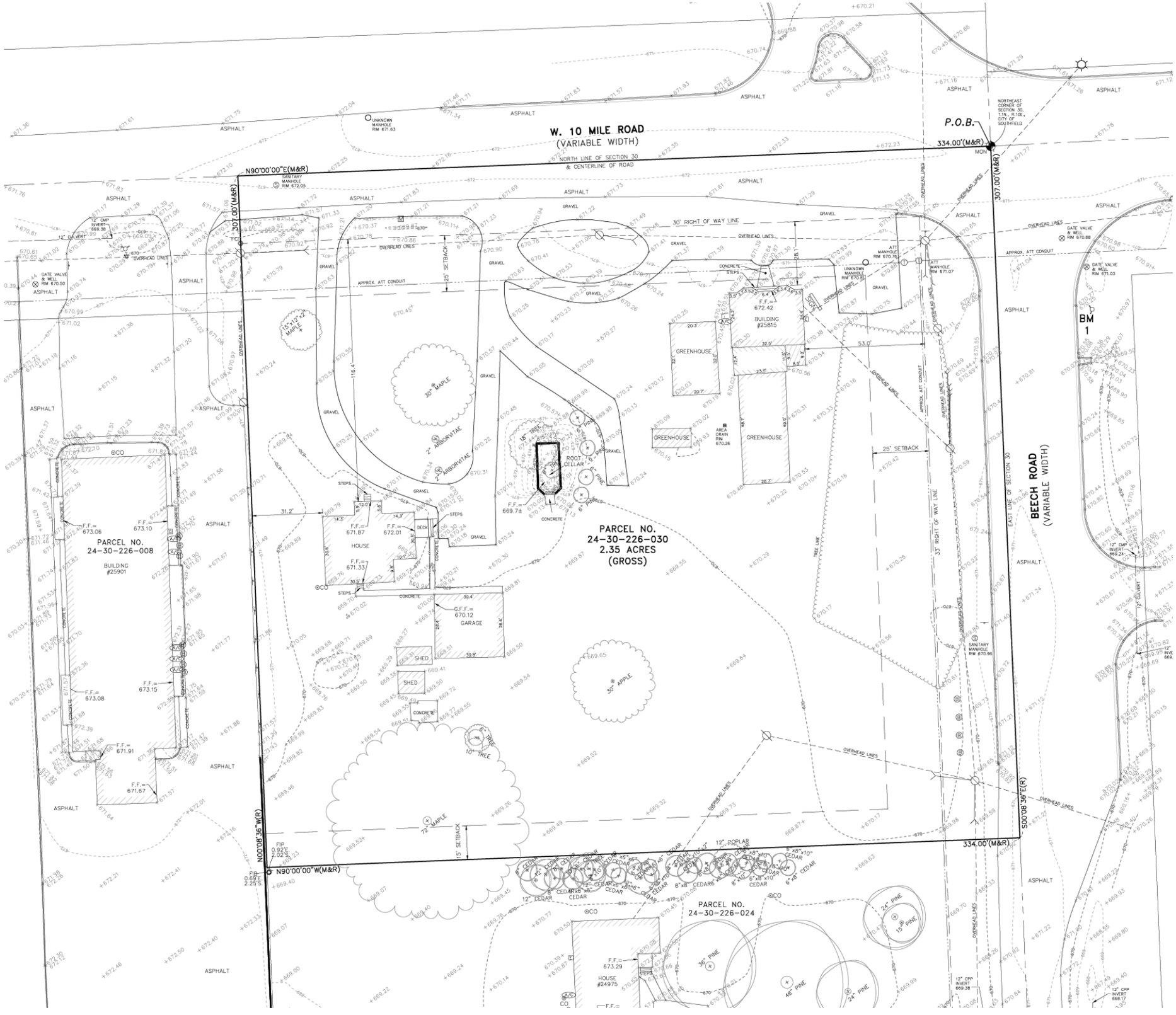
SIGNALIZED INTERSECTION
Full access with strong ingress/egress and traffic flow.

UTILITIES AVAILABLE
All major utilities available to the site.

FLEXIBLE INCOME
The existing tenant is on a month-to-month lease, providing immediate flexibility for new ownership to negotiate and extend tenancy for interim cash flow.

AREA TENANTS

TOPOGRAPHIC SURVEY



AERIAL


HOLY SEPULCHRE CEMETERY
ForKidsSake MONTESSORI
124,067 VDP
AutoZone
24
bp
POWERHOUSE GYM
Tim Hortons
ComericA
Pizza Hut
MARATHON
DUNKIN' DONUTS
W. 10 MILE RD
16,195 VDP
SITE
NovaHealth URGENT CARE
18,061 VDP
Southfield Veterinary
BEECH RD
McDonald's
24
Gordon FOOD SERVICE

PARCEL



DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	3,946	79,241	234,676
2025 Population	3,894	78,760	229,651
2030 Population Projection	3,951	79,773	231,089
Annual Growth 2020-2025	-0.3%	-0.1%	-0.4%
Annual Growth 2025-2030	0.3%	0.3%	0.1%

HOUSEHOLDS			
2020 Households	1,823	35,403	100,144
2025 Households	1,799	35,225	97,965
2030 Household Projection	1,825	35,710	98,631
Annual Growth 2020-2025	-0.1%	0.1%	0.0%
Annual Growth 2025-2030	0.3%	0.3%	0.1%
Avg Household Size	2.10	2.10	2.30
Avg Household Vehicles	2.00	2.00	2.00

HOUSEHOLD INCOME			
Avg Household Income	$83,193	$87,629	$94,143
Median Household Income	$60,550	$62,846	$67,778

HOUSING DETAILS	1 MILES	3 MILES	5 MILES
Median Home Value	$221,288	$219,129	$233,215
Median Year Built	1969	1968	1963
Owner Occupied Households	1,239	18,246	58,525
Renter Occupied Households	586	17,464	40,106

HOUSING COMPOSITION			
1-Person Households	694	14,086	35,425
2-Person Households	592	10,841	30,435
3-Person Households	263	4,956	14,551
4-Person Households	151	3,229	10,386
5-Person Households	75	1,364	4,526
6-Person Households	17	490	1,658
7-Person Households	8	257	983

EMPLOYMENT			
Civilian Employed	1,658	39,997	110,226
Civilian Unemployed	53	2,183	5,874
Civilian Non-Labor Force	1,667	23,291	73,139





CMP

BARRY LANDAU
SENIOR ASSOCIATE
248 538 2000
blandau@cmprealestategroup.com

CHRIS JONNA
PRESIDENT
248 538 2000
cjonna@cmprealestategroup.com

www.cmprealestategroup.com
6476 Orchard Lake Rd | Suite A
West Bloomfield, MI | 48322

The information contained in this Offering Memorandum does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to all inclusive or to contain all the information, which a potential purchaser may need or desire. All information contained herein has been secured by sources we believe to be reliable; however, CMP Real Estate Group, LLC ("Broker") has not independently verified any of the information. All financial projections are based on assumptions relating to anticipated results, the general economy, competition, and other factors beyond the control of the Property Owner ("Owner") and Broker and, therefore, are subject to material variation. Any projections an/or estimates may or may not be indicative of future performance, which may be significantly more or less favorable than that as reflected herein. This Offering Memorandum prepared by Broker, does not constitute an indication that there has been no change in the business or affairs of the Property or the Owners since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to the interested and qualified prospective buyers. Neither Owner nor Broker nor any of their respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or its contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental condition of the Property. Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at anytime with or without notice. Owner has no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchased of the Property has been fully delivered, and approve by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived. This Offering Memorandum and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited here in called the Contents), are of confidential nature. By accepting this Offering Memorandum, you unconditionally agree that you will hold and treat the Offering Memorandum and the Contents in the strictest confidence, that you will not photocopy or duplicate the Offering Memorandum or any part thereof, that you will not disclose the Offering Memorandum or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in the determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Offering Memorandum or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker. CMP Real Estate Group LLC. All Rights Reserved.